

Consultation Statement

for the Isle of Wight Council

Fishbourne Parish Supplementary Planning Document

1. This statement sets out who has been consulted in preparing the Fishbourne 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 Fishbourne Parish SPD on 23 March 2014 and closed at midday 7 July 2014. The draft SPD, Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) draft screening 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 Reception and at Fishbourne Parish Council's weekly drop-in session. A notice advertising the consultation and how to respond was placed in the local newspaper. Due to the localised nature of the document notices were also placed on Fishbourne Parish Council noticeboards. A copy of the notice can be found in Appendix 4. The consultees who were specifically notified of the consultation are listed in Appendix 3.
4. Extensive consultation had already been undertaken by the parish council, prior to the council's formal consultation. An outline of the consultation work that the parish council undertook can be found in Appendix 5.
5. There were 6 responses to the consultation, which the council split into 18 representations. Each representation, the council's response to them and any proposed changes are set out in Appendix 1.
6. 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 typos and factual updates). The changes are set out in Appendix 2.

Appendix 1

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
FPSPD1	Hepburns Ltd	I am a little bit confused of the purpose of this document as it seems to pre-empt the Ryde Action Area Plan even though quite clearly it falls within that boundary.	The reasons for the document are set out in paragraphs 1.1 to 1.3.	No changes proposed in light of representation.
FPSPD2	Hepburns Ltd	There is also some confusion regarding the boundaries of this Parish and its relationship to others. It states within this documentation that it is not near to a settlement boundary but in fact abuts the settlement boundary of Wootton. There is also reference to Wootton Creek and estuary and it reads as if this belongs to Fishbourne on its own. Somewhere along the line there has to be a duty to cooperate with other parishes rather than looking inwards.	<p>The point regarding the proximity to the settlement boundary of Wootton is acknowledged, although the settlement boundary of Wootton does not abut the boundary of the parish of Fishbourne (the middle of the creek) or the settlement of Fishbourne.</p> <p>Do not consider that the references to Wootton Creek suggest that it 'belongs' to Fishbourne Parish. Indeed paragraph 6.6 states that "the creek itself is a common recreational asset for both Wootton and Fishbourne parishes".</p> <p>Whilst collaborative working at the parish level is beneficial, parish councils do not have a legal duty to co-operate in the same way as local planning authorities.</p>	Amendment to para 2.5

Ref:	Respondent	Comments which were made during the consultation	The Isle of Wight Council's response to the comments	Changes to the SPD
FPSPD3	Hepburns Ltd	<p>All plans should have the aspiration of meeting future needs and this document simply reads of everything pretty much remaining the same with no positive reason to take the matter forward. It is interesting to note under paragraph 4.1 it states that most of the parish population is retired.</p> <p>With regard to the housing, it seems more and more with parishes simply saying that they only have to meet their own need. You will be fully aware that through the SP1 and SP2 980 units have to be provided in the wider rural areas. I will see this as meeting need for the Island as a whole rather than specific local need. That is everyone should take a bit of the growth.</p> <p>It is laudable that the parish received a 70% response and therefore with such a large return maybe it would be worth considering undertaking a housing needs survey for this area and also on the wider need looking at the housing waiting lists for the Council to see the number of people wanting to move into this area. Maybe some of the demands of Ryde could be met in Fishbourne?</p>	<p>A housing needs survey has already been undertaken for the parish that identifies need. Whilst no allocations are supported in the draft SPD (and none are intended to be made in the Ryde Plan DPD), this does not prevent applications coming forward to meet this identified local need.</p> <p>The Core Strategy identifies 980 new dwellings across the Rural Service Centres and the Wider Rural Area over the plan period. Paragraph 5.38 sets out in more detail what the council expects of applications in these areas.</p> <p>There is an important difference between need and demand. The council will have the opportunity to explore this difference across the Island, and whether allocations are required, through the Rural Service Centres and the Wider Rural Area DPD (the timetable of which is set out in the Local Development Scheme).</p>	No changes proposed in light of representation.
FPSPD4	Hepburns Ltd	One of the main issues that the parish will have is the Fishbourne terminal which will always be restricted by its size. Vehicles do appear to be getting bigger, the numbers appear to be getting larger and the population is more mobile. I don't feel that you can close the door on the need for this terminal to	Both the council and the parish council have been involved in on-going discussions with Wightlink as the terminal owner/operator, and the	No changes proposed in light of 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>expand and there has been talk regarding satellite holding areas within Fishbourne which on the face of it seem a good idea. This needs to be explored more.</p>	<p>approach set out in the draft SPD reflects these discussions. Based on current understanding there is believed to be sufficient capacity at the terminal to accommodate future growth. This in itself does not restrict future expansion, if it is required. No evidence has been provided to substantiate the representation.</p>	
FPSPD5	Hepburns Ltd	<p>Throughout the document there is mention of Previously Developed Land and I am stuck to find any such land which does not have the restrictions of access and other potential uses such as marine related industry.</p>	<p>If no previously-developed land is available within the parish of Fishbourne and a local need is being met, appropriate greenfield sites will be considered.</p>	<p>No changes proposed in light of representation.</p>
FPSPD6	Hepburns Ltd	<p>There appears to be some confusion of what the SHLAA document is. It is not there to identify sites, it simply acts as a conduit and a scoring mechanism for sites that have been put forward. There may of course be a more appropriate site that hasn't worked its way through to the SHLAA document.</p> <p>In addition a change of ownership does not mean that the land has become unavailable from a planning point of view.</p>	<p>It is not necessary for a potential development site to be included within the SHLAA for it to be granted planning permission.</p> <p>It is understood by the parish council that site LDF018a is now under different ownership and that the new owner does not want to see development brought forward on the site. However, the council has not received official confirmation of this.</p>	<p>No changes proposed in light of 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
FPSPD7	Hepburns Ltd	Overall this document reads as defending the current space rather than working for the future needs. One way of approaching this would be to undertake a Housing Needs Survey and state where that land should come forward from ideally a planning perspective.	If the landowner of a site included within the SHLAA did not wish for the site to be included, the council would, subject to confirmation, remove the site from the SHLAA.	No changes proposed in light of representation.
FPSPD8	Hepburns Ltd	On a positive note the upgrading of the pathways to cycle standard is worthy of further support and available funding.	A housing needs survey has already been undertaken for the parish. The Core Strategy currently outlines the approach to development locations, and the Ryde Plan may update the approach.	No changes proposed in light of representation.
FPSPD9	Northwood PC	In response to the consultation, Northwood Parish Council, after having considered the above document, wished to congratulate Fishbourne Town Council on the production of the Fishbourne Parish Draft Supplementary Document, a very relevant and professional document.	The support is welcomed.	No changes proposed in light of representation.
FPSPD10	English Heritage	English Heritage understands that this document is intended to be adopted as a Supplementary Planning Document in advance of the Council's production of the Ryde Area Action Plan. We further understand that, when adopted, the Ryde Plan will supersede this SPD for that part of Fishbourne parish that lies within the Ryde Plan boundary, leaving the rest of the parish still subject to this SPD. This appears to us to be an odd arrangement, but a consequence of the inclusion of only part of the parish within the Ryde Plan boundary.	The support is welcomed.	No changes proposed in light of representation.
			Whilst accepting that such arrangement is not a usual approach, this is the 'best fit' approach to meeting the community's aspirations in advance of the Ryde Plan being adopted.	No changes proposed in light of representation.

Ref:		Respondent	Comments which were made during the consultation	The Isle of Wight Council's response to the comments	Changes to the SPD
FPSPD11	English Heritage	Supplementary Planning Documents should build upon and provide more detailed advice or guidance on the policies in the Local Plan, in this case, the Island Plan Core Strategy. It is also our understanding that SPDs should not seek to introduce new policies, so we presume that the policies in the draft SPD do relate to parent policies in the Island Plan, although it is not clear to us which policies these are other than SP1 and AAP2.	It is the case that the SPD does not seek to introduce new policies, but to give locally-specific details to existing Core Strategy policies. The signposting to Core Strategy policies within the document was considered, but not taken forward due to concerns that it wouldn't meaningfully add to the document.	No changes proposed in light of representation.	
FPSPD12	English Heritage	Notwithstanding our uncertainties above, we welcome and support paragraph 2.9 for its reference to features, designations and characteristics that contribute positively to the character of Fishbourne. English Heritage considers that an understanding of the character of a place is an essential basis for planning policies and proposals, particularly at a parish or neighbourhood level. Advice on characterisation and character appraisals can be found on the following websites: http://www.placecheck.info/ http://building-in-context.org/toolkit.html http://www.helm.org.uk/server/show/nav.19604 http://www.oxford.gov.uk/PageRender/decP/CharacterAppraisalToolkit.htm	The support is welcomed.	No changes proposed in light of representation.	
FPSPD13	English Heritage	We also support requirement 1 of Policy FP 1, Policy FP 7 and Policy FP 9 (and its supporting text).	The support is welcomed.	No changes proposed in light of representation.	
FPSPD14	English Heritage	As drafted, FP 4 and FP 5 are statements rather than policies and would not, in our view, be appropriate within the Ryde AAP.	The comment is noted and will be considered at the appropriate time.	No changes proposed in light of representation.	

Ref:	Respondent	Comments which were made during the consultation	The Isle of Wight Council's response to the comments	Changes to the SPD
FPSPD15	English Heritage	<p><u>Strategic Environmental Assessment & Sustainability Appraisal Screening Opinion</u></p> <p>Notwithstanding our query about to which policies in the Island Plan Core Strategy the policies in the Fishbourne Parish SPD relate, English Heritage accepts the principle that the SPD would need to be in conformity with the Core Strategy, which has already been subject to Sustainability Appraisal (incorporating Strategic Environmental Assessment).</p> <p>We are also of the view that the policies in the Fishbourne Parish SPD would not result in any significant environmental effects. Accordingly, we agree with the Council's opinion that the Fishbourne Parish SPD does not need to be subject to full Sustainability Appraisal or Strategic Environmental Assessment.</p>	<p>The agreement of English Heritage with the council's opinion that the Fishbourne Parish SPD does not need to be subject to full Sustainability Appraisal or Strategic Environmental Assessment is noted and welcomed.</p>	<p>No changes proposed in light of representation.</p>
FPSPD16	Ms Woolfenden	<p>I wish to lodge an objection to FP5 of the Fishbourne Parish Supplementary Planning Document concerning Green space designation at the lower green at Fishbourne</p> <p>My objection principally, is that part of the area within this designation includes land which belongs, (since June 2007) to my brothers and myself. This land has passed through the generations for use by my family and we wish that this can continue.</p> <p>I have learned from Jerry Willis that this land has had Village Green status since 1970, which we were unaware of, and are now awaiting relevant documentation from the Isle of Wight council records to confirm this.</p> <p>Therefore, we need more time for the records to arrive and a chance to understand any possible obligations and implications this may engender.</p>	<p>Policy FP5 does not designate land as local green space, but sets out the parish council's intention to seek a local green space designation for the Green and Lower Green through the Ryde Plan process (which itself would involve further public consultation).</p> <p>The Parish Council will enter into discussions with the landowner to establish an appropriate extent of the area to be proposed as a Local Green Space.</p> <p>The Village Green designation is an issue separate to this document.</p>	<p>Insert further explanatory paragraph</p>

Ref:	Respondent	Comments which were made during the consultation	The Isle of Wight Council's response to the comments	Changes to the SPD
FPSPD17	Natural England	<p>We note that policy FP 8 states: <i>The Parish Council will support local and incremental coastal defence and flood protection measures.</i></p> <p>We advise that any coastal defence and flood protection measures will need to be in line with the shoreline management plan for the area. It thus may be appropriate to put a suitable caveat on this policy.</p>	<p>The SMP is a non-statutory document that forms a material consideration in the planning process, and is the starting point when considering coastal defence and flood protection measures. An amendment to the policy is considered appropriate to reflect this.</p>	Amend policy wording
FPSPD18	Environment Agency	<p>Having reviewed the Screening consultation documents we would agree with the Isle of Wight Council in that the Fishbourne Parish SPD is unlikely to have a significant effect on the environment.</p>	<p>The agreement of the Environment Agency with the council's opinion that the Fishbourne Parish SPD does not need to be subject to full Sustainability Appraisal or Strategic Environmental Assessment is noted and welcomed.</p>	No changes proposed in light of representation.

Appendix 2

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

Doc. Ref.	Change	Reason
Front Cover	Draft -Supplementary Planning Document	To reflect the updated status of the document and to meet the regulations.
Front Cover	Consultation May 2014 <u>Adopted August 2014</u>	To reflect the updated status of the document and to meet the regulations.
P3	Remove all text and delete blank page	To reflect the updated status of the document.
P4	Delete blank page	To remove unnecessary blank page.
P8, para 2.5	... Fishbourne does not have a settlement boundary as it is near one <u>(the nearest is Wootton)</u> and therefore development that does not meet a specific local need will not be supported.	For accuracy.
P9, para 3.2	... results are statically <u>statistically</u> very reliable.	To amend a typographical error.
P14, para 6.4	New para: <u>The Parish Council are in discussions with landowners to establish what land is appropriate to be proposed as Local Green Space. These discussions will inform any proposals the Parish Council put forward to the Isle of Wight Council to consider.</u>	To address a concern raised during the consultation period.
P14, paras 6.4 – 6.7	Consequential amend to paragraph numbers following the above.	A consequential amendment.
P15, FP7	Make the policy box text bold	For consistency.

Doc. Ref.	Change	Reason
P15, para 7.3	as a Grade 1 listed building and is <u>was included in the World Monument Fund's watch list for 2012.</u>	For accuracy, as the 2014 watch list has now been published.
P17, FP8	Make the policy box text bold	For consistency.
P17, FP8	The Parish Council will support local and incremental coastal defence and flood protection measures, <u>especially when they are in line with the Shoreline Management Plan.</u>	To reflect the role of the Shoreline Management Plan in informing decisions relating to coastal defence and flood protection measures.
P17, FP9	Make the policy box text bold	For consistency.
Footer all pages	Consequential page numbering	To reflect the updated status of the document.
Header all pages	Consultation Draft May Adopted August 2014	To reflect the updated status of the document.

Appendix 3

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

Who was consulted?
All Isle of Wight County Councillors
All Parish/Town Councils
Alum Bay Management Co Ltd
Ashcombe Court Management Co Ltd
Christopher Scott Ltd
English Heritage
Environment Agency
Fishbourne Garage
Fishbourne Inn
Kite Hill Farm Caravan and Camping Park
Kite Hill Nursing Home
Mr T Cooper
Ms S Kaberry
Natural England
New Island Ltd
Owners and Agents of SHLAA sites in Fishbourne Parish
PBM & D Ltd
Quarr Abbey
Rainey Petrie Architecture Ltd
Rich Security Ltd
Royal Victoria Yacht Club
Scott Flatt Alexander Ltd
Units1-5 Fishbourne Quay
Wightlink

Appendix 4

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

The document is supported by a SA/SEA Screening Statement and a Consultation Statement.

The above documentation is available to view and download at:

www.iwight.com/spd

Copies of the draft SPDs 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

Fishbourne Parish Council Surgery, held at the Royal Victoria Yacht Club, 91 Fishbourne Lane, Fishbourne, every Tuesday 10am to 11am.

The period for representation will run from Friday 23 May 2014 until midday on Monday 7 July 2014. 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 5

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

Who was consulted?	Summary of issue(s) raised	How addressed in the draft SPD
Quarr Abbey	The future of the Quarr Estate and the nature of anticipated development to sustain the estate.	The issues that have been raised are covered, as far as they can be in a SPD, in policy FP7 and paragraphs 7.3-7.5 of the draft SPD.
Wightlink	The future of the existing ferry terminal and associated operational issues.	The issues that have been raised are covered, as far as they can be in a SPD, in Section 5 of the draft SPD.
Parish residents	Parish Plan Published in January 2009. The parishioners opinions used in the Plan were collected during 2007 with a "Like and Dislikes" survey leading to a full Questionnaire which included the topics of Leisure Activities, Policing and Crime, Traffic, Environment, The Ferry (Noise, traffic and Other), Housing and Future Development and Household Occupancy. 70% of households returned a completed Questionnaire	The relevant information collected and reported in the Parish Plan was used in the preparation of the SPD
	The Planning Policy Committee which wrote the SPD was formed from volunteers from the community with a representation of two members of the Parish Council. All Committee Meetings were open to the public. A report on the progress of the committee was included in each Parish Newsletter that was published at approximately 3 monthly intervals. In most of those reports there was an open invitation for volunteers from the community to join the Planning Policy Committee.	The SPD was written by a committee formed from members of the community. The completed documents were put forward to the Parish Council to approve and adopt.