

# Gurnard Neighbourhood Development Plan

## Consultation Statement

V3 October 2016



### Aim of this document

This document is a statement of the consultation process behind the neighbourhood plan in accordance with The Neighbourhood Planning Regulations 2012 part 5 s15 (2) .

# Gurnard Neighbourhood Plan Consultation Statement

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## 1. Introduction

1. The Neighbourhood Planning Regulations 2012 part 5 s15 (2) tells us what a consultation statement should contain:
  - (a) details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
  - (b) an explanation of how they were consulted;
  - (c) a summary of the main issues and concerns raised by persons consulted; and
  - (d) a description of how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Development Plan.

## Overview

2. Consultation specifically for the neighbourhood plan has been based upon:
  - the parish survey (2012);
  - public meetings including a real time planning event, and general household survey;
  - public and stakeholder consultation including the Isle of Wight Council on the preferred policy options for the plan; and
  - public and stakeholder consultation including the Isle of Wight Council and the statutory consultees on the Neighbourhood Plan (Consultation Draft).
3. Earlier consultation undertaken for the Parish Plan in 2006 was revisited as a background to work on the Plan and it became evident that issues raised in earlier consultation exercise remained consistent and enabled comparison trends to become apparent.
4. The early neighbourhood plan consultation and general survey was undertaken by the Neighbourhood Plan Steering Group (NPSG) and 4 themed task groups comprising of members of the NPSG and residents who volunteered to join the groups.
5. The 4 themes are:
  - Building and development;
  - Environment,
  - Regeneration, economy and tourism,
  - Social wellbeing and community.
6. Neighbourhood plan consultation has been comprehensive and wide ranging in nature. Where appropriate, outputs have helped inform the neighbourhood plan and potentially lead to a revised

parish plan, covering matters that cannot be dealt with in a neighbourhood plan. Appendix 4 provides insights as to how the consultation process was shaped in the early stages of the project and planned.

## **(a) Details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan**

7. Members of the public and stakeholders were consulted. Stakeholders included parish business managers and proprietors, landowners and community groups and Isle of Wight Council officers. A detailed account of the people involved other than parish residents is found within Appendix 1. Appendix 4 provides further information about how early support for the neighbourhood plan was achieved through public meetings and contact with community groups.
8. The statutory consultees were asked to comment on the neighbourhood plan pre-submission draft.

## **(b) An explanation of how they were consulted**

9. There were 3 distinct phases of consultation and different methods were employed for each phase:
  - early consultation undertaken by the 4 themed project groups including a general household survey, a consultation event and real time planning exercise;
  - consultation on the preferred policy options; and
  - consultation on the pre-submission version of the plan (Reg. 14)).
10. The outputs of the project groups are summarised in appendix 1. Information about the process that identified initial support for the neighbourhood plan is found in appendix 4.
11. From the initial consultation, the neighbourhood plan steering group produced a vision statement and a series of objectives for the neighbourhood plan, under each policy theme.
12. The neighbourhood plan steering group then generated policy options and identified its preferred options. A consultation document was produced that explained the options available, the evidence supporting each option and the preferred option. This document was made available via the internet and paper copies were made available throughout the parish. A paper questionnaire was delivered to all 819 households. The consultation findings are contained in appendix 2. The consultation document is available in the supporting evidence.
13. A planning application for a housing development was approved on appeal and this decision caused the neighbourhood plan steering group to consider how the emerging plan might be strengthened to ensure that future development would avoid adverse impact on the landscape and views that were considered to be of greatest value to the parish. Evidence was collected in the form of a landscape assessment and further policies were added to the neighbourhood plan consultation draft that identified, and prioritised areas that were considered to be in need of protection.

14. The Pre Submission Version of the Neighbourhood Plan was made available in March 2016 via the internet and hard copy was made available throughout the parish. A resident's questionnaire was made available on line. Paper questionnaires were available on request. The online survey was publicised throughout the parish by means of posters. Residents with email addresses known to the neighbourhood plan steering group from prior consultations were contacted and asked to respond to the survey. The consultation findings are produced at appendix 3. The consultation document is available in the supporting evidence.

## **(c) A summary of the main issues and concerns raised by persons consulted**

15. A summary now follows of the main concerns raised at each stage of the consultation.

### **The Parish Plan consultation 2006**

16. Although this consultation was not part of the neighbourhood development plan process, it should be recognised that the findings are consistent with the issues raised through neighbourhood development plan consultation process. Comparison with the neighbourhood development plan consultations reveal core issues that have been of concern to residents for a long time.

#### Building and development theme

- Ensure old buildings are protected;
- Bigger pubs; - helping to sustain existing pubs;
- Protect Gurnard boundaries, identity and gap with Cowes;
- Preserve village atmosphere, no more second homes to be built;
- Shore road: stop over development and garden in-filling with development;
- Solent Lawns: affordable housing;
- Woodvale road: new house;
- Action Plan: Housing – increase availability of affordable housing for all ages groups; discourage second home ownership.

#### Economy regeneration and tourism theme

- Safeguard existing commercial enterprises;
- Re-instate the post office;
- Protect and improve the condition of footpaths, green spaces, beach and associated facilities;
- Narrow and dangerous roads;
- Develop beach and seaside amenities.

#### Natural environment theme

- Repair and maintenance of the sea walls;
- Better access to coastal footpaths;
- Suggested nature or heritage trail;
- Suggested recycling facility;
- Suggested protect Gurnard Boundaries identity and gap with Cowes;

- Children’s survey: nature reserve;
- 2006 planning for real suggested specific locations for forestry area, preserve the orchard, nature reserve;
- Camera survey suggested creation of a marsh nature reserve and coastal path.

#### Social and wellbeing theme

- Traffic calming, road safety, speed control measures and more pavements;
- Better public transport, installation of cycle ways;
- Children’s play area / playing field and recreation ground;
- Pharmacy services and re-instate the post office;
- Protect and improve the condition of footpaths, green spaces, beach and associated facilities; and
- Children’s top issues: a play park and more shops.

#### **The general survey (2012)**

17. 383 out of 816 (47%) households responded who told us they were permanent resident households. A further 6 households responded that did not regard Gurnard as their main residence. 66% of residents and lived here for more than 10 years, 11% for 3 years or less.
18. Residents told us about their reasons for choosing to live in the Parish. They were attracted by the village atmosphere, easy access to coast and countryside, good local services and easy access to town based services. Good school. Some respondents returned to the village after leaving earlier in life.
19. Residents liked living in the Parish because it is small enough to know each other; there is community spirit; Gurnard is separate from Cowes but close enough to access services; and proximity to beaches coastline and countryside. Residents like the fact that it is not a tourist destination.
20. However residents expressed some negative views about the parish. They cited the limited services available in the village but some felt it was a price worth paying. The main issues were poor public transport (25%); that development poses a threat to village life; street parking causing safety concerns and the need for more footpaths needed.
21. Residents felt that the parish should be protected from development. Many said that only infill development should be allowed and they were concerned to protect coastal areas and the village green. There were further remarks about the role of residential development. Some households told us that there should be no development at all. Others called for no increase in housing likely to be used for second or holiday homes. Some favoured affordable but not social housing for locals and the need for some retirement housing. 44% of respondents were not aware of the sites in the Parish listed in the IOW Strategic Land Availability Assessment (SHLAA).
22. Overall, residents do not want to change the village identity but many acknowledge that the village needs some change if it is to continue to serve the changing needs of its residents.

## **Feedback from the consultation and the real time planning events September 2013**

### The buildings and development theme feedback:

23. Most comments were against development on the sites identified in the Isle of Wight Council SHLAA consultation. Comments in favour of some development on two sites considered that it should be of a smaller scale and for local people. Where no comments in favour of development were received reasons given were because of landscape/amenity value and the danger of eroding the 'green gap'.
24. Other findings included:
- many visitors were unaware of potential development sites;
  - the role of the neighbourhood plan in resisting large scale development needed explanation; and
  - the housing needs assessment estimate was 'about right'.

### The economy regeneration and tourism theme feedback:

- Support for a post office;
- Community involvement in green energy production, resident comments included 'no' to a wind farm, yes to growing crops for bio-mass; and
- Other comments that would benefit the theme flagged on the map concerned cycle paths and footpaths (including coastal footpaths), disabled access, car parking, development of a nature reserve/encouragement of wildlife etc., picnic area, public transport, problems with traffic.

### The natural environment theme feedback:

- Numerous site specific remarks regarding footpaths and cycle paths, nature trail, a wildlife park, creation of a pond, tree planting, preservation of farmland, retention of green-space, planting to encourage wildlife;
- Residents were keen to see Gurnard retain separation from its Cowes and Northwood neighbours, stating that they would not want to see a reduction in the clear green gaps that surround the built area.

### Social and wellbeing theme feedback:

- Traffic pavement and footpath issues (safety);
- Recreation and play facilities; and
- Sheltered accommodation for older residents.

### **Issues and options consultation 2015**

25. This document was made available via the internet and paper copies were made available throughout the parish. A paper questionnaire was delivered to all 819 households. There were 44 completed responses. The consultation findings are contained in appendix 2. The consultation document is available in the supporting evidence. The document presented objectives and policy options for the neighbourhood plan derived from a themed summary of the consultation evidence. The detailed consultation findings are one of the key supporting documents published on the neighbourhood plan website.

#### Findings in relation to vision, aims and objectives of the neighbourhood plan;

26. These statements were overwhelmingly supported by survey respondents. Every statement received more than 90% support. 19 of the 29 aims and objectives received either 98% or 100% support.

#### Findings in relation to the policy options;

27. The consultation was based around 5 policy areas. Responses were sought for policy options within each policy area.
28. The first option within each policy area was always that the neighbourhood plan should not include policy in that area. Most respondents agreed that the neighbourhood plan should contain policies within each policy area. 74% of respondents believed that the neighbourhood plan should contain policy on the tourism and travel policy areas. Between 80% and 95% of respondents supported neighbourhood plan policies in the other 3 areas of housing, community assets and the natural environment

### **Pre-submission draft plan consultation 2016**

29. The detailed consultation findings are one of the key supporting documents published on the neighbourhood plan website. This was an on-line survey and 37 responses were received.
30. 85.7% of respondents were either satisfied or very satisfied with the plan as drafted.
31. With regard to individual plan policies the lowest scoring policy had 68.5% support, most policies as drafted received over 90% support.
32. Respondents were invited to enlarge upon their assessment which the neighbourhood plan steering group also considered.

### **Statutory consultees and the Isle of Wight Council**

33. The statutory consultees consulted were

- The Environment Agency
- Historic England
- Natural England

34. The Environment Agency told us that:

*“Based on the proposed development and associated environmental constraints within the area, we have no detailed comments to make in relation to your Plan at this stage.*

*We are pleased to see that the protection and enhancement of the local environment is a key theme within your aims. We would recommend that flood risk is also added to these themes to ensure the avoidance of development in inappropriate areas such as the flood plain of the Gurnard Luck. This theme could be incorporated in to Policy H1 New Housing Development - here you could require any new development to be located within Flood Zone 1 of the Environment Agency Flood Maps – land which has the lowest risk of flooding. This approach would be in line with both national and local planning policy.*

*Your draft plan and associated Landscape Assessment allocates 4 sites for new development that are deemed to be the areas that would have the least negative impact on the landscape character areas of the parish. We are pleased that all of the sites (A,B,C or D) are located in areas designated as Flood Zone 1 – land defined as having the lowest risk of flooding. Should this change and any of the allocations propose to deliver housing in areas at risk of flooding (Flood Zones 2 & 3), these areas will be required to undertake the sequential test, that is, it must consider whether the applicant has demonstrated and sufficiently justified that no alternative sites are available in a lower flood risk zone.*

*Please note that within allocation site C there are some tributaries of the Gurnard Luck. These are classified as Ordinary Watercourses. The prior written consent of the relevant Lead Local Flood Authority (LLFA) is required for the erection of any flow control structures, culverting or diversion of ordinary watercourses, including streams, land drains and ditches. In this instance, the LLFA is the Isle of Wight Council.*

*Please be aware that the Lead Local Flood Authority has up to two months to determine applications for consent made under Section 23 of the Land Drainage Act 1991.*

*We support the inclusion of policy E2 – Protect and Enhance Biodiversity.”*

35. Natural England told us that:

*“Natural England does not have any specific comments on this draft neighbourhood plan.”*

36. Historic England told us that:

*“In general, we do not have any concerns that the plan would have negative impacts for the historic environment. We note that the plan area has only limited recorded potential for archaeological remains to be present, although this does include a reference to a Roman villa at Gurnard. We recommend consulting with the Isle of Wight Council archaeological advisors to ensure that proposed site allocations would not affect any sites considered to have a raised archaeological potential without including suitable policy wording to ensure that development proposals are informed by suitable archaeological investigation.*

*We note the use of landscape character assessment as a tool to inform the plan and provide robust evidence for its policies and in particular the identification of the Jordan Valley as an area of landscape that plays an important role in the plan area for its distinctive landscape character of small-scale landscape and attractive views. It may help to identify whether this landscape has a historic interest possibly as an area of ancient woodland (Debourne Copse recorded on the 1865 Ordnance Survey map) or orchards, reflecting historic land management. This could help to support the identification of the area as unsuitable for built development.*

*Neighbourhood Planning is an opportunity for the community to identify heritage assets (features of the environment that merit consideration planning for their heritage interest) that have local significance and that contribute to local distinctiveness and sense of identity. Given that the parish contains relatively few designated heritage assets (mainly relating to the farmsteads that formed the focus of settlement in the parish before the development of Gurnard Village in the mid and later 19th century. Local heritage assets need not be restricted to buildings and archaeological remains but could also include areas and places that the community values. The value of these locations as heritage might include their appearance in views from the sea – we note the use of the view of the area of Gurnard Cliff (Princes Esplanade) on the cover of the neighbourhood plan as emblematic of Gurnard as a whole. Suitably worded policy can help to ensure the need to conserve the locally distinctive character of such locations' receives a high level of attention in decision-making. Further information on the role of both designated and non-designated heritage assets in the decision making process can be found in the National Planning Policy Framework at paragraphs 126-141. If you would like more information on identifying non-designated heritage assets or incorporating policy wording into the plan to help manage decisions affecting them I would be pleased to discuss this further."*

37. Numerous forms of consultations took place with Isle of Wight Council Officers. These took the form of meetings and the review of draft documents. Topics consulted upon were:

- HRA and SEA issues and screening reports;
- The boundary of the Medina Valley regeneration area;
- Individual planning applications that had an impact of the draft plan;
- The wording of individual policies within the plan.

**(d) A description of how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Development Plan.**

38. The development of the plan has been an iterative process driven by 3 phases of public consultation. During the first phase of consultation it became apparent that views had changed little since the 2006 Parish Plan Consultation. The general survey, public consultation and real time planning events confirmed this.
39. The neighbourhood plan steering group gave thought to how the issues raised though the consultations could be addressed through neighbourhood plan policy. The following supporting documents demonstrate *the process* of how public consultation led to the development of policy themes, analysis, formulation of objectives for the plan, leading to various policy options to deliver that objective, arriving at preferred policies leading to a draft plan. The draft plan was then subject to public consultation before submitting it to the Isle of Wight Council. The supporting documents are:
- The Parish Plan (2006);
  - The General Survey report (2013);
  - The report of public consultation and real time planning (2013);
  - The issues and options report, consultation document and findings report;
  - The pre-submission draft plan, consultation document and findings report.
40. The plan has also been influenced by public reaction to a planning application for a development on Place Road which would have been larger than that envisaged by draft plan policies. The neighbourhood plan steering group accepted that planning consent was within the strategic planning policy of the Isle of Wight Core Strategy: 'The Island Plan'. This led to the gathering of further evidence in the form of a Landscape Assessment to inform the Neighbourhood Plan and further policies designed to limit the impact of any future development. The landscape assessment is one of the key documents available on the website.
41. Consultation with the Isle of Wight Council has influenced the detailed drafting of the plan rather than the content of the plan and the issues it addresses identified by the public. The submission version of the Plan has been revised from the Consultation Draft in accordance with the issues raised by the Isle of Wight Council. Examples of this are areas where proposed policies were not in conformance with the Island Plan.
42. Consultation with the statutory consultees revealed only one substantive issue; that of flood risk which the neighbourhood plan steering group believes is a matter that is adequately addressed in the Isle of Wight council's planning policy and it is not proposed to introduce a separate neighbourhood plan policy
43. In conclusion, as evidenced by the supporting documents and this account of the consultation process it is evident that the neighbourhood plan as submitted is one that is driven by public consultation and aims to preserve and enhance Gurnard and its natural and built environment.



## Appendices

*The appendices contain detailed evidence summarised in the text regarding who was consulted in each stage; the process of consultation; and the role that consultation played in shaping and finalising the Plan.*

*The consultation documents and questionnaires can be found on the Gurnard Parish Council website? Gurnard Neighbourhood Plan website?.*

## Appendix 1

### Outputs from the themed working groups summarising the early consultation.

A summary of consultation and findings has been prepared for each working group theme. These summaries enabled the neighbourhood plan steering group to develop policy aims and objectives that were consulted upon at a later stage. They are reported in detail in appendices 2 and 3.

#### Building and Development Theme

##### General Survey 2012 findings

- Residents value the semi-rural village feel due to few large scale housing developments, low housing density and a mix of housing styles;
  - Some older residents feel isolated;
  - Development is seen as a threat to village life (settlement coalescence, diluting community spirit – newcomers less friendly and less likely to engage in community activities). Similar sentiments against second homes which are believed to push up house prices;
  - Residents call for some areas to be protected from development;
  - Development of more second homes should be avoided;
  - Residents attach value to the ‘green gap’.
44. When asked what their number one wish for Gurnard would be (open-ended question), the leading response by Parish residents is a wish to retain the village feel and separate identity from neighbouring settlements.
45. More than 60% of surveyed Parish residents wished to avoid development in the Jordan Valley between Worsley Road and Baring Road, including on Tuttons Hill, Spencer's Field and around Dottens Farm. Smaller number of residents particularly mentioned land behind the village hall or fields adjacent to Place Road.

##### 2013 findings

46. Comments placed on SHLAA sites during the real time planning consultation event showed strong opposition to development of LDF063 (Land to rear of Oaklands Lodge, Worsley Road); LDF 184 (Part of Dottens Farm, Woodvale Road), with the possible exception of use for school parking; LDF 381 (Land at Place Road, Cowes), with the exception of development running along the edge of Place Road; LDF 383 (Land at Baring Road and Tuttons Hill). Source: ‘Real Time Planning’ consultation event, 13th-14th September 2013. Where no comments in favour of development were received reasons given were because of landscape/amenity value and the danger of eroding the ‘green gap’.

47. Other findings included:

- many visitors to the event were unaware of potential development sites;
- the role of the neighbourhood plan in resisting large scale development needed explanation; and
- the housing needs assessment estimate was 'about right'.

## Economy Regeneration and Tourism Theme

### **Summary of evidence and issues raised during consultation**

#### General questionnaire

- Need for a post office
- Poor public transport
- Parking problems/insufficient parking spaces
- Need more shops
- More facilities for older children and teenagers
- Improvements to the footpath network
- More leisure and sports facilities.

#### Real time planning event topics with the highest proportion of comments

- Support for a post office

## The Natural Environment Theme

### **Evidence and issues raised from consultation**

#### General Survey 2012

- When asked open-ended questions about their reasons for choosing to live in Gurnard and its best aspects, Parish residents describe the fact that Gurnard is a small settlement with a village atmosphere, a semi-rural environment and a strong sense of community.
- When asked an open-ended question about what they consider to be the best aspects of living in Gurnard, a significant number of residents cited Gurnard's peacefulness, and its proximity to and views of both an attractive shoreline, with its beaches, and the open countryside, with its wildlife, woodland and country walks.
- When asked to identify any negative aspects of living in Gurnard (open-ended question), Parish residents cite the threat posed to village life by recent and proposed development, in particular wishing to avoid the village centre becoming joined to neighbouring Cowes or Northwood with the loss of the countryside. Survey results show that residents are particularly keen to avoid development that would threaten the separation of the village from neighbouring Cowes and Northwood, its 'village feel' or the fields and woodland around the village boundaries that provide a rural setting.
- Areas identified by smaller numbers of residents for protection include the Village Green with its playground and the old primary school fields and orchard.
- Following the Jordan Valley and Gurnard Luck/Gurnard Marsh, almost as many survey respondents identified the shoreline between Gurnard and Cowes and between Gurnard and Thorness as especially deserving protection from development, including Gurnard Cliff and the woods by Winding Way. Source: GNP General Survey July 2012.

#### Relevant real time planning event topics with the highest proportion of comments

- Numerous site specific remarks regarding footpaths and cycle paths, nature trail, a wildlife park, creation of a pond, tree planting, preservation of farmland, retention of green-space, planting to encourage wildlife;
- Residents were keen to see Gurnard retain separation from its Cowes and Northwood neighbours, stating that they would not want to see a reduction in the clear green gaps that surround the built area. Source: 'Real Time Planning' consultation event, 13th-14th September 2013.

### **Other evidence**

#### Open spaces:

Gurnard Village Green identified as site 328/PR98 'Princes Esplanade' an area of local amenity green space with a quality score of 96% and value score of 58%. Gurnard Primary School grounds identified as site 502/DT 'Solent Middle School' an education site with a quality score of 65% and a value score of 65%. Source: Isle of Wight PPG17 Open Space Sport and Recreation Audit April 2010.

#### Local Green Space Designation

- Princes Green is shown on the IOW green spaces map
- Gurnard primary school and playing fields are registered as educational
- Call for Spencer's Field, the Village green and the old primary school orchard/field

#### Undated paper for sub group re biomass

- Growth of crops suitable for biomass preferred to other forms of renewable energy;
- Incorporation of biomass district heating for suitable developments.

## Social and Wellbeing Theme

### **Evidence and issues raised from consultation**

#### General questionnaire

- Great value is attached to the community function provided by shops, pubs, restaurants and community assets such as the village hall, the church and the many village clubs and societies;
- Need for improved postal services;
- Need for a postal counter service;
- Better access to leisure and sports facilities;
- Better access to medical and pharmacy services;
- More facilities for older children and teenagers;
- Improve the public transport system (Community Bus); and
- Parking and road safety (problematic parking in the village centre, especially Worsley Road and Solent View Road; also around the new Primary School site. Demand for off-road, short stay parking provision to serve the school site and to serve the Worsley Road shops.

#### Relevant real time planning event topics with the highest proportion of comments

- Traffic pavement and footpath issues (safety);
- Recreation and play facilities; and
- Sheltered accommodation for older residents.

## Consultation with specific groups

### **Meeting with community groups**

48. Sub groups met with a number of community groups. In summary views were expressed about gaps in parish activities especially for younger people and the constraints placed upon groups due to problems with the road and footpath networks. Many ideas for development of community life in the parish came forward however some were outside the scope of the neighbourhood plan. A meeting with the sailing club revealed there was scope to increase membership if space for 10 additional boats can be found. The following groups were identified and invited to participate:

- Gurnard WI
- Gurnard Cottage Garden Society
- Gurnard Sailing Club
- Gurnard Primary School & Friends Association
- Gurnard Scouts Guides
- Gurnard Mums & Toddlers Group
- Gurnard Village Hall Association
- Gurnard Regatta
- All Saints Church
- Gurnard Club (Age UK)

### **Meeting with businesses and the farming community**

49. As the parish is semi-rural and residential in nature there were relatively few people to consult with. However the sub-groups recognised the important role of local businesses in providing services to residents and visitors. Topics included how the neighbourhood plan could support the sustainable development of Gurnard Pines; business solutions to the gaps in local services identified by the public (post office and health services) and the infrastructure needed to support them. At a meeting in April 2013 those present raised concern about the high number of second homes and decline in the number of young families shopping in the village particularly since the re-location of the primary school. Like the community groups, ideas were generated that were outside the scope of the neighbourhood plan for example, the formation of a business forum or support group.

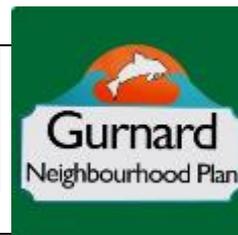
## Appendix 2

### Findings of the issues and options consultation

The consultation document including the issues and options is one of the supporting documents. Only the findings are reported here.

## Policy Options for the Neighbourhood Plan

### Consultation Findings



## Method

50. Using information gathered from earlier consultations the Neighbourhood Plan Steering Group (the Group) undertook a survey to test residents' views on a draft vision statement, detailed aims and the policy options for the neighbourhood plan. With this information the group will be able to publish a draft neighbourhood plan based on the Parish's *'preferred options'*.
51. The survey was publicised through a letter distributed to all residents. Residents were supported by a 'drop-in' event in the community centre and by means of information on the neighbourhood plan website. The survey was available on line and paper questionnaires were made available to anyone requesting one.
52. 13 paper questionnaires were received and 31 were completed on line. Results were tabulated and the analysis was undertaken by independent consultants. The tabulations have been retained. A small number of questions within the 44 questionnaires were not answered so the following analysis is based upon the percentage of people answering individual questions. Percentages have been rounded to the nearest whole number.

## Findings

53. Findings are stated under 3 sub-headings:
  - findings in relation to vision, aims and objectives of the neighbourhood plan;
  - findings in relation to the policy options; and
  - issues for the neighbourhood plan arising from the consultation.

### **Findings in relation to vision, aims and objectives of the neighbourhood plan;**

54. These statements were overwhelmingly supported by survey respondents. Every statement received more than 90% support. 19 of the 29 aims and objectives received either 98% or 100% support.

### **Findings in relation to the policy options;**

55. The consultation was based around 5 policy areas. Responses were sought for policy options within each policy area. The labelling of the preferred policies listed here is the same as in the consultation document for ease of reference. The percentage support for each question will be published in due course.

56. The first option within each policy area was always that the neighbourhood plan should not include policy in that area. Most respondents agreed that the neighbourhood plan should contain policies within each policy area. 74% of respondents believed that the neighbourhood plan should contain policy on the tourism and travel policy areas. Between 80% and 95% of respondents supported neighbourhood plan policies in the other 3 areas of housing, community assets and the natural environment.
57. The following policy options were the most supported of the options suggested by the neighbourhood plan steering group.

## Housing

### ***The amount of new housing***

58. The following options were supported in equal measure (60% yes, 40% no):
- B. Aim to provide for the total amount of housing specified by the parish housing needs assessment, accepting that there may not be enough money to fund affordable housing or enable local services and facilities to remain viable; or*
- C. Provide for more housing than specified by the housing needs assessment in order to fund the amount of affordable housing that is needed and help the financial viability of local services and facilities.*
59. These options were to designed to be ‘either or’ options and the response does not reflect this however it is noteworthy that the second option was supported in equal measure.

### ***Type, location and design of housing***

60. 88% of respondents supported option B with 56 % supporting a policy of site allocation (option C):
- B. Create criteria-based Neighbourhood Plan policies that that reflect local objectives for the type, location and design of housing, including identification of a ‘green gap’ to prevent settlement coalescence;*
- C. As (B) but in addition identify potential development sites, assess their suitability for sizes and types of housing and allocate sites in the Neighbourhood Plan accordingly.*

### ***Energy efficiency and renewable energy generation***

61. 80% of respondents supported this option. 20% supported the do nothing option:
- B. Include policies in the Neighbourhood Plan to ensure that energy efficiency and renewable energy features are incorporated that exceed the requirements of Building Regulations (Part L).*

## The local economy: Business, Retail and Tourism

### **Business**

62. The following options were not mutually exclusive and each was strongly supported:

*B. Allow businesses to be established through **new build** on suitable sites provided the need for them is justified and there is some benefit to Gurnard i.e. would fill a local need; support an existing business; create local employment; not affect the character or landscape of the parish (89% support);*

*D. Allow businesses to be established through **conversion and/or change of use of suitable existing** buildings provided the need for them is justified and there is some benefit to Gurnard e.g. would fill a local need, support an existing business, create local employment or bring an unused building back into use but not affect the character or landscape of the village (95% support);*

*E. Include in the plan an aspiration to support all local businesses through improvements in infrastructure (89% support).*

63. Again opinion was divided about whether the neighbourhood plan should also allocate sites:

*C. As (B) but in addition identify potential development sites, assess their suitability for sizes and types of business use and allocate sites in the Neighbourhood Plan (48% support).*

### **Retail**

64. The following options were most strongly supported:

*C. Allow additional shops and commercial services through **conversion and/or change of use of suitable existing buildings**; (77% support).*

*D. Allow additional shops and commercial services, such as a post office, to be established through **new build on suitable sites** provided the need is justified, (72% support).*

65. Again opinion was divided about whether the neighbourhood plan should also allocate sites:

*E. As (D) but in addition identify potential development sites, assess their suitability for sizes and types of retail use and allocate sites in the Neighbourhood Plan (48% support).*

### **Tourism**

#### *Tourism in general*

66. The following statements were designed to be 'either or' but both options were supported by respondents:

*B. Support development which allows for maintenance of existing visitor and tourist capacity, whilst seeking to improve the quality and income generating potential of the tourism offer; (72% support);*

*C. Support development which allows for significant enhancement of the capacity and quality of visitor and tourist facilities. This would aim to increase local employment opportunities and help ensure the financial viability of local retail and commercial services (74% support).*

#### Gurnard Pines

67. Only this option received support:

*B. Support improvement, renewal and modest expansion of visitor accommodation and recreational facilities at Gurnard Pines to help it improve its offer and compete with other venues; (82% support).*

### Community Assets

68. The following options were strongly supported:

*B. Include policy in the Neighbourhood Plan that supports planning applications for community facilities and health service provision (89% support);*

*D. Identify and protect green areas of particular importance to the local community (73% support).*

69. Again opinion was divided about whether the neighbourhood plan should also allocate sites:

*C. Allocate sites for future community or health service use; (55% support)*

### Environment and Renewables

70. The following statements were strongly supported:

*B. Include a policy aspiration to improve the condition and connectivity of wildlife habitats in the Parish using the planning process and related opportunities (89% support).*

*C. Planning applications and any development sites allocated by the Neighbourhood Plan will be rigorously assessed for potential adverse impact on the quality of the landscape, wildlife habitats or productive agricultural land and this will be a material factor in determining applications (95% support).*

## Travel

71. The following options were strongly supported:

### ***Walking and cycling***

B. Place footway and cycleway development at the centre of travel policy for the Parish to achieve environmental, travel and well-being gains, including by: establishing a shared footpath and cycle path from the village centre to Gurnard Primary School and by protecting and enhancing the wider footpath network within the Parish, including the coastal path (100% support).

### ***Public parking***

B. Use Neighbourhood Plan policies to seek and allow improvements to improve public, off-road parking capacity in the parish to help attract visitors and people with poor mobility, especially in relation to accessing retail, community and leisure destinations by car (74% support).

### ***Private, off-road parking***

B. Require new development to incorporate an adequate amount of private, off-road parking spaces to prevent increased street congestion (91% support).

### ***Public transport***

B. Incorporate improved access to public and community transport as a Neighbourhood Plan policy and seek funding for improvements from S106, CIL or targeted grants (100% support).

## **Issues for the neighbourhood plan arising from the consultation**

72. The group can be confident about the findings. The level of support for aims objectives and preferred options is clear cut. Further the results are consistent between the 2 survey methods, (on line and paper).

73. Support for including site allocations in the neighbourhood plan is roughly 50/50 across the policy areas. The group and the parish council is invited to make a decision about whether or not to include site allocations in the neighbourhood plan as soon as possible as drafting the plan is now underway.

## **Appendix 3**

### **The neighbourhood plan pre-submission draft consultation findings**

The pre-submission draft plan consultation document and questionnaire can be found in the supporting documents. Only the findings are reported here.

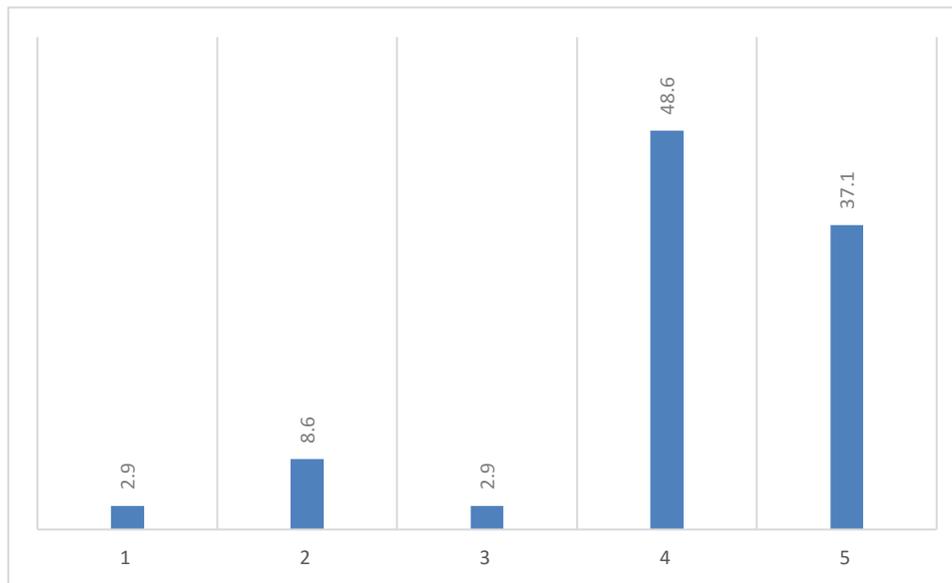
# Gurnard Neighbourhood Plan

## Pre Consultation Draft Consultation report

### Introduction and summary

An on line survey seeking views on the plan as drafted was conducted in May 2016. Paper copies were also widely available but none were received. 37 responses were received in all however some respondents did not answer all questions in the range of 35 to 37 respondents per question. The following tables show the proportion of responses to each question. All but two responses were from people who reside permanently in the Parish, one declined to answer the other was from someone who used the residence as a second home.

### Overall satisfaction with the plan (figure 1)



The scale used throughout this report is as follows

- 1 = very dissatisfied
- 2. = dissatisfied
- 3 = neither satisfied or dissatisfied
- 4 = satisfied
- 5 = very satisfied

The above chart shows that 85.7% of respondents were either satisfied or very satisfied with the plan as drafted. Reasons given for the verdict by those that provided a reason are tabulated at the end of the report.

## Housing policies

Figure 2 policy H1.1	Figure 3 policy H1.2	Figure 4 policy H1.3	Figure 5 policy H2	Figure 6 policy H3																																																												
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Comments from those scoring 1 and 2 were as follows:

### Policy H1.1 (figure 2)

1. With the development on Worsley Road and also by the WI Hall we do not need any more houses in the area. That is well over the 10 which apparently was needed in Gurnard.

2. I believe that development within Gurnard has to be kept to the absolute minimum. I live in the section listed as site B of the proposal, the property closest to the road, across from the old Gurnard Primary school site.

3. I would like to draw to your attention the following points. - a large section of site B was utilised by SES gas company back in 2005, the entire length of the fields over from Rue street, and my own top field & orchard (closest to the road were included) for the laying of a new gas pipeline. I would imagine that this makes this land unsuitable for placing a large housing estate on top of. And given the expense to SES at the time I cannot see them being prepared to front the costs of moving it again. Not to mention not having another suitable location to move it to. - I personally have absolutely no intention of selling any of my remaining property, and further eroding what little privacy I have left, least of all for more houses to be built, especially since the construction of the 7 planned houses on the old school site (across the road from me) has been going on for the last two years & no houses have actually even been constructed yet! Mr Luter (the property below my own) has already applied for planning permission to build another larger property below my own, so his land is already earmarked. The Abrooks (the last section of land, below Mr Luter & my own) would have to be prepared to lose their views from the front of their property in order for buildings to be placed in their front garden (which I cannot see them agreeing to). As to sites A & C, I would draw to your attention that Cockleton Lane remains a country lane, which doesn't even have a public pathway on either side or adequate street lighting throughout its entire length. We don't even get regular gritting of the road in winter. I feel that placing further strain on this road without sufficient development (i.e. road widening, footpath & street light provision), is frankly foolhardy and would place more people at risk.

4. Housing: The report quotes the Island Plan designating 1350 houses required in the Medina Valley KRA over the period 2011-2027 and a need for 19 houses in Gurnard from the housing need survey. Since 2011 there have been 4 major approvals in the Gurnard area (2 in Worsley Road, 1 off Place Rd and the old school site in Cockleton Lane) which amount to a considerable number of extra houses in Gurnard, some of these schemes include requirements for affordable housing. In addition there is still an application pending for Dottens Farm. The Medina Valley AAP identifies major sites for housing at the former JS Whites site in Cowes and at the prison land in Newport both of which will have a significant impact on the number of 1350. I had hoped the GNP would analyse these numbers to come up with something that reflected the numbers now needed outside these approvals and designations and what reasonable share if any might be considered necessary for Gurnard. I can find no evidence of this in the summary document but it may well be in the back up papers. If it is then it should be brought forward to justify Policy H1. If it has not been done then it should be, as it is a key part of the housing consideration 5 years on from the Island Plan commencement date. I am concerned that Policy H1.1 refers to developments of no more than 10 houses but the areas of land subsequently identified in the report for future housing would, in some cases, be large enough for many more than 10 houses at a time. I am concerned that Affordable Housing policy H2.2 may be overly prescriptive if the need has actually been met in the village and so the money would be better spent elsewhere. I am concerned that the Rural Exception policy H3 is a way of overriding the restrictions on landscape value rightly identified in the Settlement Setting.

*Policy H1.2 (Figure 3)*

1. Gurnard is a small village and it's infra structure does not easily suit elderly people. I do think however that all property should include consideration to the elderly population.
2. Gurnard has already over developed its housing compared to assessment of need by I believe about 400%. If there is any other developments it is likely to significantly impact the character and uniqueness of Gurnard village and turn it into urban sprawl - damaging its charm to both residents and visitors.

*Policy H1.3 (figure 4)*

1. Should only be for people who have lived in the village for a minimum of 20yrs.
2. This is an unmanageable requirement. How would this be policed?

*Policy H2 (figure 5)*

1. Is contribution necessary? Perhaps not.

*Policy H3 figure 6)*

1. As I said previously loophole. This is going to cause unrest with locals who have lived here for many years.
2. Concern that the "identified rural need" is not limited to a need within Gurnard Parish. Would this allow a "rural need" elsewhere in England/GB to make a rural exception site within Gurnard Parish?

## Local Economy Policies

Figure 7 policy LE1.1	Figure 8 policy LE1.2	Figure 9 policy LE2.1	Figure 10 policy LE2.2	Figure 11 policy LE3.1	Figure 12 policy LE4.1																																																																								
<table border="1"> <caption>Data for Figure 7 policy LE1.1</caption> <thead> <tr> <th>Item</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2.8</td> </tr> <tr> <td>2</td> <td>5.6</td> </tr> <tr> <td>3</td> <td>0</td> </tr> <tr> <td>4</td> <td>25</td> </tr> <tr> <td>5</td> <td>66.7</td> </tr> </tbody> </table>	Item	Value	1	2.8	2	5.6	3	0	4	25	5	66.7	<table border="1"> <caption>Data for Figure 8 policy LE1.2</caption> <thead> <tr> <th>Item</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0</td> </tr> <tr> <td>2</td> <td>0</td> </tr> <tr> <td>3</td> <td>2.8</td> </tr> <tr> <td>4</td> <td>22.2</td> </tr> <tr> <td>5</td> <td>75</td> </tr> </tbody> </table>	Item	Value	1	0	2	0	3	2.8	4	22.2	5	75	<table border="1"> <caption>Data for Figure 9 policy LE2.1</caption> <thead> <tr> <th>Item</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0</td> </tr> <tr> <td>2</td> <td>0</td> </tr> <tr> <td>3</td> <td>2.9</td> </tr> <tr> <td>4</td> <td>14.7</td> </tr> <tr> <td>5</td> <td>82.4</td> </tr> </tbody> </table>	Item	Value	1	0	2	0	3	2.9	4	14.7	5	82.4	<table border="1"> <caption>Data for Figure 10 policy LE2.2</caption> <thead> <tr> <th>Item</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0</td> </tr> <tr> <td>2</td> <td>0</td> </tr> <tr> <td>3</td> <td>2.9</td> </tr> <tr> <td>4</td> <td>11.8</td> </tr> <tr> <td>5</td> <td>85.3</td> </tr> </tbody> </table>	Item	Value	1	0	2	0	3	2.9	4	11.8	5	85.3	<table border="1"> <caption>Data for Figure 11 policy LE3.1</caption> <thead> <tr> <th>Item</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2.9</td> </tr> <tr> <td>2</td> <td>2.9</td> </tr> <tr> <td>3</td> <td>11.4</td> </tr> <tr> <td>4</td> <td>17.1</td> </tr> <tr> <td>5</td> <td>65.7</td> </tr> </tbody> </table>	Item	Value	1	2.9	2	2.9	3	11.4	4	17.1	5	65.7	<table border="1"> <caption>Data for Figure 12 policy LE4.1</caption> <thead> <tr> <th>Item</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0</td> </tr> <tr> <td>2</td> <td>0</td> </tr> <tr> <td>3</td> <td>2.9</td> </tr> <tr> <td>4</td> <td>25.7</td> </tr> <tr> <td>5</td> <td>71.4</td> </tr> </tbody> </table>	Item	Value	1	0	2	0	3	2.9	4	25.7	5	71.4
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### Policy LE1.1 (figure 7)

1. I don't think we need to be seeing more "out" buildings around area just so people can say it's a business.

2. I do not agree to business, commercial, industrial. Gurnard is a seaside village.

*Policy LE1.2 (figure 8)*

No remarks

*Policy LE2.1 (figure 9)*

No remarks

*Policy LE2.2 (figure 10)*

No remarks

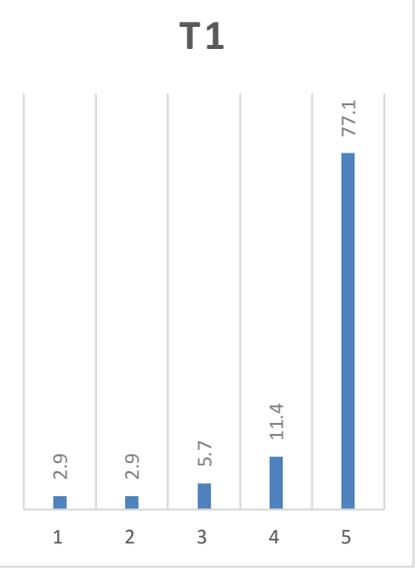
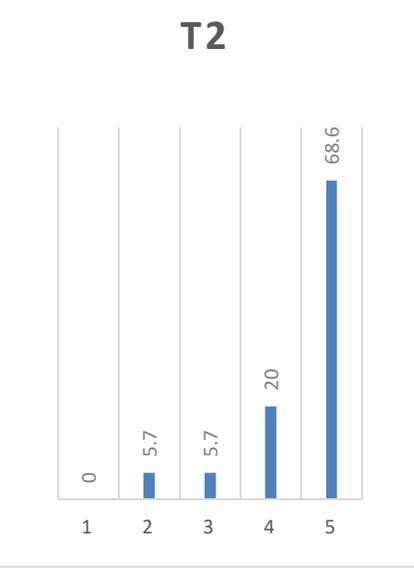
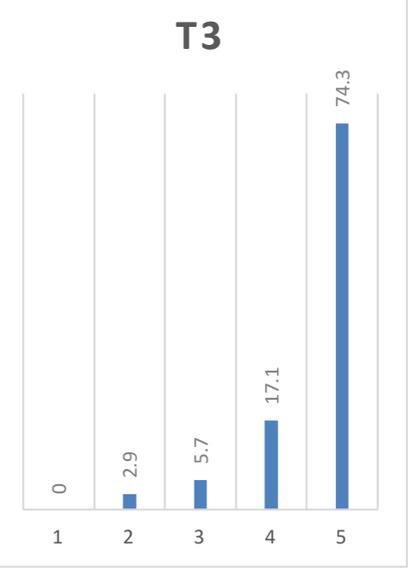
*Policy LE3.1 (figure 11)*

No remarks

*Policy LE4.1 (figure 12)*

No remarks

## Transport Policies

Figure 13 policy T1	Figure 14 policy T2	Figure 15 policy T3																																				
<p style="text-align: center;"><b>T1</b></p>  <table border="1" data-bbox="212 343 627 916"> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2.9</td> </tr> <tr> <td>2</td> <td>2.9</td> </tr> <tr> <td>3</td> <td>5.7</td> </tr> <tr> <td>4</td> <td>11.4</td> </tr> <tr> <td>5</td> <td>77.1</td> </tr> </tbody> </table>	Rating	Percentage	1	2.9	2	2.9	3	5.7	4	11.4	5	77.1	<p style="text-align: center;"><b>T2</b></p>  <table border="1" data-bbox="676 343 1090 916"> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0</td> </tr> <tr> <td>2</td> <td>5.7</td> </tr> <tr> <td>3</td> <td>5.7</td> </tr> <tr> <td>4</td> <td>20</td> </tr> <tr> <td>5</td> <td>68.6</td> </tr> </tbody> </table>	Rating	Percentage	1	0	2	5.7	3	5.7	4	20	5	68.6	<p style="text-align: center;"><b>T3</b></p>  <table border="1" data-bbox="1140 343 1554 916"> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0</td> </tr> <tr> <td>2</td> <td>2.9</td> </tr> <tr> <td>3</td> <td>5.7</td> </tr> <tr> <td>4</td> <td>17.1</td> </tr> <tr> <td>5</td> <td>74.3</td> </tr> </tbody> </table>	Rating	Percentage	1	0	2	2.9	3	5.7	4	17.1	5	74.3
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### *Policy T1 (figure 13)*

1. We have enough trouble parking in the village now.
- 2 There must also be spare spaces or on-road parking available for visitors, deliveries etc.

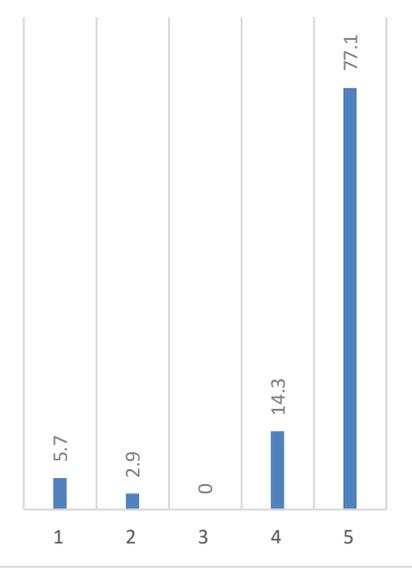
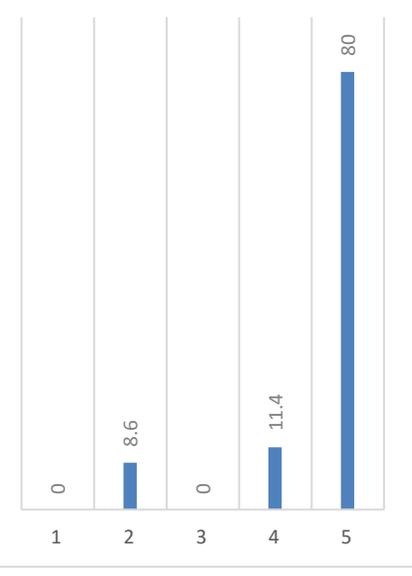
*Policy T2 (figure 14)*

1. Is additional parking necessary? Witnessed this before and villages are often empty due to the fact parking has been reserved for short stay and disabled visitors. Don't agree with this.

*Policy T3 (figure 15)*

No comment

## Community Asset Policies

Figure 16 policy CS1	Figure 17 policy CS2																								
 <table border="1"> <caption>Data for Figure 16 policy CS1</caption> <thead> <tr> <th>Satisfaction Level</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>5.7</td> </tr> <tr> <td>2</td> <td>2.9</td> </tr> <tr> <td>3</td> <td>0</td> </tr> <tr> <td>4</td> <td>14.3</td> </tr> <tr> <td>5</td> <td>77.1</td> </tr> </tbody> </table>	Satisfaction Level	Percentage	1	5.7	2	2.9	3	0	4	14.3	5	77.1	 <table border="1"> <caption>Data for Figure 17 policy CS2</caption> <thead> <tr> <th>Satisfaction Level</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0</td> </tr> <tr> <td>2</td> <td>8.6</td> </tr> <tr> <td>3</td> <td>0</td> </tr> <tr> <td>4</td> <td>11.4</td> </tr> <tr> <td>5</td> <td>80</td> </tr> </tbody> </table>	Satisfaction Level	Percentage	1	0	2	8.6	3	0	4	11.4	5	80
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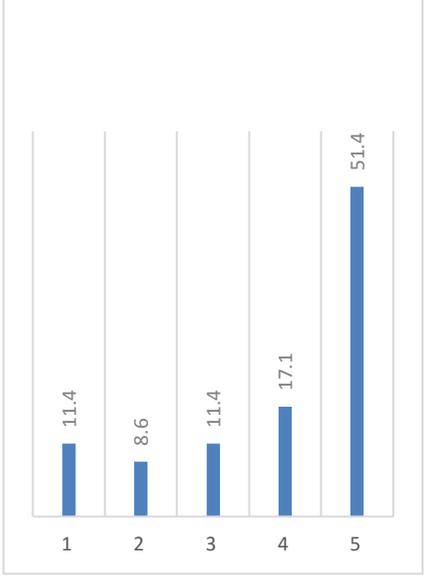
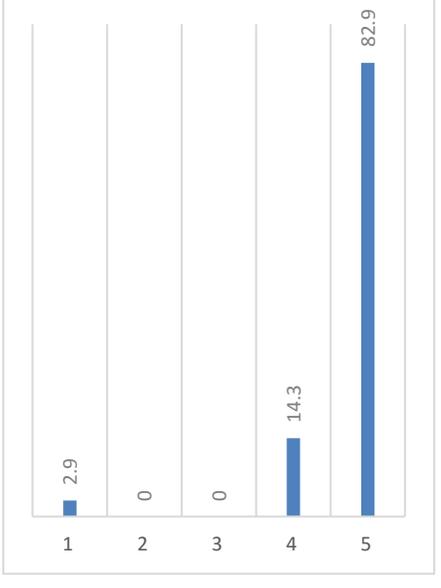
### *Policy CS1 (figure 16)*

1. Gurnard Pines already offers these facilities however make no adjustments to cost for residents, open the swimming pool to the public
2. The only people there to gain would be Gurnard Pines not the locals.
3. This is a small village, not a town centre. The aforementioned are ALL catered for within Cowes.

*Policy CS2 (figure 17)*

1. I feel that given the realistic lack of use of the old school field site that this area would be better suited to housing development than some other areas.
2. How will residents enter the orchard?
3. Community Assets. I would have expected a reference to Green Infrastructure in local policies particularly the Jordan and Luck Valleys.

## Environmental policies

Figure 18 policy E1	Figure 19 policy E2																								
 <table border="1"> <caption>Data for Figure 18 policy E1</caption> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11.4</td> </tr> <tr> <td>2</td> <td>8.6</td> </tr> <tr> <td>3</td> <td>11.4</td> </tr> <tr> <td>4</td> <td>17.1</td> </tr> <tr> <td>5</td> <td>51.4</td> </tr> </tbody> </table>	Rating	Percentage	1	11.4	2	8.6	3	11.4	4	17.1	5	51.4	 <table border="1"> <caption>Data for Figure 19 policy E2</caption> <thead> <tr> <th>Rating</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2.9</td> </tr> <tr> <td>2</td> <td>0</td> </tr> <tr> <td>3</td> <td>0</td> </tr> <tr> <td>4</td> <td>14.3</td> </tr> <tr> <td>5</td> <td>82.9</td> </tr> </tbody> </table>	Rating	Percentage	1	2.9	2	0	3	0	4	14.3	5	82.9
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<p>68.5% of respondents were either satisfied or very satisfied with the draft policy.</p>	<p>97.1% of respondents were either satisfied or very satisfied with the draft policy.</p>																								

### Policy E1 (figure 18)

1. I do not feel that 'all' of these sites are suitable for development.
2. The Policy itself appears to be sound. It's the areas of exemption I have issues with, for the reasons previously stated.
3. Why have any exceptions.
4. (1) Gurnard Luck regularly floods in wet weather, increasing the water table in adjacent fields in Area 4. If these fields are built upon there will be increased flooding because of the run to the Luck. These fields are permanently waterlogged during the winter. (2) Cockleton Lane is a small winding

country lane that will not be able to cope with an increase in traffic. It will have to be widened, which will have a negative impact on Gurnard village. Changing Gurnard from the rural village that it is, and that we should preserve. (3) On development site B in Area 4 there is the gas main, which supplies the Island's gas needs. What are the risks involved in building houses in close proximity to this.

5. Heritage, the natural environment and renewables. This is a critical section of the Plan as it starts to identify potential areas for future housing. The landscape assessment is very helpful once you have worked out how to read the map of the settlement setting in appendix 3 (perhaps the areas identified as the settlement setting should be shaded a little to understand the map more readily) Of the 4 areas identified for possible future housing my view would be that: Area B is completely unacceptable and a significant and unwelcome intrusion into the Luck Valley. . Area A is possible with some careful retention of the landscape character of Cockleton Lane though clearly residents opposite will be very concerned. Area C begs the question that Gurnard Pines becomes permanent residential rather than holiday village. In some controlled way this is not necessarily a bad thing. Area D is effectively Northwood although technically within the Gurnard boundary so I imagine would need to be something discussed with Northwood. It would have little impact on the setting of Gurnard. I would refer you to my comments on housing and the need to establish just how many and of what type we are now in need of. .It is therefore impossible to comment more meaningfully on the areas suggested and it is dangerous to suggest them without adequate justification. It is without doubt useful to put forward some suggestions but they should not be set in policy without further detailed consideration and information. Green Gaps. I am very supportive of designating LCA 7 and LCA8 as green gaps and would like to see all or part of LCA 5 included in the designation. (there is a typo in policy E1 which refers to LCA 8 twice and omits LCA 7) I was dismayed to see the AAP remove the suggestion of a green gap and hope the GNP is successful in getting it back. My reason for wanting to include part or all of LCA 5 is that while the landscape assessment rightly identifies the arm of the Jordan valley that runs up to Place Road on the south side of Tuttons Hill this has been overtaken by the approval for the housing scheme off Place Road which extends across to the west of this part of the Jordan Valley into LCA 5. It is therefore essential in my view to protect LCA 5 at least beyond Site A, down to Tuttons Hill and within the Settlement Setting boundary to the south.

6. We would oppose development of the fields on the side of Cockleton Lane and Lower Church Road. These are green field sites on or near Gurnard Luck and have significant wildlife and environmental significance. This would significantly affect the landscape outlook of our home, the character of the village, the local wildlife, and the quality of our family life.

7. I don't want any developments on Cockleton lane as the area is prone to flooding and is impractical for housing

### *Policy E2 (figure 19)*

1. The Luck Valley should be protected. Building on this valley will impact on nature. There are Pipistrelle Bats that come across the fields to our property from Gurnard Farm at night. There are Barn Owls, Badgers and Foxes using these fields and hedgerows, reference page 33, (4:39).Any development will have a negative impact on the character and landscape of Gurnard village. It will also impact on protected species and ancient or species-rich hedgerows, grasslands, flora and fauna.

## Respondent Remarks on the Plan, Overall

Score	Remark
5	It is clear that a lot of hard work has gone into producing this document. I would like to congratulate all those involved.
4	I reiterate that more footpaths need to be provided to encourage walkers and also dissuade use of cars etc. Also, encourage more sympathetic retail provisions to encourage local shopping and better transport links to Cowes/Newport.
4	Let's keep our Village a village and NEVER join it to Cowes.
5	I think it is important that this document is revised over time to take into account changes in national and local planning policies but also as more land is offered for development new policies will need to be added to offer more protection and guidance.
5	Well done to all who have worked so hard to put this together. I have heard that Gurnard Pines is now called Cowes Club and there are to be no holiday makers there in future which may affect the local shops in Gurnard?
5	Everything proposed is so right, BUT: we were under the impression that the 86 houses application had already been approved!! Sincerely hope this is not true, otherwise it appears we will cease to be a "village".
2	On recount of response, there are a greater number of negatives than positives. Gurnard is a village, please keep it that way!
4	I wish the Neighbourhood Plan was able to stop the vast amount of building on green field sites.
1	I would ask the planners to keep in mind what it is that's beautiful about this place, and what attracts people to live and visit here. And ask them to consider the impact of their proposals on the local residents (both current and future) as well as the needs of the wider community, before making decisions that we shall then be expected to live with forevermore.
5	Section 1.18 of the plan - I support wholeheartedly the plan to REMOVE Gurnard Parish from the Medina Valley K.R. Area and therefore be INCLUDED in the "wider rural areas of the IOW".
5	An excellent document, well done to all concerned. I have a few points: Para. 3.1 I suggest placing the sentence "the 'green gap' that separates the village of Gurnard to the town of West Cowes and the village of Northwood." at the top of the list of three points, i.e above "the character of the village...." Is page 2 supposed to be completely blank, it looks a bit odd? Para 4.13 in the sentence "....were to be redrawn to exclude Gurnard village1.... it looks like '1' is not supposed to be there. Para 4.2.8 Gurnards should be Gurnard's
4	I am not satisfied that the plan will have any legal standing and that the IWCC will ride roughshod over it (as usual).
2	There are areas such as Development D, Area 4, that would not have an impact on the beauty of Gurnard.
3	Firstly can I commend all involved in getting the document this far and in setting it out in a clear format. While it shows a considerable input from IWC Planning Policy it nevertheless seeks to put a local emphasis on those areas where it is still possible. It also avoids being overly subjective or prescriptive while giving a clear steer on future development "not all of which I agree with of course. As an aside the plans do not enlarge well and so it is difficult to see boundaries clearly. I have said Neutral as it is the only way in your form to express both support and concern. My concerns are set out in the proceeding questions and I hope will be read and not just become part of a tick list of satisfied/dissatisfied.

4	I sincerely hope that the Government allows this plan to 'hold' and not amend its policy when a Developer tries to overturn a part of the Plan
4	Current plans for development are 400% greater than the need assessed. There are many houses currently for sale, and have been for many months / years. Our feeling is that the character and uniqueness of rural Gurnard should be of paramount importance to retain the beautiful village we have for generations to come.
4	I am opposed in principal to any building on any green field sites

## Appendix 4

### Evidence of Public support for a Neighbourhood Plan and abstract of neighbourhood plan steering group minutes and reports relevant to the consultation process

The following is taken from NPSG minutes and reports. Text from the minutes has been edited.

#### **23<sup>rd</sup> May 2012**

##### **1st public meeting 17<sup>th</sup> May 2012**

92 people attended, and several feedback forms were left which the Steering Group took away to analyse. The presentation focused on what a neighbourhood plan is, why a plan is needed, how it is produced and how the community can help and get involved.

The rest of the meeting was spent in a question and answer session with the Steering Group. 18 questions were responded to including the legal status of the plan, length of validity, green gaps, development outside the old envelope boundary (settlement boundary), affordable housing criteria, development targets, the scrutiny process and density of major development sites. Feedback forms completed included comments on conservation areas, Gurnard Pines residents, the 44 Worsley Road application being sufficient additional housing for the Village on its own, support for the plan, the Steering Group's authority and influence, types of housing, traffic in Church Road, guidelines to be included with forthcoming survey forms.

#### **Consultation Programme:**

There was a general acceptance that the programme should include:

- Holding more informing, involving and updating sessions in all Village community groups, school etc.
- Holding specific information gathering sessions
- Considering using Planning for Real exercises for those who like to have a "hands-on" approach
- "Branding" the consultation material to perhaps include a logo – it was agreed bright yellow paper should be used.
- Creating some "permanent" displays if possible – keeping information on notice boards, in pubs – to help explain what the Plan is all about, what will be asked of everyone and how people can help.

#### **Minutes 20<sup>th</sup> June 2012**

##### **Focus Groups:**

Agreed that 4 groups would working under the Steering Group, all of which would have different remits (1) Buildings and Development, (2) Environment, (3) Regeneration, Economy and Tourism &

(4) Social Wellbeing and Community. It was agreed that helpers on the list would be asked if they'd like to be involved, as well as asking for volunteers in the forthcoming general survey.

#### **Wildlife Survey:**

Some preliminary work has been carried out with contacts being made with CPRE, Wildlife Trust, Ecology, and Natural England - some information is expected to arrive soon. This work will come under the remit of the Environment Focus Group.

#### **Consultation Programme**

A draft programme, covering the period January 2012 to November 2013 was agreed. The programme would be reviewed at each meeting.

#### **Local Community Groups**

Contact has been made with some groups in the Village, with a view to gaining access to one of their meetings to talk about the Neighbourhood Plan – results so far were:

Gurnard WI

Portland Inn & Woodvale Hotel

Gurnard Cottage Garden Society

Gurnard Sailing Club

Gurnard Primary School & Friends Association

Gurnard Scouts Guides

Gurnard Mums & Toddlers Group

Gurnard Village Hall Association

Gurnard Business Community & Farming Community

Gurnard Regatta

All Saints Church

Gurnard Club (Age UK)

#### **Public meeting 26.11.12**

Environment Focus Group: Its remit would include wildlife, landscape character, renewable, eco-friendly practice, historic features & listed buildings. Also what could be improved, such as footpath networks – the group needs extra recruits. The report included general survey responses for the best village aspects such as varied development design and shops, together with some less positive aspects such as fewer services than some expected. Challenges identified were noted.

Buildings, Development & the SHLAA: General survey questions relevant to this group included protection for Baring Road, Tuttons Hill, the Jordan Valley, Gurnard Luck and Marsh - existing green open spaces should also be protected. 2nd or holiday homes are not favoured, rather those that

meet local need such as smaller starter homes, retirement homes, eco-build homes all of which are “affordable” for local people. He then mentioned the importance of the forthcoming Housing Needs survey. Regarding the SHLAA: the importance of the Neighbourhood Plan as a planning policy document was emphasised. 66% of respondents were still not familiar with the SHLAA. 7 SHLAA sites have now been identified in Gurnard (Oaklands, Dottens Farm, Gurnard Farm, Place Road, The Glen, Baring Road/Tuttons Hill and Comforts Farm), with 6 of them being described as deliverable. Pressure is being brought to bear by developers, but there is no evidence of need yet.

Regeneration, Economy & Tourism: the remit includes commerce, business and encouraging local tourism all of which is important to Village life. Creation of a business forum would be beneficial and support is needed. General survey questions revealed transport as the biggest issue. Facilitating extra business would be supported, and the Post Office is sorely missed. The Sailing Club attracts outsiders into the Village too. Green spaces could be better utilised and industrial units should be considered. Traffic & parking in Worsley Road is an issue, and keeping the Cowes buffer in place was favoured. Small scale development is acceptable, such as infill and should all be affordable to local people. Large developments would not be welcomed, not are 2nd home developments. The old school playing field and orchard should be kept for the community, and the footpath network should be expanded and linked up. Preserve and protect were the by-words.

Social Wellbeing & Community: feedback indicated most people were satisfied with Village life as it was. It was felt there was a strong local community that looked out for each other, and the pubs and local shops were well liked. Other facilities such as the Village Hall, All Saints Church and the mobile library services again are much appreciated, as is the generous community use given of the Spencer’s field. Transport was again raised as an issue, especially for an afternoon or evening service. The loss of the Post Office was again mentioned, and there is a need for a medical centre and increased sporting, recreational and leisure activity opportunities/facilities. Additional cycleways would be welcomed, and of concern is Baring Road and Woodvale Road at school run times. Other questions revealed the need of a play area for older children and young people, perhaps to include a MUGA and a youth club.

Questions and comments included:

- The community bus service
- The play area
- Woodvale Road parking
- Worsley Road parking obstructing buses
- Housing Needs survey being properly quantified – local & island-wide
- Housing Needs survey should also recognize the needs of those who may want to move into the village
- Publicising the Housing Needs survey process
- The need for a high response to the Housing Needs survey, and perhaps considering the use of freepost addressed envelopes too
- Increased use of Village volunteers
- Increased local profile of public meetings etc, and the Plan as a whole

- Wider input to the Housing Needs survey suggested – recognize outside forces at play, house sales are often made to those living outside the Village – perhaps 5% of the strategy should be to surrounding area
- Island housing targets
- Risks posed by planning decision appeals
- Variety of housing and business + other Village facilities
- Risk of Medina Valley AAP housing targets being imposed on Gurnard

### **3<sup>rd</sup> public meeting 21<sup>st</sup> March 2013**

Focus Group leaders gave a brief update on their remit and progress. The rest of the meeting was given over to questions and comments from the floor, which included:

The Green Towns & Streets Initiatives, which link well with environmental sustainability – leaflets were available;

With 55 homes for sale in Gurnard, are additional homes needed? – it was mentioned that early indication from the Census 2011 showed 44 additional homes had been built in Gurnard in the past 10 years

Questions raised at the meeting included:

- Holiday home proportion
- Effective planning application consultation and commenting
- Housing Need in Gurnard for people who don't live in the Village now (Secondary data, some of which will come from the planned IW Council island-wide housing need survey)
- What constitutes a representational response to the housing needs survey
- Neighbourhood Plan submission date
- Protection from developers during the plan preparation time
- Future housing demand – young people being catered for – Gurnard prices currently too high – need more “affordable/economical” in every sense to give young people the option to stay in the Village
- Local people being given priority, rather than wealthy 2nd home seekers ( sustainability?)
- How binding are the findings from the completed Plan
- Relationship between social and affordable housing
- Location of future development sites
- Provision of capacity of the local infrastructure, so as to cope with additional development
- How to provide economically priced housing without having any large development to go with it

- Funding of the Neighbourhood Plan process

### **Minutes 19<sup>th</sup> September exhibitions and real time planning event**

Exhibition events took place in the Village Hall on 13<sup>th</sup> & 14<sup>th</sup> September 2013 and on the Friday the IW Council was present consulting and informing on green gaps and integration on the N/Hood Plan into the Island Plan. Maggie Sauven was also present on the Friday talking to the young people. Attendance on the Friday was 2 (1-15), 7 (16-24), 7 (25-44), 3 (45-59), 16 (60-74) and 4 (75+) – a total of 39. Attendance on the Saturday was 6 (1-15), 5 (25-44), 9 (45-59), 29 (60-74) and 5 (75+) – a total of 54. Grand total over the 2 days of 93 + the Steering Group. Many event photos were taken, but have yet to be collated, and the parish map information was meticulously recorded and then collated.

2 questions were specifically asked of visitors as they left:

- Are you more informed about the N/Hood Planning process than before this event?  
Answers were “Yes” (60) and “No” (1).
- Do we need another public meeting to clarify or explain anything further? Answers were “Yes” (43 with 1 adding “there are still lots of people to convince” and 2 adding “nearer to the submission time”) and “No” (20 with one adding “trust the team”)

35 general comments were made:

- 18 were generally appreciative of the Steering Group’s efforts, and congratulating the members on a job well done – other comments were
- Is IT power point on the website?
- Updates needed on boundary changes & plans as they progress
- How can I, as a young person, get more involved? (anonymous)
- Why is there so many houses for sale in the Village, and what is affordable housing?
- Small scale development needed
- A summary of all the displays would be useful, together with explanation of all the relevant legislation
- When will the project be completed?
- Keep the Village a Village – not too much traffic calming
- Live website at the exhibition would have been a plus
- Community website is a good idea
- The Island Plan will negate all the N/Hood Plan work