

**UPDATE FOLLOWING THE PUBLICATION OF A REPORT TO THE PLANNING COMMITTEE
– TUESDAY 21ST JUNE 2022**

1. **20/01733/OUT** **Land North of Woodland Close and adjacent Cedar Lodge and Thornton Cottage, Puckpool Hill, Seaview, Isle of Wight**

Nature of Representation

Since publication of the report, additional comments have been received from CPRE IW and 4 residents, who object and raise the following concerns:

- Loss of greenfield site and important green gap between Puckpool and Ryde
- Would not protect or enhance the environment
- Settlement coalescence
- Tree/hedgerow loss, including impacts as a result of rights of way improvements
- Whether the council's tree and ecology officers and Wight Bowman have been consulted over proposals for rights of way
- Biodiversity loss and impacts to protected species (bats and dormice)
- Validity of submitted biodiversity assessment – 17.98% net gain disputed
- Increased traffic and highway safety
- Devastating/overbearing impact on neighbouring homes – loss of residents' privacy
- Seasonal nature and inaccessibility of local amenities, distance(s) to local shops, schools, and doctors' surgeries, which are oversubscribed
- Future residents' car dependent – no safe walking routes or frequent public transport
- Destroy green setting of listed buildings
- Community interest in acquiring the site to restore as public green space, provide protected wildlife habitat, for tree planting, nature education, leisure, and recreation
- Impact on protected WW2 military aircraft crash site.

Officer conclusion

These repeat a number of the concerns/issues which have already been raised and responded to within the report.

In terms of rights of way improvements, the development would provide a contribution which would then be used by the Council to improve the existing right of way to Appley Park on its land. The Council would therefore have control over how these works are carried out to ensure trees would be adequately protected.

With regard to community interest in the land, the site is in private ownership and is not listed as an asset of community value.

No change to recommendation.

Nature of Representation

Given the outline nature of the application, the applicant has raised concern that the wording of condition 14 within the report may not be sufficiently flexible to allow for biodiversity net gain proposals to be modified to reflect the development design/layout to be approved at the reserved matters stage.

Officer conclusion

It is proposed to amend condition 14 to read as follows:

14. Construction of the dwellings shall not begin until a Landscape and Ecological Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include:

- A biodiversity net gain plan for the site (to include an assessment to demonstrate that a biodiversity net gain would be delivered)
- A bat conservation strategy
- An invasive species management plan (Japanese Knotweed)
- Finished levels
- Details of trees and planting to be protected and retained
- Details of soft and hard landscaping, including hard surfacing materials, boundary treatments, and new planting (noting species, size, number/density of plants/trees)
- Details of bat and bird tubes/boxes to be installed and where these would be installed
- Details of implementation, including a timetable, for the works contained with the plan
- Details of ongoing maintenance and management to ensure a biodiversity net gain would be achieved

The submitted plan shall have regard to the principles contained within the recommendations section of the submitted Ecological Appraisal (Arc, September 2020), as well those of the submitted Biodiversity Net Gain Assessment (Arc, 29 March 2022).

Development shall be carried out in accordance with the approved plan/details, and the works comprised in the approved plan shall be carried out, completed, and thereafter retained and maintained in accordance with the approved plan and timetable.

Reason: To ensure impacts to protected species, habitats, trees and hedgerows, as well as the setting of adjacent heritage assets, would be avoided and/or mitigated, that existing public sewerage infrastructure would be protected, that opportunities would be taken to enhance the appearance of the site, that a high level of amenity would be provided for future occupiers of the development, as well as for neighbouring property occupiers, and that enhanced public open space and a biodiversity net gain would be delivered in accordance with the aims of policies DM2 (Design Quality for New Development), DM11 (Historic and Built Environment), DM12 (Landscape, Seascape,

Biodiversity and Geodiversity) and DM21 (Utility Infrastructure Requirements) of the Island Plan Core Strategy and the National Planning Policy Framework.

Ollie Boulter – Strategic Manager for Planning and Infrastructure Delivery
Sarah Wilkinson – Planning Team Leader
Stuart Van-Cuylenburg – Principal Planning Officer

Date: 21 June 2022