

4 GENERAL LOCATION OF DEVELOPMENT

List of policies:

- G1 Development Envelopes for Towns and Villages
- G2 Consolidation and Infilling of Scattered Settlements Outside of Development Envelopes
- G4 General Locational Criteria of Development
- G5 Development Outside Defined Settlements
- G6 Development in Areas Liable to Flooding
- G7 Development on Unstable Land
- G8 Development Near to Hazardous Uses
- G10 Potential Conflict Between Proposed Development and Existing Surrounding Uses
- G11 Coastal Development.

Introduction

4.1 These general locational policies set the principles of the plan and the context for more detailed policies and proposals. The policies in this initial section of the plan relate to the location of development across the whole of the Island. They will be relevant to

many of the development proposals and provide guidance to the locational constraints or issues which need to be taken into consideration. Other sections of the plan contain policies and proposals related to specific topics, and these need to be considered in conjunction with the broad principles set out in this section.

Objectives:

- 4.2 The general location of development section sets the principles of the plan for:
- o the split between urban and countryside areas;
 - o ensuring safe and suitable development in appropriate areas.

Development Envelopes for Towns and Villages

G1 *In general, development will be expected to be located within settlements defined in this plan by development envelopes. Land outside these boundaries is considered to be countryside where development, other than exceptions specified in other policies or proposals, will be resisted. The following settlements have development envelope boundaries defined on the proposals map:*

Arreton, Bembridge, Brading, Brighstone, Chillerton, Cowes, East Cowes, Freshwater and Totland, Godshill, Havenstreet, Newbridge, Newchurch, Newport, Niton, Northwood, Rookley, Ryde, St Helens, Sandown, Lake and Shanklin, Seaview and Nettlestone, Shalfleet, Shorwell, Ventnor, Whitwell, Wootton and Fishbourne, Wroxall and Yarmouth.

4.3 The two basic principles underlying the development policies of the plan are:

- i that development should be directed, as far as possible, towards existing settlements
- i that the countryside should be

protected from development, as far as possible, while recognising that some changes are inevitable and that developments which are essential to the effective operation of the rural economy, or for the greater good of the Island, may be appropriate.

4.4 Previous plans have sought to ensure that most development is directed towards the existing settlements. In view of the need to protect the countryside, the Council considers that this general policy should be maintained. It is considered that there is sufficient land in and around the built-up areas to provide for the development needs of the Island and that, save as provided for elsewhere in the plan, development will generally be resisted outside these areas. This approach is supported by the results of the Island 2000 questionnaire and subsequent public consultation on the Draft Deposit Structure Plan (see Introduction, Policy Context).

4.5 Development envelopes, which are the boundaries drawn around settlements defining the limits of development, are a well-established concept on the Island. They are understood by the public, amenity groups and developers and, for many years, have formed the basis for defining the limits of urban growth in local plans.

4.6 The principle of using development envelopes to define settlements forms the basis of this plan. The proposals map indicates precise boundaries within which the overall development requirements of the Island during the period of this plan, will be able to be accommodated.

4.7 Previous plans have indicated the limits of development and the demarcation between a settlement and the surrounding countryside with a development envelope boundary. The adopted principles have however, been different between different plans. In parts of the Island only those settlements which contained a range of facilities were shown with development envelopes with smaller groups of housing or low density development being regarded as forming part of the countryside. In the other parts of the Island nearly all small developed areas were shown with boundaries but the plans made clear that these were to be regarded as part of the countryside.

4.8 For consistency this plan shows the boundaries as the limit of recognised settlements which include a range of facilities enabling the development to continue to function in a sustainable way. Such settlements will have, for example, a village shop, public house, church, petrol filling station and school. It does not necessarily

mean that every settlement with a boundary will have to accept new development and some of the smaller villages will already be developed to an extent which would not accept further building. Other settlements particularly the larger urban areas, will have the capacity to accept further development, either on identified sites which are shown as proposals in this plan, or on other infill or redevelopment sites.

4.9 There are also other areas of development, existing scattered dwellings, very small settlements, holiday villages, tourist attractions, farm complexes, industrial uses and isolated housing estates which in the context of the plan are to be regarded as development in the countryside. These areas will be subject to the countryside policies and only development appropriate and beneficial to the Island's rural areas will be considered acceptable. This will therefore restrict housing development to that required for agricultural, forestry or tourism business, social housing to meet a proven local need, or to replace an existing dwelling, but will continue to allow development, where justified, which are required to serve the rural economy. Acceptable development, subject to complying with the other policies of the plan, would include for example, a village shop, school or other social and community facilities, development to sustain or create employment, or for tourism, or a public house to serve rural communities.

4.10 The broad approach to development envelope boundaries will, it is considered, allow existing settlements and villages to retain their character, identity and viability and allow other areas of development in the countryside to accept beneficial development which will enhance their ability to become sustainable settlements in the future.

4.11 The majority of the Island lies outside the defined settlements and is defined in this plan as countryside. The character of the countryside is extremely varied and of an intimate nature. It is thus extremely important that any development in this area does not impact on the environment. Only specific types of development will be allowed in the countryside.

4.12 Whilst this plan directs development to those areas defined by development envelopes, it is recognised that existing development is scattered and dispersed

Consolidation and Infilling Of Scattered Settlements Outside Development Envelopes

G2 *Proposals for development which will lead to the consolidation of scattered, dispersed or low-density development in the countryside will not be permitted.*

across the countryside outside these areas. The presence of existing development in the countryside, even substantial residential estates, is not in itself considered a reason for accepting further development, which could cause an undesirable urbanisation of rural

areas.

4.15 Development which does take place will be expected to maintain or positively contribute to the environment and to fit in with its surroundings. Access requirements and

General Locational Criteria for Development

- G4** *Planning applications for new development will be permitted, provided they:*
- a** *harmonise with their surroundings, landscape or townscape by using appropriate scale, design and landscaping;*
 - b** *create an interesting, attractive environment;*
 - c** *have proper regard to all access needs and traffic generation, including access by foot, cycle and public transport;*
 - d** *maintain and enhance the interests of nature conservation and environmental protection;*
 - e** *are sympathetic to the character and materials of their surroundings;*
 - f** *do not protrude above prominent ridges or skylines;*
 - g** *do not expand out of any natural valley or depression which confines present development;*
 - h** *do not intrude into prominent views into, out of, or across any town, village or area of countryside;*
 - i** *do not intrude into the setting of any prominent building or significant landmark;*
 - j** *do not adversely affect any area, site or feature of archaeological, architectural, ecological, palaeoecological, geological, cultural or historic interest, or their settings;*
 - k** *respect existing street and village patterns;*
 - l** *take account of ponds, streams and other watercourses.*

nature conservation interests will be expected to be taken into account. The precise way in which these requirements will be considered could, for example, include the retention of existing landforms and vegetation, the use of appropriate materials and design and the avoidance of sensitive areas.

4.16 How well proposed development will fit into a location will be an important consideration as to whether the development

should be approved by the Council. As well as the internal design and materials issue, the way in which the development will be seen or screened from the surrounding areas, including views from the sea and estuaries, and the impact upon existing valued features of the surroundings will be important considerations.

4.17 In particular circumstances, some types of development are considered appropriate in the countryside. These uses

Development Outside Defined Settlements

- G5** *Outside the defined settlements, development may exceptionally be permitted where it requires a rural location, is of benefit to the rural economy, is well designed and landscaped, is of an appropriate scale, and is in one or more of the following categories of development:*
- a** *development connected with agriculture, forestry, fisheries and related ancillary activities;*
 - b** *recreation and sports activities appropriate to the countryside;*

- c appropriate rural tourism development;
- d mineral extraction;
- e development in connection with waste disposal including waste water treatment;
- f a major employment use;
- g appropriate small-scale specific types of housing developments;
- h small-scale development ancillary to existing housing, industrial, commercial, tourist, recreational or community development;
- i appropriate small-scale development to create or sustain rural employment;
- j a special events site;
- k provision for public access;
- l required for coast protection;
- m other uses detailed elsewhere in this plan.

The above development will not be acceptable where it would:

- 1 cause the loss of the best and most versatile agricultural, horticultural or forestry land; or
- 2 reduce the quality of the environment and landscape; or
- 3 cause the loss of, or damage to, identified areas or features of conservation or wildlife value; or
- 4 adversely affect any area, site or feature of archaeological, architectural, ecological, palaeoecological, geological, cultural or historic interest or their settings; or
- 5 reduce the value of the countryside and coast as a sporting and recreational resource;
- 6 prejudice or devalue water resources; or
- 7 contribute to the merging of settlements or villages with each other; or
- 8 harm the setting of a settlement, or village or part of that setting.

are generally ones which are essential and necessary to the successful operation of the rural economy, or provide for the needs of the rural population.

4.18 There is continual pressure to develop in the countryside and it is important to ensure that only those developments and uses which cannot satisfactorily be accommodated within development envelopes or which genuinely require a countryside location for their operation, are considered justifiable exceptions outside the defined settlements. The main change from existing structure plan policy is the inclusion of a major employment use which would require a large allocation of land, possibly outside the defined settlements. This issue is described in more detail in policy E2.

4.19 The needs of the rural economy are changing rapidly and if the rural areas are to survive as viable communities, a certain amount of flexibility may be needed in the application of restraint policies. In much of the countryside the controls on development are extremely restrictive and the opportunities for creating jobs are limited. In particular circumstances, when the Council is satisfied that the countryside itself would not be detrimentally affected, development to create employment or sustain the rural economy may be acceptable.

4.20 Low-lying areas of the Island, including some built-up areas, are vulnerable to flooding either from surface water run off or from high tidal levels. Whereas in the past engineering solutions have been found by

Development In Areas Liable To Flooding

G6 The Council will not permit development in areas liable to flooding, or inundation from the sea, or where such problems could arise as a result of the proposed scheme, and will seek to keep such areas free from development. Where, in exceptional circumstances, planning permission is granted for development, the Council shall be satisfied that:

- a adequate precautions and measures have been taken to minimise the risk to life and property;
- b adverse effects on adjoining or associated areas will not be exacerbated;
- c there is no increased risk of flooding elsewhere as a result.

Development in areas liable to flooding will not be permitted if either the development or the precautionary measures will have an adverse affect on the ecology of the watercourses and adjoining land associated with them.

channelling and straightening river courses to speed run-off, it is considered that, in future, development should respect, and avoid, natural floodplain areas. The Environment Agency advise the Council on areas liable to flooding and are a consultee where development may affect watercourses, surface water run-off or flood risk.

4.21 The coastal issue is somewhat different but with rising sea levels it could become a more important consideration. Within the developed coastline, new development should take account of the risk of flooding and be designed accordingly. Development proposals on the undeveloped coastline which may lead to enhanced land values and thus demand for flood protection or sea defence works, will not be acceptable.

4.22 The risk to land of flooding, whether from sea or rivers, is considered to be a major reason to resist development. The development of such land could lead to future

risk to property or life, and may lead to demands for potentially expensive remedial or protection works. It is recognised that some developed areas of the Island suffer occasional flooding. The consolidation of such development should not be encouraged because this could lead to more severe problems at a later date. Development in these areas, which include Gurnard Marsh, for example, should be restricted to the limited improvement of existing properties. Where remedial or flood protection works are required and proposed to protect existing or potential development, these should have the minimum impact on the ecology of the water courses and should not increase the risk of flooding on other property.

4.23 The complex structure of the Island's geology has created poor conditions for construction in some locations. The Local Planning Authority will want to ensure that development on unstable land is avoided unless appropriate remedial action can be

Development on Unstable Land

G7 Development of areas of known or possible land instability will only be permitted where the Council is satisfied that the site can be developed and used safely and not add to the instability of the site or adjoining land and that stabilisation measures are environmentally acceptable. Planning applications for development should be accompanied by a suitably qualified engineer's report detailing how the development is to be carried out and what mitigating measures are to be used.

taken. In some areas of the Island detailed studies have been undertaken which provide additional guidance, either to inappropriate locations for development or to remedial measures required. The Council have undertaken detailed research and a geotechnical study of the Ventnor Undercliff landslip area from Luccombe to Blackgang. This detailed research has led to the production of planning guidance maps, which are particularly valuable when considering

planning applications in this area and may indicate whether development proposals and mitigating measures are appropriate for the specific location.

4.24 The Council recognises that due to historic reasons potentially hazardous operations or activities exist in locations which may conflict with development pressure nearby. It may be inappropriate to prevent development which would place the

Development Near To Hazardous Uses

G8 When considering applications for development, the Council will take into consideration the potential effect of any hazardous uses in the vicinity, and will not approve the proposal if an unacceptable risk exists. Where existing hazardous uses are located such that they prevent the proper development or redevelopment of nearby land then the Council may seek the relocation of the hazard to a more appropriate location.

occupiers or users of the proposed development into potentially hazardous situations. The Council will normally take the advice of the Health and Safety Executive in such matters and in seeking a solution may either refuse the proposed development or seek the removal or relocation of the hazard prior to permitting the development to

proceed.

4.26 While recognising the benefits of a mix of land uses within an area some uses or activities tend by their nature to be incompatible and create bad neighbour problems and conflict. The most common problems occur between a residential use

Potential Conflict Between Proposed Development and Existing Surrounding Uses

G10 Before granting planning permission for development, particularly residential development, the council will take into account the potential for conflict between existing, adjoining or surrounding development and activities. Development proposals may be refused permission if they are considered incompatible with existing, adjoining or nearby activities.

and commercial, industrial or recreational activities. Just as existing residential amenities of an area are taken into consideration when the introduction of other uses are proposed, so the potential that additional constraints on existing uses could be demanded if residential use was

introduced nearby need to be considered.

4.27 Many stretches of the Island's coastline are naturally eroding or retreating and not all of this is or will be defensible or defended in the future. Land and properties along undefended stretches of the coast will

Coastal Development

G11 In exceptional circumstances where part or all of an existing development which has a continuing operational requirement to be located on the coast is at risk of loss through coastal erosion, permission may be given for a replacement provision by way of a limited extension on the landward side of the existing development or by relocation to an alternative site provided the following criteria are met:

- a it would not have a detrimental impact on the landscape;*
- b it would not impact adversely on views from the sea;*
- c appropriate screening is provided before the replacement development takes place,*
- d the potential loss of development would have a damaging impact on the economy;*
- e that all possible alternatives within the existing site have been explored and shown to be unsuitable;*
- f it does not lead to demands for additional flood protection or sea defences;*
- g it is not for residential purposes.*

inevitably be lost over time. Some development in areas of risk which require a coastal location make substantial contributions to the Island's economy either through tourism or other employment uses. The policies in the plan generally resist development in the countryside and on the undeveloped coast. However, in exceptional circumstances it is recognised that subject to criteria which seeks to minimise the impact of the relocated development it will be acceptable to enable existing businesses

which require a coastal location to continue to contribute to the Island's economy by allowing the migration of the development inland. Residential development is not considered to require a coastal location and is specifically excluded from the exceptional circumstances addressed by this policy.