

# Parish Plan for Godshill, Isle of Wight



Our village from 2015 to 2020



# **GODSHILL PARISH PLAN**

	<b><u>Page</u></b>
<b>1 Executive Statement</b>	<b>2</b>
<b>Godshill Parish Map &amp; AONB</b>	<b>3</b>
<b>Godshill Conservation Area</b>	<b>4</b>
<b>2 The Natural &amp; Architectural Landscape</b>	<b>5</b>
<b>3 Community</b>	<b>7</b>
<b>4 Transport &amp; Traffic Challenges</b>	<b>11</b>
<b>5 A History of the Parish</b>	<b>14</b>
<b>6 Introduction to Consultation Documents</b>	<b>19</b>
<b>7 Consultation Document Summaries:-</b>	
<b>Community Spirit &amp; Parish Services</b>	<b>20</b>
<b>Education</b>	<b>21</b>
<b>Employment</b>	<b>21</b>
<b>Environment</b>	<b>22</b>
<b>Highways, Transport &amp; Access</b>	<b>22</b>
<b>Housing &amp; Development</b>	<b>24</b>
<b>8 Action Plan</b>	<b>25</b>
<b>9 Appendices</b>	<b>27</b>
<b>A - Original Questionnaire</b>	
<b>B - Supplementary Planning Document (SPD)</b> <i>(Adopted by the IOW Council June 2015)</i>	

# Executive Statement

In order to ensure that the views and aspirations of the residents of Godshill are recognised and considered in all matters relating to the Parish this “Godshill 2014 Parish Plan” document has been consulted on and compiled by a Committee appointed at a meeting of the Godshill Parish Council in February 2013.

The Plan describes the features of the village and the surrounding countryside. It contains parish historical and countryside notes, a description of current parish amenities, an evaluation of traffic issues, a summary of the findings of consultations with residents and an action plan. In addition a Supplementary Planning Document has been produced and included as an addendum to this document. This provides guidance for the design of all future development, large and small, in the parish. The aim of both documents is to ensure that any future development or change is influenced by the historical precedence of the parish and the residents’ vision and aspirations for the future.

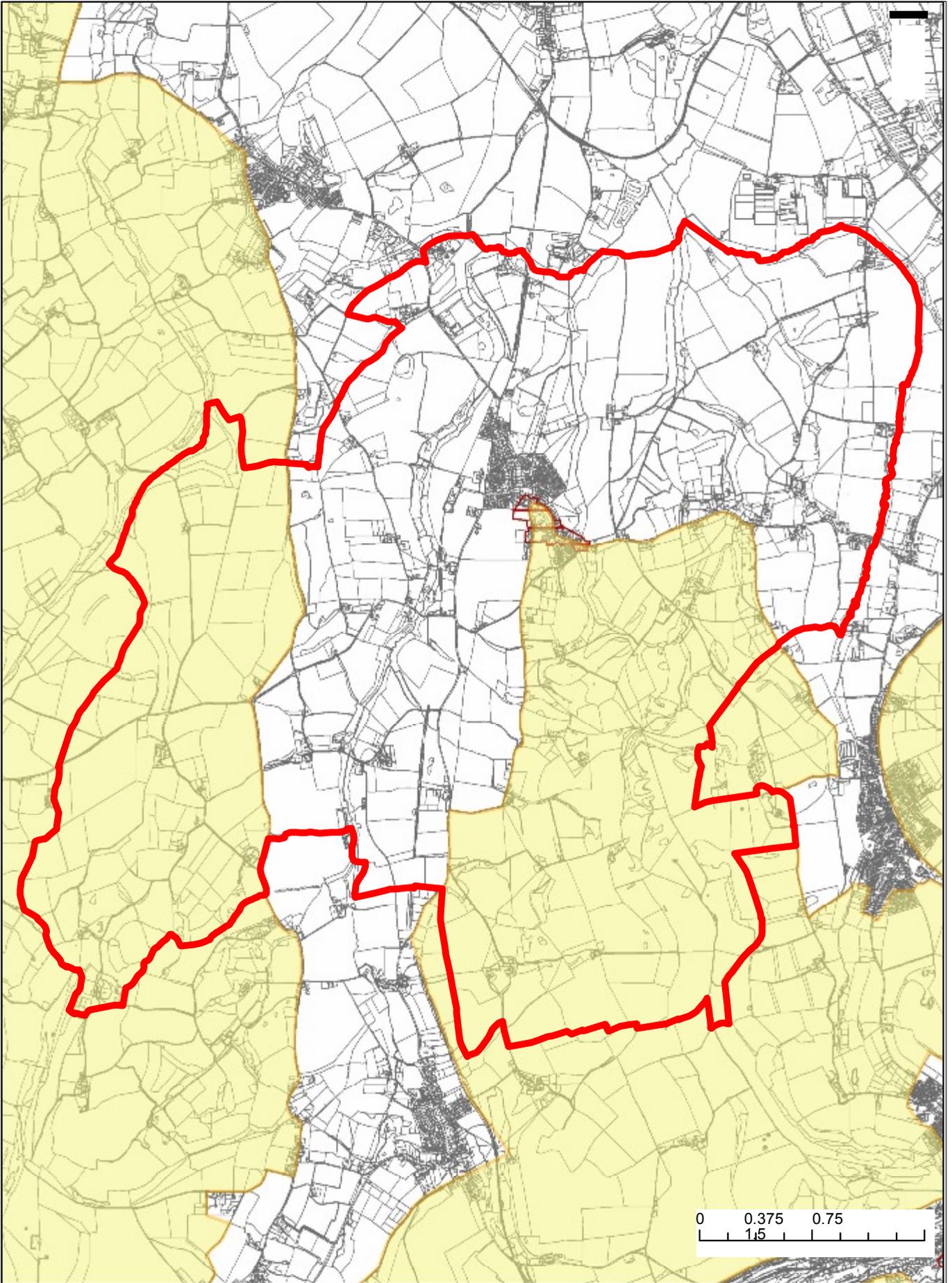
Over the centuries buildings have been altered, demolished and built anew as well as relatively modern developments creating the village and environs that we see today. Through all the changes a sense of history still prevails, albeit tenuously. Whereas once time passed slowly and external influences on the parish were minimal the advent of the industrial revolution and tourism brought swift changes that have put a strain on the environment which is adversely affecting the unique character of the centre of the village. These changes have not always been managed for the good of the parish. This document seeks to inject a measure of control, as dictated by residents of the parish, into the evolutionary process.

Godshill parish has at its heart a village where history and legend predate the Domesday Book. This should be borne in mind at all times when considering the future.

The objective of the Plan is to inform. To inform residents, planners and developers that Godshill is a vibrant community that has an excellent future and is a highly desirable place to live. It is also however, highly protective of its cultural heritage.

There is also a Supplementary Planning Document (SPD) included in the Plan as an addendum to it. This SPD has been prepared by Godshill Parish Council in collaboration with the Isle of Wight Council to provide guidance on local detail to the policies of the Island Plan Core Strategy. It formalises the community’s views within a document that will be referred to by Planners in all matters affecting the Parish of Godshill.



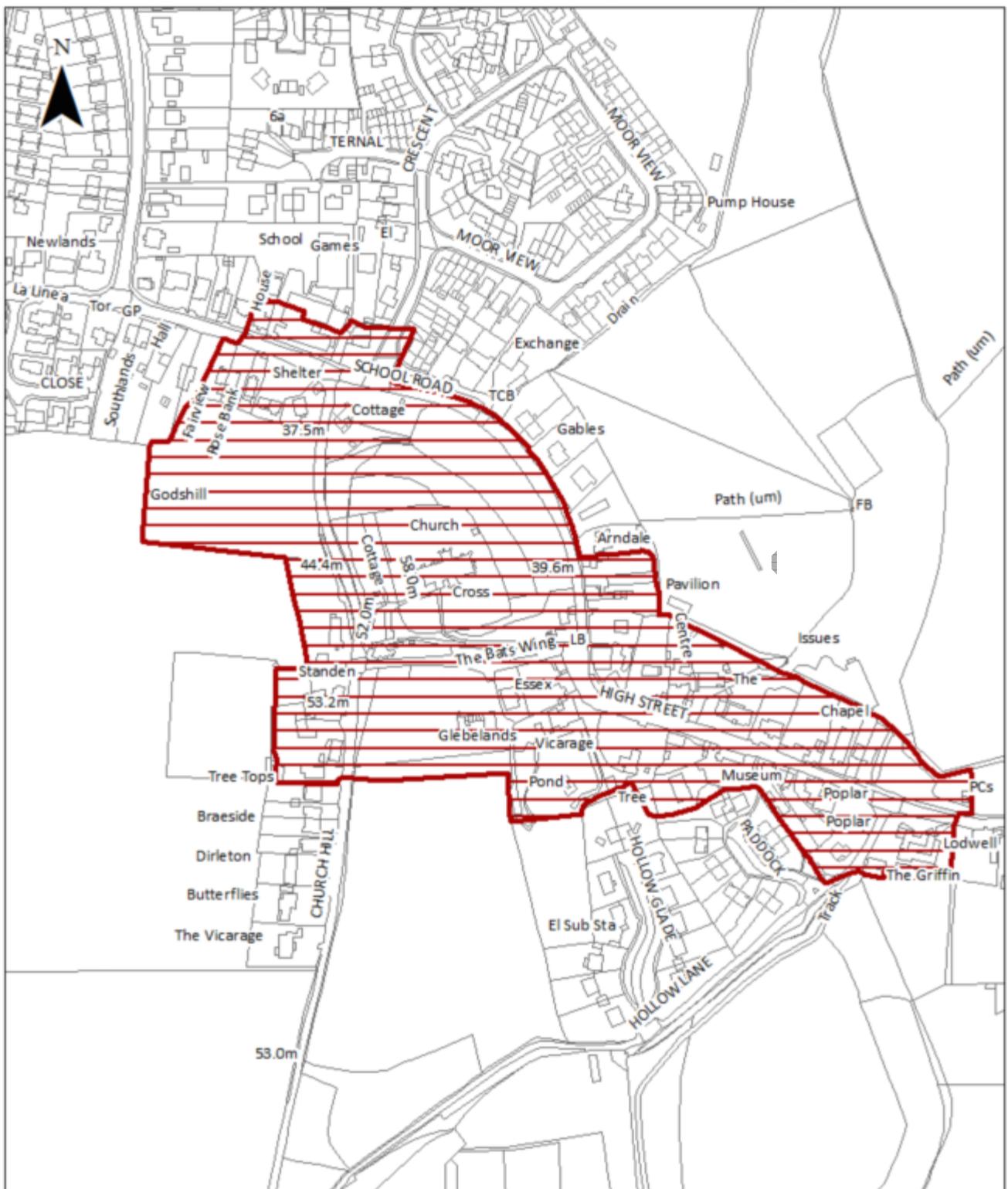


-  Parish Boundary
-  AONB
- 

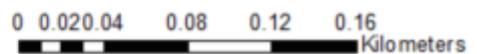


(c) Crown copyright  
and  
database rights

## Godshill Parish Map



## Godshill Conservation Area



(c) Crown copyright and  
 database rights 2014  
 Ordnance Survey 100019229



# The Natural & Architectural Landscape of Godshill

Whilst the village of Godshill is now famous as a tourist destination, the majority of the parish is farmland. The village has been a centre of farming since the middle ages and the Church bears witness to the Christian ideals of the inhabitants in the building of All Saints Church, which is now some 900 years old.

Many of the cottages were farm or agricultural workers homes, consequently they tend to be small spatially, with low ceilings and small windows. This tends to continue until the Victorians when heights increased and windows became larger.

The land varies in height between 25 metres in the area of Deacons Nursery to 225 metres at the Stenbury Down radio station. Stenbury Down and Appuldurcombe Down lie to the South East of the village of Godshill and to the South West is the start of St Catherine's Down and Hoy's Monument at an altitude of approximately 190 metres. The three chalk Downs in the Southern sector of the Parish dominate the area and the land rolls away from them in undulating fields, hedgerows and coppices. In the South East area there are areas of woodland, which add beauty and diversity of the area.

The ground is broadly speaking Lower Greensand, a form of sandstone, with a fertile surface soil that supports a very productive mix of farming. Bisecting the Parish is the River Yar which starts as a small stream entering just north of Southford and leaving to the north of Godshill village, swelled by land drains, as a larger stream making its way to Newport and the River Medina and the Eastern Yar.

Much of the land around the village is under arable use by the East Anglian company, Staples, producing a wide range of vegetables which are sold nation-wide. They are based at Scotland Farm where they have a large packing facility.



There are areas of sheep and cattle farming and during the 1980s deer were kept at Sainham Farm - reminiscent of earlier times when there was a deer park on the adjoining estate of Appuldurcombe.

There were two fruit farms during the 1970s at Lower Elliotts and Squirrels and the former still carries on at Apple View in Beacon Alley. Organic farming began on the edge of the Arreton Valley during the last 20 years with Godshill Organics only closing during 2012 and eventually replaced by the “Brownrigg Farm Shop” selling a full range of farm products, including chicken, duck, beef, lamb and pork; with turkey, geese and game being available over the Christmas period. Free range eggs are produced by Chestnut Farm in Bagwich Lane. These all feed into the growth of locally sourced eating venues for which the Island is becoming renowned.

A flourishing Cherry Orchard is sited on the slope behind The Griffin which sells produce across the Island and South Coast area.

The village of Godshill straddles the busy A3020 and is relatively compact. The older part essentially fronts the High Street and School Road and much of it, together with the area around All Saints’ Church, was designated a Conservation Area in April 1971 in order to protect its character and historical significance.

The conservation area is characterized by the individuality of its cottages and the setting in which they sit, with native trees in abundance, creating the quintessential “Chocolate Box” picture. Cottages are of random Island stone coursed with brick quoins, some painted, with thatching used as a roofing material in one of the most concentrated groups of this cladding on the Island. There is no clear building line as properties are individual and at varying distances from the road. Some are two storeys in height, some one and a half storeys high, with only three exceptions to this – the Church, the school and The Griffin pub. Many of the cottages access directly onto the road with little in the way of gardens, particularly along the High Street, although away from the road the well tended cottage gardens are a feature of the conservation area.

Unfortunately a certain amount of infill construction has been allowed in recent years that many consider is not in harmony with the older characterful buildings. These buildings are predominantly brick with stone quoins under tile or slate roofs. There is the perceived idea that the houses should have as much “old world charm” in the mistaken belief that the use of a measure of stone, leaded windows and off the peg materials add to this ambience.

This infill, together with traffic issues, is changing the appearance of and eroding the character of the High Street.

New house building began in the 1960s leading to the building of Dubbers, Hollow Glade, Jubilee Close, May Close, Moor View, School Crescent, St Catherine's View, Ternal Mead, Yarborough Close and Worsley Road.



# Community

## EDUCATION



Godshill Primary School – part of the Stenbury Foundation - provides pre-school and primary education, as well as out-of-hours activities for children during term time. A Toddler and Baby Club is also hosted there once a week.

An active parent association (FROGS – Friends of Godshill School) raises much needed funding. It is federated with both Chillerton and Rookley School and Wroxall operating under the one governing body.

Godshill Grammar School Endowment Foundation (Godshill Trust) is a small registered charity which provides grants to students in the “Ancient Parish of Godshill”. At one time, this charity ran the village allotments which were on ground at the back of the present school. It sold the original school building to the local authority in the last century. Another two local charities – Godshill Poor Widows and Gards Gift – were run until about the 1970s paying out £10 and £1.50/year respectively but these were finally amalgamated with the Godshill Trust.

## RELIGION



All Saints' Church, Godshill has services on Thursdays and Sundays, and offers a Sunday School as well as hosting concerts throughout the year. The tower has six bells, which are rung regularly by both a local team and visiting bell ringers.



Godshill Methodist Church holds weekly services with the additional facility of a Children's Church provided three times a month. Services are also held at Sandford Chapel on a weekly basis.

# Parish Amenities

The Village Hall houses the Parish Room where Godshill Parish Council meets monthly. There are six councillors who are all resident in the village.

An accountancy practice operates in part of the ground floor whilst upstairs the whole area is available for hire. The lack of parking and access for the elderly tend to restrict the various uses for the building and it is becoming less viable as a sustainable venue.



*The Parish War Memorial*

Godshill has a civil burial ground at Bridgecourt opened during the 1950s and run by Godshill Parish Council. It was felt at that time that additional space was required as the churchyard was almost full. More recently the lower level of the churchyard has been brought into use allowing for those with church connections to still be buried there.

The Parish War Memorial is sited in a Garden of Remembrance on the brow of Church Hill. This land was donated to the British Legion by the Earl of Shannon for a peppercorn rent. It had previously been sited opposite the school but it was found to be difficult to carry out the Service of Remembrance with the passing traffic.

The Scout Hut is used for Beavers, Cubs and Scouts, also an Army Cadet Corps. The building is also used as a base for visiting uniformed groups, Dog Agility and Training Dogs for Disabled People courses and is the Polling Station for all Elections.

There are two public open spaces in the village, the children's playing field off May Close and Central Mead which has recently passed (2013) from the now defunct Horticultural Society into the trusteeship of the Parish Council.

Godshill is one of the few villages to still have public toilets and is the only village to have a free public car park which when coupled with the free private car park provided by the Old Smithy offers space for a hundred plus cars and coaches.



*Red Squirrel Trail*

Munsley Bog – in part of the Children's Playing Field off May Close – is a Site of Interest for Nature Conservation (SINC). This is an area of wetland containing the rare Bog Myrtle and is currently managed by Natural Enterprise.

The Red Squirrel Trail for cyclists runs through the parish and walkers are catered for by both the Stenbury and Worsley Trails as well as numerous other footpaths and bridleways.

# Local Businesses

Deacons Nursery in Moor View is world-renowned for the quality of its fruit trees, which are supplied by mail order. They also deal directly with the public on the premises.

Staples, based in Lincolnshire, is a large contract farming concern cultivating cereal crops and operating a commercial vegetable growing and packing business from a site off West Street. They lease areas of land in the parish and elsewhere on the Island for this purpose.

A Skip hire and private waste disposal facility is based off Munsley Lane close to Kennerley Farm.

The RSPCA main kennels for the Island is located at Bohemia Corner.

Two catteries are in the parish – one at Sandford and the other in Bagwich Lane where there are kennels as well.

There is a riding school at Allendale. Stabling is also provided on various small sites plus a larger area at Cleveland Farm in Sheepwash Lane.

Equestrian items are sold at Sandford Tack.

A Service Station and small haulage business is located at Sandford.

A number of farms/orchards in the parish sell fruit, vegetables, meat and poultry products.

Brownrigg Farm has a retail outlet on Newport Road, fruit comes from Beacon Alley and there is a Cherry Orchard behind The Griffin pub.

There are numerous holiday cottage businesses in the parish as well as a number of dedicated bed and breakfast establishments.

# Tourism

Godshill has garnered a reputation as a desirable tourist village centred on the High Street and around All Saints' Church.



There are currently three dedicated tea gardens - the Old World Tearooms, The Hollies and the Willow Tree.

There are coffee shops run in conjunction with gift shops - The Old Smithy, The Bat's Wing, Christmas Cottage, Chocolate Island.

There are three public houses - The Griffin catering for families, The Essex café and restaurant and The Taverners Pub and Eating House which has won Michelin pub awards as well as being mentioned in the prestigious Alastair Sawday Guide.

The village also has other attractions - a Model Village and shop, Cider Barn, Chocolate Island as well as six other popular retail/gift shops.



A tourist information centre is operated by the Post Office in the High Street.

Appuldurcombe House is on the eastern boundary of Godshill and is owned by a local farming family with the support of English Heritage who assist with the maintenance of the house. There is also a shop, holiday cottages and Falconry Centre currently on the site.

## Village Facilities



The Village Shop and Post Office, which is run by Isle of Wight Community Ventures is a focal point for the village providing a community service as well as a tourist information centre.

A Doctors' Surgery at Yarborough Close runs mornings from Monday to Friday with opening from 2.30pm – 6pm on Monday and Wednesday as well.

There is a hairdresser and Spa Treatment Centre in High Street.

Central Mead, Godshill, used to be the venue for Godshill Cricket Club but they now use the cricket ground at Rookley for all their matches. Today the area provides a useful recreation ground for residents and for the village school to use as a sports field.

All Saints' Church offers community interest and remains open seven days a week to support tourism interest and the needs of the local population – often with stewards and guides on hand.

Godshill & Rookley Sunshine Club is currently using the Methodist Schoolroom for its twice monthly meetings. They have various speakers, entertainments, outings and competitions. The Godshill Elderfolk and Community Minibus is run by a Rookley resident. The service, which started 40 years ago for the use of the elderly in the village, operates on Wednesday and Friday mornings on a regular basis taking the elderly to various supermarkets in Newport and generally helping with their shopping and any medical assistance they require. The Newport (IW) and District Rifle Club owns an outdoor range with covered firing point at Sainham Farm and the IW Gun Club also operate in the Sainham Area.

With its large free car park courtesy of The Old Smithy, Godshill is the most visited village on the Island with many of the local attractions remaining open all year round.

# Transport & Traffic Challenges

The parish is rural by nature with just one 'A' classified road running through it – the A3020. Of the remaining roads, the Rookley to Niton road and the Whitwell road are generally wider than four metres with all other roads designated as country lanes or single track. Godshill village sits at one of the important crossroads on the Island, linking Shanklin, Newport and the south coast towns and villages and to a lesser degree the small villages to the west.

Bus services operate only on the A3020, and during the day there are four buses per hour in both directions. Two services pass through the village, connecting Newport and Ryde along different routes.

This public transport link could be regarded as a mixed blessing. The village is considered fortunate by some as it is included on both routes but the frequency of the buses is high and the road through the village itself is narrow and very busy, especially in the summer with the large number of visitors.

Buses stopping to load passengers in the High Street frequently cause congestion inciting dangerous passing manoeuvres in a narrow section of the road. Route 2 operates a 30 min service up to 18:00hrs throughout the week and Route 3 operates a 30 min service up to midnight throughout the week with an hourly service throughout the night on Fridays and Saturdays. Residents further away from the village centre have no alternative but to use their own transport.



There is a Godshill Elderfolk and Community minibus which runs on a Wednesday and Friday mornings to Newport entirely for the benefit of the elderly in the parish.

Just as the small rural roads are comparatively quiet, the A3020 is by contrast one of the busiest roads on the Island throughout the year and especially so during the tourist season.

The IOW Council has undertaken several traffic counts over the last eight years, the results of which are summarised below.

- Over a 15 day period between 4th & 18th May 2007 a total of 106,952 vehicles of all types passed in both directions. Approximately half this total passed in each direction.
- Over a 15 day period between 8th & 22nd September 2009 a total of 113,696 vehicles passed in both directions again, with approximately half the total passing in each direction.
- On the 29th March 2008 (Saturday), over the 24 hours 3,391 vehicles passed in the Shanklin direction. Of these 69% exceeded the speed limit.

On the 30th March, over the 24 hours 2,804 vehicles passed and of these 65% exceeded the speed limit.

On the 31st March, over the 24 hours 3,818 vehicles passed with 74% exceeding the speed limit.

In the Newport direction over the same period the numbers were virtually the same but they were noticeably slower. This can be accounted for by the fact they were approaching a bend opposite The Model Village.

These statistics are of course not current and they are unable to differentiate between types of vehicles. However, they serve to illustrate how busy the A3020 was then and how fast moving all traffic tends to be along a street that has not, apart from a small area at the start of School Road, been widened since mediaeval times. The street was designed for the horse and cart but is now having to cope with vehicles that have no restriction on their size or weight and can travel at excessive speeds and in numbers greater than ever.



The High Street is very narrow and there are sections where large vehicles cannot pass abreast. This problem is exacerbated by a lack of pavements, and by vehicles, including large delivery vehicles, stopping in restricted areas and blocking pavements, impeding the passage of vehicles and pedestrians.

Due to the close proximity of the houses to the roadside, particularly in the High Street, pedestrians are forced to funnel through some very narrow passing places. Vehicles therefore often struggle for space through the village, particularly during the busy tourist season when the village becomes extremely popular with visitors. These include school parties (70 plus schools visit The Model Village), those with disabilities and parents taking children to the local school.

Although there has not been a fatal accident, there have been numerous minor accidents involving pedestrians and property, many of which go unreported. As recent as July 2014 a Russian student was knocked down on the bend opposite The Model Village, fortunately he suffered only slight bruising. In the same month two elderly people fell in their attempts to avoid vehicles.

Buildings as well as people have been struck by protrusions from vehicles, wing mirrors being mostly to blame. Four properties on the High Street have been struck at various times as well as walls scraped. Deposits on the roadway are splashed on to the walls of buildings by the passage of vehicles at speed, especially larger vehicles such as buses and tractors. In July 2013 a car struck and partially destroyed a bus stop canopy in School Road, which could have been very serious had there been anyone waiting at the stop at that time. These are but a few examples of the incidents over a brief span of time. With traffic numbers continually on the increase this issue is a main cause for concern for all members of the public and an ongoing high risk issue.

A further problem with heavy vehicles travelling so close to buildings and especially at speed is that the predominantly low frequency sound levels they produce does cause resonance of exterior and interior building elements which can be very unpleasant and unacceptable to inhabitants of the buildings. The same vehicles also induce ground-borne vibration due to the irregularities of the road surface and although not normally of an amplitude to cause structural problems they may, in extreme cases, result in minor superficial damage. Such damage should be evaluated on the basis that many of the buildings affected are listed and it is the IOW Council's duty to protect this heritage.

Certain actions have now been taken by the IOW Council to address the issues raised. A speed policy document entitled "Setting Local Speed Limits 2014", primarily aimed at reducing the speed limit to 20mph in selected areas, has been approved for implementation in the 2015-16 financial year. We have yet to hear which areas will benefit from this policy change.

As far as Godshill is concerned the majority of residents of the parish agree that the most appropriate way to alleviate the traffic dilemma is to impose a 20mph limit along School Road and the High Street, and ideally, to pedestrianise the centre of the village. This latter idea would involve building a bypass, which is recognized as an ambitious goal but one which would be highly effective from all viewpoints. Traffic calming measures could be considered, trialed and applied to help alleviate the problems in addition to a 20mph limit.

Through the Parish Plan and the Parish Council there is now a good opportunity to make a further, concerted effort to lobby for a 20mph limit through Godshill as a start to resolving our transport/traffic challenges.



# A History of the Parish



Godshill is one of the ancient parishes that existed before the compilation of the Domesday Book (circa 1085), the first recorded spelling being Godeshulle. The church was given by William FitzOsbern, who died in 1070, to the Abbey of Lyra in Normandy.

In 1090, Richard de Redvers, Lord of the Island, gave the Manor of Appuldurcombe, which comprised the best part of the parish of Godshill, to the Abbey of Montebourg in Coutances, Normandy. It was originally a small priory of Benedictine monks, situated a short distance from the present ruin.

The house and lands came to the Worsley family through the marriage of Anne, daughter of Sir John Leigh to Sir James Worsley. In 1557, Dame Anne willed 20 marks for erecting a free Grammar School in Godshill but this was never built and the old Chantry Priest's House continued to be used. In 1824 the old school was pulled down, the Old Vicarage built in its place and the school rebuilt in its present position by Lord Yarborough and restored in 1848 as a misappropriated Grammar School under a scheme of the Charity Commissioners. The school records for the 1880s show that children paid between 1d and 4d per week to attend, depending upon the father's occupation and were kept at home to work in the fields during harvest times. The headmaster was paid £13 per quarter.

Stenbury Manor, originally surrounded by a moat was the seat of the de Aula family soon after the Norman Conquest. It was pulled down and rebuilt in the 16th century and the moat was filled in during 1727.

Various other smaller manors include:

- Bagwich, which is listed in Domesday under the name of Abaginge and is situated on high ground overlooking the valley of the eastern river Yar to the north west of Godshill;
- Bathingbourne, an ancient manor first mentioned circa 960. In the 16th century, the owner, Mr Basket, exchanged it for Apse Manor;
- Bridgecourt - not a Domesday manor - was first mentioned in the 13th century, taking its name from a bridge over the river Yar;
- Lessland - one of the manors reverting to the crown in 1075 following the rebellion of Roger de Breteuil. The current building was erected in 1722 with the front being rebuilt in 1829;
- Roud - originally a Norman manor, which was rebuilt in the 17th century and later Victorianised;
- Sandford - one of the many valuable manors owned by the king in 1086 and previously owned by Edward the Confessor. It is now a small farmhouse with good stone outbuildings.

All Saints' Church dates largely from the 14th century and is the fourth on this site. Sir John Oglander, historian of the 17th century, says in his memoirs that the first church "wase bwylt in ye rayne of King Edward the Confessor" (1042-1066).

The hill on which the church stands was once a place of pagan worship and legend tells that the building of a church was begun at the foot of the hill but that on three successive nights the stones were removed unseen to the site of the present church. Work was restarted on the first two mornings but on the third day it was assumed that God wished the church to be built on the hill, hence the name Godshill.

All Saints' is renowned for its mid-15th century mural of the Lily Cross, painted over during the Reformation, but it was rediscovered in 1842. The church has a peal of six bells which were recast in 1887 from the old peal which had been recast in 1815. The village gun of 1543 was cast into the tenor bell. The bells are regularly rung by local and visiting bell-ringers.

The cluster of cottages by the church are reputed to have been built in the 15th century, possibly to house the masons rebuilding the church. The Old Bell was once the Bell Inn and continued as a public house until the late 1920s; Church Hill Cottage was a smallholding with dairy produce being sold from a room at the front; whilst Church Gate Cottage may have been the Sexton's cottage.



The present Hill Cottage was originally four labourers' cottages but was purchased between the wars by a Madame Beryl Dupigny, the niece of the Earl of Shannon, who operated it as an antique/show cottage. Queen Mary visited on a regular basis and took tea at Essex Cottage. Another royal visitor to Godshill was Princess Beatrice bringing her daughter, Queen Ena of Spain to The Griffin, also for tea.

The Glebe area to the south of the church belonged to the church until the 1920s, previously also incorporating the land at Squirrels together with an adjoining field. Early maps show a Parish Room on the north-west aspect of the Glebe and this was presumably the forerunner to the current Village Hall, which opened in 1928. Part of the hall had been a boot repair shop, which ran into financial difficulties! Sidney Luniss from Redhill Lane bought the hall for £300 and extended it to make it the hall it is today. The kitchen and cloakroom areas were added more recently. The downstairs area has been variably the Doctors' Surgery, Parish Room, Godshill Sports & Social Club, a dance school and presently an accountancy practice – evidence of the community need for such facilities. Yeomans (formerly The Homestead) was the farmhouse for the Glebe.

The War Memorial was originally situated directly opposite Godshill School in the frontage of Rosebank and moved to the Garden of Remembrance on Church Hill in 1999 after the land was donated for a peppercorn rent by the Earl of Shannon.

During World War 2, four bombs fell on Godshill Park Farm, causing blast damage, whilst a Junkers Ju88a crashed near Bridgecourt Farm resulting in three occupants captured and one burned to death. The casualty was the highest ranking Luftwaffe officer shot down on the Island - Oberst Dr Fisser, Kommodore of Orly-based KG51.

The searchlight site at Godshill was bombed and a high explosive bomb from a Focke Wolfe Fw 190 fell near disused Bridgecourt Mill, seriously damaging the building but causing no casualties. This was the last bomb dropped on the Island by a manned German aircraft. The First Aid point in Godshill was the Parish Hall.

During the war, British soldiers were billeted at The Hollies whilst Italian prisoners-of-war were housed at Godshill Park.

The eastern part of the church mound between Chocolate Island and Bramble Cottage was a very productive market garden during the war and the land forming part of the school grounds and Central Mead was used for allotments.



The Hermitage, built in 1813 was the home of Michael Hoy, a merchant trading with Russia, who was Sheriff of London 1812/13. He erected the Hoy Monument in Chale Parish to commemorate the 1814 visit of Tsar Alexander. The house was burnt down in the 1860s but rebuilt in 1895. A later tenant added a further plaque to the north side of the monument in memory of soldiers in the Crimean War. The Hermitage subsequently became the first Island Youth Hostel in 1935.

On the hill to the south of Godshill is the obelisk erected by Sir Richard Worsley in 1774 in memory of his ancestor, Sir Robert. Originally 70 ft high, it was badly damaged by lightning on 13 March 1831 but was restored in 1983 by Gen Sir Richard Worsley with assistance from the Isle of Wight Council and Godshill Parish Council.



Candles and oil lamps were the main source of light until gas came from Shanklin. Electricity did not arrive until 1956.



The railways arrived in 1875 but ceased running through Godshill in 1952 when the Merstone to Ventnor West line was closed under Dr Beeching.

Godshill became a Civil Parish under the Local Government Act 1894, which enabled parish councillors to become elected in all rural parishes with more than 300 electors.

The Poorhouse in the village closed in 1770 when St Mary's Hospital was built to house all the poor of the Island.

Bridgecourt Mill was shown on a map of 1759 as Bridge Mill but now only the ruined walls remain. A long millpond was created west of Bridgecourt. Bridgecourt Cottage was a former brewhouse.

Godshill village was a very traditional rural village and developed as a service to the farming community, a community made up of smallholdings with mainly cattle. In the 19th and early part of the 20th century, as well as The Old Bell Inn, there was The Griffin Hotel; a blacksmith (now The Old Smithy); a carpenter/undertaker; a grocers and clothing store (now The Bat's Wing); two stonemasons; and a bakehouse (now The Taverners) getting its flour from Bridgecourt Mill.

The post office has been at several venues, starting in Leal's Bakery Shop (The Taverners), moving to Syringa with all dealings being carried out through the window of the building, then to Welcomes (now Chocolate Island) and finally to its current location.

In the 1950s, the late Mrs May donated land off Newport Road for the use of the youth of the village. This is now the village playing field. An area of the field for a scout hut was granted by the Charity Commission, with a covenant that its use should be restricted to the youth of the village. A triangular portion of this land to the south was sold to a local landowner with the monies received being invested in the playing field.

A second open-space in the village - Rongs Field now Central Mead - was under the Trusteeship of the Horticultural Society until 2013, when responsibility was handed over to Godshill Parish Council. For many years, this was where the successful Summer Horticultural Shows were held on the first Wednesday in August and was also home to Godshill Cricket Club, until its move to Rookley in search of better facilities.

The Old Smithy was the first additional attraction to places such as Essex Cottage, The Hollies, The Old Bell, The Old World, Shamrock Cottage (opposite The Griffin and now burned down) and The Willow Tree serving teas, with the forge selling its first lucky horseshoes in the 1950s. This complex grew steadily over the years, incorporating The Herb Cottage with the eventual expansion on the car park of the present buildings.



Godshill Model Village was opened in 1952 depicting Godshill and Shanklin Old Villages on a scale of 1: 10.

Daisy Daisy in the Square was at one time the garage to Pound Farm with the house and village pond itself being situated at the top of Church Hill (now Pound Cottage). The farm itself at that time ran right down to the Whitwell Road.

Tor Cottage (once Orchardcroft in West Street) was a farmhouse using land in the Jubilee Close and St Catherine's View area.

The Newport (IW) and District Rifle Club owns a fully Home Office licensed 20/25 yds outdoor range with covered firing point at Sainham Farm. Prior to their purchase of this land in the early 1950s, they used a portion of Rongs in the village. The IW Gun Club also operates in the Sainham area.

In August 1968 the first IW Festival was held at Ford Farm, and attended by 10,000. On a stage constructed of two trailers, acts such as Jefferson Airplane and T Rex performed. It was considered the first great UK rock festival, even though only running for one day.

There are two hamlets in the Parish, Roud and Sandford, and until the 1970s, Rookley was a ward of Godshill Parish Council.

# Listed Buildings & Structures

<b>GRADE 1</b>	Appuldurcombe House All Saints' Church	
<b>GRADE 2 *</b>	Freemantle Lodge Gateway to Appuldurcombe	
<b>GRADE 2</b> (Appuldur- combe Estate)	Lodge to Appuldurcombe Ice House Stables Park and Gardens	Walls to North-East, North-West, South-West and Entrance Wall Obelisk on Stenbury Down
(Bridges)	Bow Bridge	Bridge over the River Yar at Beacon Alley
(Church)	15 Chest tombs at Church Billingham Memorial John Combs and three unnamed Old Cross	Monuments to Thomas & Rebekah Hardley Memorial to Anne Garde
(Buildings)	Bridgecourt Bridgecourt Cottage Bagwich Churchgate Cottage Coach House French Mill Godshill School Great Appleford Little Stenbury Nodyhill School House Standen Stone Cross Cottage The Bat's Wing The Cottage, Sandford and pump Yeomans Chocolate Island	Cherry Thatch, Roud Church Hill Cottage Essex Cottage Fairfields Gatcliff Godshill Park House Lessland Farmhouse Methodist Church Roud Cottage Sheepwash Farmhouse Stenbury Syringa The Herb Cottage The Griffin The Old Bell Former farm at Stenbury (now a store)
(Farm Buildings)	Barns at Bagwich, Fairfields, Great Appleford, Lessland, Old Vicarage, Sainham and two at Stenbury Former Hackney horse stables at Lessland with hayloft above. Row of six pig sties at Stenbury Stable block at the Hermitage Stable and Hayloft at Fairfields	

# Consultation Documents

## INTRODUCTION

These documents offer summaries of the views sought through the following consultations:

1. Questionnaire available to all households in the parish in September 2012. 84 completed questionnaires were returned which is approximately 12.8% of the households in the parish. (See Appendix 1 for a copy of the original questionnaire which includes a summary of all responses)
2. Comments discussed and noted by visitors to the Summer Fete held in Central Mead in July 2013. 87 comments received.
3. Comments discussed and noted by visitors to the Parish Church Fete in August 2013. 43 comments received.
4. Comments from the school.
5. Comments from the Sunshine Club.
6. Housing Needs Survey conducted in February 2014. 49 completed surveys were returned which is 7% of the households in the parish.

Within the summaries the figures expressed as percentages are those derived from the original questionnaire. They are the percentage of respondents to individual questions and, as not all the questions were answered by everyone, the figures are not a percentage of the total respondents. The conclusions drawn are supported by those comments received at later consultations.

Summaries are:-

## **Community Spirit & Parish Services**

### **Education**

### **Employment**

### **Environment**

### **Highways, Transport & Access**

### **Housing & Development**

# Consultation Document

## Summaries

### Community Spirit & Parish Services

The wide variety of clubs and events attended by residents in the 12 months leading up to the questionnaire indicated there is a demand for such facilities.

Suggestions for additional facilities to improve the play and leisure opportunities for under 18's included: - a youth club, skateboard park, indoor bowls, drama group and better community facilities on Central Mead, which is currently having use developed by the local primary school (2013).

If we are to meet the aspirations of everyone the key is to use **Central Mead**. This is an area which has only recently come under the control of the Parish Council and is a natural venue right at the centre of the village. The perception is however, that there is a lack of resources, including support or leadership, to organize such facilities.

When respondents were asked if they used the **Village Hall** 77% said never with the remaining 20% up to twice a month and only 3% weekly. It is obviously sparsely used and yet 71% of respondents say it is essential! The implications are if the Hall was improved in terms of being more welcoming, improved access and parking then use of the Hall would be encouraged. Resources would need to be committed to check the structural and cost viability of achieving this if it is indeed seen as an essential village asset. A further view suggested selling the Hall and constructing a new one on Central Mead, but parking arrangements would need to be negotiated.

When respondents were asked if they used a **village shop** 94% said yes. As the same percentage said yes to using the post office it is assumed they have been interpreted as being one and the same. The post office is obviously a focal point for residents with a large percentage of the population as well as visitors using it on a regular basis.

The **mobile library** received a small measure of support with 14% of respondents saying they used it. It would be useful to know whether this percentage has changed from what it was before the advent of the internet and e-readers in order to determine its true popularity.

On the question of what other services are desired the two items raised were **recreation facilities** and **facilities for the disabled**.

On **communications** the Parish Magazine and the County Press receive equal billing as the main source for checking what is going on in the Parish. The village notice board is viewed as less a source. There were several comments re lack of visibility of the notice board in its current position and it is obvious that thought should be given to changing the position/orientation of the notice board to make it more conspicuous.



## Education

Over 90% of respondents strongly felt that Godshill Primary School is very important and critical to the village community. It is held in high regard.

38% of the respondents said they or their children attended the village primary school. However 92% of the respondents said neither they nor their children were involved in secondary education.

There appears to be no call for any educational needs beyond primary in the parish, which ties in with the Islands overall plan for secondary education being concentrated in larger schools in larger towns.

The school is however proving to be very popular and is close to its capitation allowance. If there should be an opportunity to expand into a purpose built facility, as in a structure incorporated into a housing development, it should be taken.

There were comments on improving communication between the school and the community and it is anticipated that the possible development of Central Mead and the village website will provide opportunities for this.

There appears to be no appetite for adult educational facilities.



## Employment

Retired people form the largest percentage group in Godshill, followed closely by those in employment and then housewife/househusband. Unemployment is less than the Island average at approximately 2.5%.

12% of the respondents indicated they worked in the parish and of those who commuted there was no appetite for working from home even if the opportunity arose and the facilities were made available. It was a similar response to the question "Would you consider starting your own business in the parish if facilities were available", 12% said they would.

The indications are that there is adequate local employment but in response to the question "What sort of employment would you like to encourage" business responses were - Care Work, Farming, B & B and Riding School.

Overall there was scant indication for improved facilities in the parish to run personal businesses or indeed to operate on a personal level. However there were suggestions to introduce more flexible opening of retail and business units and also prioritising employment opportunities for local people within the local businesses.

Later comments indicate that superfast broadband and improved mobile phone coverage would enable businesses to operate more efficiently and remove a frustration that several residents have voiced.



## **Environment**

By far the greatest environmental concern is dog fouling followed by general litter and rubbish dumping. Air quality, water quality, sewage and drainage, and light pollution were less a concern which is perhaps a little surprising considering how important these items are treated nationally. This is especially true of air quality, which is undoubtedly affected by the amount of traffic passing through the village. The Parish Council needs to acquire technical support to assess the situation more fully.

Recycling facilities were appreciated but there were requests to extend the current recycling facilities to include wood and electrical goods.

Signage was another point raised by respondents. When clarifying this point it transpires it refers not only to traffic related signs but business signs in the village and their visual impact on the environment. It was felt there were too many poor quality and ill-conceived signs which had the effect of lowering the tone of the conservation area.



## **Highways, Transport & Access**

This topic is the most emotive of all and almost all the responses were aligned to the village area as opposed to the rural areas.

The busy A3020 runs through the heart of the village linking the East and South of the Island to Newport and beyond and there are narrow country lanes surrounding the village offering limited options. Heavy vehicles use the main road and are a major concern from a safety point of view as well as the damage they cause to the road surface, buildings and the general environment.

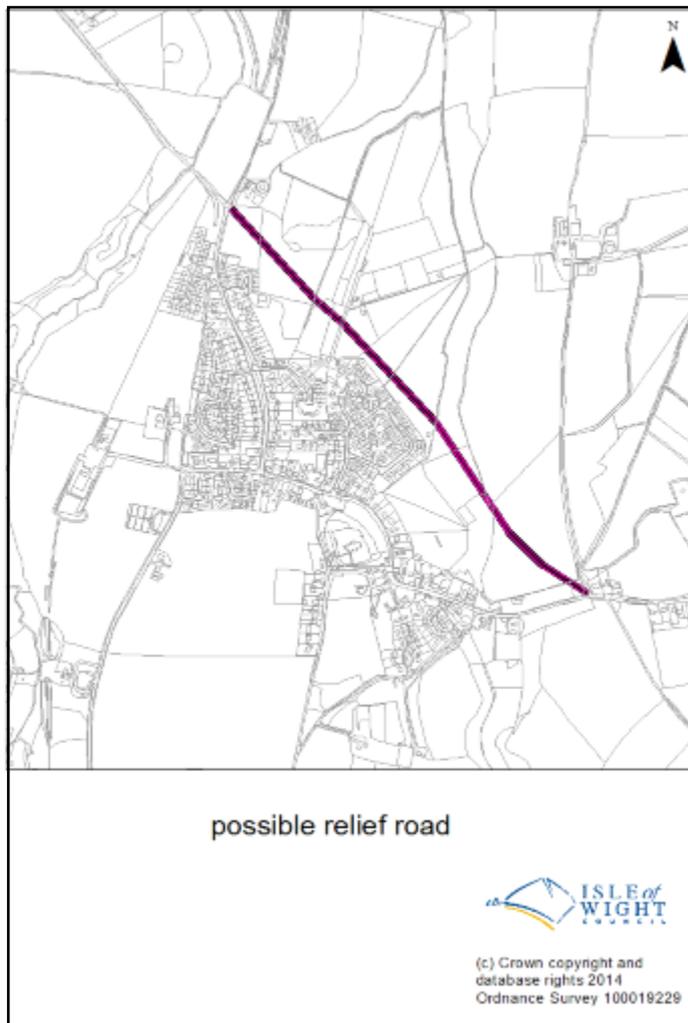
Speeding is high on the list of residents' worries, and is seen as a far too frequent occurrence especially bearing in mind how busy the centre of the village can be at the height of the tourist season with pedestrians.

There is a perceived lack of parking in some areas and a view that inconsiderate parking creates further danger and inconvenience. There is also a lack of pavements in many areas because of the layout of the village and no obvious safe place to install a pedestrian crossing, even though there are many calls for such a facility from residents and visitors alike.

How we alleviate the problems regarding this area is open to suggestion. Physical constraints exist that mean the High Street is too narrow to be able to build pavements and accommodate two-way traffic. There are also considerable delays caused by buses depositing and collecting passengers and the growing size of coaches attempting to access the large and useful "Old Smithy" parking area.

Speeding dangers could be considerably reduced by the introduction and monitoring of a 20mph limit throughout the High Street and School Road. This could be a constant speed limit rather than just being in operation during the school day. Cost may appear to be a constraint, but with the new PFI contract this should be highlighted as a vital need, along with the general need to improve road surfaces.

The situation could be vastly improved for residents and visitors by creating a Relief Road to the North East of the village, a point made by many respondents. This, although sounding extreme, is perfectly feasible and further views are sought.



There were, as a point of fact, plans for a Relief Road in existence in the 1980s and traffic since then has increased dramatically so the need is even more apparent and urgent. *(An extract from this plan is shown on the left.)*

A further option and one of particular benefit to pedestrians, was to introduce a one-way system but it was appreciated this was fraught with difficulties.

As a tourist "honeypot" and a community village it is felt strongly that pedestrians receive little or no priority at all.

On the rural scene there remains the issue of speeding and there is a request for more cycle paths with links to the Sunshine Trail.

There were mixed responses to the questions on access. 83% said they had no difficulty in getting around without the assistance of public transport and 57% said facilities for the disabled were not adequate. Observation of the High Street lends clarity to this point. There are many instances of wheelchair users on a daily basis using the highway rather than the pavement.

The reasons for this are inconsiderate parking on the pavement by delivery vehicles, a lack of ramp access to the pavement and the lack of pavements in a number of areas of the High Street. Pram ramps across the High Street and School Road would also improve access in general and could serve to limit the speed of vehicles using the streets. The siting of these ramps would need careful consideration in order to ensure they do not have a detrimental effect on adjacent buildings or the quality of life of both residents and visitors.



## Housing & Development

Responses indicated that further housing in principal is not desirable. The answer to the question is more housing necessary - the overwhelming majority said **no**. In the questionnaire 72% said no but at the same time responses to further questions showed there would be support for more affordable housing (73%) and managed or sheltered housing (54%).

The majority (65%) say there is no requirement for further rented accommodation.

Three of the questions in the questionnaire were of a more personal nature in that they concerned the cost or availability of housing and whether this prevented you or your children from staying in the parish or conversely, your family moving into the parish. The responses indicate that by a large majority nobody foresaw any difficulty in remaining in the parish, whether upgrading or downgrading, or having family move into the parish. This would indicate there is sufficient housing stock in the area to suit all needs.

Although there is pressure from Government to build new homes, it was considered very important to strictly control and protect areas such as the Conservation Area and AONB as it was felt that this is currently **not** the case. Regarding the question "Do you have any ideas where new homes might be built?" responses indicated this should be on the outskirts of the village (rather than infill), in the West, North and East sectors of the village which are outside the AONB. The North and East sectors do of course lend themselves to facilitating a bypass, a desire of many respondents.

The fact that residents responded to the question regarding where new homes might be built indicates an acceptance of what many see as an inevitability that new homes will be required at some point in the future. There seems to be an appreciation that a small gradual growth in both affordable and private quality homes would be acceptable to the community in the areas indicated above but not infill. There would also have to be benefits to the community ie new school, health centre, relief road.

# Action Plan

ISSUE	ACTION	RESPONSIBILITY
Village Hall	To determine an alternative venue and then to dispose of the old village hall. Proceeds of the sale to be used to purchase/support the new venue.	Parish Council
Godshill Primary School	To support the school and ensure it remains a central part of the community.	School governors, parents and all residents.
Village Post Office & Shop	To support the shop and ensure the retention of the facility.	All residents
Audit of Public Spaces	To audit spaces to identify visual clutter and physical obstructions. To identify and designate open spaces within the village settlement boundary.	Parish Council
Village Climate & Presentation	To carry out an environmental study on how to improve the climate and presentation of the village. To protect the village atmosphere. To promote and maintain a peaceful environment. To protect village green spaces	Parish Council
Traffic Survey	To establish an accurate assessment of traffic types, number and frequency	Parish Council in conjunction with IOW Council & Island Roads.
20mph Speed Limit & Speed Enforcement	To impose a 20mph limit in School Road, the High Street, Church Hill & Church Hollow and request this be enforced by the use of speed cameras.	Parish Council to liaise with IOW Council, Police and PFI management.
Village By-Pass	To resurrect plans to construct a bypass so as to divert all non village traffic away from the centre of the village.	Parish Council to liaise with IOW Council.
Pedestrian Crossings/Traffic Calming Measures	To build pram ramps across the High Street and near the school across School Road. Also across Newport Road near Yarborough Close. To determine what calming measures might be effective and pursue their installation.	Parish Council to liaise with IOW Council

Access to the Main Car Park	To redesign the entrance to enable coaches to negotiate the turn more easily. Also to look at relocating the bus stop from the High Street to a position opposite the Griffin.	Parish Council to liaise with IOW Council.
Road Surface, Pavements & Street Furniture.	To renew and maintain the roads, pavements and street furniture.	Parish Council to liaise with IOW Council and PFI Management.
Village Parking	To survey and rationalize the available parking spaces, also to consider long term requirements.  To survey further possible access routes.	Parish Council to liaise with IOW Council & PFI Management. Parish Council
Signage (Business)	To establish a voluntary code of practice on standards for the quality and presentation of signage. – the publication “Outdoor advertisements and signs; a guide for advertisers” available at <a href="http://www.gov.uk/government/publications">www.gov.uk/government/publications</a> is a starting point for this code.	Parish Council to draw up a code of practice and persuade businesses to adopt the code.
Access for the Disabled	To construct kerb ramps either side of those areas where there are no pavements.	Parish Council to liaise with the PFI contractor
Local Economy	To produce a trade directory and raise the profile of businesses.	Parish Council
Local Economy	To produce an inventory of potential commercial land and promote this.	Parish Council
Local Economy	To pursue the introduction of high speed broadband.	Parish Council to consult with IOW Planning and BT.
Leisure & Tourism	To develop a strategy for showing off the village.  To convince business owners of the need to observe presentational standards which are deemed appropriate for a conservation area and not to resort to gimmicks to attract business.	Parish Council
Leisure & Tourism	Establish a working group to determine leisure needs and funding.	Parish Council



# Appendices

## Appendix A

This questionnaire was hand delivered to every property in the parish in the summer of 2013.

### Original Questionnaire

Godshill Parish Council invites you to take part in a survey of this parish. The results from this will be used to formulate a PARISH PLAN for action over the next five years. We consider that the Parish Plan is very important for, amongst other things it will:

- set out the community's vision for the parish for the next five or more years
- identify where the environment can be improved, what need to be preserved and whether any changes are necessary
- help us when we apply to various agencies for funding for projects to improve the village.
- provide a timetable for the future and provide a focus for the Parish Council.

We ask you, therefore, to give this questionnaire some thought and complete it ready for collection by the 21st September.

Your contribution is very important. However don't feel obliged to answer all of the question if you prefer not to.

Although we are privileged to live in a beautiful part of the country, we believe that this survey will help us identify ways of improving some aspects of our parish life. When the results have been collated and analysed Open Meetings will be organised to discuss them.

If you have any queries about the survey please ring Gareth Hughes (Clerk of the Parish Council) on 01983 853232.

#### CONFIDENTIALITY

Any opinions expressed are held strictly confidential to the Parish Council and the Parish Plan Steering Group. If you wish to remain anonymous there is no need for you to record your address. However often issues relate to different areas of the parish and it is helpful to know approximately where you live - so please insert your postcode here .....



If you would like to be more involved in this consultation process – please complete your contact details.

Name...  
 Address...  
 Telephone...  
 E-mail Address...  
 State area of interest

## 1. YOUR HOUSEHOLD

1.1 How many people live in your home? (Write how many next to the appropriate number.)

Under 5	4
5 -11	6
12 - 17	1
18 - 40	9
41 - 65	55
Over 65	69

1.2 Is your home (tick one only)

Owned	60
Housing Association	7
Tied to your job	0
Privately rented	4
Council Housing	0
Second/holiday home	1
Other (state)	0

1.3 How many roadworthy vehicles are kept by your household? (Please enter numbers in the appropriate box.)

Cars	75
Vans	8
Motorbikes	8
Bicycles	15
Other	1

1.4 How long have you lived at the property?

1 -10 years	27
11 - 20 years	17
21 - 30 years	19
31+ years	10

1.5 Do you see yourself leaving the property in the next five years and what reasons are likely to make you move?

*No significant answers provided*

1.6 Is your home detached, semi-detached or other?

*Complete mixture but mainly semi-detached and detached*

## 2. PARISH HOUSING

2.1	Do you agree that more housing is necessary to ensure a better balanced and more sustainable community in Godshill Parish?	Yes 18	No 46
2.2	Will the cost or availability of housing prevent your grown-up children from staying in the parish?	Yes 5	No 51
2.3	Are you likely to need to move to a smaller or larger home and will a shortage of suitable housing mean you will have to leave the parish?	Yes 10	No 51
2.4	Has a shortage of suitable housing prevented or will prevent your family moving closer to you?	Yes 6	No 56
2.5	Do you think there is a need for managed or sheltered housing in the parish?	Yes 32	No 27
2.6	Do you think there is a need for more rented houses in the parish?	Yes 19	No 35
2.7	Do you think that there should be affordable housing in the parish for local people to purchase?	Yes 44	No 16
2.8	Do you have any ideas where new houses might be built in the parish?	<i>Outside village area, Munsley, off Yarborough Close and Scotland Farm</i>	

## 3. PUBLIC TRANSPORT & ACCESS

3.1	Do you have difficulty getting around that would be helped by additional public transport?	Yes 11	No 53
3.2	Does the parish have adequate facilities for the disabled?	Yes 18	No 24
3.3	Do you have any ideas how transport and access in the village might be improved?	<i>Better bus service. Build a by-pass. Improve pavements in the village. 20mph speed limits</i>	

## 4. COMMUNITY SPIRIT

4.1	How important to you are community events and clubs in the parish?	Not important at all	6
		Reasonably important	40
		Very important	16
4.2	Which clubs or events in the parish have you or your children attended in the last twelve months?	<i>Sunshine Club Horticultural Society WI Parish Meetings Jubilee events Pub Quiz/Race Nights Beavers/Guides Bell ringing</i>	

4.3	What activities/facilities do you think would improve the play and leisure opportunities available to under 18's in our parish?	School Holiday activities Youth Club	27 37
	Other (please state)	<i>Skateboard park, better facilities on Central Mead, drama group, lunch club, indoor bowls.</i>	
4.4	Are there any new activities that you think would be well received in the parish?	<i>No conclusive answers provided</i>	
	Would you be prepared to run or organise them?		

## 5. PRIMARY EDUCATION

5.1	Did or do your children attend Godshill Primary School?	Yes 24	No 38
5.2	If not please tell us why (tick more than one if appropriate)		
	Not resident in the parish at the time	24	
	Started nursery outside the parish and wished to continue in school attached to nursery	1	
	We required a school with an After School Club	1	
	Moved into parish, but wanted to keep child/children in their existing primary	0	
	Better facilities in schools outside the parish	1	
	Better quality of education in schools outside the parish	0	
5.3	How important is Godshill Primary School to our Parish Community?		
	Not important	1	
	Reasonably important but not essential	2	
	Important and essential	52	
	Don't know	2	

## 6. SECONDARY EDUCATION

6.1	Are you or your children in secondary education?	Yes 3	No 36
6.2	If so what school do you/they attend?	<i>No answers provided</i>	
6.3	Has the catchment area for the local Secondary School affected your choice of primary school?	Yes 0	No 18

## 7. PARISH ROADS & TRAFFIC

7.1 Would you say that any of the following are a serious problem in the parish? Using the numbers 1 to 4 mark each one to prioritise the problem. (1= no problem and 4 = major problem)

Heavy traffic.	2.8
Lack of cycle paths	1.6
Parking/inconsiderate parking	2.5
Lack of footpaths	2.4
Traffic travelling too fast	2.8
Horses on roads	1.07

Other (please state) *Lack of safe crossing points in High St, heavy vehicles passing through village*

7.2 Let us know the location of the problems wherever relevant especially "road danger spots" (expand on separate sheet if necessary)

Heavy traffic.	<i>Main Road and and School Road (31)</i>
Lack of cycle paths	<i>Lack of cycleway joining the sunshine trail</i>
Parking/inconsiderate parking	<i>High St/outside school/Jubilee Close (26)</i>
Lack of footpaths	<i>High St (15)</i>
Traffic travelling too fast	<i>Main Rd/Hollow Lane and Merrel (27)</i>
Horses on roads	<i>(8)</i>
Other (please state)	

## 8. EMPLOYMENT

8.1 Please indicate the number of household adults in each of the following categories -

Employed	31
Unemployed	2
Self Employed	11
Working from home	4
In education	4
Housewife/househusband	23
Retired	48
Other	

8.2 Please indicate the number of commuting working adults in each of the following categories -

Yes, everyday	22
Yes, sometimes	8
No, I work in the parish	4

8.3 If you commute to your workplace – might you work from home or in the parish if facilities were appropriate? Yes 3 No 23

8.4	What facilities would you need for you to work at home	<i>No answers provided</i>	
8.5	Would you consider starting your own business if there were facilities in the parish?	Yes 5	No 30
8.6	What type of workspace would you need?		
	Serviced Offices		2
	Small light industrial unit		1
	Large unit (over 1000 sq ft)		0
	Home and work unit		0
	Site machinery storage		0
	Other (please state)		
8.7	If you think more employment in the parish would be welcome what sort of employment would you like to encourage?	<i>Care work/ Farming/ B&amp;B/Riding School</i>	
8.8	If you are actively seeking work, are there any barriers that are preventing you from taking up employment, training or study opportunities? Tick more than one box as appropriate		
	Lack of alternative care for adult dependant		1
	Lack of child care locally		1
	Cost of child care locally		1
	Lack of access to transport		1
	I do not have the right experience		0
	I do not have the right type of qualifications/training		0
	Disability or ill health of some kind		2
	Lack of information or advice		0
	Other (please state)		

## 9. PARISH SERVICES

9.1	Do you use Godshill Village Hall:-		
	Every week		2
	Once or twice a month		11
	Never		43
9.2	Please let us know what improvements if any to the Village Hall would increase your use.	<i>Better access, stair lift, improved parking, more welcoming (there were lots of comments here, indicating there is a demand for using it)</i>	
9.3	Do you use one of the village shops?	Yes 68	No 4

9.4	Do you use the village post offices?	Yes 68	No 4
9.5	Do you or your children use the mobile library service?	Yes 10	No 61
9.6	How important are the Village Hall and/or Parish Room to our Community?	Memorial Hall	Parish Room
	Not important	1	2
	Reasonably important but not essential	10	12
	Important and essential	42	31
	Don't know	6	7
9.7	Are there any other services that you would like to see in the parish?	<i>Improved recreation facilities and facilities for the elderly</i>	
9.8	How do you find out what is going on in the parish?		
	Notice Board		29
	Parish magazine		50
	Isle of Wight County Press		57
9.9	Do you have any ideas to improve communications in the parish?	<i>Newsletter, village website, village email/blog, regular coffee mornings, better position of Parish notice board (outside school and shop)</i>	

## 10. ENVIRONMENT

10.1 Which of the following in our Parish concern you most? Using the numbers 1-4 mark each one to prioritise your concern. (1= unconcerned and 4 = very concerned)

Air quality	1.6
Litter/rubbish dumping	2.4
Recycling	1.8
Water quality	2
Dog dirt/fouling	3
Stream/beck water quality	1.6
Light pollution	1.5
Road verges/hedges	2.4
Sewage/drainage	1.8
Other	<i>Overhanging hedges.</i>

10.2 Would you like to see more recycling facilities in the Parish and if so what would you wish to recycle and where should collection be located?

*Mainly people said it was adequate but some wanted a place to recycle wood, electrical goods, cardboard, batteries*

## 11. CRIME

11.1 In your opinion is crime an issue in Godshill? Yes 2 No 46

11.2 If so, please comment. *No comments made*

## 12. AND FINALLY

12.1 Are there any other services or facilities you would like to see in the area?

*Sandford on Mains Drains  
Better protection of Conservation Area and AONB  
Crossing in the village  
Refurbish village hall  
Speed restrictions  
Bin in bus shelter at Worsley Road*

12.2 What do you like best about living in this area?

*Beautiful village and rural location  
Friendly people  
Good access to Island  
Historic village  
Views and countryside nearby*

12.3 What do you like least about living in this area?

*Increased traffic and speeding traffic  
Lack of street lighting and pavements in certain locations (West St)  
Lack of parking by the shop  
Tourists!  
Lack of crossing in village  
Too many signs in village  
Inappropriate building in AONB and Conservation Area*

## 13. YOUR COMMENTS

Do you have any general comments or are there any issues particular to your part of the Parish that you would like us to know about?

*20mph speed restrictions in central area of village  
Pedestrian crossings  
Better us of Central Mead  
Protect historic area of village  
Build a by-pass  
Only allow new builds on outskirts of village  
Convert Parish hall into flats and use the Scout hall for village events/meetings  
Church needs to be more family friendly  
Bus stop at Dubbers for Shanklin direction*

## **Appendix B**

# Supplementary Planning Document



# The PARISH of GODSHILL

**Adopted June 2015**

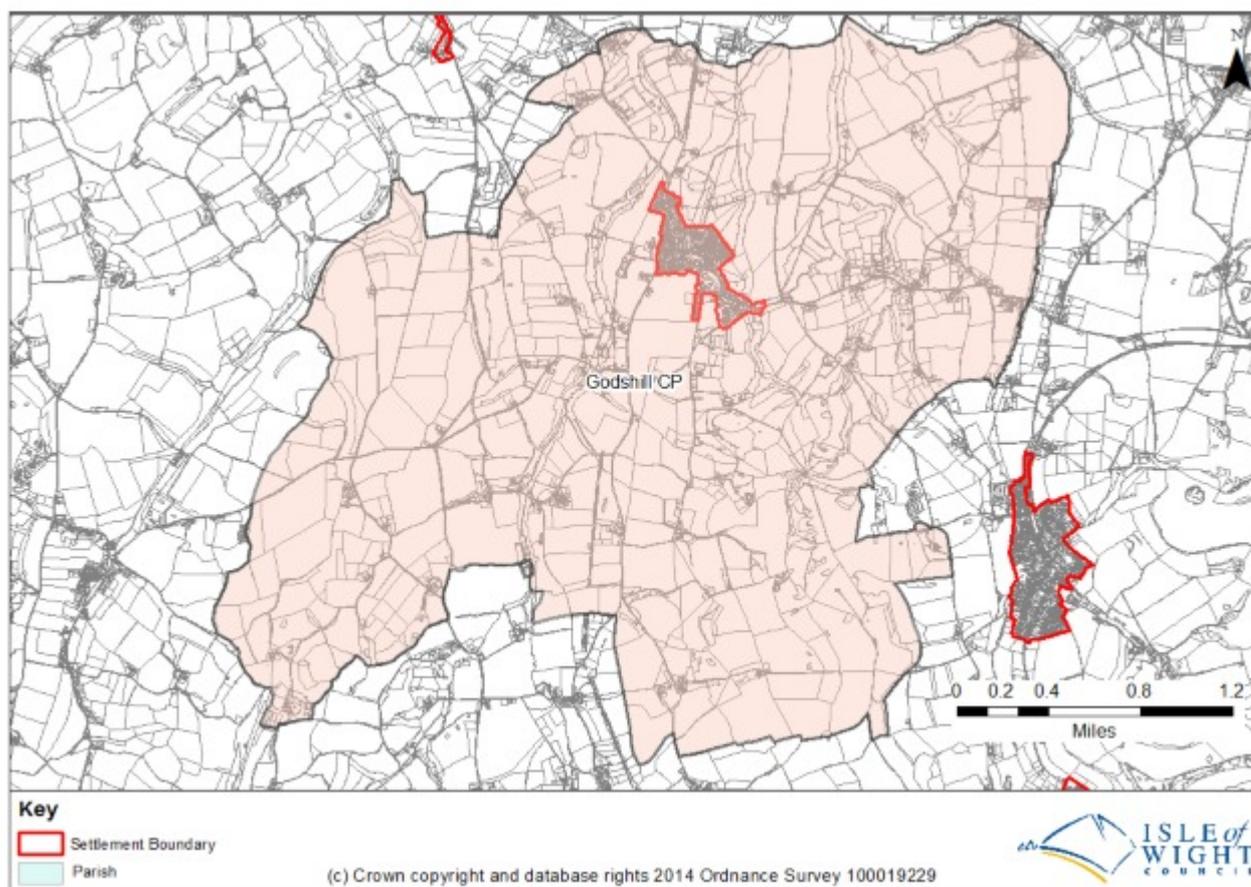
## **Contents**

<b>1.</b>	<b>Why a Supplementary Planning Document is required</b>	<b>p.3</b>
<b>2.</b>	<b>Background information</b>	<b>p.3</b>
<b>3.</b>	<b>Environment</b>	<b>p.5</b>
	<b>Policy GP1 (Environment)</b>	<b>p.5</b>
	<b>Policy GP2 (Open Spaces)</b>	<b>p.6</b>
<b>4.</b>	<b>Design</b>	<b>p.8</b>
	<b>Policy GP3</b>	<b>p.8</b>
<b>5.</b>	<b>Housing</b>	<b>p.9</b>
	<b>Policy GP4</b>	<b>p.9</b>
<b>6.</b>	<b>Traffic and Roads</b>	<b>p.11</b>
	<b>Policy GP5 (Traffic Management)</b>	<b>p.11</b>
	<b>Policy GP6 (Parking)</b>	<b>p.13</b>
<b>7.</b>	<b>Economy</b>	<b>p.14</b>
	<b>Policy GP7</b>	<b>p.14</b>

## 1. Why a Supplementary Planning Document is required

- 1.1 Godshill Parish Council is preparing a Parish Plan for Godshill, which will cover a range of subjects. Not all of the subjects covered will relate to land-use and planning, so the decision was made to prepare a separate document, solely relating to planning.
- 1.2 This led to Godshill Parish Council leading on preparing a document dealing with planning-related issues of importance to the community, with a view to the Isle of Wight Council then adopting it as a Supplementary Planning Document (SPD).
- 1.3 The adoption of such a document as an SPD will enable applicants and decision-makers to be aware of how the community would like to see the policies of the Island Plan Core Strategy applied to the parish of Godshill, and formalise the community's views within a planning document.
- 1.4 The policies in this document will form a material consideration in the determination of planning applications in the parish of Godshill, and should be read in conjunction with the policies of the Island Plan, the National Planning Policy Framework and National Planning Policy Guidance.

## 2. Background information



- 2.1 The settlement of Godshill is located within the Parish of Godshill. Policy SP1 of the Island

Plan Core Strategy identifies the settlement as a Rural Service Centre, and although no numbers have been allocated, a level of development is anticipated on the basis of future population growth, demographic change and future locally identified need.

- 2.2 Development is expected to be either within the settlement boundary or immediately adjacent it. Within the wider Parish area SP1 states that:

*“Unless a specific local need is identified, development proposals outside of, or not immediately adjacent to ... defined settlements will not be supported”.*

- 2.3 In 2013 Godshill Parish Council asked the residents of the parish to complete a questionnaire, so they could understand their community’s views and aspirations for the future. A Parish Plan Group was set up to assess the responses and to hold consultation events designed to involve everyone from the youngest to the most elderly residents. The summary findings and conclusions from these consultations and responses are contained within the Parish Plan, which is being developed in parallel with this draft SPD.
- 2.4 These consultations, together with the findings of a Housing Needs Survey (completed in 2014), and the Isle of Wight Council published Strategic Housing Market Assessment have informed the guidance within this document.
- 2.5 Godshill village sits at the centre of a rural environment of downs, rolling meadows and woodlands. Part of the village is designated as a conservation area and part of the village and parish is within an Area of Outstanding Natural Beauty (AONB). It is considered that there is a natural beauty and enduring heritage which is of great value to visitors and residents alike.
- 2.6 In acknowledgement of this setting it is important to identify the features that contribute positively to the character of the village, and that the policies of the Island Plan Core Strategy are applied across the parish to achieve this. This document should be read in conjunction with the policies of the Island Plan and policies should not be read in isolation.
- 2.7 This SPD will look at commercial facilities of local value, employment, tourism opportunities, transport and traffic issues, housing and development and the environment.

### 3. Environment

#### **GP 1 - Environment**

**The Parish Council will support proposals that protect, conserve and/or enhance Godshill's natural and historic environments.**

**The Parish Council expects all development proposals to take account of the environmental (especially transport related) capacity of an area to accommodate new development and contribute to environmental conservation and enhancement.**

**The Parish Council considers that views and vistas within the Conservation Area and the AONB should, wherever possible, be protected.**

- 3.1 Landscaping within any development is an important aspect of that development. In the Conservation Area it is particularly important for it is the established trees and bushes that turn the views and vistas inwards; without this mature vegetation the aspects would be outward looking. The village of Godshill has a natural beauty set within meadows and woodlands and it is considered by the Parish Council that this feeling must be maintained.
- 3.2 A draft conservation area appraisal for the Godshill conservation area had previously been prepared by the Isle of Wight Council. Whilst it has not been adopted, it has proved to be a useful source of information that has been used to shape the approach set out in GP1 and the supporting text.
- 3.3 The village lies in open country but the views are looking through the High Street, up the narrow streets to the church on the hill, along the rows of cottages on the High Street and to the south of the church over the area known as The Glebe. It is not until you get to the church that the long views towards the village and beyond can be fully appreciated, and the dominance of the church high on the hill realised.
- 3.4 The Conservation Area is rich in highlights but the important architecturally related ones are:
  - The area leading up to the churchyard past the thatch cottages
  - Church Hollow and Church Hill leading up to thatch cottages
  - The area formed by Chocolate Island, the Post Office, Syringa, Essex Cottage and The Old Vicarage and Model Village
  - The cottages forming a narrow "cut" through the High Street
  - The Griffin and general open area around it
  - The extensive use of Island stone and thatch throughout the area.
- 3.5 Historic England has warned that the Godshill Conservation Area is deteriorating and at risk of losing its special character<sup>1</sup>. Their assessment is based on the information provided by the Local Planning Authority in response to Historic England's Conservation Areas survey. The main contributing factors are the lack of a character appraisal and management plan,

<sup>1</sup> Historic England Heritage at Risk Register 2014/South East.

although further factors have been identified that include residents and tourists being in conflict with traffic travelling through the village, commercial pressures from the many tourist attractions and development pressure.

- 3.6 The Parish Council agrees with Historic England in its assessment of the Conservation Area. However, the Parish Council would go further and considers that this loss of character can be attributed to unsympathetic alterations and infill development which once complete are very difficult if not impossible to reverse. The Parish Council considers that the sheer scale of infill development that has been permitted in the High Street has contributed largely to this state and the value of further development has to be set against the irretrievable loss of heritage that will result.
- 3.7 The Parish Council expects exterior lighting of premises including the floodlighting of sports facilities to be kept to the minimum necessary and positioned so as to not pollute the sky, be prejudicial to health or cause a nuisance.

## **GP 2 – Open Spaces**

**The Parish Council considers that existing open spaces and wooded areas should, wherever possible, be preserved in perpetuity.**

**Because of its particular importance to the community as an amenity and recreation facility, the Parish Council will seek a Local Green Space designation for Central Mead (as shown on Map 1).**

- 3.8 Protecting open spaces preserves the historic authenticity of the area so that further development does not impact as much as development over the last century. The close grouping of the buildings along the High Street gives a tightly knit appearance, broken only by the spaces between the buildings, opening up at the Griffin and the large open space to the side of the Model Village. This is an historic street where the historic components which contribute to its character are evident.
- 3.9 Church Hollow and Church Hill, the two streets leading up to the Church, raise a sense of anticipation as the crest of the hill is reached and the small square formed by the cottages is considered by the Parish Council to be one of the most important historic spaces on the Island. The landscaping around this introverted space contributes to this sense of enclosure.
- 3.10 The Parish Council's view is that School Road from the school into the village still offers a sense of anticipation as you approach the main village. The Parish Council considers that landscaping along this road could disguise the modern buildings to the east of the road, link the cluster of historic buildings around the school to the main village and improve this sense of anticipation.
- 3.11 Central Mead is an important open space for the community of Godshill. It provides a peaceful open space in the heart of the village, and is a well-used community playing field used by the school and residents alike. Whilst many people already enjoy using the facility, the Parish Council would like to see improvements made to improve the recreational offer by

replacing the existing somewhat dilapidated building on the site with a suitable multi use community facility which could include some provision for parking.

- 3.12 The National Planning Policy Framework (NPPF) establishes that local communities “*should be able to identify for special protection green areas of particular importance to them*”. This would then rule out development on those areas, other than in very special circumstances. When the Isle of Wight Council introduces a development plan document that covers Godshill, the Parish Council will lobby for the introduction of such a designation.
- 3.13 It is recognised by the parish council that not all open spaces and wooded areas may be preserved in perpetuity, should a development site come forward within the settlement boundary that would deliver community aspirations identified in other policies of this SPD.

**Map 1: Proposed local green space designation at Central Mead**



## 4. Design

### GP 3 - Design

The Parish Council expects development proposals to demonstrate how they have considered the following:

- a) the development site's surrounding environment.
- b) the densities of the surrounding built form.
- c) views into or out of the landscape.
- d) avoidance of 'street clutter'.
- e) treatment of hedges and verges of narrow rural lanes where appropriate.
- f) provision of hard and soft landscaping to compliment, and wherever possible, improve the natural environment.
- g) the East Wight Landscape Character Assessment.

- 4.1 The "Street Scene" is important in all environments to represent the character of the area. In Godshill the character of the village centre and the High Street is particularly important as signified by their designation as a Conservation Area and AONB.
- 4.2 The Parish Council considers that all new infill development should look to complement the style and scale of the most dominant properties nearby closely observing the materials, colours and techniques used in their construction. This is particularly important if it is ever deemed necessary to build in the conservation area and AONB.
- 4.3 Designers of properties within developments other than what could be considered infill should be encouraged to borrow ideas for styles and materials from elsewhere in the village.
- 4.4 Away from the more traditional part of the village which is that area designated a Conservation Area, the use of modern sustainable materials and design should be encouraged providing it does not lie at odds with its environs.
- 4.5 Any form of development which would be dominant in its setting, have an adverse impact on and detract from views into and out of the village should be discouraged. Ideally design and setting should be in harmony.
- 4.6 The Parish Council considers that the local environment is often affected by commercial signage clutter and presentation. Traffic management signs and road markings should be sympathetic to the environment in which they sit whether this is an historic or modern setting. Business signs should complement their setting and not jar with it. A reduction in the temporary nature of business signs is desirable as they are often the source of the problem.
- 4.7 Landscaping should retain indigenous species of trees and shrubs wherever possible and replant these to preserve the arboreal relationship. Only indigenous species should be used to build new hedges.

- 4.8 The East Wight Landscape Character Assessment (May 2015) provides detail on character areas, including those within the parish of Godshill. This includes key characteristics, sensitivities and landscape guidelines and should be referred to at the site specific planning application stage.
- 4.9 The narrow rural lanes and their hedges and verges should be protected as far as is possible in order to retain the rural feel. The widening of lanes or the introduction of pavements and kerbs should be avoided unless there is an overriding case for safety.
- 4.10 The Parish Council considers that the climate and presentation of the village would be improved by placing and maintaining container trees and similar plants around the village. Verges could be planted. The Parish council would like to see a high proportion of flora included in any development. All this would help improve the environment by absorbing fumes/noise/dirt in addition to helping to create a pleasing appearance.
- 4.11 The Parish Council considers that all new development should include appropriate landscape design which should incorporate trees, seasonal planting, street furniture, signage and all visual impact proposals.

## 5. Housing

### **GP 4 – Housing**

**The Parish Council will support housing development schemes that:**

- a) demonstrate how they contribute to a local need or demand being met and/or**
- b) contribute to delivering wider community aspirations including a new school facility, health facility and public car parking.**

**It is the preference of the Parish Council that housing development schemes are situated in the following general locations:**

- i) Deacons Nursery on the north east boundary of the village**
- ii) Munsley area on the north boundary of the village**
- iii) Scotland Farm on the west boundary of the village**

**These general locations are shown on Map 2 below.**

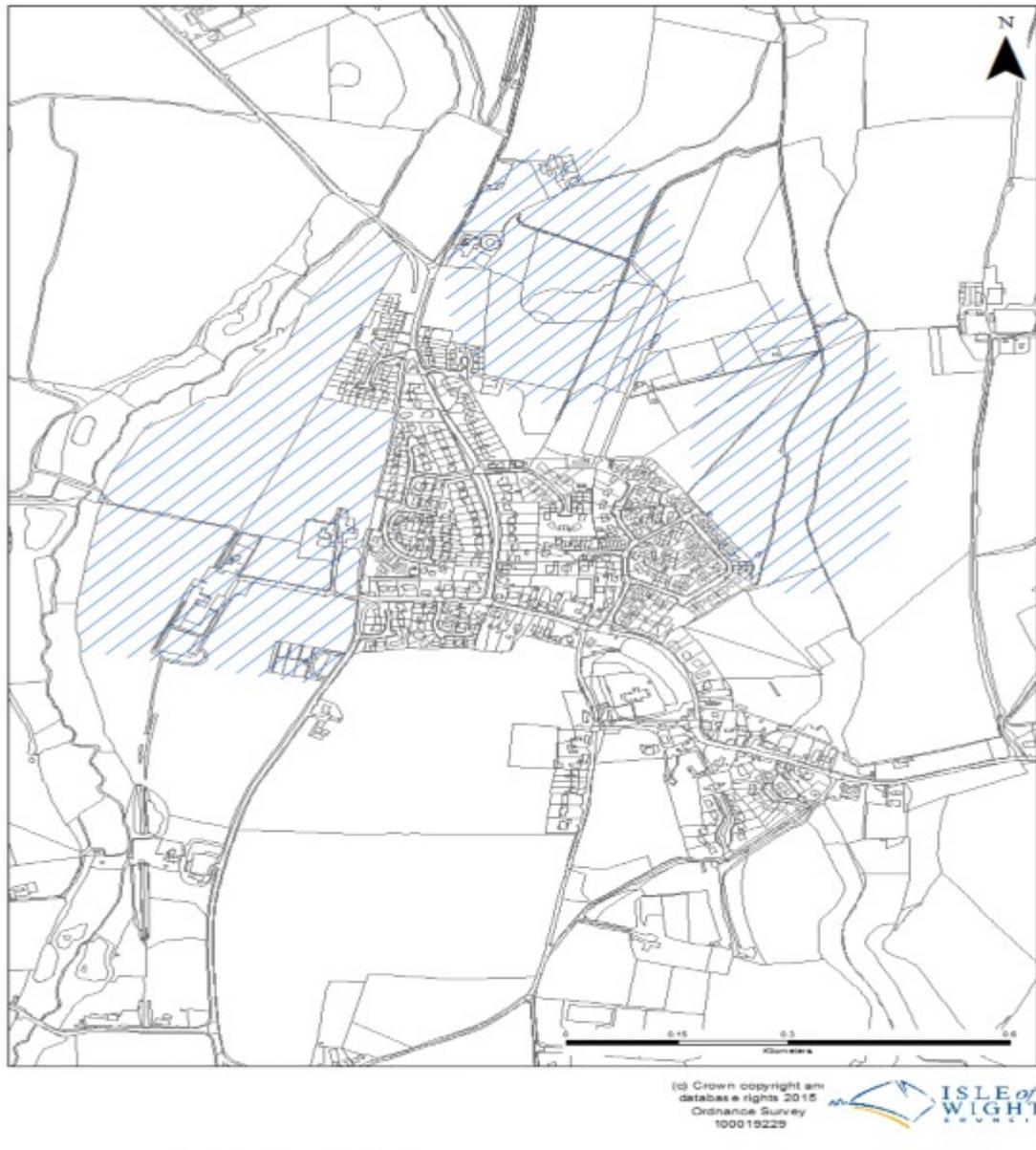
- 5.1 In 2013/14 the Parish Council undertook several surveys and consultations with residents looking at housing needs and their aspirations for the future of the community. The outcome of these consultations was that, on the basis of the housing needs survey alone, there was no identified local housing need in the parish<sup>2</sup>.
- 5.2 Whilst this survey did not identify a local housing need it is recognised that a local requirement (based on population change) might still exist but the Parish Council expects

<sup>2</sup> <http://www.iwight.com/Residents/Environment-Planning-and-Waste/Planning-Policy-new/Community-Planning/Housing-Needs-Surveys>

developers to provide a justification, in line with the policy statement GP4, for any units provided.

- 5.3 The statistics for Godshill show the area being favoured by the older generation with a high percentage of retirees (34%) living in predominantly detached properties (46% of dwellings are detached). There are no care homes or health facilities in the parish. The one GP practice is located in an adapted private house. These statistics do not bode well for the future of Godshill. The parish council will therefore, support those development schemes that contribute to alleviating this situation but not to the detriment of other criteria laid down in this document.

Map 2: General locations for development preferred by the parish council



## 6. Traffic & Roads

### **GP 5 – Traffic Management**

**The Parish Council will support development proposals that:**

- a) contribute to the reduction of traffic speed, particularly between the High Street and School Road.**
- b) introduce traffic calming measures within the village centre.**
- c) divert through traffic and heavy goods traffic away from the village centre though not at the expense of the narrow rural roads of the parish that could not take it.**

- 6.1 The A3020 runs through the heart of the village and is one of the Islands main highways. The traffic during the daytime is heavy, often speeding, and great care needs to be taken negotiating the very narrow carriageway by drivers and those pedestrians who are obliged to walk on the carriageway.
- 6.2 Traffic impacts safety, air quality, sound, quality of life of residents and quality of visitor experience. Heavy traffic and speeding vehicles are the root cause of the problems experienced and efforts are essential to mitigate them.
- 6.3 The Parish Council is concerned that heavy, fast moving traffic through the centre of Godshill is polluting the atmosphere with exhaust emissions, which include diesel particulates, causing structural damage to roads and buildings along with extreme annoyance with the noise they make. It is to be noted that there are historic buildings abutting the High Street that are several hundred years old on a road that is so narrow in places that vehicles are constantly having to “give way”. The High Street is no longer fit for purpose designed as it was for the horse and cart.
- 6.4 Therefore, the Parish Council considers that future plans must alleviate these threats by introducing speed restrictions, by working towards diverting through traffic and heavy goods traffic away from the village centre, by enforcing noise abatement regulations and by working to improve the free flow of traffic.
- 6.5 The Parish Council considers that the speed limit through the High Street and School Road should be reduced from 30mph to 20mph and will pursue this issue with the relevant authorities.



## **GP 6 – Parking**

**The Parish Council will support development proposals that maintain and increase the availability of parking within the village, particularly around Godshill school. Relevant development proposals will be expected, by the Parish Council, to:**

- a) prevent the loss of car parking provision within the village.**
- b) protect and enhance the availability of privately owned car parking within the village.**
- c) maintain the availability of public car parking spaces for public and visitor use.**
- d) enhance the provision of “off road” delivery points within the High Street area.**

**The Parish Council will not support development proposals that:**

- e) rely on the council owned car park opposite the Griffin public house and/or**
- f) lead to a significant increase in traffic at the junction of School Crescent and School Road.**

- 6.9 The community considers that traffic on the A3020 is a major problem and this is exacerbated twice a day during term time by additional school traffic. Obstructing driveways, parking on yellow lines, parking on pavements are but some of the problems. The Parish Council would look favourably at any scheme that provided a solution to these problems. Conversely if the scheme were to lead to an increase in traffic on the A3020 and exacerbate the problem then the scheme would not be supported.
- 6.10 Visitors to the village are currently reliant on The Old Smithy’s car park which is a privately owned car park. There is only one public car park in Godshill (adjacent to The Old Smithy) which has 32 parking spaces. The Parish Council is concerned that if The Old Smithy were to limit their parking in any way there would be a serious problem. Development has been allowed on a car park in the centre of the village in the past which removed an alternative to the Old Smithy for the gain of one home.
- 6.11 The Parish Council is concerned that parents delivering and collecting children from school are faced with a quandary over parking. There is no convenient place for them to park without causing an obstruction and risking the ire of people inconvenienced. There is a School Travel Plan in existence but it is proving very difficult to implement it consistently. The school is on an old site whose environs do not facilitate modern transport requirements and so a move to an alternative location would be supported.
- 6.12 The Parish Council would support the upgrade of the car park opposite the Griffin, including entry improvements to facilitate access/egress by coaches and provision of a bus stop for the public bus service.
- 6.13 The conversion of outbuildings or attached garages to accommodation units should be discouraged if this results in the loss of off road parking such that the parking remaining does not meet current standards.

- 6.14 The conversion of front gardens to off road parking should be limited where this detracts from the character of the locality. The limitation is if this alleviates the problem of kerbside parking.
- 6.15 Delivery drivers to local businesses in the High Street, in particular, do not always park sensibly and obstruct other road users and pedestrians by parking on pavements or obstructing bus stops and driveways. As a result of this pavements are being damaged and pedestrians are forced to walk in the roadway where “near misses” are a daily occurrence. Other drivers stop on the High Street to drop off / pick up passengers or to “buy an ice cream”.

## **7. Economy**

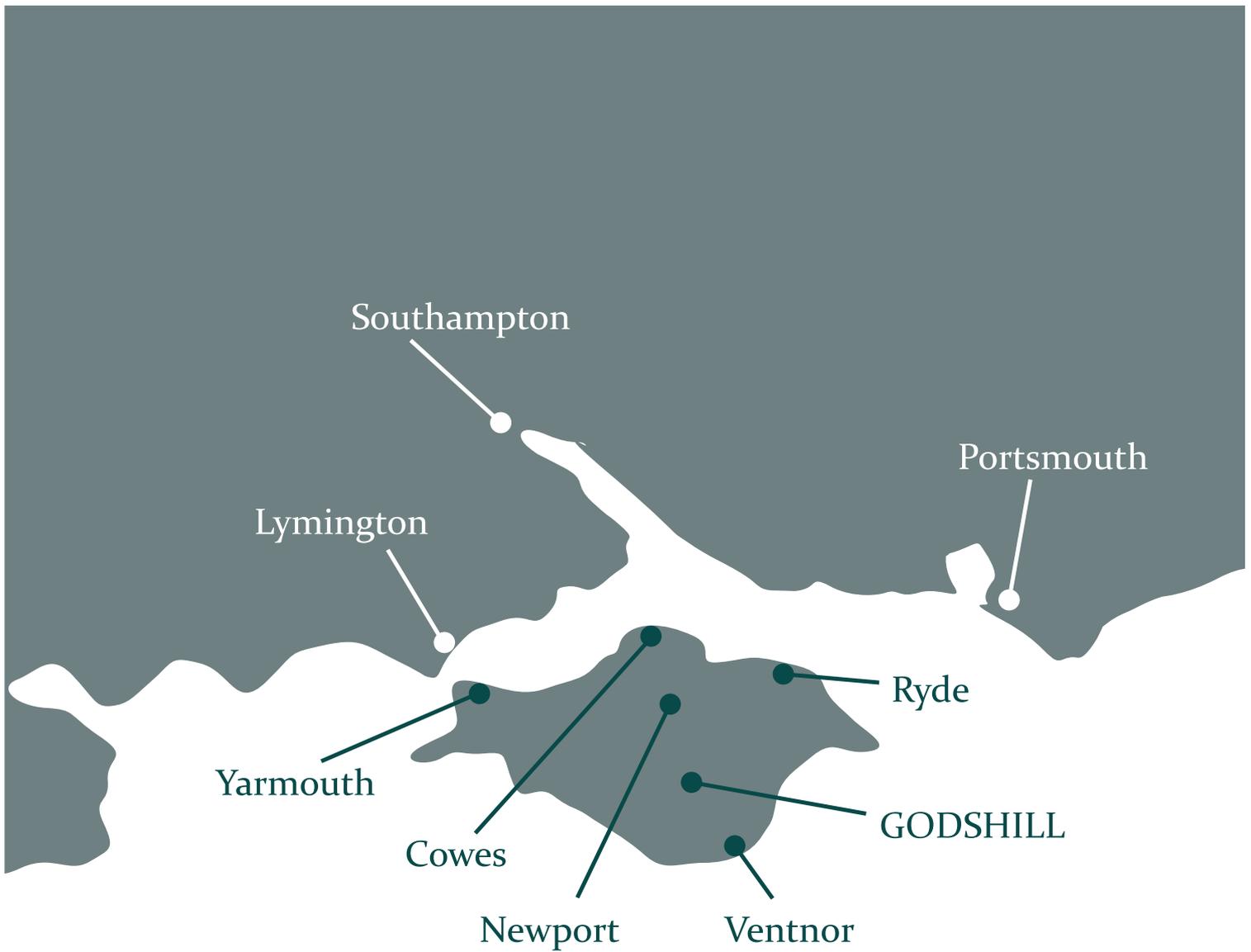
### **GP 7 - Economy**

**The Parish Council has a business friendly approach and positively encourages the establishment of new businesses in the parish. The Parish Council will promote tourism as a means of supporting local businesses as well as showcasing the village heritage.**

**The Parish Council will support proposals that support diversification of business use whilst supporting the rural community and cottage industries that make up a large proportion of the employment provision in the local area.**

- 7.1 Godshill village is among the most visited tourist attractions on the Island and the local businesses depend on this for their existence. The Post Office, two pubs, restaurant, tea gardens, gift shops, service station, riding schools and various attractions provide meaningful employment for many people including local residents.
- 7.2 Godshill Parish benefits considerably from the rich fertile soil which runs through it. Cereal crops, vegetables and fruit grow in abundance. The meadows, downs and woodlands support a great variety of flora and fauna. The Parish Council wishes to protect the rural environment by confining development, where possible, to brownfield sites and areas that will not damage this desirable environment. However there will be the need, in certain areas, to support development on appropriate greenfield land if the aspirations of the Parish are to be delivered.
- 7.3 The Parish Council considers that it should support local business by improving the viability and vitality of the local offer but not at the expense of large employment sites being brought forward that would impact detrimentally on the character of the local area.





This document has been produced on behalf of Godshill Parish Council and its Parish Plan Committee.

To learn more about the Parish Council and its work, and for more local news and information, please see [www.godshillparish.co.uk](http://www.godshillparish.co.uk).

To contact us, email [hello@godshillparish.co.uk](mailto:hello@godshillparish.co.uk)

[www.godshillparish.co.uk](http://www.godshillparish.co.uk)