

Representation from St Helens Parish Council

St Helens Parish Council objected to the original planning application and, having considered the Proposals submitted for the Appeal, continue to **recommend rejection of the proposed development at Appeal**, based on the following summary representation:

1. **Guildford Road cannot meet the necessary traffic management requirements and the proposals represent a serious risk to public safety**
 - a) The Isle of Wight Council (IWC) has no legal authority over this private road (the authoritative body being the Guildford Road Street Managers Association) and, therefore, IWC do not have the authority to enact the TRO proposed by the Developer and requested by Island Roads in their related submission
 - b) Island Roads recommendations are erroneous as they are based on a Transport Report submitted by the Developer which contains fundamental flaws and errors, including a significant understatement of traffic flow volumes, which are materially higher than indicated
 - c) The proposed traffic changes will materially impact the use of the local Community Centre, restricting access to the public and delivery vehicles requiring curb-side parking, which is currently available through the Community Centre's 113 year ownership of the part of Guildford road fronting the Centre.
 - d) The proposed traffic changes will materially impact the safety risk to the public in terms of traffic and pedestrian flows due to the increased traffic flow and material issues of width & visibility, traffic flow disruption and access issues for emergency vehicles, all highlighted in IWC's reasons for rejection summarised by; **" Unfortunately the access issues were insurmountable. As such the application was not considered to be a sustainable form of development"**.

2. **The proposed development is totally inconsistent with local Community needs and Planning policy**
 - a) Proposals are not in-keeping with the area's designation for planning, materially adversely impacting the Village's designated Conservation Area
 - b) Overshadowing, Overlooking & Loss of Privacy to residents in adjacent designated Conservation Area (e.g. Eddington, Upper Green & Guildford roads), particularly from the two storey apartment blocks
 - c) Levels of Noise and Disturbance from the Proposal (including construction phase) will materially impact Residents in the adjacent designated Conservation Area, including Medical Centre
 - d) The site proposals are materially over developed (too high density) with very limited open space, and limited infrastructure (e.g. drainage) in addition to the fundamental flaw in road access
 - e) Adverse impact on local Community, particularly towards public infrastructure and services e.g.
 - local medical centre is over stretched
 - detrimental impact on the Community Centre, impacting public safety and financial viability
 - infrastructure issues (e.g. drainage) and significant parking constraints insufficiently supported
 - f) Insufficient public consultation (one-way information flow) with no recognition of feedback in Appeal
 - g) No benefits considered for the local Community, irrespective of the considerable magnitude of the development in relation to St Helens
 - h) Housing market supply is available for majority of proposed development.

3. **The proposed development does not meet IWC's planning strategy guidelines**
 - a) Proposals are not in-keeping with the area's designation for planning impacting the local green belt
 - b) The site Proposals are materially over developed (too high density) with limited open spaces and insufficient content on design and layout to allow decision making
 - c) Inadequate and deficient in detail on archaeological & heritage aspects for proper impact assessment
 - d) Does not address transport strategy with limited public transport service
 - e) Would be detrimental to the Island's economic strategy, by negatively impacting the area's contribution through tourism
 - f) **Does not meet IWC's requirements for a sustainable development**
 - g) False, misleading and erroneous information contained within the Application (including; traffic flow report, camp site use, heritage impact) and complete lack of impact assessment on the Community,

including impact assessment with recent local planning decisions, particularly significant tourist developments (i.e. Field Lane caravan park, Nodes Point holiday park, Priory Bay, Brading Marshes)

SHPC held an open evening to consider the original planning application, at which, an overwhelming majority of local residents supported the rejection of the proposals, citing many of the issues mentioned above.

Further Information

St Helens is a special and unique Village, with the second largest village greens (common land) in Great Britain, surrounded by countryside and downland with seeping panoramic views. It enjoys complete self-containment, with limited ribbon development to any neighbouring settlements. Although this development would materially heighten risk to longer term settlement boundary issues.

In this regard, St Helens is an important asset to the Island, as a vital area for attracting tourists, which materially supports the Island economy through jobs and inward expenditure, as demonstrated by the various thriving holiday camps situated in and around the Village, including the recent developments at Field Lane & Nodes Point and the recent planning approvals at Brading Marshes & Priory Bay.

St Helens has already witnessed significant expansion with the addition of Stonegate and numerous smaller developments across the Village, including numerous additional housing along Station Road and, consequently, has positively contributed towards the Island's housing needs. There are at the current time many houses for sale in the area, of all sizes and values.

The Village has positively contributed towards the Island planning needs to an appropriate level and major developments, such as the one proposed, would be significantly detrimental to the Community and Island at large.

Furthermore, the local community is stretched, as evidenced by the long waiting times at the Village surgery and also by the local infrastructure e.g. parking constraints around the Village, as discussed and evidenced during the recent public meeting in relation to the Application.

The proposed development would significantly and irreversibly erode the fragile balance between maintaining a Village eco-system that supports resident social living standards and supports tourism, the life blood of the Island economy.

The proposed development runs the significant risk of deteriorating the Island economy by granting planning permission for such development schemes that erode the character and context of such special and unique locations on the Island.

St Helens Parish Council support the Island's planning strategy towards the sustainable development of Affordable housing for local people, whilst ensuring the protection of our unique environment and landscape, such as found in and around St Helens which also supports the wider economy.