

Gurnard Neighbourhood Development Plan 2016 - 2027



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Section 1: Introduction

Background to the Neighbourhood Plan



- 1.1 The Parish of Gurnard is situated in the northern part of the Isle of Wight. Although it is close to the urban area of Cowes and the urban Medina Valley, it is rural in character and has an attractive coastline bordering the Solent. The main settlement is the village of Gurnard. The village is residential with small scale business in the form of shops, pubs and restaurants catering for residents and visitors. The parish contains a variety of holiday accommodation in the form of second homes, self-catering and bed and breakfast accommodation and the Gurnard Pines holiday complex. Many visitors are day visitors who come for the seafront, cafes and restaurants, footpaths and views. Also, many visitors come to Gurnard for water sports and to attend events at Gurnard Sailing Club. The rural area is farmed and supports small scale food processing. There are many areas of environmental and landscape significance.
- 1.2 In 2011, the Parish Council agreed to undertake the production of a Neighbourhood Development Plan under the Community Rights provision of the Localism Act. It delegated all tasks connected with the production of a neighbourhood plan to a Neighbourhood Plan Steering Group (NPSG) which first met in early 2012.

About the Gurnard Neighbourhood Development Plan

- 1.3 In 2011 the government published its Localism Act which brought in new provisions for parishes and other neighbourhoods to produce a Neighbourhood Development Plan referred to in this document as a Neighbourhood Plan.
- 1.4 A Neighbourhood Plan is a community-led framework for guiding the future development regeneration and conservation of an area. Once a Neighbourhood Plan has successfully completed all of its stages it will be part of the statutory

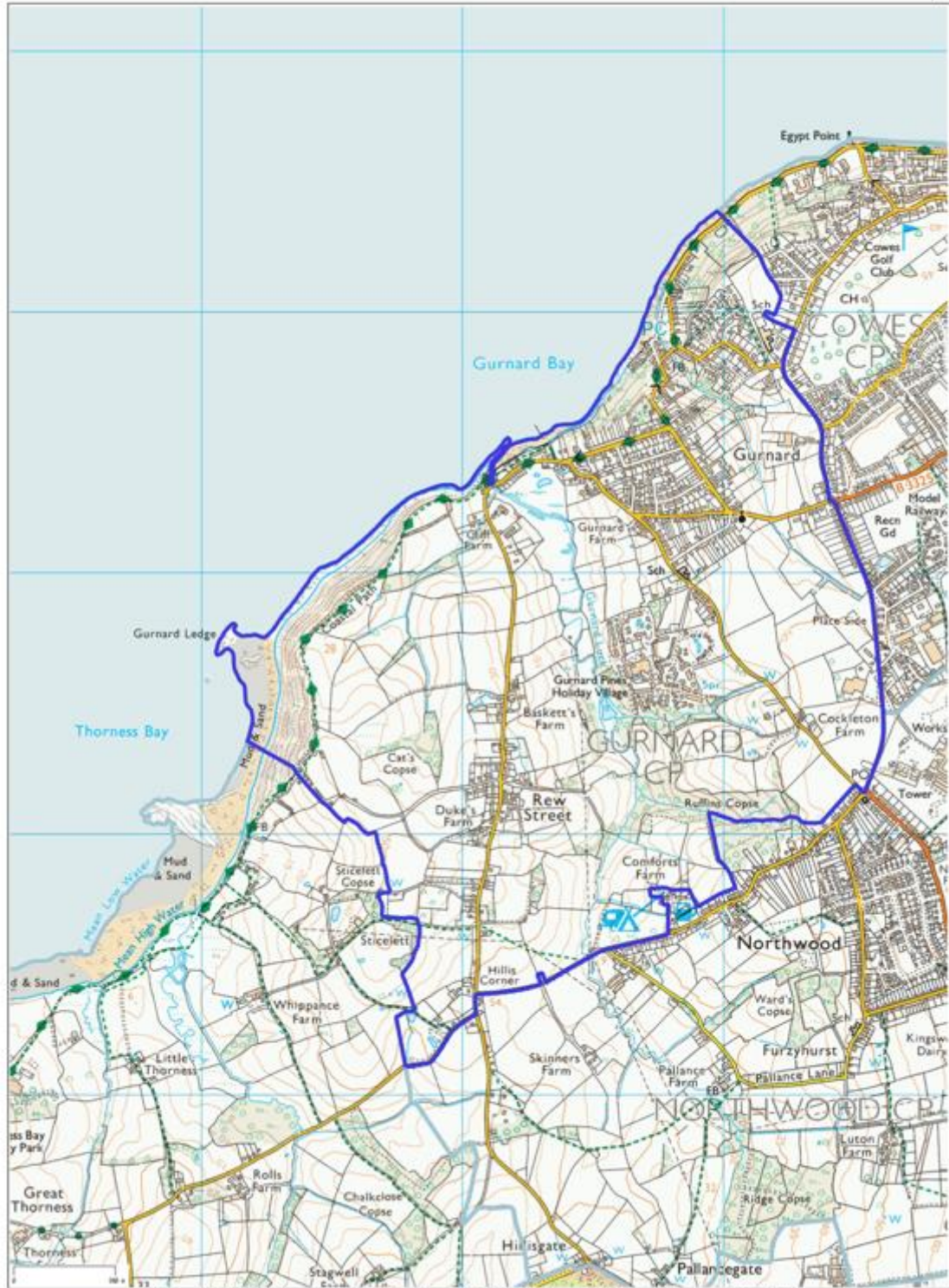
development plan for the area. This status means that Neighbourhood Plans carry far more weight than documents such as parish plans and village design statements.

- 1.5 A Neighbourhood Plan sets out a vision for a parish or neighbourhood and planning policies for the use and development of land and the policies contained within the Plan will be used in the determination of planning applications.
- 1.6 A Neighbourhood Plan has to be aligned with the strategic policies of the local planning authority set out in its local plan core strategy. In Gurnard's case this is the Isle of Wight Core Strategy known as the Island Plan.
- 1.7 The policies in the Neighbourhood Plan along with other policies in the Island Plan will be applied by the Isle of Wight Council when determining planning applications.

The Neighbourhood Plan Area

- 1.8 The agreed boundary for the Neighbourhood Area was approved by the Isle of Wight Council in June 2012. The Neighbourhood Plan area is that within the parish boundary shown in blue on the following map. In early 2016 the Isle of Wight Council confirmed to the Parish Council that it no longer had plans to proceed with the potential redrawing of the Cowes settlement boundary which the Parish Council had argued would recognise the rural character of Gurnard parish. The Isle of Wight Council reasoned that this would restrict the Council's ability to meet the housing needs of neighbouring Cowes. The Neighbourhood Plan has therefore been prepared on the basis that the adopted settlement boundary of Cowes continues to incorporate Gurnard village, as shown below.

Gurnard Parish Boundary, the 'Neighbourhood Plan Area'



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Next steps for the neighbourhood plan

- 1.9 The following processes are still to be undertaken before the plan becomes effective.
- 1.10 This document has been subject to public consultation. The plan has been amended in the light of consultation and this version of the plan has been submitted to the Isle of Wight Council. It was then considered by an independent examiner who recommended it should, subject to recommended modifications, proceed to referendum. It will then be subject to approval through a referendum conducted by the Isle of Wight Council. If the plan is approved by the majority of residents who vote, it will be “made” by the Isle of Wight Council and will become a development plan document.

Consultation and engagement in the preparation of the neighbourhood plan

- 1.11 The Neighbourhood Plan was driven by detailed consultation with local residents and stakeholders. A full account of the consultation process is contained within the Neighbourhood Plan Consultation Statement and the evidence gathered can be found in the Neighbourhood Plan supporting documents:
- reports of the neighbourhood plan focus groups;
 - the parish plan;
 - the parish survey and supporting events;
 - the housing needs survey;
 - the visitor survey;
 - a real time planning event;
 - policy aims and options consultation; and
 - consultation on the pre-submission draft plan.
- 1.12 Key findings of all of the above consultation have been brought together under each of five policy themes. The evidence from this process is very detailed and only the key findings are described in this document. All of the above documents are published on the Gurnard Neighbourhood Plan website.
- 1.13 The policy aims and options consultation offered the option of ‘no action’ to identify if residents believed that it was unnecessary for the Neighbourhood Plan to add local policy to the Island Plan. Further options were as far as possible designed to be mutually exclusive. However, a number of options were developed to test residents’ support for a more prescriptive and detailed policy. A report of the policy options consultation and findings is available on the Neighbourhood Plan website and within the volume of evidence that supports this plan.
- 1.14 Consultation on the pre submission draft plan enabled the community and statutory bodies to comment upon the draft plan which then led to further changes which have

been incorporated in the current version which is now to be submitted to the Isle of Wight council for examination.

Conforming with local and national policy shown to conform to local authority strategic planning policies, as set out in the Island Plan;

- deliver sustainable development;
 - be in accordance with Secretary of State advice, predominately as set out in the National Planning Policy Framework (NPPF) and the online Planning Practice Guidance; and
 - comply with European legislation and not harm European protected wildlife sites.
- 1.15 A further supporting document to the Neighbourhood Plan is the Basic Conditions Statement. This provides a summary of the evidence to show that conformity has been achieved.
- 1.15 The relevant local authority strategic plan is called the Island Plan. The Gurnard Neighbourhood Plan focuses on the particular issues facing the parish and enables residents to shape the future development in their area. Relevant aspects of the Island Plan, the aims of the Neighbourhood Plan and the evidence upon which it is based are all summarised in this document in order to understand the neighbourhood plan policies in context.
- 1.16 Strategy SP1 of the Island Plan, the spatial strategy defines a clear hierarchy for the location of new development provides the fundamental starting point for any new development proposals affecting the Island. The Island Plan states that that the greatest level of development over the plan period will occur within the Key Regeneration Areas. Gurnard Parish is mostly within the Medina Valley key Regeneration Area. Importantly, the Island Plan sets objectives for the Medina Valley Key Regeneration Area.
- 1.17 The village of Gurnard is within a single settlement boundary around Cowes, Northwood and Gurnard as defined by the Island Core Strategy. Some rural parts of the parish fall outside the settlement boundary and are considered by the Island plan to be part of the wider rural area. The parish council responded to consultation on the Informal Discussion draft of the Medina Valley Action Plan during 2014, stating that it would support redrawing of the Cowes settlement boundary so that Gurnard becomes part of the 'Wider Rural Area' defined in the Island Plan.
- 1.18 Subsequently, however, the Isle of Wight Council decided not to redraw the settlement boundary and stated it would oppose any approach through a neighbourhood plan to do so. This was because the 2014 Strategic Housing Market Assessment (SHMA) identified a significant historic under-provision of housing in the Cowes market area, which includes Gurnard and Northwood. The Isle of Wight Council is of the opinion that if the Cowes settlement boundary were to be redrawn to

exclude Gurnard village¹, the opportunity for new development on the edge of Cowes (in line with Policy SP1 of the Island Plan) would greatly reduce, making it harder to meet the housing requirement for the Cowes market area. The neighbourhood plan has therefore been prepared on the basis that the adopted settlement boundary of Cowes continues to incorporate Gurnard village,.

How the plan was produced

1.19 The NPSG formed four focus groups which were tasked with managing the neighbourhood plan consultation process for their policy area or theme from 2012-14. Each focus group was made up of members of the NPSG, the Parish Council and volunteers from the community. The groups looked at the following topic areas:

- Building and Development;
- Economy Regeneration and Tourism
- The Natural Environment; and
- Social Wellbeing

1.20 From the research and consultation undertaken by the focus groups, 5 policy themes were identified for the neighbourhood plan:

- housing;
- the local economy (business, retail and tourism);
- travel;
- community assets; and
- heritage, natural environment and renewables.

How the plan is organised

1.21 The plan is made up of 3 further sections:

- section 2 provides a profile of the parish;
- section 3 sets out the vision and aims of the plan; and
- section 4 establishes the neighbourhood plan policies within each policy theme and their justification.

¹ As consulted on in the 2014 Medina Valley AAP Informal Consultation document

Section 2: The Gurnard Parish Profile

A profile of the Parish

- 2.1 The 2011 Census recorded 1,682 people within 819 households to be resident in Gurnard. Given the characteristics of dwellings and households, the primary role of the parish within the Island is to provide a rural and village residential environment for the Parish's population. The secondary role is to provide a quiet, rural and coastal destination for second home owners and visitors.
- 2.2 The parish has several features that distinguish it from other parishes and the Island as a whole. There is:
- a high proportion of owner-occupiers – particularly outright owners reflecting the high proportion of older owner occupiers resident in the parish;
 - a diverse housing stock, including older cottages and conversions of considerable character; terraced, semi-detached and detached houses, premium housing mostly overlooking the Solent and small beach side homes;
 - a high proportion of older person households, many of which are one or two person households;
 - a very small supply of social rented and private rented sector housing; and
 - a relatively large proportion of second homes, holiday homes and holiday lets within the housing stock.
- 2.3 Housing for sale is mostly only affordable to households who are already owner occupiers, although it is unlikely to be affordable to first time buyers, unless they have above average incomes and have saved the deposits required by lenders.
- 2.4 Stakeholders told us that when people come to live in the parish, they tend to remain. Gurnard has a strong community of long term residents with strong family and friendship networks.
- 2.5 Evidence from stakeholders, the Census 2011 and the household survey, suggests that the housing market is driven by higher income households and those with equity from previous homes. This means that investors have been unable to make major inroads into the market and offer private rented homes.
- 2.6 These findings are drawn from detailed statistical evidence which is reported fully in the volume of supporting evidence.
- 2.7 Public consultation confirms that the high quality landscape, the coastal path and the view across the Solent are highly valued by residents and visitors
- 2.8 Facilities for visitors include a caravan and camping site and a holiday village known as Gurnard Pines.
- 2.9 Shops, pubs and restaurants are located both in the village centre and the seafront. Both are sustained by the local community and seasonal trade.

Section 3: Our vision and aims for the parish

Why our parish needs a plan

- 3.1 The key findings from our consultation told us that residents especially value and seek to protect:
- the character of the village and parish of Gurnard;
 - the coastline, wildlife habitats, bridleways/footpaths and public open spaces; and
 - the setting of the village especially the 'green gap' that separates the village of Gurnard to the town of West Cowes and the village of Northwood.
- 3.2 The consultation also revealed residents' aspirations for the parish and many concerns about its future. For example, residents are concerned that large scale housing development may change the character of the parish.
- 3.3 The Neighbourhood Plan aims to ensure that development in the village protects the features that residents value whilst ensuring that the housing needs of the local community are met and the local economy is protected and enhanced.

Our vision for the future and the spatial strategy of the parish

- 3.4 All of the information collected through the consultation process has been distilled into a single statement which was approved by a substantial majority of respondents of the issues and options consultation held in November 2014:

Maintain and enhance the separate and distinct identity of Gurnard, its range of services and facilities, whilst allowing small scale development which meets the identified needs of the local community.

Our aims

- 3.5 The Neighbourhood Plan has been written to achieve the following aims within 5 policy themes.

Theme	Neighbourhood Plan aim
Housing	<i>Gurnard Parish will remain a separate and distinct village. Housing development will generally be small scale to meet the identified housing needs of residents and their families.</i>
The local economy	<p><i><u>General business aim:</u> Support the business community in Gurnard Parish, allow it to develop and adapt to changing economic conditions.</i></p> <p><i><u>Retail aim:</u> Protect and enhance shops and commercial services in Gurnard.</i></p> <p><i><u>Tourism aim 1:</u> Encourage people to visit Gurnard whilst discouraging the use of houses as second homes.</i></p> <p><i><u>Tourism aim 2:</u> Recognise Gurnard Pines as an important asset to Gurnard and maximise its benefits to the community.</i></p>
Travel	<i>Improve transport links from Gurnard to Cowes and Newport and increase opportunities to travel on foot, by bike or by public transport, delivering environmental and health benefits.</i>
Community assets	<i>Create a safe and healthy environment that supports the well-being of residents and visitors.</i>
Heritage, the Natural Environment and Renewables	<i>Safeguard and enhance Gurnard's valued landscape, open spaces and biodiversity for the benefit of the local community and visitors.</i>

Section 4: Neighbourhood Plan policies

Introduction

- 4.1 This section states the policies recommended by the Neighbourhood Plan steering group and the Parish Council. The section also provides;
- a justification of the policies;
 - a summary of the issues that the policy is designed to address; and
 - a summary of relevant Island Plan strategic policies which the Neighbourhood Plan must be in general conformity with.
- 4.2 Policies are presented within the five Neighbourhood Plan themes.
- 4.3 The preferred policy options upon which the policies are based were arrived at by the Neighbourhood Plan steering group after considering the response of residents and consultees to the issues and options consultation of October 2014 and the Pre Submission version of the Plan that took place in Spring 2016. Policy aims, objectives and preferred options are described in detail in the report of the preferred options consultation contained in the volume of supporting evidence.
- 4.4 Like the Island Plan, it is necessary for readers to consider the Neighbourhood Plan in its entirety. All policies apply where relevant, whether or not specific cross-reference has been made. The Neighbourhood Plan also needs to be read in conjunction with the Island Plan and National Planning Policy Framework (NPPF).

Housing Policies

Issues arising from evidence and consultation

- 4.6 The Gurnard Neighbourhood Plan Steering Group consulted widely with parish residents and stakeholders on this topic and undertook a Housing Needs Survey. The remit of the focus group formed to look at this topic in detail included wider development and design issues.
- 4.7 The main priorities which had been identified by the Parish Plan consultation a decade ago in 2006 were again confirmed in residents' responses to the General Survey of 2012, particularly the desire to retain a 'green gap' between Gurnard and West Cowes; a desire to discourage further second home ownership and the belief that development other than small scale development to meet local need is a threat to village life.
- 4.8 The Housing Needs Survey estimates a small additional housing requirement (19 additional dwellings over five years) for local households, some of which need to be specialised for the elderly or households in ill health.

Relevant Island Plan Core Strategy Policies



Policy SP1 – Spatial Strategy designates Key Regeneration Areas and states that areas within or immediately adjacent their defined settlement boundaries are the most appropriate places to base growth in the island's economy and housing supply. It also designates areas as within Rural Service Centres or the Wider Rural Area. Here the Island Plan Core Strategy expects to see smaller scale development in sustainable locations, where a local need is identified.

- 4.9 Gurnard Village and seafront are currently situated within the part of the Medina Valley Key Regeneration Area defined by the Cowes settlement boundary. As such, the Island Plan (Policy SP1) supports development within and immediately adjacent to these areas of the parish.



Area Action Plan Boundary for the Medina Valley

Legend

-  Area Action Plan Boundary
-  Settlement Boundary



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Picture 6.1 Medina Valley Key Regeneration Area and Action Plan boundary

- 4.10 The remainder of the parish is not within the Key Regeneration Area; whilst largely rural, this part of the parish includes the developed areas of Gurnard Pines Holiday Village, as well as Gurnard Marsh and Rew Street. Except where they are located immediately adjacent to the Cowes settlement boundary, the Island Plan (Policy SP1) does not support development in these areas unless a specific local need is identified.
- 4.11 Neighbourhood Plan policies must be in general conformity with the strategic policies of the Island Plan.

SP2 – Housing. The Island Plan Core Strategy (2011 to 2027) provides for a total of 8,320 new dwellings for the Isle of Wight which is an average of 520 dwellings a year. The core strategy envisages that around 1,350 dwellings will be delivered within the Medina Valley Key Regeneration area.

- 4.12 Gurnard village is a separate settlement to Cowes, the character of the parish is rural and public opinion is consistent with 'wider rural area' policies rather than those of the Key Regeneration Areas.
- 4.13 Whilst acknowledging that residential development can take place within the settlement boundary, the plan requires that the housing should be consistent with the character and reflect the density of the surrounding development. Whilst Policy SP1 of the Island's Plan allows development immediately adjacent to the settlement boundary of Cowes(which as described above includes Gurnard Village), this Neighbourhood Plan is clear that the acceptability of any development adjacent to the settlement boundary must be fully informed by minimising the landscape impact of new housing outside the Gurnard Village envelope. In this respect, its finding is informed by the Landscape Assessment that identifies four sites at which development would have the lowest landscape impact. Whilst it does not allocate these sites identified in Policy E1 for residential purposes, the Neighbourhood Plan recognises that development in these areas would have the least impact on the landscape. Accordingly if development were to come forward on sites A and C which were identified as having the lowest landscape sensitivity, it would be preferable to other locations, which would have a far greater impact on the landscape setting of the village. Development of these sites would have to be consistent with other policies in the development plan.
- 4.14 The Gurnard Neighbourhood Plan policy H2 will rely upon the affordable housing policies contained in the Island Plan.
- 4.15 An issue that occurred frequently throughout consultation with residents was concern about the level of second homes and holiday homes found on the Island. The local resident policy clause in policy H1.3 reflects other local occupancy policies successfully introduced in neighbourhood plans on the Island and is designed to

resist new housing development being used as second homes or holiday homes on first sale or letting so that it is capable of meeting local housing need.

Gurnard Neighbourhood Development Plan Housing Policies

4.16 Based upon the consultation and the policy context described above the following Neighbourhood Development Plan Policies are proposed:

Policy H1 New housing development

H1.1 New residential development for Gurnard Parish falling within the Medina Valley Key Regeneration Area should be prioritised as follows:

- located within the settlement boundary where it shall be designated to reflect the character and density of the surrounding development or
- on Sites A and B which, Policy E1 identifies as having the lowest landscape sensitivity.

Residential development will not be permitted on any other sites unless:

- it is to meet identified local need or
- is on a site immediately adjacent to the settlement boundary and necessary to meet an identified shortfall in the delivery of housing across the Plan period is identified.

On sites in the Wider Rural Area residential development will only be supported where a local need can be demonstrated.

H1.2 Proposals should demonstrate how they provide the housing types, design and tenures that where appropriate meet local housing need especially the most recent housing needs survey for Gurnard, in particular the need for housing suited to the needs of older people.

H1.3 Development approved as meeting a local need, whether for market or affordable housing will be subject to planning conditions and/or planning obligations to require the first occupants to be existing residents of the Isle of Wight with a Gurnard connection meeting a minimum of one of the following categories:

- (a) A person who currently lives in the parish as their main residence and wishes to occupy another property within the parish;
- (b) A person who is seeking suitable housing in the parish because of long term illness or disability or to receive care and support provided by a professional provider or a friend or relative based in the parish;
- (c) A person resident in the parish for five or more years up to the age of 16;
- (d) A person who has for five years prior to such acquisition or occupation been in continuous full or part-time employment (excluding seasonal employment) in the parish or has accepted an offer of employment in the parish.

If after three months there is no purchaser or renter able to complete a sale or rental agreement the dwelling may be offered on the Local open market. If after a further three months there is no purchaser or renter able to complete a sale or rental agreement the dwelling may be offered on the open market.

If the dwelling is designated for affordable need and is managed by a registered provider the dwelling may be offered to other households within the Island's housing register if the dwelling remains unlet after six weeks.

In the case of essential agricultural dwellings, these are to be occupied by person(s) employed on the land in perpetuity, or by persons employed as rural workers.

Local Economy Policies (Business, Retail and Tourism)

Issues arising from evidence and consultation

- 4.17 The Gurnard Neighbourhood Plan Steering Group consulted widely with parish residents and stakeholders on this topic and undertook a business survey and a visitor survey.
- 4.18 The key findings were the need to sustain existing businesses through increasing trade with residents and visitors and to address gaps by the addition of post office and health care services into the village. Alternatively, access to services outside the village could be made easier by improving public transport links and making access roads safer. Other priorities were facilities for both residents and visitors especially young people. However, some residents felt that the limited range of facilities in the village was a price worth paying to preserve the character of the village. The role and sustainable future of Gurnard Pines was also an issue raised by the consultation process.
- 4.19 The visitor survey confirmed the role of the parish as being a peaceful place for people to visit to enjoy the natural environment.

Relevant Island Plan Core Strategy Policies – Business and Retail

SP3: Economic growth (abridged). Economic development will primarily be located in the Key and Smaller Regeneration Areas, with locally sustainable employment opportunities being supported elsewhere. Sustainable growth in the rural economy will be supported.

Relevant Island Plan Core Strategy Policies – Tourism

SP1: Spatial Strategy supports rural tourism related developments that accord with policy SP4.

SP4: Tourism (abridged). The Council will support sustainable growth in high quality tourism and proposals that increase the quality of existing tourism destinations and accommodation across the Island.

The Council also wishes to see the Island become an all year round tourism destination, which develops green and new niche tourism products, and development proposals should reflect this.

A loss of bed spaces through redevelopment or conversion to other uses will be permitted where it can be demonstrated that the use is no longer viable and that the premises/site has been marketed for at least 12 months at an appropriate market price.

Gurnard Neighbourhood Development Plan Local Economy Policies

- 4.20 The following Neighbourhood Development Plan Policies are proposed where planning permission is required. Some changes of use can take place without the need for planning permission under “permitted development rights” which is a blanket approval granted by legislation:

Policy LE1 Business and retail opportunities

LE1.1 The provision of business and retail uses through new build within the settlement boundary or conversion of redundant buildings, other than those changes of use allowed under Permitted Development, will be supported provided that the uses would not be detrimental to the amenity of residents or other neighbouring uses or harmful impact upon the landscape.

LE1.2 Change of use of business and retail uses to non-employment uses, other than those allowed through Permitted Development, will not be supported unless the existing use can be shown to be no longer financially viable. Prospective developers will be expected to provide evidence that the site has been marketed at a reasonable price for business or retail use for at least 12 months and that no sale or letting has been achieved.

Policy LE2 Provision of visitor facilities

LE2.1 Proposed development which promotes Gurnard as a visitor destination, providing new and improved facilities particularly for day visitors will be supported. Proposals in open countryside, outside the settlement boundary will need to demonstrate that the use needs to be located in the rural area, rather than be a visitor use more appropriately located within the urban area and will not adversely affect the surrounding landscape.

LE2.2 The loss of visitor facilities to non-tourism uses, other than those allowed through Permitted Development will not be permitted unless it can be demonstrated that the facility is no longer viable or the proposed alternative use would provide equal or greater benefits for the local economy and community.

Policy LE3 Gurnard Pines

LE3.1 Proposed development that provides improvements and extensions to the visitor facilities at Gurnard Pines as shown as Site C in Appendix 4 to improve its leisure offer to residents as well as visitors to the parish will be supported.

- 4.21 Proposals for the change of use of buildings outside the settlement boundary will need to comply with Policy DM8 of the Island Plan.

Travel Policies

Issues arising from evidence and consultation

4.22 Consultation revealed dissatisfaction with the frequency of public transport and the location of bus stops. There was also concern about parking on parish highways and the potential for this to put pedestrians at risk especially in summer when the number of visitors traveling by car exceed the public parking capacity and park in such a way that pedestrians are exposed to risk. The most recent Government advice on parking standards was issued by the Secretary of State in a statement to the House of Commons dated 25th March 2015, rejected the idea of maximum parking standards, as used by the Island Plan. The requirement to have minimum standards in the parish is justified to manage the local road network which already suffers from congestion caused by on street parking. There is considerable interest in creating footpaths and cycle-ways to provide safe routes between key locations in the parish.

Relevant Island Plan Core Strategy Policies

SP7 Travel: (*abridged*) The Council will support proposals that increase travel choice, provide alternative means of travel to the car and help reduce the impact on air quality and climate change. All major applications will be required to prepare and implement workplace, retail and school travel plans (as appropriate) and consider other schemes and initiatives such as Safer Routes to School.

Gurnard Neighbourhood Development Plan Travel Policies

4.23 The following Neighbourhood Development Plan Policies are proposed:

Policy T1 Private parking

New development must make adequate provision for off-street parking, taking into consideration the type of development and the accessibility of the location.

For residential development, a minimum of one off road parking space will be required for new dwellings that have one to two bedroom homes and two off street parking spaces should be provided for new dwellings that have three or more bedrooms.

Policy T2 Public parking

Proposals for additional public car parking will be supported in locations which will improve access to retail, community and leisure facilities. Particular consideration should be given to short stay parking serving Gurnard Primary School directly or providing parking near to the start of any future footpath linking the school to the village centre. Consideration should also be given to providing car parking for visitors to the parish and people with limited mobility.

Policy T3 Footpaths and cycle ways

Development proposals will be supported where they:

- a) Improve the existing cycleway and footpath network
- b) Provide connections between the village centre and the school
- c) Provide connections between the wider countryside and the coastal path.

Development proposals that result in the loss of existing footpaths and cycleways will not be supported, unless alternative provision of the necessary standard is made.

Community Asset Policies

Issues arising from evidence and consultation

4.24 Paragraph 9 of the Planning Practice Guidance in respect of open space, sports and recreation facilities, public rights of way and local green space states that such local spaces may be designated where they are demonstrably special to the local community. The Gurnard Neighbourhood Plan Steering Group consulted widely with parish residents and stakeholders on this topic and undertook a survey of community organisations. Key concerns were the lack of public health care services; facilities to support identified groups of residents - especially young people; and the protection of identified local green space.

Relevant Island Plan Core Strategy Policies

DM7 – Social and Community Infrastructure supports development proposals that improve cultural, educational, leisure and community facilities.

DM13 – Green Infrastructure promotes an Island wide multi-functional green infrastructure.

Gurnard Neighbourhood Development Plan Community Asset Policies

4.25 The following Neighbourhood Development Plan Policies are proposed. Note that regarding policy CS1 all relevant Neighbourhood Plan Policies will apply when proposals are considered.

Policy CS1 New community facilities

Proposals for appropriate health facilities to support the needs of local residents, new sport, community or recreational facilities will be supported subject to compliance with other policies in the development plan. There will be a presumption against the loss of any existing health, sport, community or recreational facility unless it can be demonstrated that the facility is no longer viable or the proposed alternative use would provide equal or greater benefits for the local economy and community.

Policy CS2 Local green space

The following sites are designated as local green space. Development will not be permitted on these areas other than in very special circumstances, for example, it is essential to meet specific necessary utility infrastructure needs and it can be demonstrated there are no reasonable alternative sites available.

- The old Gurnard Primary School orchard and playing fields off Hilton Road/ Cockleton Lane
- Gurnard Green on Gurnard seafront

Schedule of Local Green Space

Map ref.	Proposed Local Green Space	Proximity to community	Approximate area	Community value and significance
LGS1	The old Gurnard Primary School orchard and playing fields off Hilton Road/Cockleton Lane. (See map below).	Hilton Road, within village	0.6 ha	Historically used by Gurnard Primary School children now leased to the parish council. Intended to be enhanced for community recreation and leisure. Contribution to rural setting of Gurnard.
LGS2	Gurnard Green on Gurnard seafront. (See map below).	Adjacent to Princes Esplanade, within the village	0.8 ha	Used for community events such as Gurnard Regatta; important village landmark, gathering place for residents; contains formal and informal play space. Contribution to the setting of Gurnard and views to and from the shore and Gurnard Bay. In public ownership.

Policy CS3 Protection to assets of community value

Proposals that result in either the loss of the asset or will result in significant harm to the community's value of an asset will be resisted, unless it can be demonstrated that the operation is no longer economically viable. Developers will be expected to provide evidence that the building/ site has been actively marketed for at least 12 months and that no sale or let has been achieved.

4.26 It is proposed that the following sites will be subject to applications to the Isle of Wight Council for their inclusion on the Register of Assets of Community Value. That procedure is separate from the plan making process. However, once designated as Assets of Community Value, the policy seeks to protect these important community assets, which contribute to the life and vitality of the parish:

- Gurnard Marsh Dinghy Park, Marsh Road;
- Gurnard Sailing Club and Dinghy Park, Shore Road;
- Gurnard Scout Hut, Worsley Lane;
- Gurnard Village Hall, Worsley Road; and
- Spencer's Field, Tuttons Hill.

4.27 The protection of these assets will only apply once the application for their registration has been made. In the event that the Isle of Wight Council decides not to designate them, then the protection offered by the policy will no longer apply.

Location map of designated green space



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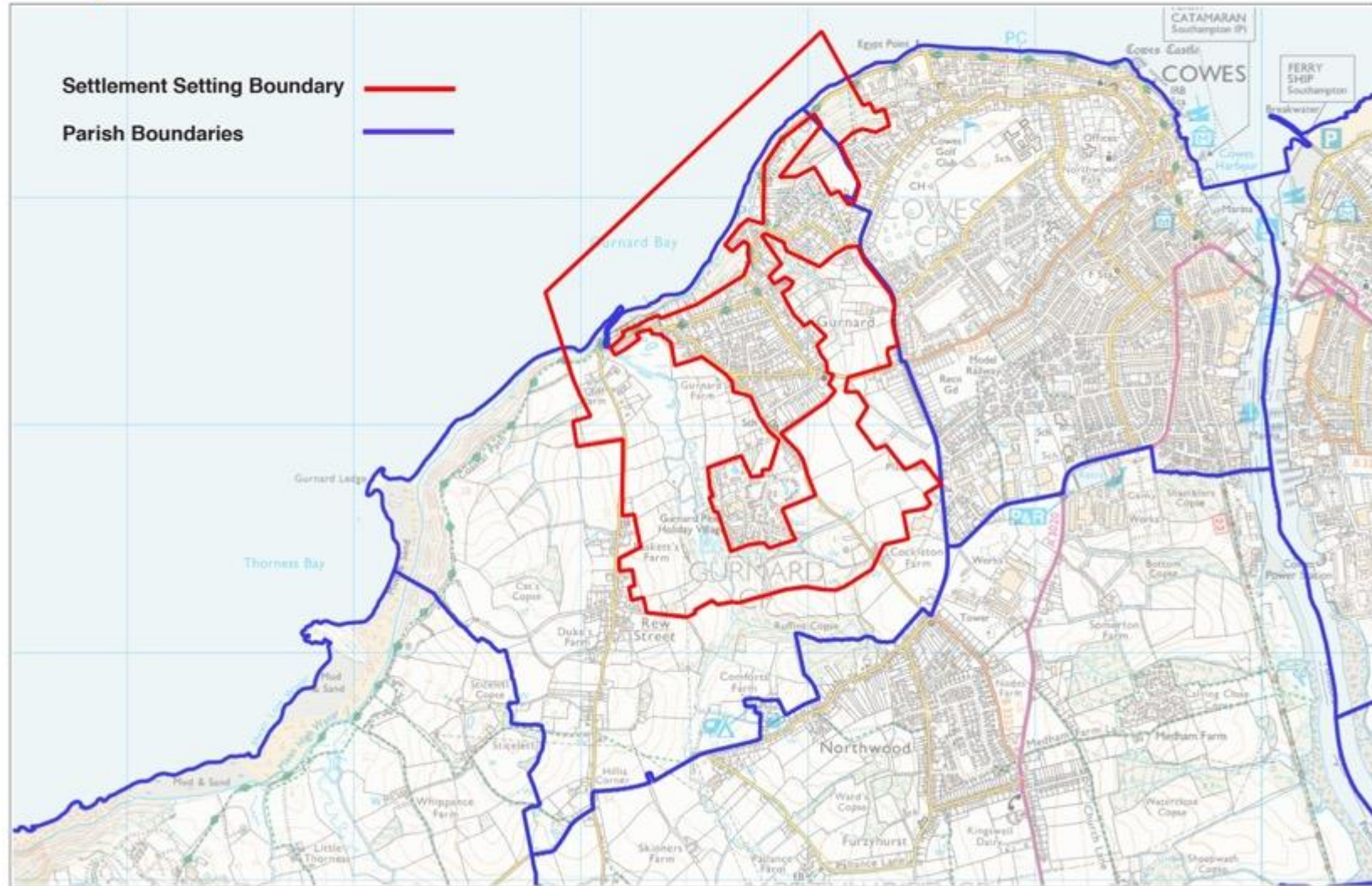
Heritage, the Natural Environment and Renewables Policies

Issues arising from evidence and consultation

- 4.28 The Gurnard Neighbourhood Plan Steering Group consulted widely with parish residents and stakeholders on this topic and undertook several surveys investigating wildlife and habitats. A Landscape Assessment was commissioned to identify the areas critical to preserving Gurnard's character and environment.
- 4.29 The Neighbourhood Plan general survey and the visitor survey revealed the importance of the setting of the village to residents. In particular residents' value Gurnard's:
- shoreline, beaches, and the open countryside, with its wildlife, woodland and country walks.
 - semi-rural, village environment which is free from large-scale developments, low housing density and has a mix of house styles.
- 4.30 Residents support:
- maintaining a 'green gap' to maintain a separate identity from West Cowes and Northwood;
 - protecting from development The Luck and Gurnard Marsh extending up through the fields between Rew Street and Lower Church Road and around Gurnard Farm;
 - protecting from development the shoreline between Gurnard and Cowes and between Gurnard and Thorness, including Gurnard Cliff and the woods by Winding Way;
 - protecting 'key views' that enable the above features to be enjoyed by residents and visitors;
 - protecting the Gurnard Settlement Setting from development that is capable of having a significant impact on the character and setting of Gurnard.
 - protecting the environment through energy generation that lowers the Island's carbon footprint without changing the character of Gurnard and its settlement setting. Initiatives should not threaten the safety of residents or their quiet enjoyment of the area through road vehicles, plant and machinery.
- 4.31 The Landscape Assessment divided the Parish into small areas of distinct, recognisable and common landscape character called Landscape Character Areas (LCAs). The landscape quality of each LCA was then assessed, as well as its potential to accommodate development without significant harm to that quality.
- 4.32 The Landscape Assessment defined a 'settlement setting' around Gurnard Village and Gurnard Pines which needs to remain undeveloped in order to maintain a

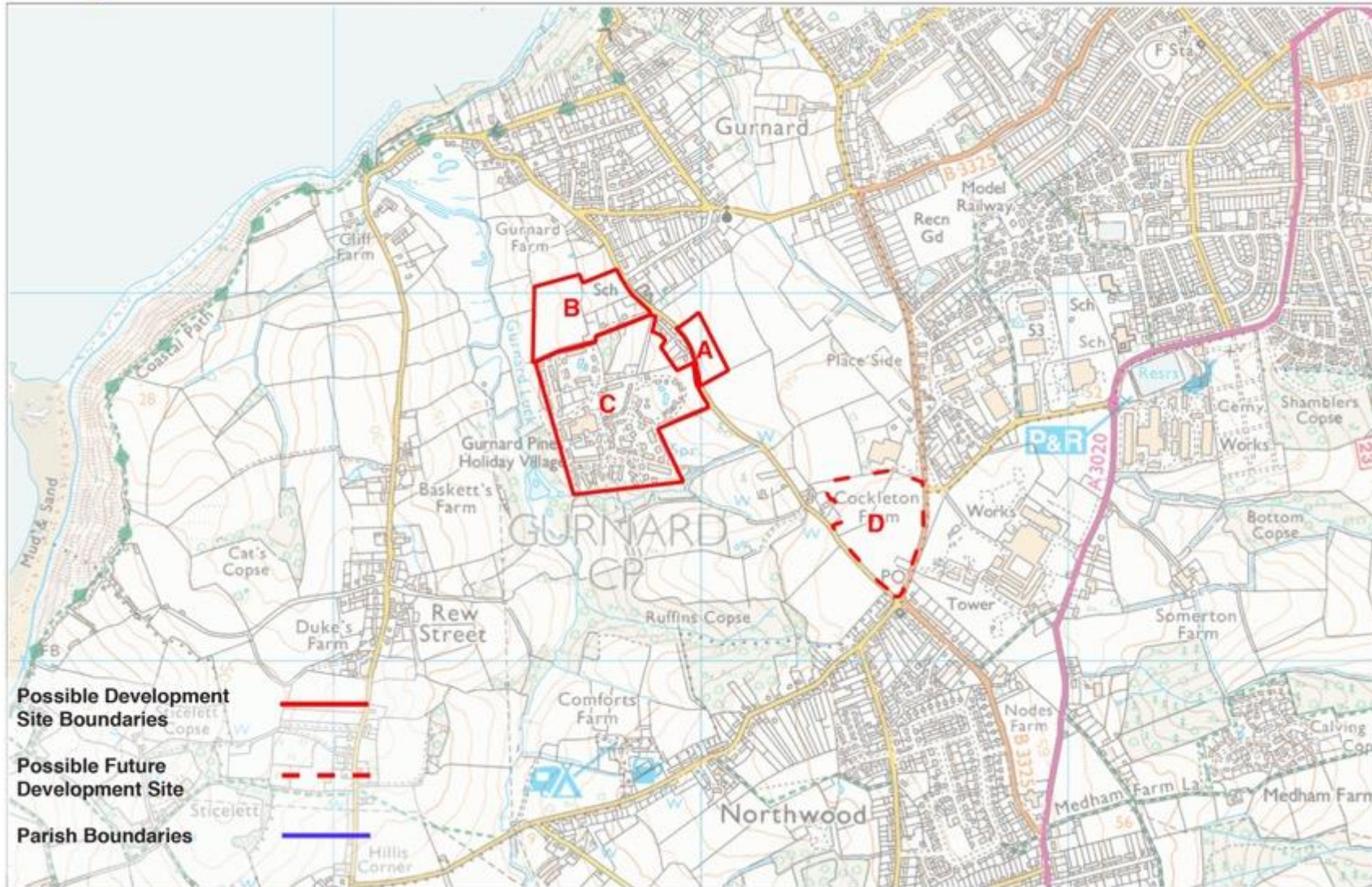
meaningful contribution to the settlement's existing character in the long term. This is mapped in Appendix 3 of the Landscape Assessment and reproduced below.

Gurnard's settlement setting



- 4.33 The Landscape Assessment also concludes that there is only limited potential to accommodate development within the wider rural area of Gurnard Parish, beyond the settlement setting boundary.
- 4.34 However, the Landscape Assessment identifies four sites that, if developed, would have the least negative impact on the landscape character areas of the parish and the settlement setting of Gurnard Village and Gurnard Pines. The evidence suggests that by directing future development towards these sites, the more sensitive areas of landscape will be protected and that a rural buffer will be maintained between Cowes and Gurnard. The four sites are listed in order, from least potential impact of development on the landscape to greatest potential impact:
- Cockleton Lane - site A;
 - Gurnard Pines Holiday Village - site C;
 - North of Gurnard Pines - site B; and
 - The area North of Northwood – site D.
- 4.35 The Plan does not however propose that the Gurnard Pines Holiday Village would be appropriate for residential development as Policy LE3 seeks to retain and develop the site as a visitor destination.
- 4.36 Site D is not being promoted for residential development within the plan period as representations have been received from British Aerospace which has stated that the development of this land would significantly impact on their ability to test radar over this land, “or may even prevent it completely” . They have stated that “should we be unable to continue with operations for technical reasons of obstruction and changes to our range of radar sight, this would fundamentally and adversely impact the role of the Cowes site and the employees thereon”. The importance of the BAE to the Island economy outweighs the benefits of residential development on this site, notwithstanding the sites identification of one of the four sites with lowest landscape sensitivity.

Sites where development would have the least landscape impact



- 4.37 The Landscape Assessment also draws particular attention to the essential role of the Jordan Valley (LCA 7) in maintaining the identity of Gurnard Village as separate from the town of Cowes:

“5.7.6 Some of the most important public views in Gurnard are to be seen in the Jordan Valley area. In particular, the lovely views west from Baring Road between Woodvale Road and Tuttons Hill to Gurnard Village across the small scale landscape of the Jordan valley clearly and emphatically define Gurnard as separate village and community. This separation is reinforced by the views coming down Tuttons Hill towards Gurnard Village together with the views to the north and south along the Jordan Valley from the lowest area of Tuttons Hill.”

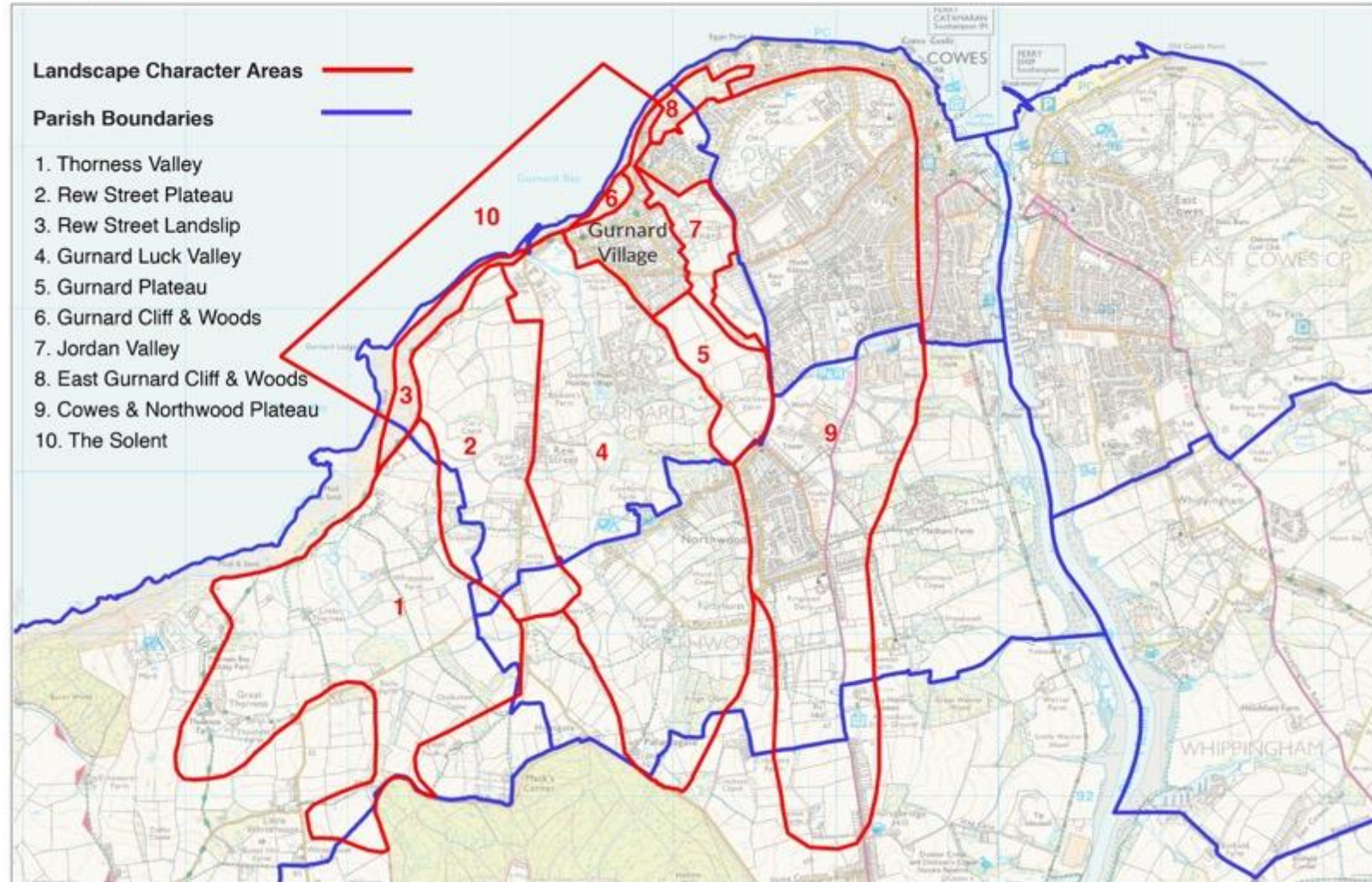
“5.7.7 Development within the Jordan Valley LCA would lead to further serious erosion of its small scale landscape. There are mostly only two fields separating Gurnard Village and Cowes...[and]...only one field separating Gurnard Village from the [recently permitted] Place Road Development.

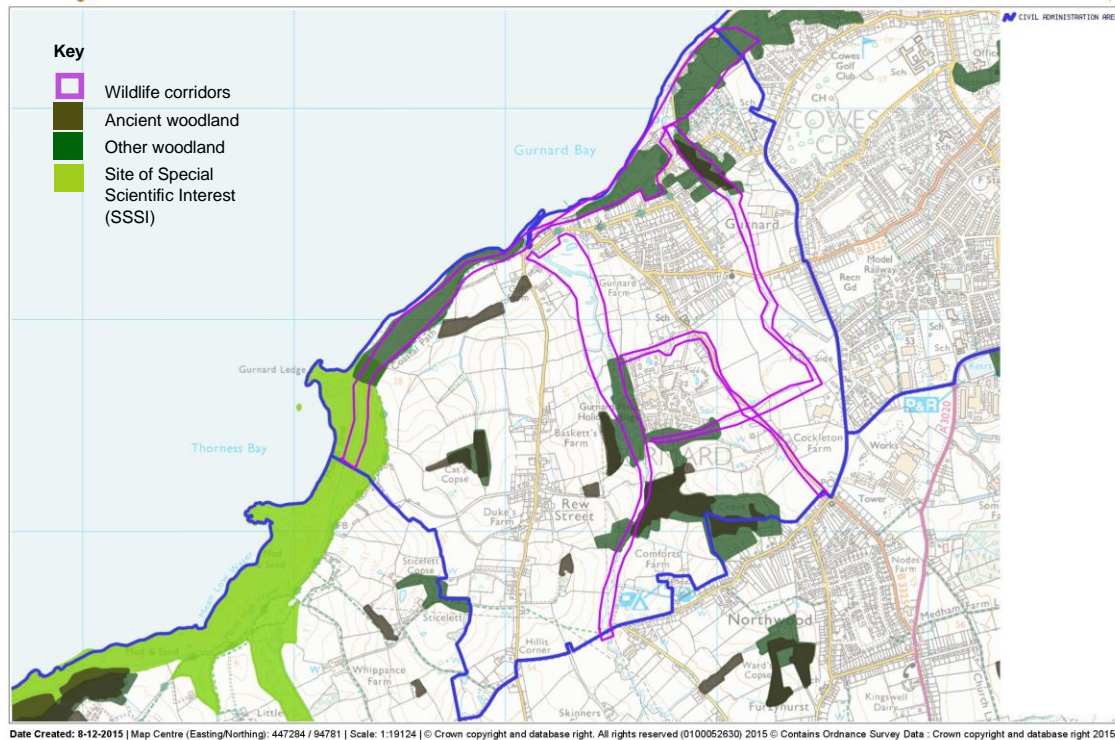
“5.7.8 Any further development within the Jordan Valley LCA would easily lead to the coalescence of Gurnard Village and Cowes.”

- 4.38 This evidence on the Jordan Valley is consistent with the views expressed by Gurnard residents through consultation.
- 4.39 LCA 8 East Gurnard Cliff and Wood also plays a vital role in helping to maintain the separation of Gurnard Village from Cowes and is identified by the Landscape Assessment as having an ‘important high quality landscape’. The role of the coastal strip of LCA 8 in separating Gurnard from Cowes has also been indirectly recognised by a Planning Inspector who, in allowing the most easterly development on the Gurnard seafront, noted that the site forms the entrance to the settlement of Gurnard and accepted its large scale relative to prevailing development partly on the grounds that it formed an ‘alternative gateway or bookend to Gurnard’ or punctuated its exit.²
- 4.40 The Neighbourhood Plan therefore seeks to maintain the open, undeveloped character of LCA 7 and that of the section of LCA 8 falling within the Parish boundary as green gaps.
- 4.41 Wildlife Corridor Areas were identified after a desktop survey using OS Maps and aerial photographs of the Gurnard parish. The corridors were selected as areas of appropriate habitat which provide a near-continuous connection between designated areas of high-value for wildlife and the wider countryside. These corridors will allow the free movement of species such as bats, red squirrel and dormice, reducing the threat of local species extinction.

² Appeal Decision APP/P2114/A/07/2056839 No. 24 and no. 25 and site adjoining Princes Esplanade, Gurnard, Isle of Wight PO31 8LE

Gurnard's landscape character areas





Relevant Island Plan Core Strategy Policies

SP5 – Environment The Council will support proposals that protect, conserve and/or enhance the Island’s natural and historic environments. All development proposals will be expected to take account of the environmental capacity of an area to accommodate new development and, where appropriate and practicable, to contribute to environmental conservation and enhancement. Development proposals will be expected to protect the integrity of international, national and local designations, enhance their features of interest wherever possible. Habitats important to the biodiversity of the Island will be protected in accordance with a hierarchy of nature conservation designations.

SP6 – Renewables – A range of renewable energies will be encouraged across the Island as the on-shore contribution to becoming self-sufficient in renewable electricity production. The Council supports domestic and medium scale, localised provision across the Island. Within areas of protected and sensitive landscapes, development should generally be small scale or community-based.

Gurnard Neighbourhood Development Plan Heritage, Natural Environment and Renewables Policies

4.42 The following Neighbourhood Development Plan Policies are proposed:

Policy E1 Landscape protection and green gaps

New development within Gurnard's settlement setting which could have a detrimental impact on the character and landscape of Gurnard Village and Gurnard Pines will not be supported.

In addition, any built development will be resisted within the Jordan Valley (LCA 7) and that part of East Gurnard Cliff and Woods (LCA 8) falling within Gurnard Parish in order to maintain the openness of this 'green gap' and prevent coalescence with Cowes.

Exceptions to this are:

- development within the following sites which are wholly or partly within the settlement setting and which have been assessed as having least impact on the identified landscape character areas and the settlement setting of Gurnard:

- Cockleton Lane - site A;
- North of Gurnard Pines - site B.

Development proposals for the above sites should incorporate mitigation of development impacts on the landscape and settlement setting identified in the landscape.

- buildings for agriculture or forestry;
- provision of appropriate facilities for outdoor sport or outdoor recreation, as long as it preserves the openness and landscape character of the local gap;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; and
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

Policy E2 Protect and Enhance Biodiversity

All development proposals should protect and enhance biodiversity by conserving, and where possible enhancing:

- Designated sites, protected species and ancient or species-rich hedgerows, grasslands and woodland.
- Wildlife Corridors (as shown on the Wildlife Corridor Map), which allow for the migration and transit of flora and fauna.