

Consultation Statement

for the Isle of Wight Council

Godshill Parish Supplementary Planning Document

1. This statement sets out who has been consulted in preparing the Godshill Parish Supplementary Planning Document (SPD), a summary of the issues raised and how those issues have been addressed in the final SPD. Preparation of this statement is a requirement of Regulation 12(a) of the Town and Country Planning (Local Planning) (England) Regulations 2012.
2. Consultation commenced on the draft Godshill Parish SPD on 10 April 2015 and closed at midday 26 May 2015. The draft SPD, Environmental Screening Statement and Consultation Statement were made available on the council's website.
3. Copies of the documents were available online (on both the homepage of iwight.com and on the planning policy pages), at Seaclose Offices and County Hall Reception and at the Community Post Office located in Godshill village shop. A notice advertising the consultation and how to respond was placed in the local newspaper, and was also displayed in the Community Post Office. A copy of the notice can be found in Appendix 1. The consultees who were specifically notified of the consultation are listed in Appendix 2.
4. There were six responses to the consultation, which the council split into 19 representations. Each representation, the council's response to them and any proposed changes are set out in Appendix 3 and 4.
5. A number of minor changes have been made to the document following discussions between the council and the parish council, to reflect the content of the representations and to cover editorial changes (such as correcting typographical errors and factual updates). The changes are set out in Appendix 4.
6. Consultation had already been undertaken by the parish council, prior to their request to adopt a Godshill Parish SPD, and this shaped the content of the draft Godshill Parish SPD. An outline of the consultation work that the parish council has undertaken can be found in Appendix 5.

Appendix 1

Godshill Parish Draft Supplementary Planning Document Consultation

The Isle of Wight Council is consulting on the content of the above document with a view to adopting it as a Supplementary Planning Document (SPD) within the Island Plan Local Development Framework.

The draft Godshill Parish SPD sets out how Godshill Parish Council would like to manage development, in line with the policies of the Island Plan Core Strategy within the parish of Godshill.

The document is supported by a draft Environmental Screening Statement and a Consultation Statement.

The above documentation is available to view and download at:

www.iwight.com/spd

Copies of the draft SPD and supporting documents are also available for public inspection at:

Seaclose Offices Reception, Fairlee Road, Newport
Monday-Thursday 8.30am to 5pm (except last Wednesday of the month - 10am to 5pm)
Friday 8.30am to 4.30pm

County Hall Reception, High Street, Newport
Monday-Thursday 8.30am to 5pm
Friday 8.30am to 4.30pm

Community Post Office, Godshill Village Shop, High Street, Godshill
Monday-Friday 9.00am to 5.30pm
Saturday 9.00am to 12.30pm

The period for representation will run from Friday 10 April 2015 until midday on Tuesday 26 May 2015. Any representations may be accompanied by a request to be notified at a specific address of the adoption of the SPD.

Representations should be sent to: Planning Policy, Isle of Wight Council, Seaclose Offices, Fairlee Road, Newport, Isle of Wight, PO30 2QS or via email to: planning.policy@iow.gov.uk

If you have any queries, please contact Planning Policy on Tel: (01983) 823552 or email: planning.policy@iow.gov.uk



Appendix 2

The following table sets out which businesses and organisations were notified of the Godshill Parish SPD consultation.

Who was notified of the consultation?
All Isle of Wight County Councillors
All Parish/Town Councils
Environment Agency
Historic England
Natural England
Owners and Agents of SHLAA sites in Godshill Parish

Appendix 3

The following table sets out each representation, the council’s response to them and any changes proposed

Ref:	Respondent	Comments which were made during the consultation	The Isle of Wight Council’s response to the comments	Changes to the SPD
GoSPD 1	Historic England	SPDs are documents which add further detail to the policies in the Local Plan. For the proposed Godshell Parish SPD this is the Island Plan. We consider that it would be helpful if the SPD identified to which policies of the Island Plan it related (other than Policy SP1). We also have the following detailed comments.	The council does not consider such signposting is necessary or required. When reading the Godshell Parish SPD, it is clear which policies of the Island Plan Core Strategy the SPD relates to.	No changes proposed in light of this representation.
GoSPD 2	Historic England	Paragraph 2.5 – it would be more accurate to say that part of the village and parish is within an Area of Outstanding Natural Beauty.	Comment noted.	Amend supporting text wording.
GoSPD 3	Historic England	<p>Policy GP 1 – Historic England welcomes and supports this policy, particularly the reference to Godshell’s historic environment. However, it is not clear to us what additional detail the policy adds to existing Island Plan Policies DM11 and SP5. The Policy does include a reference to protecting views and vistas within the AONB and the Conservation Area, the principle of which we support and welcome, but it could be argued that this is new policy as we have not found any reference to views within the AONB or conservation areas in the Island Plan.</p> <p>Even if considered acceptable, and this is a matter for your Council, protecting all views and vistas within the AONB and Conservation Area could be considered to be too restrictive. We suggest that perhaps key views for</p>	<p>With reference to the point made about views and vistas, the Island Plan Core Strategy Policy DM2 ‘Design Quality for New Development’ refers to development proposals and how they will be expected to “complement the character of the surrounding area, particularly in Conservation Areas and AONB, as defined in Conservation Area Appraisals, Village Design Statements or other Supplementary Planning documents that define locally distinctive areas”. Other SPDs would include the Godshell parish document.</p> <p>The draft policy does not attempt to protect all views and vistas as a matter of course. The policy seeks to protect views and vistas in the AONB (including conservation areas), <u>wherever possible</u> (emphasis has been added for the purpose of this document). The reference to ‘wherever</p>	No changes proposed in light of this representation, although please see changes proposed following representation GoSPD4.

Ref:	Respondent	Comments which were made during the consultation	The Isle of Wight Council's response to the comments	Changes to the SPD
		<p>that part of the AONB within Godshill and the Conservation Area be identified and that these be protected through Policy.</p>	<p>possible' provides a degree of flexibility at the site specific planning application stage, should an application come forward which may impact on potential views and vistas and the plan is in conformity with the policies in the Island Plan Core Strategy. The policy is not saying views and vistas 'will be' protected.</p> <p>The AONB Management Plan 2014-2019 has a number of AONB parish policies.</p> <p>Policy P43 welcomes the regard for AONB objectives in the formulation and implementation of plans and policies affecting AONB parishes. Furthermore, Policy P45 supports appropriate development for sustainable rural communities that "complements the character of the area, strengthening its local distinctiveness".</p>	
GoSPD 4	Historic England	<p>Paragraph 3.3 – we consider this paragraph is interesting but we are not clear on what basis these "important architecturally" highlights have been identified. We note that, according to your Council's website, there is no Conservation Area Character Appraisal for Godshill. Historic England promotes character assessments as the basis for understanding the special characteristics of a place and underpinning the policies and proposals of a neighbourhood plan or SPD.</p> <p>We feel that this is particularly important for conservation areas and a character appraisal for the Godshill Conservation could underpin a policy for the conservation and enhancement of the Area, adding detail to Policy DM11 of the Island Plan and helping reduce the risks to its special architectural and historic interest.</p>	<p>Comment noted. Although there is no published conservation area appraisal for Godshill, work has previously been undertaken by the council in draft format. This work has been used by the parish council to inform this section of the document. This information provides local detail further to policy DM11 of the core strategy.</p>	<p>Amend supporting text wording to take account of the previous work undertaken on a conservation area appraisal for Godshill.</p>

Ref:	Respondent	Comments which were made during the consultation	The Isle of Wight Council's response to the comments	Changes to the SPD
GoSPD 5	Historic England	Policy GP 2 – Historic England welcomes and supports the principle of protecting important open spaces and wooded areas, and we see the link to Policy DM13 of the Island Plan, but again protecting all such spaces and areas may be considered too restrictive. A character assessment of the parish would help identify particularly important open spaces and wooded areas, which could then be shown on a map linked to Policy GP 2.	Comment noted. The draft policy does not attempt to protect all open spaces and wooded areas. Indeed, 'policy GP 2 – Open Spaces' refers to existing open spaces and wooded areas and how these "should, <u>wherever possible</u> (emphasis added for the purpose of this document), be preserved in perpetuity". The reference to 'wherever possible' provides flexibility at the site specific planning application stage.	No changes proposed in light of this representation.
GoSPD 6	Historic England	Policy GP 3 – again, we welcome and support the principle of this Policy, but we feel that this policy has nothing specific to Godshell and therefore adds little, if anything, in our view, to Policy DM2 of the Island Plan. We consider that Policy GP 3 really should highlight what design characteristics are important for Godshell, as identified through a character assessment of the parish, a character appraisal of the conservation area and /or a Village Design Statement.	<p>Comment noted. It is considered that 'Policy GP 3 – Design' adds further detail to Policy DM2 of the Island Plan Core Strategy. By highlighted the specific issues the community considers important.</p> <p>The East Wight Landscape Character Assessment has been published during the draft Godshell Parish SPD consultation period and this document has been incorporated into the policy to provide the opportunity for further locally distinctive information to be used in the decision-making process.</p>	No changes proposed in light of this representation, although changes have been proposed that relate to this issue.
GoSPD 7	Historic England	Policy GP 4 – it is unfortunate that the preferred housing areas are not identified on a map and we are not sure exactly where there they are to check for their proximity to designated heritage assets. We are also confused by the fact that, on the map of the National Heritage List for England, what we presume to be Deacon's Nursery appears to be the north-east of the village, Munsley (or, at least, Munsley Farm) is to the north and Scotland Farm is to the west.	<p>Comment noted. A map will be inserted into the supporting text to shows these general locations. The map will have a north arrow to orient the locations shown in the policy.</p> <p>Policy wording will be changed to show the orientation of the sites in relation to the village.</p>	<p>Insert map into the supporting text to show general locations.</p> <p>Amend policy wording to show the orientation of the sites in relation to the</p>

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				village.
GoSPD 8	Historic England	If these locations are correct, then it would appear that development here would not affect any designated heritage assets, except perhaps the grade II listed Bow Bridge. However, the Historic Environment Record for the Island should be checked for the presence of any non-designated heritage assets on these sites.	Comment noted. Policy GP4 does not allocate sites for housing, rather it identifies the community's preferred locations for development. Any proposals for these areas will be subject of consideration and assessment through the planning application process.	No changes proposed in light of this representation.
GoSPD 9	Historic England	Policy GP 5 – Historic England notes the proposal to introduce traffic calming measures within the village centre. Whilst we appreciate the benefits of traffic calming to historic streets and conservation areas (indeed, we have funded a demonstration project of traffic calming in the Turweston Conservation Area in Aylesbury Vale District) care should be taken to avoid intrusive management features. We have published advice on caring for historic streets in "Streets for All" (https://content.historicengland.org.uk/images-books/publications/streets-for-all-south-east/south-east-streets.pdf/).	Comment noted. Supporting text wording will be updated to incorporate the 'Streets for All' advice hyperlink.	Amend supporting text wording to incorporate the "streets for All" advice hyperlink.
GoSPD 10	Natural England	Natural England does not consider that this plan and any subsequent proposed development poses any likely or significant risk to those features of the natural environment¹ for which we would otherwise provide a more detailed consultation response and so does not wish to make specific comment on the details of this consultation. The lack of case specific comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may make comments that will help the Local	Comment noted. Any possible impacts on the natural environment from a potential planning proposal will be dealt with at the site specific planning application stage.	No changes proposed in light of this representation.

Ref:	Respondent	Comments which were made during the consultation	The Isle of Wight Council's response to the comments	Changes to the SPD
		<p>Planning Authority (LPA) to fully take account of the environmental value of this site in the decision making process.</p> <p>In particular, we would expect the LPA to assess and consider the possible impacts resulting from this proposal on the following when determining this application:</p> <p>Protected species</p> <p>Where there is a reasonable likelihood of a protected species being present and affected by the proposed development, the LPA should request survey information from the applicant before determining the application (Paragraph 99 Circular 06/05)².</p> <p>Natural England has produced standing advice, which is available on our website Natural England Standing Advice to help local planning authorities to better understand the impact of particular developments on protected or BAP species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, local planning authorities should undertake further consultation with Natural England.</p> <p>Local wildlife sites</p> <p>If the proposal site is on or adjacent to a local wildlife site, eg Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local wildlife site, and the</p>		

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		<p>importance of this in relation to development plan policies, before it determines the application.</p> <p>Biodiversity enhancements</p> <p>This plan and any subsequent proposed developments may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that <i>'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'</i>. Section 40(3) of the same Act also states that <i>'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'</i>.</p> <p>Landscape enhancements</p> <p>This plan and any subsequent proposed development may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example</p>		

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		<p>through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.</p> <p>If you disagree with our assessment of this proposal as low risk, or should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.</p> <p>¹ Cases which might affect a SSSI, Natura 2000 site, National Park, Area of Outstanding Natural Beauty or a large population of a protected species and/or cases or generic issues which affect a large suite of sites or may set a precedent and thereby affect a significant quantity of habitat across the country ² Paragraph 98 and 99 of ODPM Circular 06/2005.</p>		
GoSPD 11	Environment Agency	<p>We are pleased to see that the proposed allocation areas have been directed to the areas at the lowest probability of flooding and that they are all located within Flood Zone 1 in line with the National Planning Policy Framework (NPPF) paragraphs 100-102.</p> <p>Should these change and proposed locations fall within areas defined as Flood Zone 2 and/or 3 we would recommend the Sequential Test is undertaken when</p>	<p>Comment noted. Firstly the 'proposed allocation areas' referred to in this comment are not proposed allocation areas. These are areas identified by the parish council where the community would prefer to see development located. Secondly, a sequential test will be established at the planning application stage. Development will need to be in line with advice contained in local and national policy guidance.</p>	<p>No changes proposed in light of this representation.</p>

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		<p>allocating sites to ensure development is directed to the areas of lowest flood risk. This is in line with the National Planning Policy Framework (NPPF) paragraphs 100-102.</p> <p>The Sequential Test should be informed by the Local Planning Authorities Strategic Flood Risk Assessment (SFRA).</p> <p>We would have concerns if development is allocated in this flood zone without the Sequential Test being undertaken.</p>		
GoSPD 12	Environment Agency	<p>We are pleased to see the inclusion of Policies GP 1 – Environment to help ensure the conservation and enhancement of the Parish and GP 2 – Open Spaces.</p> <p>We are also pleased to see in Section 4.7 that '<i>Only indigenous species should be used to build new hedges</i>'. Invasive non-native species in our watercourses pose a threat to biodiversity, increase flood risk, affect the state of our water environment and cost the British economy a minimum of £1.7 billion per annum.</p>	Support noted.	No changes proposed in light of this representation.
GoSPD 13	Environment Agency	Finally, we also support the approach set out within Section 7.2 where Brownfield sites are favoured over that of Greenfield sites. We would recommend that where there is ' <i>need</i> ' to develop in Greenfield sites, justification should be provided by the developer.	Whilst the support is noted, the SPD is not introducing new development plan policies and the approach towards the location of development is already established in the Island Plan Core Strategy Policy SP1 Spatial Strategy.	No changes proposed in light of this representation.
GoSPD 14	BCM- David Long	<p>Section 3 + 4 – Environment & Design</p> <p>Policy GP1 – (Environment) The policy indicates that views and vistas within AONB (including the Conservation Area) should, wherever possible, be protected. This policy is generally acceptable, although it should be more</p>	Comment noted. In light of the comment made it is considered the supporting text should be amended to address this point.	Amend supporting text wording to take account of comments

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		<p>proactive in stating that it does not preclude development as a matter of principle (subject to other SPD and Core Strategy Policies). The core focus should be on the protection and/or enhancement Godshell's natural and historic environment through sensitive or appropriate development that works in harmony with its core aesthetic.</p>		made.
GoSPD 15	BCM- David Long	<p>Policy GP2 – (Open Spaces) The Parish Council considers that existing open spaces should, wherever possible, be preserved in perpetuity. In my opinion, this is slightly misleading. One would need to consider the quality of the space before determining whether it should be preserved in perpetuity as the local community may determine that all existing space should be retained as a matter of principle, rather than having some correlation to Policy GP1 (Environment), GP3 (Design) and GP4 (Housing).</p> <p>If one refers to the subtext of Policy GP3 (Design), Section 4.2 refers to infill developments seeking to compliment the style and scale of adjacent properties and the setting of the Conservation Area and AONB. This policy recognises that some existing open space will be used which could be contradictory against the communities perception in relation to Policy GP2.</p> <p>The thrust of the Core Strategy and NPPF is to take a proactive approach to development so long as it is high quality and relates to its sense of place.</p>	<p>Comment noted. The draft policy does not attempt to protect all open spaces and wooded areas. Indeed, 'policy GP 2 – Open Spaces' refers to existing open spaces and wooded areas and how these "should, <u>wherever possible</u> (emphasis added for the purpose of this document), be preserved in perpetuity". The reference to 'wherever possible' provides flexibility at the site specific planning application stage.</p> <p>In light of the comment made it is considered the supporting text should be amended to address this point.</p>	Amend supporting text wording to take account of comments made.

Ref:	Respondent	Comments which were made during the consultation	The Isle of Wight Council's response to the comments	Changes to the SPD
GoSPD 16	BCM- David Long	<p>Section 5 + 6 – Housing, Traffic & Roads</p> <p>Policy GP4 (Housing). The policy correctly identifies that proposals need to contribute to local need and demand. Within this context and in correlation with Policy GP7 (Economy) one must be mindful of Tresslewood Care Village. This project will be implemented in the near foreseeable future.</p> <p>It is unlikely that the employment figures generated by Tresslewood have been calculated within the Councils 2014 Strategic Housing Market Assessment. It is anticipated that Tresslewood will generate at least 100+ new jobs. Therefore to plan for a sustainable future, Godshill must have sufficient capacity to generate for its current need and future demand. To dismiss is unsustainable.</p> <p>Deacons Nursery is noted as a preferential location for housing development; however it is clear that the land has environmental constraints. It extremely wet due to being located on boggy/peat land. There is also a clear contradiction against Policy GP5 (Traffic Management). There is an aim to reduce traffic speed and to divert traffic away from the village centre. This is contradictory in that Deacons Nursery would solely use School Road which is noted to be a principle concern by the Parish Council. Therefore to encourage residential development may not fulfil the objectives of Policy GP5 or GP6 (Part F) which indicates that the Parish Council will not support development that <i>“leads to a significant increase in traffic at the junction of School Crescent and School Road”</i>.</p> <p>With respect to the Munsley area, such parcels of land</p>	<p>Comment noted. The detail of any potential development sites will be considered at the planning application stage, and will be determined against the policies of the development plan and this SPD. The general locations for development preferred by the parish council have been identified through consultation with the community. In light of this, the council does not propose to add further locations to those identified.</p>	<p>No changes proposed in light of this representation.</p>

Ref:	Respondent	Comments which were made during the consultation	The Isle of Wight Council's response to the comments	Changes to the SPD
		<p>are divorced from the centre of Godshill, making Munsley more unsustainable compared to closer LDF sites. The land is simply not sequentially preferable.</p> <p>Scotland Farm, forming part of the Tresslewood Care Village should be supported. It will care for current local need (as per Section 5.3) as well as future demand if the site can be enlarged. There is sufficient space for appropriate growth and to meet most, if not all objectives within the SPD.</p> <p>It is felt that LDF/450 (incorporating LDF/224) should also be considered as an appropriate site, as it is immediately adjacent to the Development Boundary and is sustainable by virtue of its proximity to Godshill village centre. The site has direct highway access without constraint and has no obvious impacts if a sensitive development is pursued. In fact it can deliver a sensitive mixed use which could fulfil a significant proportion of the aims of Godshill Parish Council noted within the SPD. Any layout, design and use can be sensitive to the area taking on board Policy GP1, GP2 and GP3. Within that context the total size of site (and its final execution) will vary and not necessarily correlate with the original SHLAA submission (i.e. feasibly the site can be smaller, frame key views and be well landscaped to integrate).</p>		
GoSPD 17	BCM- David Long	<p>Section 7 – Economy</p> <p>In accordance with relevant National and Local Policy there is a requirement to prioritise Brownfield sites. In practice, any Brownfield land in Godshill is currently in use or its redevelopment would sit contrary to the</p>	<p>Comment noted. The SPD is not introducing new development plan policies and the approach towards the location of development is already established in the Island Plan Core Strategy Policy SP1 Spatial Strategy.</p> <p>In light of this and other comment made it is considered the</p>	Amend

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		<p>objectives to Section 3.4, 3.6 and 4.2. Invariably there is no suitable Brownfield land within Godshill and therefore appropriate Greenfield land must be utilised to meet the objectives of the Parish Council and Core Strategy Policy.</p>	<p>supporting text should be amended to address these points.</p>	<p>supporting text wording to take account of comments made.</p>
GoSPD 18	AONB Partnership	<p>As identified in the document (paragraph 2.5) part of the village and parish fall within the Isle of Wight Area of Outstanding Natural Beauty.</p> <p>We support the aspirations highlighted in GP1, GP2, GP3 which overall aim to ensure that the special characteristics of this part of the designation are conserved and enhanced. These are in accordance with the objectives as detailed in the AONB Management Plan and in particular the following Policies:</p> <ul style="list-style-type: none"> • P43: Ensure that AONB objectives are given full regards in the formulation, review and implementation of plans and policies affecting AONB Parishes, for Island Plan documents, neighbourhood plans, etc. • P44: Work with AONB Parishes and community groups to support local approaches to neighbourhood planning connecting people with the value and active conservation and enhancement of the AONB at the local level. • P45: Support appropriate development for sustainable communities (services, housing, etc) that complements the character of the area, strengthening its local distinctiveness and has provided robust evidence of need and demand. <p>Additionally, in support of these approaches we would</p>	<p>Support noted. In light of this and other comments a reference to the East Wight Landscape Character Assessment has been added to Policy GP3-Design and its supporting text.</p>	<p>Amend policy and supporting text wording to take account of comments made.</p>

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		<p>recommend the use of the recently published East Wight Landscape Character Assessment. This Landscape Character Assessment has been undertaken as part of the development phase of the East Wight Landscape Partnership scheme 'Down to the Coast, using the most up to date guidance and best practice. This details the landscape characteristics and features within the Parish. We would be happy to provide further information on this if required and I can confirm that copies of the East Wight Landscape Character Assessment are available from the Isle of Wight AONB Unit.</p>		
GoSPD 19	Conservation and Design Team	<p><i>3.4 English Heritage has warned 1 that Godshill Conservation Area is deteriorating and at risk of losing its special character. Much of the reason for this is attributable to unsympathetic alteration and infill development</i></p> <p>Godshill being included on the at risk register is more to do with the answers given by the LPA to the survey request from EH</p> <p>From the 2009 survey the LPA wrote about Godshill</p> <p>village centre conservation area. this is a tourist attraction dominated by gift shops and tea rooms. this results in some conflict with through traffic. commercial changes and possible redevelopments could affect the character and vitality of the village.</p> <p>Answers about replacement window, traffic and also the</p>	In light of the comment made it is considered the supporting text should be amended to address this point.	Amend supporting text wording to take account of comments made.

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		fact that the conservation area does not have a Character assessment put it on the At Risk Register not any assessment of the design of any infill development.		

Appendix 4

The following table sets out the changes made to the consultation draft, and are listed in document order. Deletions are shown with a ~~strike through~~ and additions are underlined.

Doc. Ref.	Change	Reason
Front Cover	<u>Adopted June 2015</u>	To reflect the updated status of the document and to meet the regulations.
P3	<i>Delete all text as it relates to the consultation</i>	To reflect the status of the document.
P3, para 1.4	<i>Insert new paragraph:</i> <u>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.</u>	To address concerns raised during the consultation period.
P4, para 2.5	..and parish is <u>within</u> an Area of Outstanding Natural Beauty (AONB).	To address concerns raised during the consultation period.
P4, para 2.7	...this draft SPD...	To reflect the status of the document.
P5, GP1	The Parish Council considers that views and vistas within the <u>Conservation Area and the AONB</u> (including the Conservation Area) should, wherever possible, be protected.	To address concerns raised during the consultation period.
P5, para 3.2	<i>Insert new paragraph:</i> <u>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.</u>	To address concerns raised during the consultation period.

Doc. Ref.	Change	Reason
P5, para 3.2 onwards	<i>Amend all following paragraph numbers of section 3.</i>	A consequential amendment.
P5, para 3.5	Historic England English Heritage	To reflect the change of name of a statutory organisation.
P5, para 3.5	<p><i>Delete paragraph:</i></p> <p>Historic England has warned¹ that Godshill Conservation Area is deteriorating and at risk of losing its special character. Much of the reason for this is attributable to unsympathetic alteration 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.</p> <p><i>Insert new paragraph:</i></p> <p><u>Historic England has warned that the Godshill Conservation Area is deteriorating and at risk of losing its special character¹. 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, 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.</u></p>	To address concerns raised during the consultation period.
P5, para 3.5	<p><i>Alteration to footnote 1:</i></p> <p>¹ Heritage at Risk in Isle of Wight 2014 <u>Historic England Heritage at Risk Register 2014/South East.</u></p>	To address concerns raised during the consultation period.
P5, para 3.5	<i>Amend all following paragraph numbers of section 3.</i>	A consequential amendment.

¹ Heritage at Risk in Isle of Wight 2014

Doc. Ref.	Change	Reason
P6, para 3.6	<p><i>Create new paragraph:</i></p> <p>Much of the reason for this is attributed to 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.</p>	To address concerns raised during the consultation period.
P7, para 3.13	<p><i>Insert new paragraph:</i></p> <p>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.</p>	To address concerns raised during the consultation period.
P7	<u>Map 1: Proposed local green space designation at Central Mead</u>	For consistency and to improve clarity.
P8, GP3 – Design	<p><i>Additional bullet point:</i></p> <p><u>g) the East Wight Landscape Character Assessment.</u></p>	To address concerns raised during the consultation period and to reflect a locally specific evidence base document that had been published during the draft Godshill Parish SPD consultation period.
P9, para 4.8	<p><i>Insert new paragraph:</i></p> <p>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.</p>	To address concerns raised during the consultation period and to reflect a locally specific evidence base document that had been published during the draft Godshill Parish SPD consultation period.
P9, paras 4.8 – 4.10	<i>Amend all following paragraph numbers of section 4.</i>	A consequential amendment.
P9, GP 4	i) Deacons Nursery on the <u>north east</u> eastern boundary of the village	To address concerns raised during the consultation

Doc. Ref.	Change	Reason
	ii) Munsley area on the <u>north</u> eastern boundary of the village iii) Scotland Farm on the <u>west</u> northern boundary of the village <u>These general locations are shown on Map 2 below.</u>	period and to improve clarity.
P10	<u>Map 2: General locations for development preferred by the parish council</u>	For consistency and to improve clarity.
P12	<u>Map 3: Suggested restricted speed areas</u>	For consistency and to improve clarity.
P12, para 6.6	...the parish in mind. <u>Historic England has published advice on caring for historic streets in the 'Streets for All' guidance³.</u> ³ https://content.historicengland.org.uk/images-books/publications/streets-for-all-south-east/south-east-streets.pdf/ .	To address concerns raised during the consultation period and to provide further advice to applicants.
P12, para 6.8	<i>Amend all following paragraph numbers of section 6.</i>	For consistency.
P13, GP6	Relevant development proposals will be expected, <u>by the Parish Council,</u> to	For consistency and to improve clarity.

Appendix 5

The following table sets out the consultation undertaken by Godshill Parish Council that informed the preparation of the draft SPD.

Who was consulted?	Summary of issue(s) raised	How addressed in the draft SPD
Parish residents	A questionnaire was sent out in 2012 inviting feedback from residents and there were open events at the summer show held on Central Mead and the Church Summer Fair at All Saints in August. The parishioners opinions were collected and used to inform the content of the draft Godshill Parish SPD.	The relevant responses and information collected from the questionnaires and public events were used in the preparation of the SPD
	A further questionnaire was available to complete online for members of the public to comment on a Housing Needs Analysis published in July 2014. Hard copies were also available in the Post Office. These views also informed the content of the draft Godshill Parish SPD.	
	The Steering Group which wrote the SPD was formed from members of the Parish Council and volunteers from the community.	The SPD was written by a steering group formed from members of the community. The completed documents were put forward to the Parish Council to approve and adopt.