

NETTLESTONE
AND SEAVIEW
PARISH PLAN
2005



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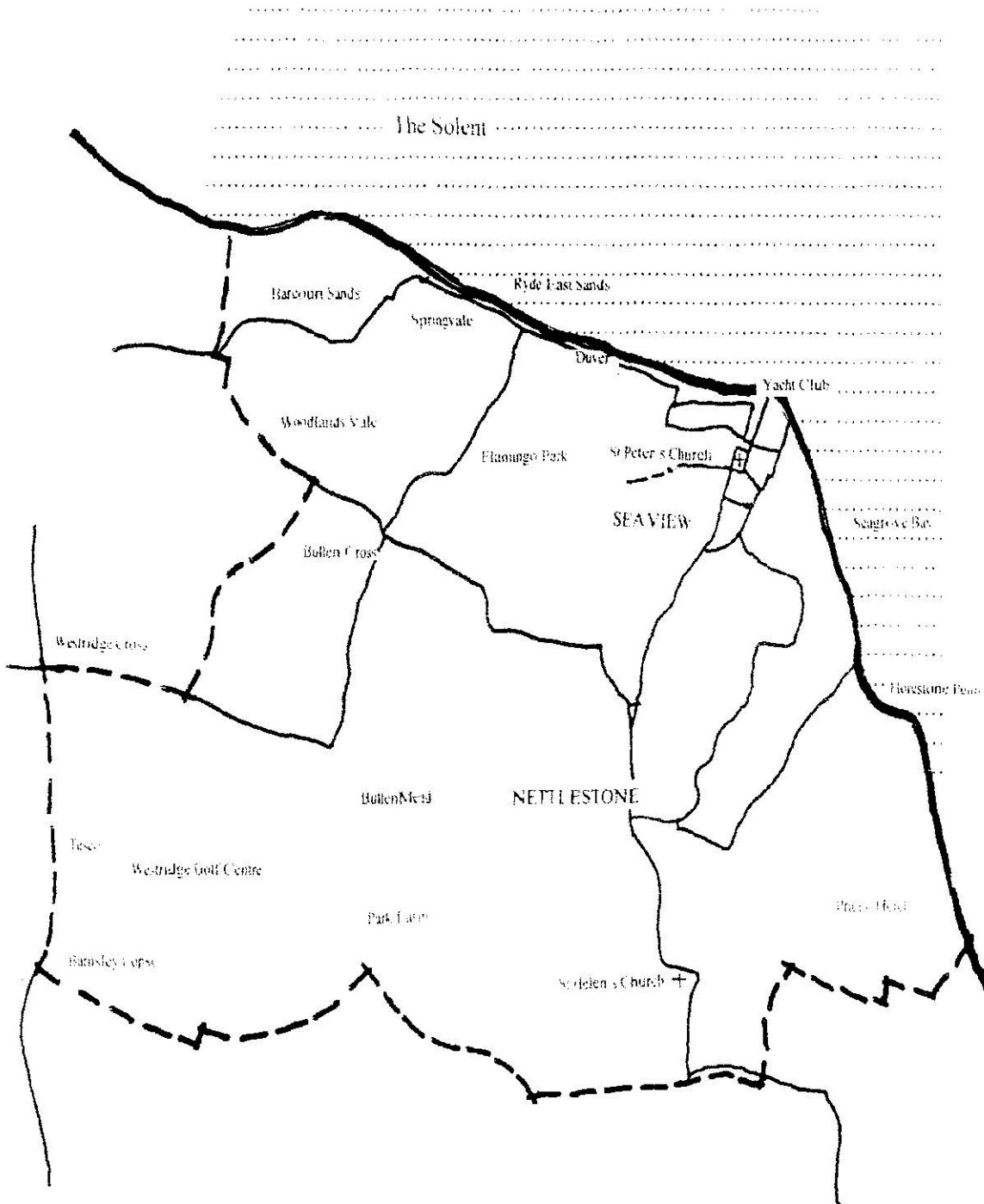
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Appendix to section 8 and Action Plan in Back of Folder

The action plan is a framework for the actions recommended by the questionnaire returns. The actions set out allow for flexibility and adjustment as appropriate.

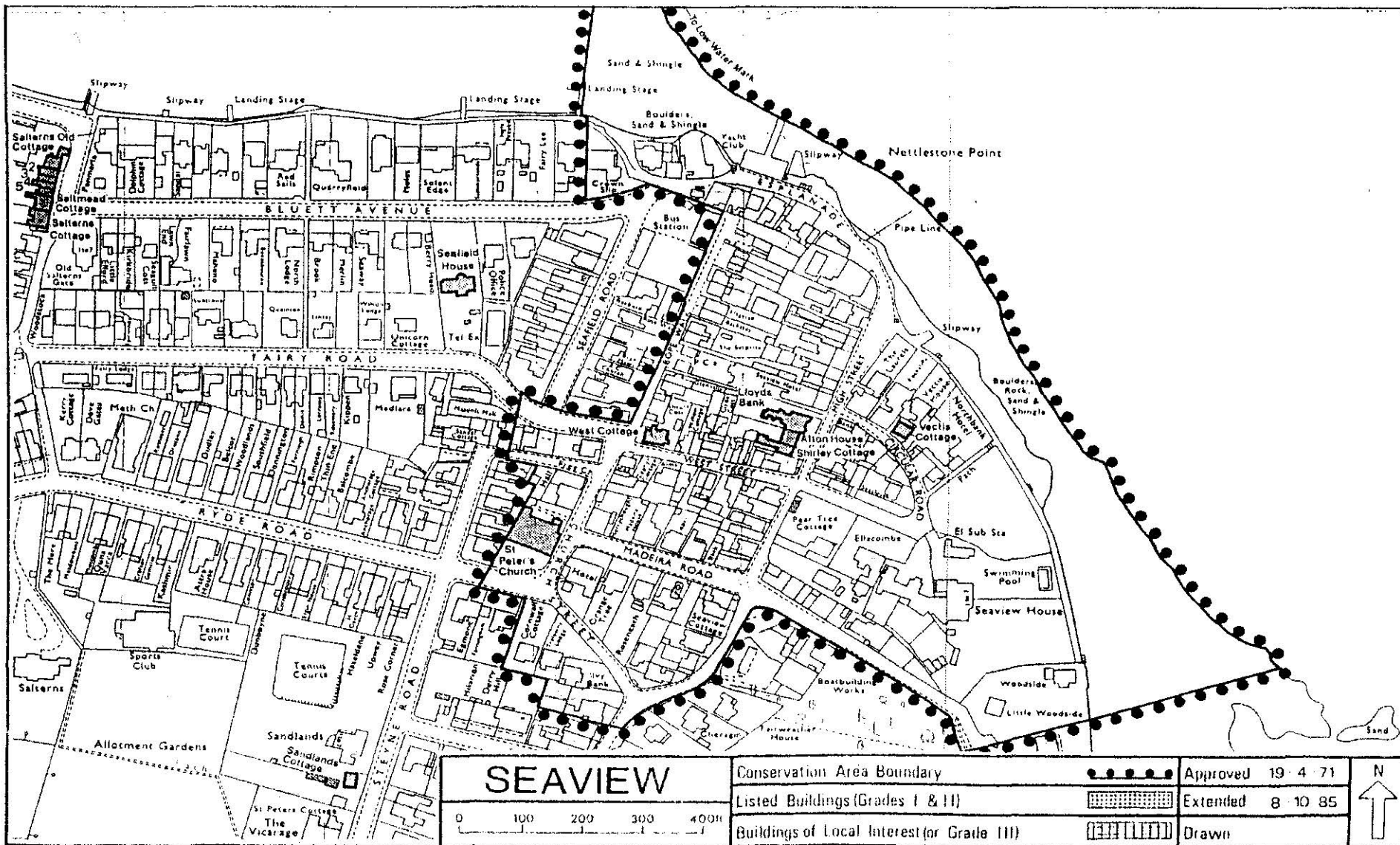
Nettlestone and Seaview Parish Plan



NETTLESTONE AND SEAVIEW PARISH

----- Parish Boundary





Conservation Area Boundary Shown On Old Map

N ETTLESTONE & SEAVIEW
Parish Plan Steering Group Members

David Thompson (Chairman)
Sarah Doran (Secretary)
Martin White
Dorothy Dye
Reg Barry
Michael Hardy
Diane Foxley
Judy Parsley
Vilma Barraclough
Peter J Scott
Nick Charrington
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Parish Plan Consultants

Ashley Curzon	I.O.W Council
Peter Marsden	Niton & Whitwell Parish Plan
Estelle Thomas	Rural Community Council
Des Saunders	Chairman Seaview & Nettlestone PC
Mike Parsley	Treasurer for Steering Group and Clerk to Seaview & Nettlestone PC

Historical background and current descriptions
written by
Margaret Brandt

Introduction

"The Government wants local communities to take more control of their own lives, to say what they want doing in their own neighbourhoods and to engage with other powers to get it done".

"A Parish Plan sets out the vision for how the community wants to develop, and identifies the action needed to achieve it."

"It is up to you , the community, to decide what is important to you".

"The Parish Plan must be consistent with related policies set out in the local authority's planning documents and local strategic partnerships".

Above are some key extracts from The Countryside Agency booklet on Parish Plans. It was with this in mind that a public meeting was organised in January 2004 at Nettlestone School to raise awareness of the need to formulate a parish plan. The grant for doing this work had already been applied for by the Parish Council from the Countryside Agency.

From this meeting a number of people came forward to join a steering group. A meeting was arranged shortly afterwards at the Springvale Hotel and a chairman, secretary and treasurer were chosen by the group. Regular meetings followed and we soon had ideas on how we could achieve a parish plan by March 2005. A publicity campaign was put in place to let everyone in the parish know that a questionnaire would be delivered during July. This was a series of posters of differing colours which gradually gave more information of how we wanted people to become involved.

During this time a questionnaire was compiled and printed and we are indebted to Charles of Vic's Stores and his team of paperboys and girls who saw it safely delivered into 1700 letterboxes throughout the parish. A list of the Stakeholders in the parish was compiled and 100 questionnaires were sent or hand delivered to the businesses, landowners, societies, clubs and historic building occupiers on the list. To make it easy for the completed forms to be returned we sent out prepaid return envelopes and this worked very well as 51 % were eventually sent back.

A public meeting was held in St Peter's Hall in September 2004 which was well attended and allowed further consultation with parishioners. The May Day Fair and Regatta Day saw orange balloons flying from stalls manned by steering group members handing out leaflets about the questionnaire and answering questions and raising awareness.

During the course of the year various stakeholders attended our monthly meetings as well as officers from various departments of the Isle of Wight Council to enable us to have a balanced view.

The grant for a consultant was used to allow local people to be involved in and have ownership of their Parish Plan.

Nettlestone and Seaview Parish Plan

It took two weeks with a team of several people each night to open and notate the responses. Following that process, computer software was used to allow easier handling of the information and data. Analysis of all the figures gave the basis of the recommendations and action plan.

I would like to thank David and Joyce Smallwood of the Springvale Hotel for providing us with our meeting venue throughout the year and all the members of the Steering Group who have given so freely of their time and effort on behalf of the parish, without you this plan could not have been achieved.

It has been a pleasure being Chairman of such a dedicated and happy group.

David Thompson
Chairman

The Parish of Nettlestone and Seaview

The Parish of Nettlestone and Seaview was formed in 1989. It is one of the largest on the Island both in population and area [see map]. The parish is made up of the two eponymous villages plus the outlying areas of Pondwell, Seagrove Bay, Springvale, the isolated corner of Woodland Close and most of Puckpool Hill. It also includes Brading Rd from Bullen Rd right along to Attrills Lane, footpath R63.

Historical Background

The two villages of Seaview and Nettlestone were originally quite separate communities.

Nettlestone is by far the older of the two. The Manor of Nettlestone was mentioned in the Domesday Book as "being held of the King", but the land was later held by the de Lisle family and others until mid 1500s when it passed to the Oglanders of Nunwell. The present Manor house dates from 1580, and was inhabited by the tenant farmers of the two farms on the land.

Park Farm had the fertile land running down from Nettlestone across the valley, and Nettlestone Farm had the land the other side of the ridge running down to the sea. The houses were originally those associated with farming: workers' cottages, wheelwrights, cart makers etc, possibly a forge.

Nettlestone House was built around 1800, and the rest of the houses round the Green are mostly 19th century. Eddington Rd was subject to a ribbon development throughout the 20th century. This included the West Priory cottages which were built by Ryde Borough Council in 1928 and were the only Council Housing in the area, until most were sold off after the "right to buy" legislation in the 1980s.

These were built on land acquired from the Priory Farm Estate, as was Gully Rd, built piecemeal between the wars in the 1920s and 30s and reflecting that era of architecture, and then again postwar in the 1950s or 1960s.

Pondwell was built as a development in the late 1960s and 1970s, as was Woodlands. There is therefore a variety of architecture including development of the Heights, built in two parts over the 1960s and 1970s.

Seaview did not exist before 1800, except for a few fishermen's huts, and possibly the Salterns buildings. It is unclear whether the saltpans were already operating before a Mr KirkPatrick from Newport set up the business and installed a manager to run it around the turn of the 18th to 19th centuries. At that time the Rev. Henry Oglander who held the living of St Helens, had built a beautiful new house called Fairy Hill to retire to. Anthony Caws, son of the steward of Priory Farm lived on the land immediately below Fairy Hill, with his own large family of eight and several grandchildren. A deal was done by which Anthony Caws exchanged that land for the outright possession of a large field known as Outer Cliff down on the seashore, and Seaview was begun. The land was divided into nine equal parts for the eight children and one sitting tenant (who was quickly bought out), leaving room for a Rope Walk at the rear to make the ropes for the men of the family who were mostly ship's pilots. Building began at once on what is the High St, the original plots being on the west side. The Esplanade and West St followed, and later Circular Road and the other side of the High St. By 1850 the centre of Seaview was

complete, and it has retained its early Victorian character remarkably well. The Conservation Area was in place by the 1960's.

Seaview expanded outwards quickly throughout the second half of the 19th century and was a thriving seaside resort by 1860. The Pier, a renowned and very elegant, "suspension" type, was built in 1881 and stood for 70 years welcoming visitors and day trippers right up to World War II. It finally blew down during a violent storm on December 29th 1951, shortly after being Listed. When the Seafield House Estate was broken up in 1911, Bluett and Fairy Roads were put through joining up to the Salterns. This led to the development of the Duver and the opening up of Oakhill and Puckpool hills as through ways to Ryde.

Further development continued quietly until the explosion of building in the 1960s and 70s. Outside the village this brought The Heights, and within, The Bowl (Spithead Close and Sandcove Rise) and towards the 80s, the development of the old garage site right in the middle of the village, (Sandpipers). Then the old bus station at the bottom of Seafield Rd, (The Anchorage) and finally Seaview Bay on the site of the old Pier Hotel.

The Parish Today

The most recent development in the parish is centred on the Westridge, part of which is Bullen Village. This comprises a variety of new houses and a growing light industrial park. Being very close to Ryde and situated on the boundary of the parish this area is developing its own individual character.

The building of the Heights in theory linked the two villages of Nettlestone and Seaview, but in practice the steep hill of Seaview Lane and Steyne Rd, is still a physical and mental barrier. Some of the residents within walking distance shop regularly in Nettlestone. At the other end of the development, the only direct route into Seaview village involves steep climbs.

Nettlestone does have direct connections to both Ryde and St Helens and thus Bembridge via the B3330. Seaview on the other hand leads nowhere except the sea, even though it is served by three roads (all steep hills,) which link up to the B3330.

This separation emphasises the rather different character of the areas. Nettlestone and the outlying areas mentioned above are predominantly residential, with a permanent population, largely in the older "retired" age group. Seaview in contrast is very much a holiday village, centred around sailing and traditional family seaside holidays. The Yacht Club dates from 1896, and organises sailing for its own Members and visiting sailors, especially firms and organisations who charter the Mermaid boats from Easter through to late September.

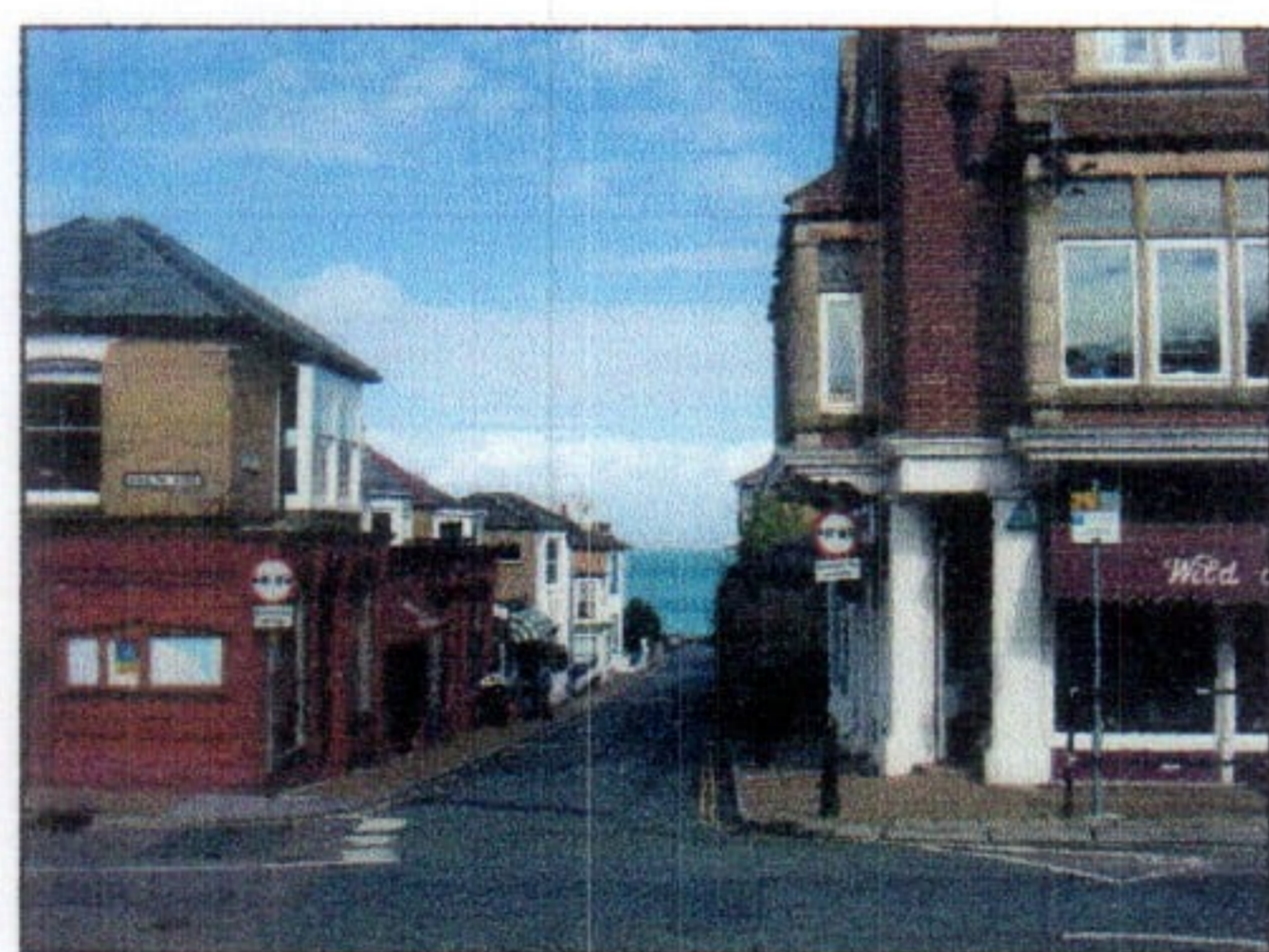
The permanent population of Seaview Village is also mostly in the "retired" age group, but an important feature of Seaview is the proportion of second homes, one of the highest on the Island. For the whole Parish the percentage is 27% but for Seaview village it is well over 50%. Many of these second homes belong to the sailing community and are let during the summer months. This means

that during the winter whole streets are deserted and that the population increases greatly during July and August, even more in Regatta week.

Two of the busiest offices are the agencies letting holiday homes. There is a very loyal type of visitor who comes every year choosing Seaview as a base. Not all are sailors, but are attracted by the sandy, safe beaches, such as the "nanny" beach at the bottom of Pier Rd, where generations of small children have played.

There are 19km of footpaths affording varied walking. The Barnsley Trail is a circular 6km walk initiated by the Parish Council in 1994.

This corner of the Island seems to have a micro climate of its own which encourages shrubs to bloom all year round. The mimosas in particular are a blaze of colour in the middle of winter. Wildlife includes red squirrel colonies, badgers, foxes, and a wide variety of sea birds and waders, including little egrets and grebes.



**THE FOLLOWING SECTIONS RELATE TO THE QUESTIONS ASKED IN THE
QUESTIONNAIRE.**

ANSWERS ARE ILLUSTRATED BY GRAPHS

1. Population

The 2001 Census gives the Parish a resident population of 2883. This is broken down as follows:

MALE 47% FEMALE 53% (This is close to the Island average.)

AGE	PARISH%	ISLAND%	NATIONAL%
Under 16	11.2	18.2	20.3
16 to 29	10.3	13.2	17.5
30 to 59	37.6	40.3	41.5
60+	41.0	28.2	20.9

The age breakdown is strikingly different from both the Island and the England and Wales breakdown. The over 60 group is nearly double the national average, and in within that group 17.6% are over 75 compared to 11.4 % for the Island and 7.6% nationally. Conversely the school age children and under 30 group is well below average.

There is a rather higher than average proportion of married people, and a slightly higher proportion of widowed.

In race and religion the Parish follows the Island average closely, being overwhelmingly white and Christian.

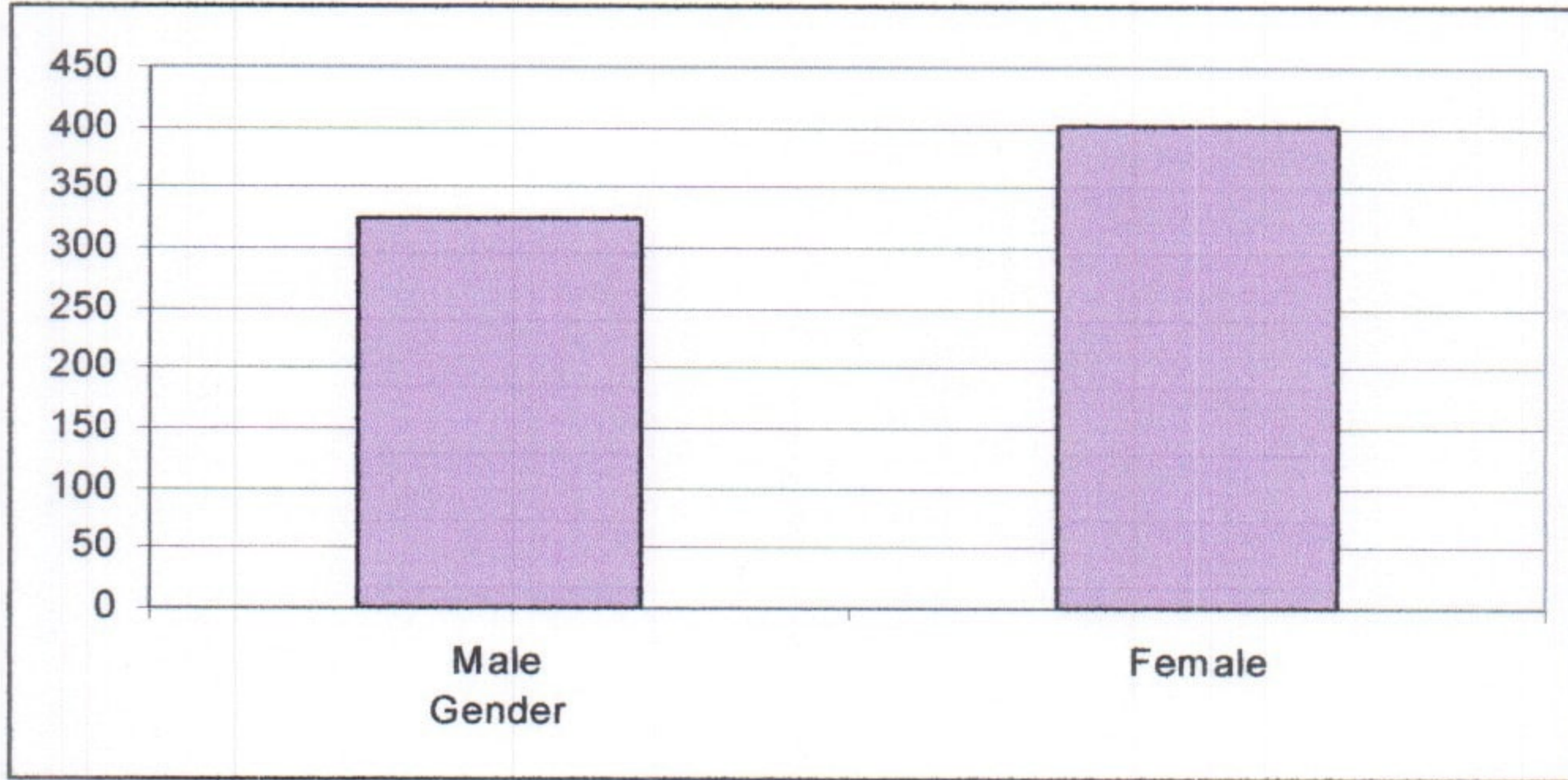
Health was generally considered to be good, but long term illness and "Providing unpaid care" was slightly over average, reflecting the predominantly elderly age group.

One category which did show an above average status was that 23% were qualified to degree level or higher, against 15.3% in the Island and 19.8% nationally

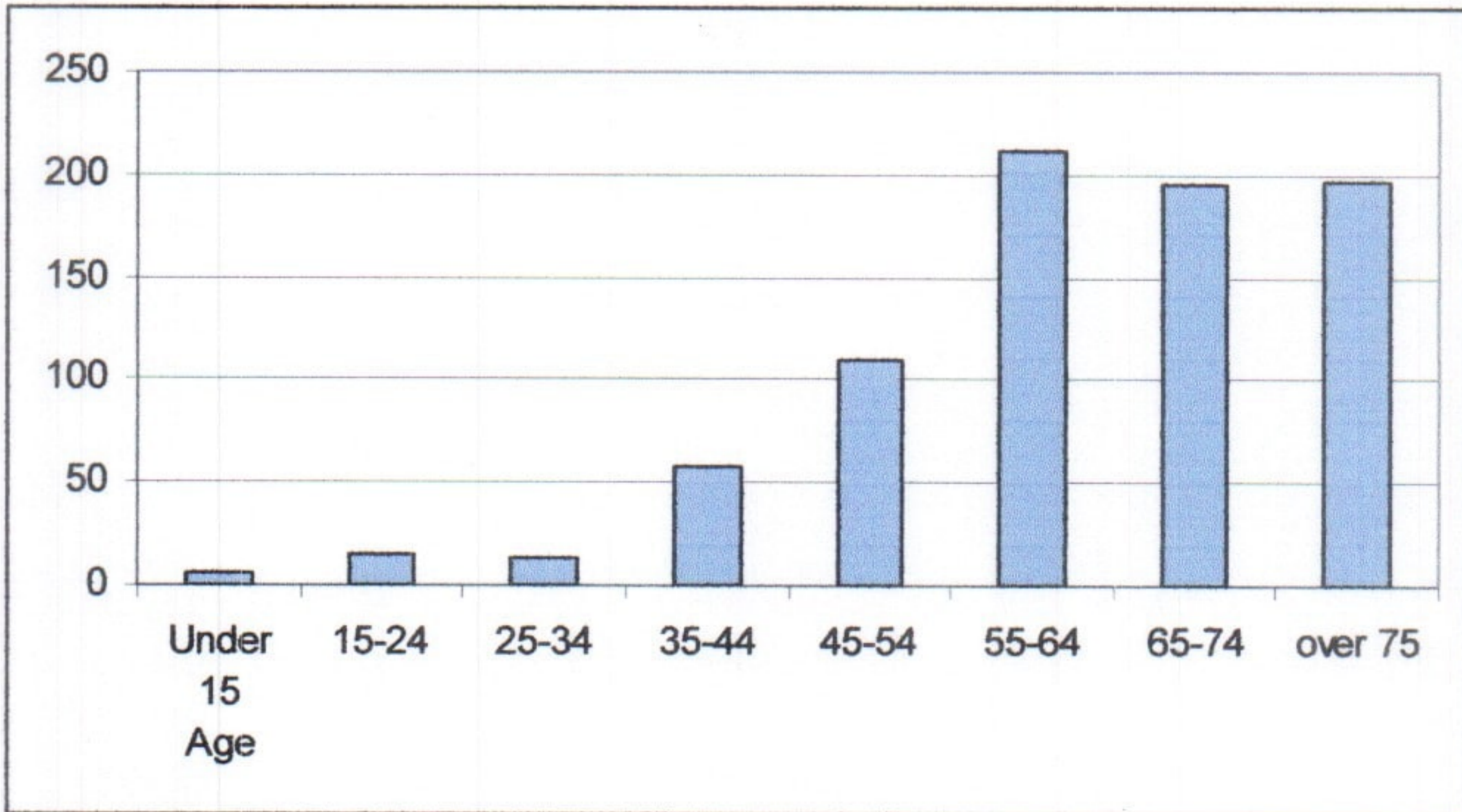
53.7% were in employment, and only 1.9% were unemployed. 27.9% were retired.

Of the 1700 QUESTIONNAIRES distributed, 853 were returned completed making 51% of which the ratio of Female to Male was 47% to 38%. The highest % of returns came from those aged 55 and over. There was a very low % of single parents and carers amongst the replies, however relatively few respondents were in the younger age range. One in six of all respondents are car owners, and 55% have Internet access.

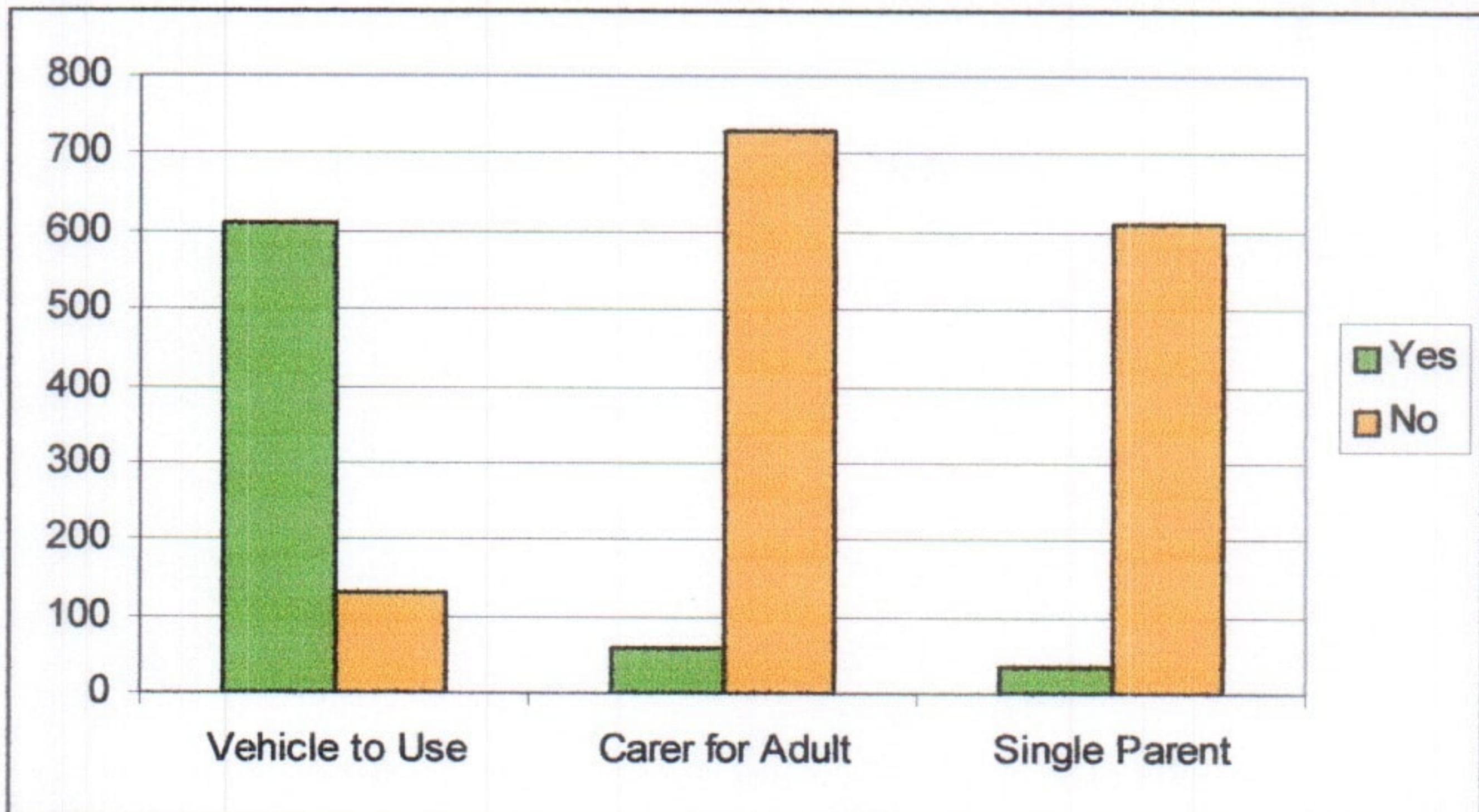
The following graphs illustrate the answers to section 1 on population
Are you male or female?



Your age group?



Do you have a motor vehicle to use and are you a carer or a single parent?



2. Community Facilities and Recreation

Shops

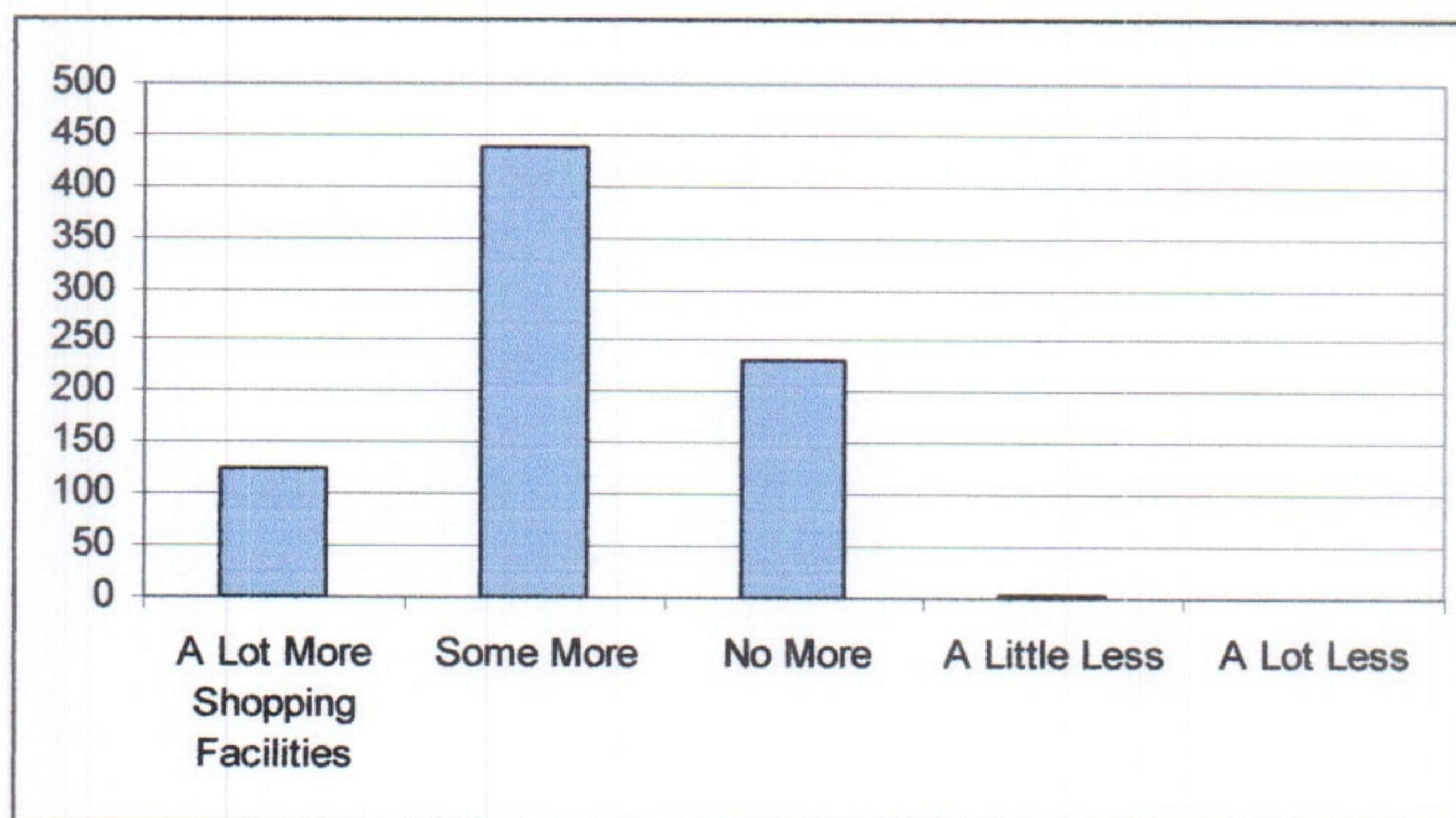
Nettlestone has a Londis Store selling food, household goods, newspapers (it runs the only delivery service in the area), wine and spirits and tobacco, plus plants and other garden supplies in season. Nettlestone also has a Post Office which sells some basic stationery supplies, and acts as a depot for the prescription service run by the Seaview Chemist.

Seaview has a General Store and Off Licence selling the same selection of goods as above, plus home cooked bread, cakes and frozen dishes. The Post Office is also the Newsagent / tobacconist, and sells some beach toys, sweets and general goods. There is a dispensing Chemist who supplies a valuable service to the elderly population by accepting and collecting repeat prescriptions from the doctors' surgeries. Caws' old established shoe shop sells also outdoor / sailing wear. A ladies' outfitters, a shop selling mostly sailing based clothes and accessories; an art gallery, a gift shop, and a toy and bookshop with artist's materials make up the remaining shops. There is only one shop, empty at present, still available for commercial trade.

Many shops have shut over recent years and have been converted to residential use.

Tesco superstore is within the Parish boundary and most people use it for their main weekly or monthly grocery shop, using the other food shops locally for top up shopping. The new Bullen Village development is within five minutes walk of Tesco.

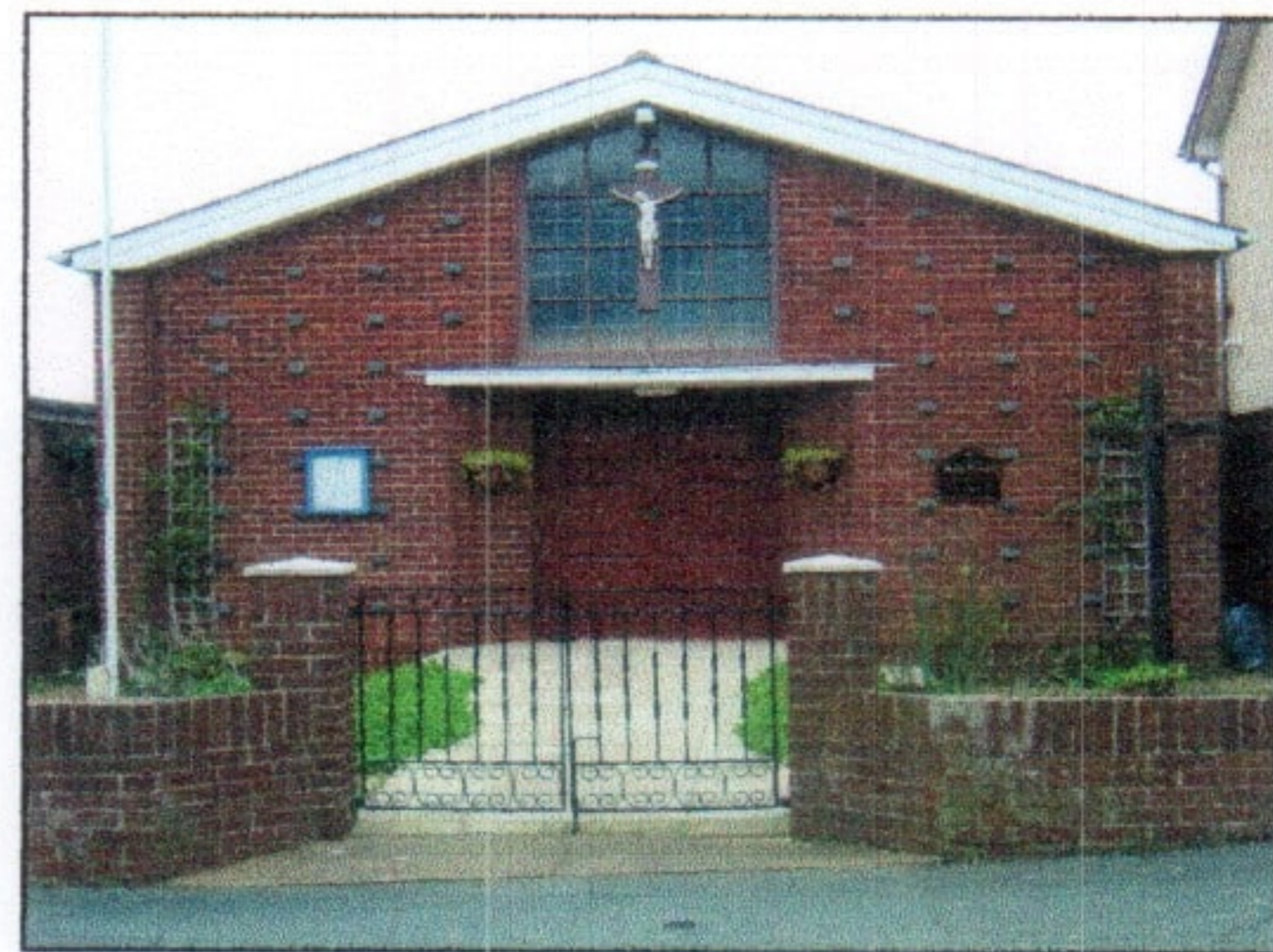
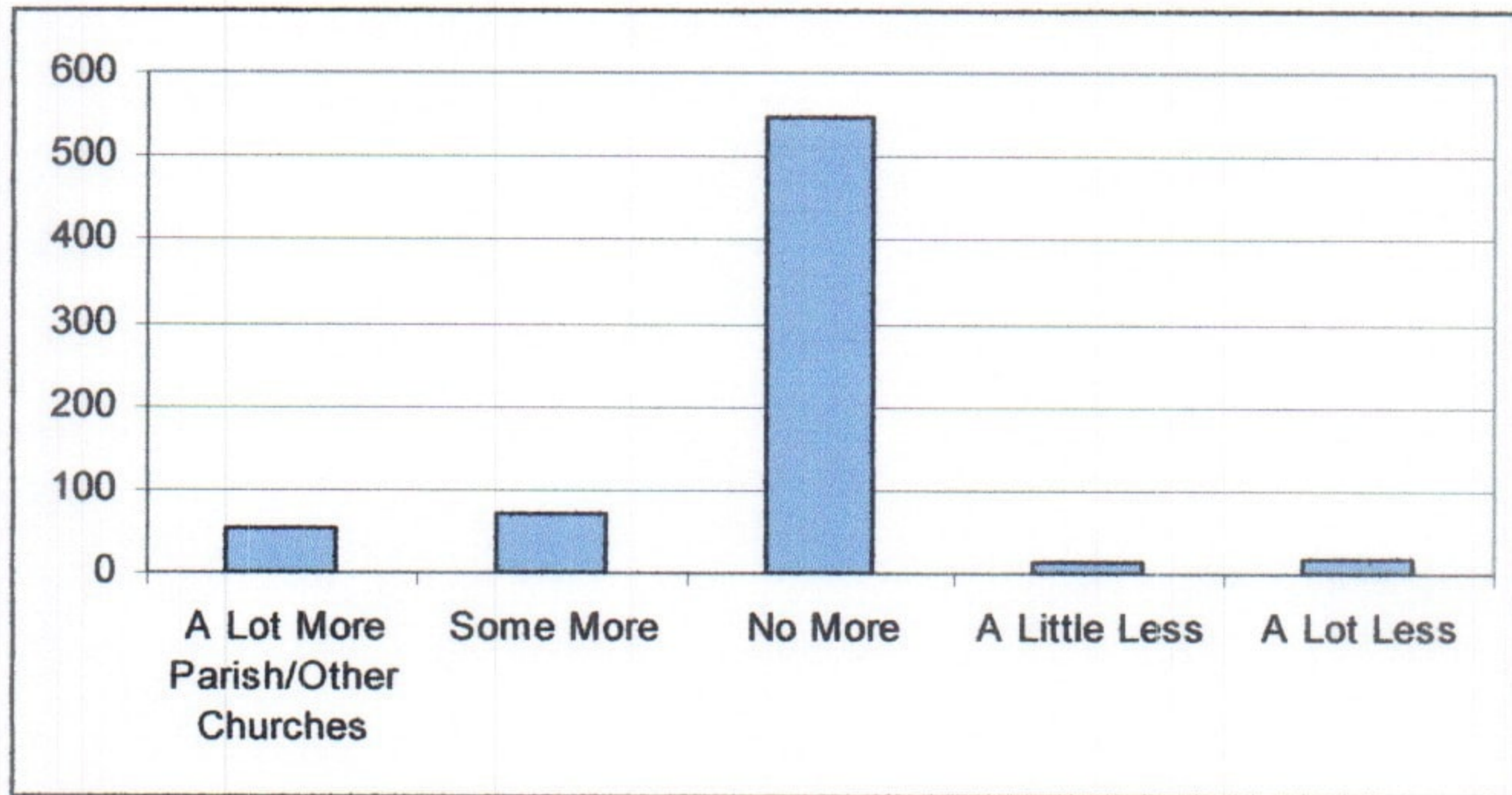
How important is it that the Parish should keep the shops?



Churches

There are actually four churches in the Parish, since St Helen's church and the Vicarage lie within the Nettlestone and Seaview boundary. This was originally the only church for the whole area and St Peter's Church was built in 1860 as a chapel of ease. These two churches are now a combined Church of England Parish, served by one incumbent. There is a Beulah Evangelical Church and the Holy Cross Roman Catholic church which is part of St Mary's Ryde Parish. There is close contact between the ministers of all the Churches.

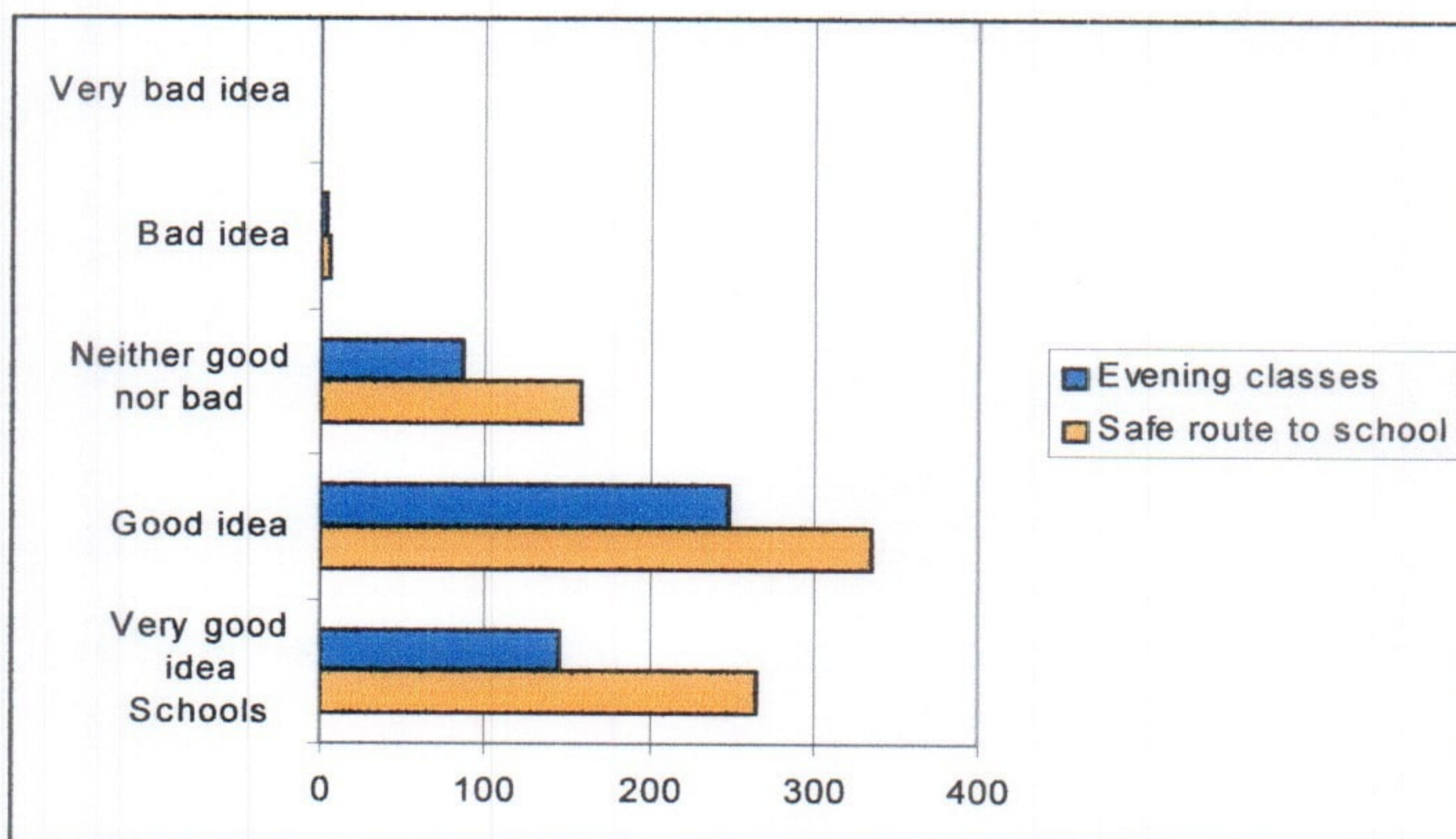
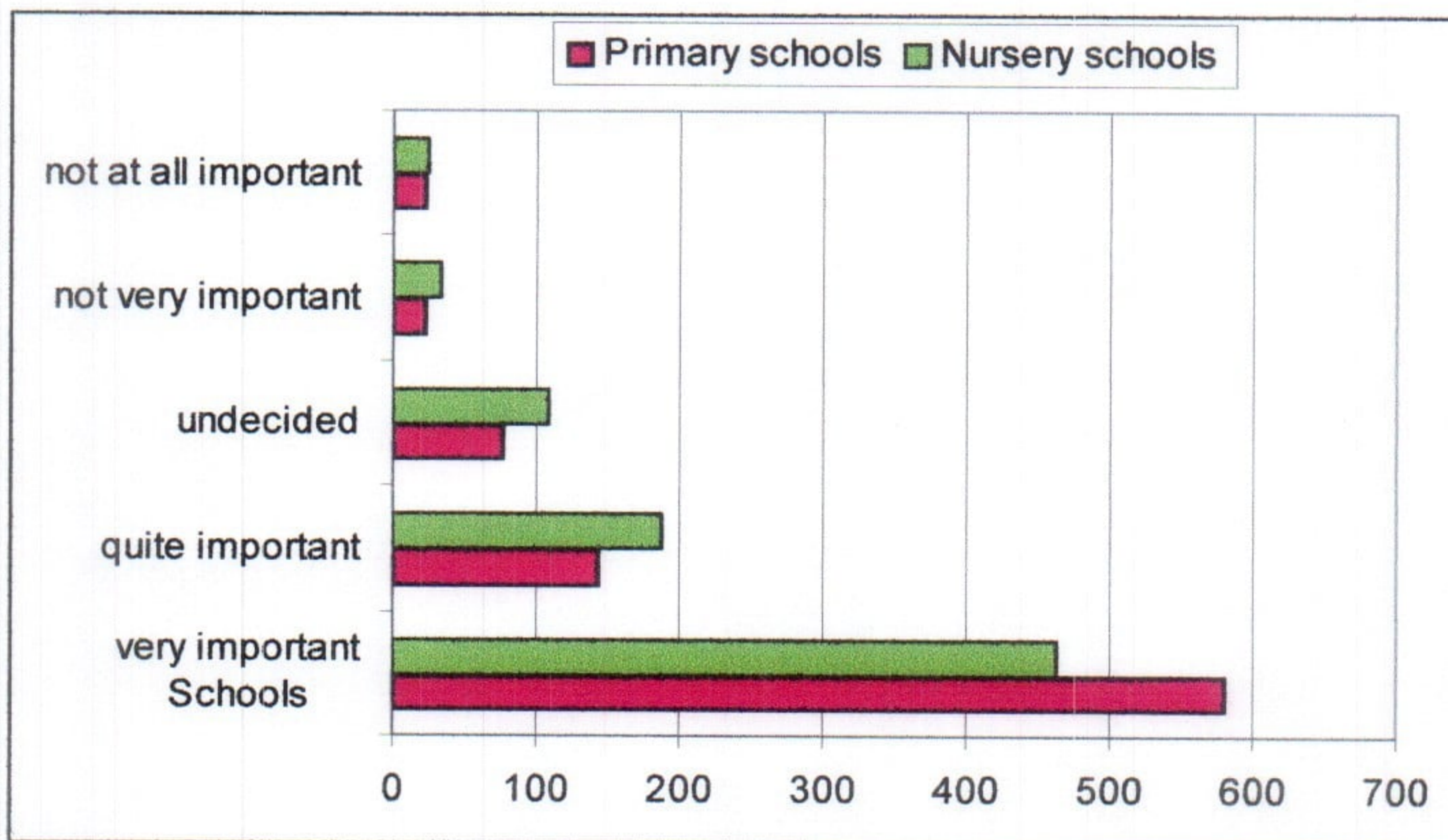
How important is it that the Parish should increase its Churches?



Schools

A Mother and toddler group meets in St Peter's hall. There is a thriving Montessori Nursery school in Seaview, and a Nursery group in Nettlestone, in the grounds of the County Primary School (ages 5 - 8) but independent of it. The Primary School has 130 children. As already shown, the school age group in the parish is well below average, and there are not enough 5-8 year olds to fill the school. Approximately 25% of the children are brought in by the school bus from Ryde. Many of the pupils are second generation whose parents attended the same school. Plans are in hand for an extension, in order to meet disabled access requirements, and the aims are to include the nursery, and also offer "extended" school facilities. The school has always been and remains a cornerstone of our community and consideration is to be given to evening classes and a "safe route to school".

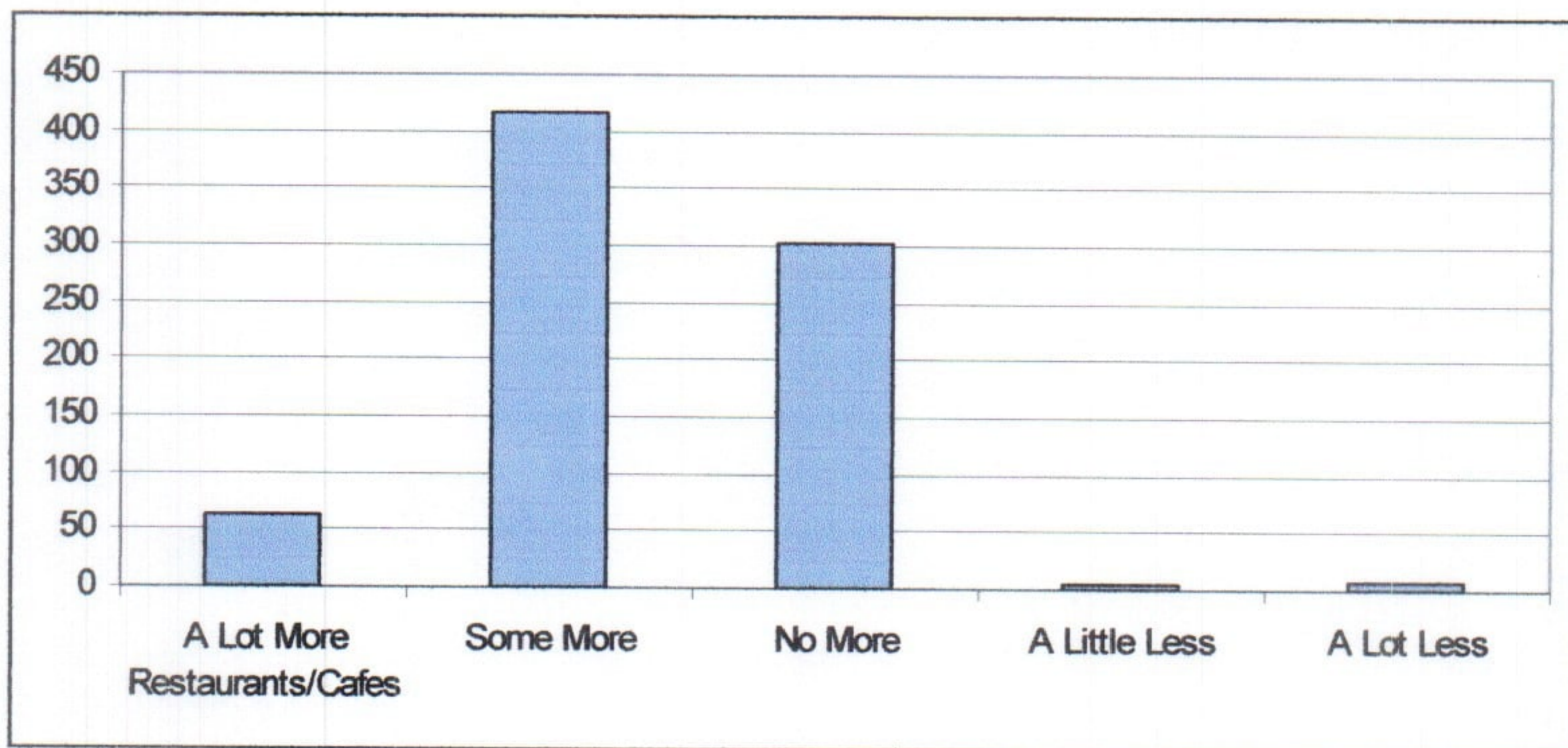
How important are the schools?



Restaurants and Pubs

Some of these are used very much by visitors in season and they are very important to the local community. The Roadside Inn, on the main road in Nettlestone, has a local clientele who regularly eat in the Restaurant. The Roadside Inn also has a few rooms as accommodation. The Wishing Well further along the same road towards Ryde, is extra busy in season since it backs onto a very popular camp site. The Battery Hotel, on the corner of Springvale and Puckpool Hill, offers food as well as drink, and has some B&B accommodation. It is very well placed for walkers along the sea wall, and is adjacent to Puckpool Park and the Harcourt Sands complex. Puckpool Park has a cafe with outdoor tables in season. In Seaview the Old Fort on the Esplanade is both pub and restaurant with outstanding views of the Solent, and in season has a cafe/snack bar too. There is a licensed cafe in the High St, currently closed. There is a seasonal cafe on Seagrove Bay. Restaurants are also available at The Springvale Hotel, Seaview Hotel, Northbank Hotel, Priory Hotel, Thai Restaurant and McDonalds all the year round.

How important are the restaurants and pubs?

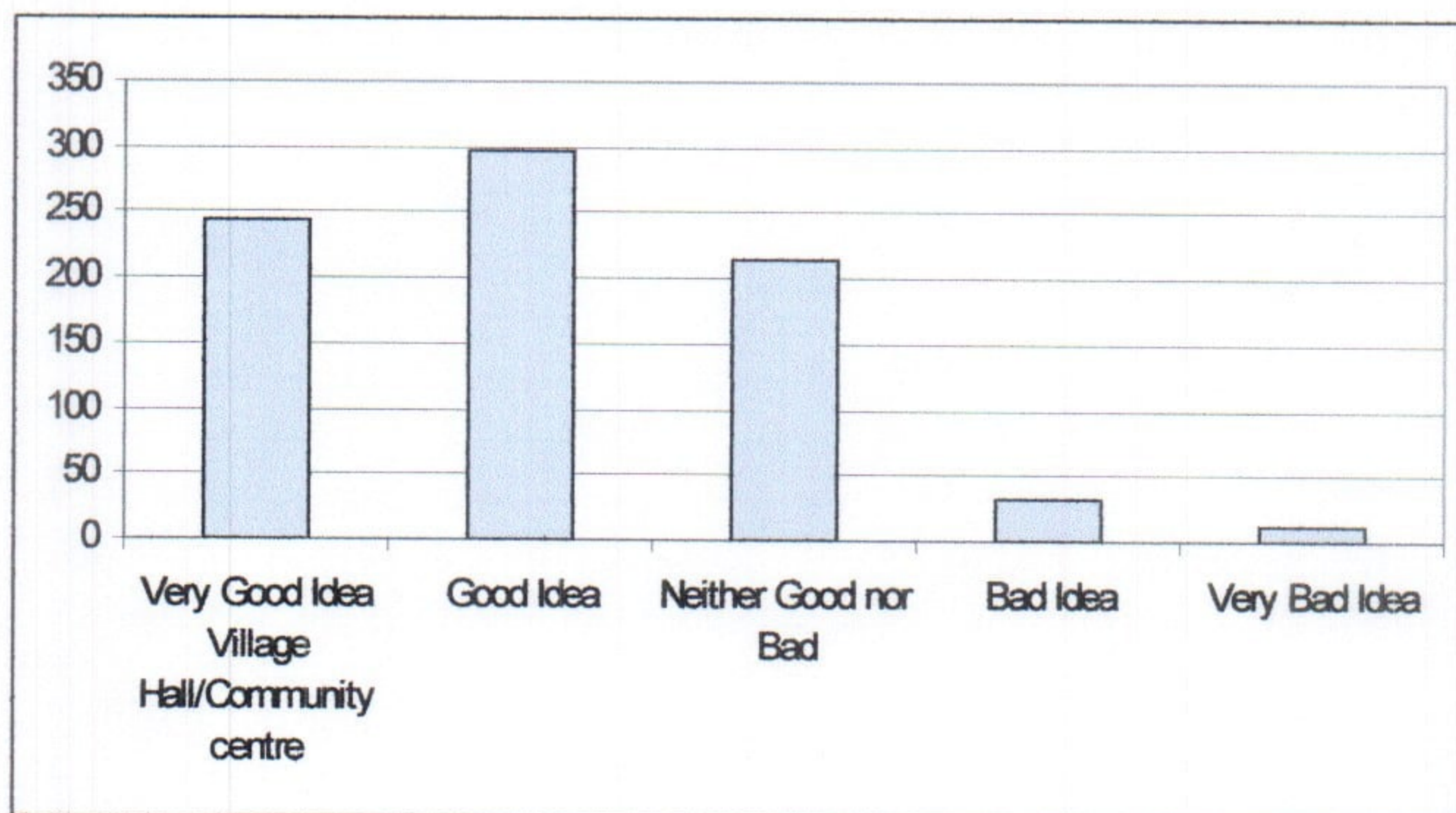


Meeting Halls

There are three halls, all in Seaview. The Masonic Hall belongs to the Spithead Lodge, and can be hired for private functions or exhibitions. It is licensed, has toilets, cloakrooms and a good sized kitchen. It also boasts one of the best maple sprung dance floors on the whole Island.

St.Peter's Hall has a large meeting space on the first floor, (with a stair lift) which has a toilet and small kitchen. It is used by the church itself for coffee after Sunday Service, and any church function, and also by most of the clubs and societies in the parish for their monthly meetings. On the ground floor are several rooms, one rented permanently by Seaview WI , one under consideration for a Parish Council Office, and one used by the Youth Club (now in abeyance) and /or choir. Exploratory talks have been held between the Church, The Parish Council and The Partnership as to the feasibility of using the church hall for wider community use. This would involve raising the necessary funds to refurbish the hall as work is required within five years on the structure of the building. The Beulah Chapel has a hall and hall/meeting room and kitchen opening off the Chapel, which is used frequently by the church itself and also available for any other group who want a smaller meeting room.

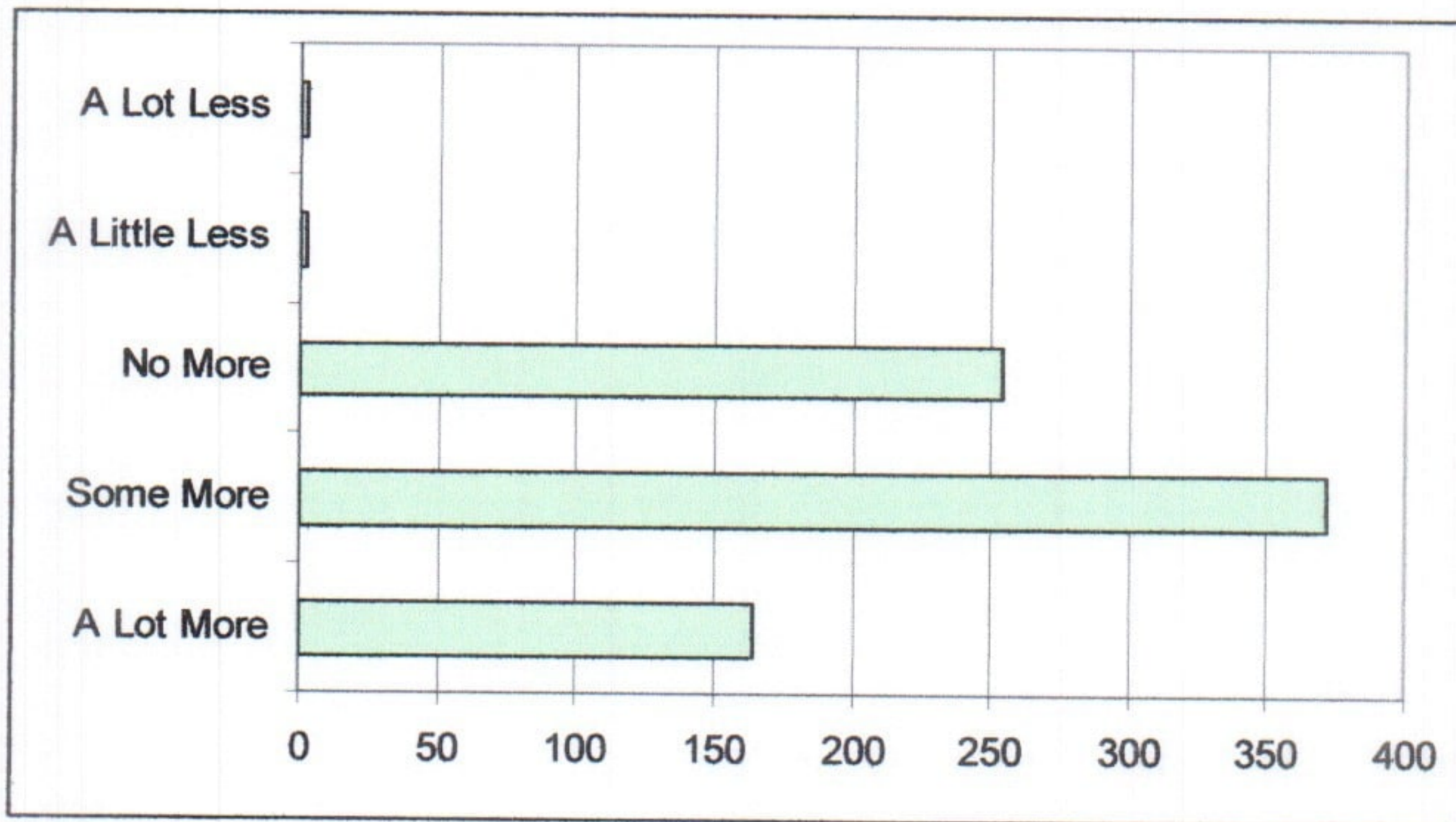
How important are meeting halls?



Open Spaces

Nettlestone Green is the open space at the top of Nettlestone Hill and Seaview Lane. This, like Sophie Watson Gardens where Steyne Rd and Old Seaview Lane meet, are both held and maintained by IWC.

Other open spaces in the Parish were taken over by the Parish Council some years ago to preserve them as a public amenity. Ansells Copse, Seagrove Dell and Seagrove Green have all been tidied up and maintained by the Parish Council. The other open spaces in the Parish belong to Priory Park Management, and by the terms of the company registration the land cannot be sold or given away. Open land on the boundaries of the Parish is mostly farm land.

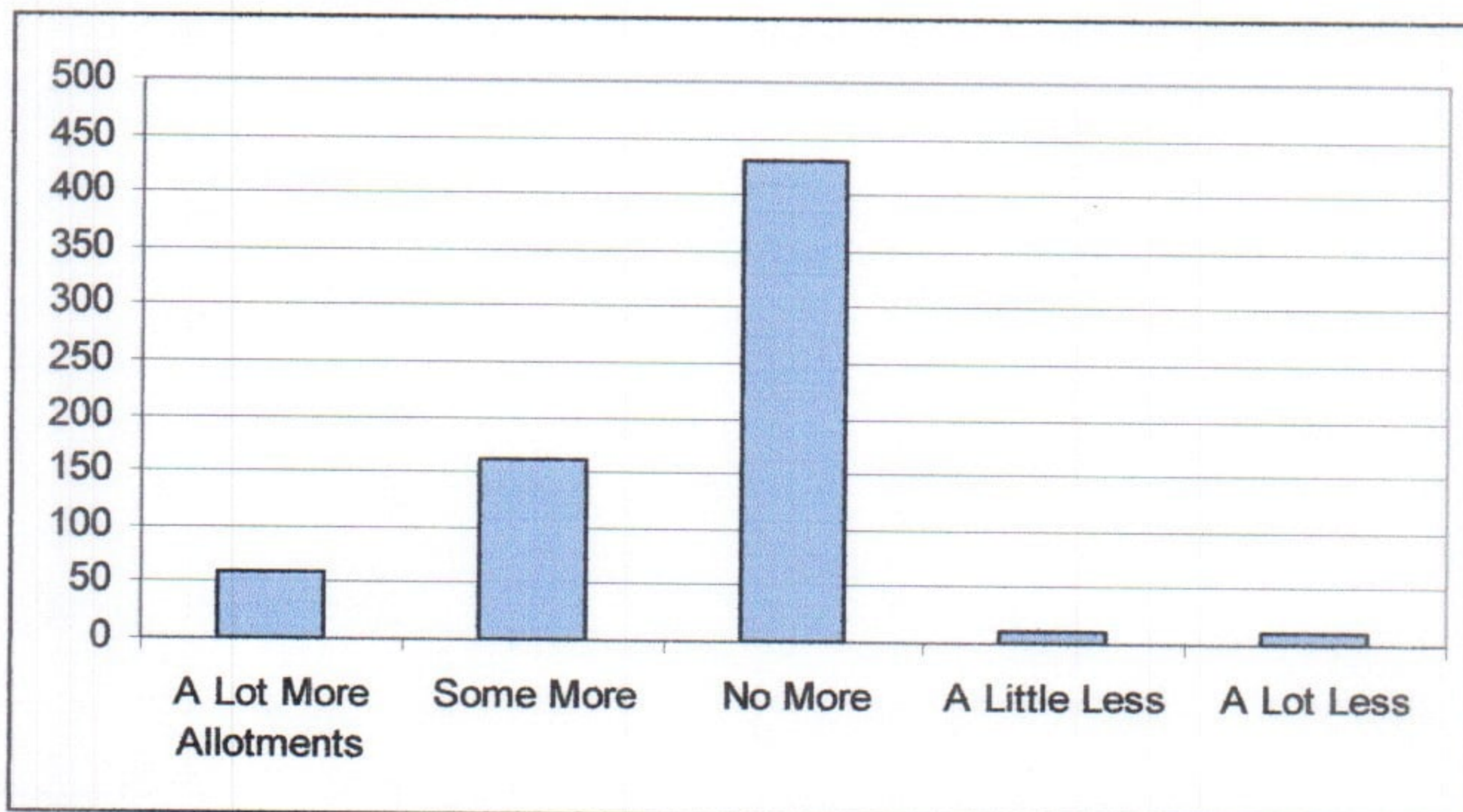


Communal Open Spaces

Allotments

These are on a south facing slope off Steyne Rd. They are run by IWC and are very well used. Most of the plots are in use, and very productive.

How important are allotments?



Other Facilities

There are further facilities for the Community even if not within the Parish.

There is a mobile library, a mobile chiropody clinic and a fresh fish van once a week in Seaview. The library calls at Nettlestone too, and a mobile fish and chip van calls twice weekly.

Mention must be made of the Medical Centre at St Helens. Over half the patients registered there live in Nettlestone and Seaview. This a modern health centre with three full time and two part time doctors, 6 nurses who deal with minor accidents, dressings, injections, taking out stitches, etc. They also run clinics for diabetes and asthma among other conditions. There are also regular chiropody, blood monitoring and physiotherapy sessions. It is a well and frequently used facility by inhabitants of Nettlestone and Seaview.

There is no longer a branch doctors surgery or bank in either village. The nearest garage is on the edge of the Parish on the Brading Rd. There are public toilets at Seagrove Bay and Rope Walk Seaview.

Sports and Recreation

The football field is roughly equidistant between Nettlestone and Seaview, and the flourishing Football Club took over responsibility for it from IWC on a long lease recently.

There are public tennis courts as well as crazy golf, putting and a children's playground at Puckpool Park, an IWC facility. There is a children's playground on Eddington Rd run by the Parish Council. The ground is leased from Medina Housing Association.

There is a very popular and well equipped privately owned Sports Club in Seaview. It offers tennis, badminton, squash and gym facilities, also a full sized swimming pool. It has a yearly subscription or weekly for visitors and attracts people from as far as Ryde to Bembridge, as well as the local population.

Sea View Yacht Club is 112 years old, and has 1400 members. Many of these live on the mainland. If they have second homes here, they come down frequently throughout the sailing season, which is roughly from Easter to the end of September. Many non member visitors sail with the Club by chartering the Mermaid class boats. The Club has sailing fixtures every day during the season, and during July and August the Seaview One Design Dinghies also race every day. This is a clinker built boat developed by Warren Boatbuilders in the 1920s and now numbers almost 200. There are many other types of boats sailing off Seaview, and the club runs many training sessions, offering 6 places each year to local children who are not members.

Another recreational feature of the Parish is the Seaview Village Regatta held every year in August, two weeks after Cowes Week, now at least 113 years old, and probably 20 years more than that. It is a three day event covering Sailing, Rowing, Swimming, Diving and fun events like tug of War, Greasy Pole and Children's sports including the 3-5 year olds, who have their own races. It always finishes with a splendid Firework Display on the Thursday night, and the whole seafront from Seagrove Bay to Springvale is packed out. Seaview Regatta is unique in that it covers so many different sports and recreations in a very busy three days.

Issues Raised For Action	Recommendations From Data Returned	Specific Actions To Achieve The Recommendations	Lead Responsibility	Responsible Partners	Timescale & Milestones	Monitoring and Evaluation	Resources and Costs	Specific Action Achieved
SECTION 6 Commerce Business Tourism and Employment	To support strategies that prevent the change of use of shops. To subsidise overheads for use of empty shops to be craft-centred retail outlets. Facilitate increase in craft and restaurant facilities for day visitors.	1. Prevent change of shop use. 2. Subsidise empty shop use. 3. Increase craft & restaurant facilities. <i>Action for 1,2, 3 to establish designated retail area in Seaview.</i>	Parish Council Planning committee	Parish Council Planning committee	Initiate process to establish designated retail area. Report in 3mths	Bimonthly report to Parish Council. Annual report on achievements to Parish Council	All financial costs and resources to be identified when action started	
SECTION 7 Law and Order	To set up a community strategy to ensure efficient information exchange between Police, Parish Council and the community. To actively support continuation of visible policing. To set up neighbourhood watch scheme. To follow recent legislation with the appointment of a dog warden.	1. Information exchange between police, parish council and parish community. <i>To publish and deliver a regular newsletter.</i> 2. Visible policing. <i>To monitor the police commitment to patrol parish.</i> 3. Neighbourhood watch. To audit neighbourhood watch schemes. To devise a safer community strategy. 4. Appoint dog warden. <i>To ensure best use is made of IOW Council dog wardens.</i>	Parish Council Parish Council IOW Council member Parish Council	Parish Council Police Parish Council Police IOW Council, The Community Partnership Police IOW Council Parish Council	First newstyle newsletter to be published within 3mths. Then publish bimonthly Report monthly to Parish Council Report in 3mths Evaluation of current dog warden use	Bimonthly report to Parish Council. Annual report on achievements to Parish Council Monthly report to Parish Council. Annual report on achievements to Parish Council Bimonthly report to Parish Council. Annual report on achievements to Parish Council Bimonthly report to Parish Council. Annual report on achievements to Parish Council	All financial costs and resources to be identified when action started All financial costs and resources to be identified when action started All financial costs and resources to be identified when action started All financial costs and resources to be identified when action started	
SECTION 8 Projects and Suggestions not already included in action plan	1 Rubbish bin collection 1 Beach cleaning 1 Hedge cutting 1 Street cleaning 2 Community bus 3 Bus services 4 Road Repairs 4 Sensible speed limits 5 Duver facilities 6 Broadband 7 Jetty/Pier B Seats	<i>1. To liase with IOW Council to establish effective schedules. 2. To audit need and feasibility. 3. To monitor services. 4. To report needs 5. To develop long term strategies with landowners. 6,7,8 To include as question on plan review as in Section 1</i>	Parish Council Partnership Parish Council Parish Council Parish Council Parish Council	IOW Council Parish Council, IOW Council, Sponsors Southern Vectis IOW Council, IOW Council, Local Landowners IOW Council Local landowners	1 - 5 Report to Parish Council in 3mths 6 - 8 See section 1	Bimonthly report to Parish Council. Annual report on achievements to Parish Council Bimonthly report to Parish Council. Annual report on achievements to Parish Council	All financial costs and resources to be identified when action started All financial costs and resources to be identified when action started	
See appendix for	all other suggestions	<i>Action printed in ITALICS</i>						