



Freshwater Parish



2023

Freshwater Neighbourhood Plan

Evidence base

Policy FNP 1

To encourage the future growth of Freshwater's economy, centred on a diverse range of business activities, but with an emphasis on the following key sectors:

Retail, Tourism, Professional Services, Construction and Manufacturing.

Evidence:

This comes from the vision statement for the Economy and Tourism section and was endorsed by the response to item 3.0 in the 2014 questionnaire which gave a 91% agreement from those submitting completed questionnaires.

Census difference 2001 and 2011 for the economic age group, 20 to 24 years, increased by 48 persons. Current planning is for housing aimed at economic age groups, so local employment needed.

2011 Census shows that the second highest travel to work group (508 persons), travel more than 10km but less than 20km to work. This shows a need for local employment to reduce travel.

Policy FNP 2

Primary Frontage Areas are defined as:

- + 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.

Applications for mixed A1 to A5 business uses will be encouraged in the Primary Frontage Areas, reflecting changing retail patterns.

There will be a presumption against business uses converting to residential uses, when the building in question is part of a Primary Frontage Area.

Evidence:

There is a mix of commercial types of businesses using the traditional village centre retail area. Accountants, Dentists, Chiropractors, Solicitors, etc. These are mixed in with adjacent retail shops. The retail activities are shrinking. All types of service providers should be encouraged to operate in the old town centre area.

2014 Retail survey of 69 village centre businesses with frontages showed 56% A1 use, 17% A2 use, 6% A3 use, 1% A4 use, 3% A5 use, 1% B2 use, 10% D1 use, 1% D2 use and 3% car repair uses.

2014 Retail survey showed 10 out of 69 (14%) village centre businesses with frontages were permanently closed or not trading at the time of the survey.

2014 Questionnaire: item 2.7 "To improve the overall design of shop fronts and public realm so that the centre as a whole is enhanced." Received 92% agreement.

2014 Questionnaire: item 3.4 " To preserve Freshwater as the commercial hub of the West Wight." Received 84% agreement.

2014 Questionnaire: item 3.6 " To regenerate the established traditional retail area by supporting viable business." Received 93% agreement.

National Planning Policy Framework (March 2012) Section -2.23

Policy FNP 3

The Parish will support all types of economic development, in particular to the re-development of commercial buildings as well as using previously developed land to expand economic opportunities. To maintain and protect part employment sites at Golden Hill, Hooke Hill/Afton Road junction and other Parish areas.

In addition there is a presumption in favour of small scale employment units across the whole Parish.

Evidence:

Interviews with local businesses. (Please refer to Shop and Business Audit)

2014 Questionnaire: item 3.3 "To provide additional sites for businesses in order to supply a wider range of employment opportunities for all". Received 76% agreement.

Other evidence from FNP 2 also applies.

Policy FNP 4

The Neighbourhood Plan will not support applications which seek to remove parking provision within the primary frontage areas, unless it can be demonstrated that there is a surplus of spaces available that can be met elsewhere.

Evidence:

2013 Questionnaire: question 28 feedback cites cheaper/free parking as the second highest item needing improvement with respect to local shopping areas.

2014 Questionnaire: item 3.5 "To ensure vehicle parking provision supports commercial viability of the village". Received 96% agreement.

During 2014/15, changes to car parking regulations/costs on the Island generated a lot of negative feedback in the local press.

Policy FNP 5

The development of high quality tourist destinations and accommodation will be encouraged over the whole Parish but in particular close to the Freshwater Bay, Colwell Bay and Fort Victoria locations.

Evidence:

2013 Questionnaire: 86% in favour of encouraging tourism.

2014 Questionnaire: item 3.2 "To promote and enhance Freshwater Bay as a high quality tourist destination." Received 80% agreement.

2014 Questionnaire: item 4.4 "Protecting and enhancing access to and enjoyment of the coast." Received 94% agreement.

Public and membership meeting of the Freshwater Bay Residents Association in July 2014 were given a presentation and comments received. There was an overall agreement that the area required a positive face lift.

Policy FNP 6

The design, location and layout of the development should:

- a) maximise the potential of the site for the type of building proposed;
- b) be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles and materials;
- c) give priority to preserving and enhancing heritage assets including listed buildings and the designated Conservation Area;
- d) protect, and where possible, enhance landscape and biodiversity by incorporating landscaping consistent with the local character of the Parish;
- e) conserve and not obstruct public views from the Downs or skylines or sweeping views across the landscape;
- f) not increase the likelihood of surface water flooding within the village or exacerbate foul drainage capacity problems;
- g) allow for provision of increased infrastructure requirements such as utility company structures that do not have an adverse impact on the village amenities and services;
- h) encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.

Evidence:

Local Development Orders- The Department for Communities and Local Government – January 2015.

Freshwater Village Design Statement - 2007

2014 Questionnaire: item 2.2 “ Protect and enhance all conservation areas and listed buildings.” Received 95% agreement.

Local conservation areas, listed buildings and Parish records.

Plantlife.org.uk – Isle of Wight Downs.

Isle of Wight Natural History & Archaeological Society – The Isle of Wight

Natural Enterprise Ltd

National Planning Policy Framework (March 2012) – Section 8 . 69

Isle of Wight AONB Management Plan

Isle of Wight National Trust Plan 2015

Island Core Strategy – Adopted March 2012 SP5, DM13

DEFRA – Flood risk assessment for Planning Applications (updated 28th October 2015)

Foul Drainage Assessment Form (FDA1) – (DETR Circular 03/99/WO 10/99)

2014 Questionnaire: item 2.1 “ Provide homes for local people by broadening the range and type of housing stock to meet local needs.” Received 80% agreement.

2014 Questionnaire: item 2.3 “ To support a sustainable level of housing growth that reflects the character and does not dominate the village.” Received 90% agreement.

Policy Paper: 2010 to 2015 Government Policy – housing for older and vulnerable people – updated 8th May 2015. (contains paper: Laying the Foundations: a housing strategy for England.

Minutes of telephone conversations with local residential homes – August 2013

Policy FNP 7

The Neighbourhood Plan will support proposals that:

- a) promote, protect and maintain local bridleway, footpath and cycle network including making proper provision for those with mobility impairments;
- b) provide adequate parking for all new developments, taking into account the type, mix and use of the development and local car ownership;
- c) provide safer routes to school;
- d) provide improved parking for tourism provision within the parish.

Evidence:

2014 Questionnaire: item 2.5 " Within the defined settlement boundary, the encouragement of interlinking footpaths/bridleways and green corridors." Received 95% agreement.

2014 Questionnaire; item 2.6 "To ensure adequate off-road parking within residential development. Received 95% agreement.

2011 Census : Car or Van availability

2001 Census : Distance travelled to work.

Isle of Wight Council – School Travel Plan Strategy.

Policy FNP 8

Support would be given to developments which involve lighting, where the applicant has demonstrated that the proposal will not degrade the visual impact of the night sky.

NPPF- p28(3rd bullet point)

Island Plan- SP4

AONB Management Plan and Dark Skies Initiative

Policy FNP 9

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 tranquillity of the countryside.

Evidence:

National Planning Policy Framework – March 2012 - 3.28, 11.112, 11.113, 11.115, 11.116 and 11.118

Island Core Strategy – adopted March 2012 – SP3, SP4, DM2, DM5, DM8, DM12

Isle of Wight AONB Management Plan.

National Trust Plan

National Planning Policy Framework – March 2012 – 11.114, 11.123

Details from request to National Farmers Union.

Policy FNP 10 (Also from Objective FNP 9)

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 landscaping, materials and design used to protect the local character and tranquillity of the countryside.

Evidence:

National Planning Policy Framework – March 2012 – 3.28
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Isle of Wight AONB Management Plan

2014 Questionnaire: item 4.1 “Support the enhancement of the designated rural landscape.” Received 94% agreement.

2014 Questionnaire: item 4.2 “ Promote the appropriate development and diversification of agriculture and other sustainable land based businesses outside of the settlement boundary.” Received 80% agreement.
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Policy FNP 11

In areas with a known history of land instability and especially coastal erosion or flooding, an assessment of vulnerability should be made. This should show that the development will be safe over its planned lifetime and not have an unacceptable impact on the geography or geology of the area or on coastal change.

Evidence:

National Planning Policy Framework – March 2012 – 11.109, 11.114
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Island Core Strategy – adopted March 2012 – SP5, DM12, DM14 and DM15
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Isle of Wight AONB Management Plan.

Isle of Wight – Shoreline Management Plan (SMP 1) (May 2011)
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Policy FNP 12

Where applicable developments should take into account wildlife links such as hedgerows and water courses. Where hedgerows and water courses are to be effected, the applicant would be required to provide replacements.

Evidence:

National Planning Policy Framework – March 2012 – 11.109
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Island Core Strategy – adopted March 2012 – SP5 and DM13
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DEFRA: Biodiversity 202; A strategy for England’s wildlife and ecosystem services.
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Natural England: Hedgerows Regulations 1997

Natural England: Wildlife and Countryside Act 1981
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Policy FNP 13 (Also from Objective FNP 12)

This Plan identifies fourteen areas of Local Green Space, these being: Pound Green, Middleton Green, Spinfish, School Green Road stream edge with Black Hut Green, Stroud Field, Jubilee Field, Norton park area, Fort Victoria Country Park, Golden Hill Country Park, Parkway Green, Edinburgh Road Green, Granny's Mead, Victoria Road/Guyers Road and Gate Lane verge. See Table 1 and accompanying maps. These spaces, in close proximity to the people they serve, are demonstrably special and hold particular local significance. 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 not available.

Evidence:

National Planning Policy Framework – March 2012 – 8. 76,. 77 and 78. Plus 9.0 Green Belt.

National Planning Practice Guidance – Local Green Space- revision 06/03/2014
Paragraph 008

Freshwater Parish minutes – Open spaces

Policy FNP 14

Developments should seek to achieve high standards of sustainable development and demonstrate how design, construction and operation has sought to:

- a) reduce the use of fossil fuels;
- b) link the provision of low and zero carbon energy infrastructure in new developments to existing buildings;
- c) promote the efficient use of natural resources, the re-use and recycling of resources and the production and consumption of renewable energy;
- d) adopt best practice in sustainable urban drainage.
- e) where appropriate, an environmental impact statement may be required for the above by the Planning Officer.

Evidence:

2014 Questionnaire: item 4.8 “A reduction in the consumption of non-renewable energy, offset by local production from varied renewable sources.” Received 67% agreement. It was noted that this was one of the lowest results for the questionnaire but coincided with applications for a large onshore solar farm and offshore (Navitus Bay) wind farm applications.

Isle of Wight Footprint Trust – various publications and conversations.

Isle of Wight NHS - Greencare

Tidal Power: Tidal Energy Atlas for SE Region – May 2007.

South East Wood Fuels Ltd for the Isle of Wight Council – Feb 2009. The Potential for wood fuel supply on the Isle of Wight.

Isle of Wight – Strategic Flood risk assessment Mk2 – Appendix E – West Wight.

National Planning Policy- Sustainable Drainage System (HCWS161) 18th December 2014

Policy FNP 15

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. 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.

Evidence:

2014 Questionnaire: item 1.1 "To protect, enhance and maintain existing community facilities in the following areas: Health and Social care needs, Youth projects and to develop a culture of community awareness." Received 96% agreement.

Minutes of a meeting with Brookside Health Centre on the 10th October 2013.

Mapping of existing community provision groups.

Comments gathered by working groups on 22nd September 2012

Survey carried out by the West Wight Sports Centre during the summer of 2014.

Joint Strategic Needs assessment 2011 – 2012 – highlights rural deprivation and barriers to housing and services in Freshwater Parish.

Meeting with Library service 16th January 2014 and Paper B – IWC Officers report on Library service.

Document created by "My Life a Full Life", highlighting population projections and future demand on health services.

Policy FNP 16 (Also from Objective FNP 15)

Development that would result in the loss of allotments should not be permitted unless replacement allotment sites are provided, and these should be of acceptable quality:

1. Be comparable in terms of size, accessibility and convenience, and should not normally be 0.75 of a mile from the centre of demand.
2. Have a soil quality and condition comparable or superior to that of the existing allotments.
3. Avoid detrimental impact on landscape character and other landscape features.

Applications for new allotment provision would be supported and encouraged.

Evidence:

Freshwater Parish web site – Allotments.

Isle of Wight Council web site – Allotments – General benefits statement.

Memorandum by the Department of the Environment, Transport and the Regions (AL23) – The future for allotments.

Small holdings and allotments Act 1908.

Thorpe Committee of Inquiry into Allotments 1969

Planning Policy Statement 3 : Housing

