

Isle of Wight Council

Proposed Freshwater Neighbourhood Development Plan Decision Statement

1. Summary

- 1.1 Following an independent Examination, the Isle of Wight Council confirms that the proposed Freshwater Neighbourhood Development Plan will proceed to a referendum.
- 1.2 This Decision Statement may be viewed online at www.iwight.com/freshwaterndp or paper copies are available during advertised office hours at:

Planning Reception, Seaclose Offices, Fairlee Road, Newport, Isle of Wight, PO30 2QS
Freshwater Library, School Green Road, Freshwater, Isle of Wight, PO40 9AP

2. Background

- 2.1 On 30 August 2012, Isle of Wight Council designated Freshwater as a neighbourhood area to enable Freshwater Parish Council, as the qualifying body, to bring forward a neighbourhood plan.
- 2.2 Following the submission of the proposed Freshwater Neighbourhood Development Plan (Freshwater NDP) to the council, the proposed plan was publicised and representations were invited. The consultation period ended on 27 February 2017.
- 2.3 The council, with the agreement of Freshwater Parish Council, appointed Ms Ann Skippers to undertake the independent examination into the proposed Freshwater NDP to determine whether it should proceed to a referendum.
- 2.4 The Examiner, in her report, concluded that subject to making the recommended modifications, the proposed Freshwater NDP meets the Basic Conditions and should proceed to a referendum.
- 2.5 The council's [Cabinet](#) agreed on 11 January 2018 that the proposed Freshwater NDP should proceed to referendum.

3. Decision and Reasons

- 3.1 The council, following the examiner's report and discussions with the Freshwater NDP Steering Group, has made a number of modifications to the proposed Freshwater NDP as set out in the examiner's report. The main proposed modifications, and reasons for them, are set out in Table 1 along with proposed modifications to correct typographical and grammatical errors and consequential changes following these.
- 3.2 The examiner did not recommend altering the Freshwater Neighbourhood Development Plan area, and the council agrees that this is not necessary.

Additions are shown with an underline and deletions with a ~~strikethrough~~.

Table 1: Proposed Modification

Document Ref	Proposed change	Reason for change
Front Cover	Freshwater Neighbourhood Plan – March 2017 - <u>2027</u>	Consequential changes to reflect document status
Policy FNP1	<p>Policy FNP 1 - <u>Sustainable Economic Growth</u></p> <p>To encourage the future <u>sustainable</u> growth of Freshwater’s economy, centred on a diverse range of business activities, but with an emphasis on the following key sectors:</p>	Recommended by the examiner, and following discussions between the parish council and officers
Policy FNP2	<p>Policy FNP 2 - <u>Retail</u></p> <p>Primary Frontage Areas are defined as: <u>A new Town Centre area is defined and shown on the Town Centre Boundary Map (see appendix p24) as:</u></p> <ul style="list-style-type: none"> + Avenue Road, from Princes Road to Queens Road, including Avenue Road car park. + School Green Road, from Queens Road to Moa Place, including Moa place car park. <p>Applications for mixed that result or contribute to a mix of Use Classes A1 to A5 business-uses will be encouraged and supported in the Primary Frontage Areas, this defined Town Centre area, <u>reflecting changing retail patterns.</u></p> <p>There will be a presumption against business uses converting to residential uses when the <u>building or site</u> in question is part of a Primary <u>Retail</u> Frontage Area <u>(as defined in the</u></p>	Recommended by the examiner, and following discussions between the parish council and officers

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	<u>Island Plan).</u>	
Justification for FNP 2 section, fifth bullet point, P7	In reaching this primary retail frontage (please see map in appendix) the community has been consulted.	Recommended by the examiner, and following discussions between the parish council and officers
Justification for FNP 2 section, sixth bullet point, P7	Discussions on where the Primary Shopping Frontage should be centred, focussed on the walking distances from the main car parks, both Avenue Road and Moa Place. This is why the groups also included the car parks, as they are a vital asset for the viability of the shopping provision in the village.	Recommended by the examiner, and following discussions between the parish council and officers
Policy FNP 3	Policy FNP 3 -<u>Economic Development</u> In addition there is a presumption in favour of <u>appropriately located</u> small scale employment units across the whole Parish.	Recommended by the examiner, and following discussions between the parish council and officers
Policy FNP 4	Policy FNP 4 -<u>Parking Provision</u> The Neighbourhood Plan will not support applications which seek to remove public parking provision within the primary frontage areas <u>in the Town Centre</u> , unless it can be demonstrated that that <u>that there is a satisfactory and permanently available surplus of spaces, or replacement parking spaces within reasonable walking distance available, that can be met elsewhere. of the Town Centre.</u>	Recommended by the examiner, and following discussions between the parish council and officers
Justification for FNP 4 section, first bullet point,	Both of these car parks were a vital component when deciding the boundary of the primary shopping frontage <u>Town Centre.</u>	Recommended by the examiner, and following

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P8		discussions between the parish council and officers
Policy FNP 5	<p><u>Policy FNP 5 -Tourist Destinations</u></p> <p><u>New and enhanced high quality tourism and tourism related development, including a range of accommodation, will be encouraged across the Parish in suitable locations. Such development in the tourist destinations of Freshwater Bay, Colwell Bay and Fort Victoria will be particularly encouraged.</u></p>	Recommended by the examiner, and following discussions between the parish council and officers
Policy FNP 6	<p><u>Policy FNP 6 - High Quality Development</u></p> <p>a) maximise the potential of the site for the type of building proposed;</p> <p>b) a) be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles and materials and with reference to, as detailed in the Freshwater Village Design statement.</p> <p>c) b) give priority to preserving and enhancing heritage assets including listed buildings and the designated Conservation Areas; Conserve and enhance all heritage assets taking account of their significance;</p> <p>d) c) protect, and where possible, take every available opportunity to enhance landscape and biodiversity including through the incorporation of by incorporating landscaping appropriate to the site’s context and character of the local area; consistent with the local character of the Parish;</p> <p>e) d) conserve and not obstruct public views from the Downs or skylines or sweeping views across the landscape; conserve and, where possible, enhance the views referred to in the evidence document “Most Valued Views”. Any development within these</p>	Recommended by the examiner, and following discussions between the parish council and officers

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	<p><u>areas must ensure that key features of these views can continue to be enjoyed.</u></p> <p>g) f) allow for provision of increased infrastructure requirements such as utility company structures and seek to minimise any that do not have an adverse impact on the village amenities and services;</p> <p><i>Consequential bullet point re-numbering following the changes identified above.</i></p>	Consequential
Policy FNP 7	<p>Policy FNP 7 - <u>Transport</u></p> <p>b) provide adequate parking for all new developments, taking into account the — type, mix and use of the development and local car ownership;</p> <p><u>b) Any development proposals that generate an increased need for parking must provide a satisfactory amount of, and suitable, off-street parking. The specific amount of parking provision will be determined on a case by case basis taking into account the type, mix and use of the development and its location. In the case of residential development, satisfactory off-street parking provision should be provided taking into account the tenure and location of the site unless it can be satisfactorily demonstrated that alternative and appropriately located provision is permanently available.</u></p>	Recommended by the examiner, and following discussions between the parish council and officers
Policy FNP 8	<p>Policy FNP 8 - <u>Night Sky</u></p> <p><u>Applicants must demonstrate that where development involves lighting, that lighting is necessary and the effect on the night sky is acceptable.</u></p>	Recommended by the examiner, and following discussions between the parish council and officers
Rural and renewables section, first paragraph,	Change the reference to (see map 10) in the first paragraph on page 14 of the Plan to (see <u>map page 4</u>).	Recommended by the examiner and to correct

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P14		typographical error
Objective 11 P15 and Objective 12 P16	Renummer Objective FNP 11 to FNP 10 and FNP12 to FNP 11	Recommended by the examiner and to correct typographical error
Policy FNP 9	<p>Policy FNP 9 – <u>Farm Buildings</u></p> <p>Quality and sympathetic conversion of redundant farm buildings is supported where any new venture does not conflict with agricultural practices, has no significant visual impact, respects the local character and tranquility of the countryside.</p> <p><u>High quality and sympathetic conversion of rural buildings or well designed new buildings are supported where they would:</u></p> <ul style="list-style-type: none"> <u>a) be compatible with agricultural practices and</u> <u>b) have an acceptable visual impact and</u> <u>c) respect the local character and tranquility of the surrounding landscape and countryside and</u> <u>d) have an acceptable impact on the living conditions of neighbouring occupiers.</u> 	Recommended by the examiner, and following discussions between the parish council and officers
Policy FNP 10	<p>Policy FNP 10 – <u>Development outside the Settlement Boundary</u></p> <p>Applications outside of the settlement boundary for employment and tourism, should take into account the character of the rural landscape. Applicants would be required to state the mitigating measures, including proportional landscaping, materials and design used to protect the character and tranquility of the area.</p> <p><u>Applications outside the settlement boundary for employment and tourism must protect or enhance the rural character and tranquility of the area. Applicants will need to demonstrate how the development will impact on the character and tranquility of the area and set out how the design, materials and landscaping will contribute to the protection</u></p>	Recommended by the examiner, and following discussions between the parish council and officers

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	<u>and enhancement of the area in which the development is located.</u>	
Policy FNP 11	Policy FNP 11 - <u>Coastal Development</u> Reference should be made to the <u>West Wight Coastal Flood and Erosion Risk Management Strategy and the latest Shoreline Management plan if applicable.</u>	Recommended by the examiner, and following discussions between the parish council and officers
Justification for FNP 11 text, third paragraph, P15	The current Shoreline Management Plan 2 (SMP2) for this area is “No Active Intervention” . <u>includes areas with a ‘No Active’ Intervention policy. For full details of future risks in this area please refer to the 2016 West Wight Coastal Flood and Erosion Risk Management Strategy.</u>	Recommended by the examiner, and following discussions between the parish council and officers
Objective 12 P16	The large amount of land designations within Freshwater <u>(as shown on the map on page 4 of the Plan)</u> allows for the preservation of resident and transitory wildlife.	Recommended by the examiner, and following discussions between the parish council and officers
Policy FNP 12	Policy FNP 12 – <u>Natural Environment</u> Where applicable developments should take into account wildlife links such as hedgerows and water courses. Where hedgerows and water courses are to be affected, the applicant would be required to provide replacements. <u>All development throughout the Parish should protect and, where possible, enhance biodiversity and ecological networks including wildlife corridors such as hedgerows and water courses.</u>	Recommended by the examiner, and following discussions between the parish council and officers

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Policy FNP 13	<p>Policy FNP 12 – <u>Local Green Space</u></p> <p>b) Development of these sites will not be allowed, except in special circumstances or as required for infrastructure projects that update or provide extra amenities for the immediate community, if other sites are <u>demonstrated to be not available</u>.</p>	Recommended by the examiner, and following discussions between the parish council and officers
Objective 14 P21	<p>With both variable quality farmland, farm waste, some of the highest levels of sunlight in the U.K., plus fast tidal streams on the north coast, the Parish is ideally placed for small scale, possibly experimental alternative energy generation.</p> <p><u>Development should achieve high standards of sustainable development through design, construction and operation.</u></p>	Recommended by the examiner, and following discussions between the parish council and officers
Policy FNP 14	<p>Policy FNP 14 - <u>Sustainable Development</u></p> <p>Large scale d Developments should seek to achieve high standards of sustainable development and <u>where appropriate</u> demonstrate how design, construction and operation has sought to:</p> <p>e) where appropriate, an environmental impact statement may be required for the above by the Planning Officer.</p>	Recommended by the examiner, and following discussions between the parish council and officers
Policy FNP 15	<p>Policy FNP 15 - <u>Community Facilities</u></p> <p>The Neighbourhood Plan supports improvements to the facilities available to the community, including: The Gouldings, Brookside Health Centre, The West Wight Sports and Community Centre, the Memorial Hall, Freshwater Library, Multi-Use Games Area (MUGA), Skate Park, Stroud Field amenities, the Churches and associated buildings, Dimbola Museum and Galleries and Fort Victoria.</p>	<p>Recommended by the examiner, and following discussions between the parish council and officers</p> <p>Suggested by the examiner, and following discussions between the parish council and officers</p>

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	<p>The plan will oppose any loss of facilities such as these and the open spaces at Fort Victoria and Golden Hill Country Parks, Afton Marsh and the allotment site, unless there are special circumstances.</p> <p><u>The Neighbourhood Plan supports improvements to the facilities available to the community, including :</u></p> <ul style="list-style-type: none"> • <u>The Gouldings;</u> • <u>Brookside Health Centre;</u> • <u>The West Wight Sports and Community Centre;</u> • <u>Memorial Hall;</u> • <u>Freshwater Library;</u> • <u>Multi-Use Games Area (MUGA);</u> • <u>Skate Park;</u> • <u>Stroud Field amenities;</u> • <u>the Churches and associated buildings;</u> • <u>Dimbola Museum and Galleries and;</u> • <u>Fort Victoria.</u> <p><u>The plan will oppose any loss of facilities such as these and the open spaces at Fort Victoria and Golden Hill Country Parks, Afton Marsh and the allotment site, unless there are special circumstances.</u></p>	
Policy FNP 16	Policy FNP 16 - <u>Allotments</u>	Recommended by the examiner, and following discussions between the parish council and officers
Next Sections of the Plan	Add a new section title called ' <u>Monitoring and review</u> '	Recommended by the

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P23	<p>Add a new paragraph explaining the Plan will be monitored and reviewed</p> <p>New paragraph: <u>Government guidance recommends plans are reviewed every five years and Freshwater Parish Council will consider the plan for review at the appropriate time. The IWC will provide Freshwater Parish Council access to primary data to undertake a more detailed analysis of the policies in the plan.</u></p> <p>Delete the table on page 23 of the Plan</p>	examiner, and following discussions between the parish council and officers
Appendix , P24	Insert plan showing the newly defined Town Centre	Recommended by the examiner, and following discussions between the parish council and officers
Appendix, Maps P-24-28	<p>Remove the “Freshwater Parish – Designated areas” map on page 25 of the Plan</p> <p>Remove the “Freshwater Parish – SHLAA sites 2015” map on page 27 of the Plan</p> <p>Add a note to the “Environment Agency modelled flooding map of Freshwater Parish” on page 28 of the Plan that reads:</p> <p><u>The information in this appendix is correct at the time of writing the Plan. Up to date information should be sought from the Environment Agency or other relevant organisation.</u></p>	Recommended by the examiner, and following discussions between the parish council and officers
Whole plan	<i>Consequential page re-numbering following the changes identified above and amendments to contents page</i>	Consequential

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Whole plan	<i>A number of minor typographical and grammatical amendments</i>	To correct typographical/ grammatical errors