



Neighbourhood Plan Referendum 8th March 2018 Freshwater Neighbourhood Plan – In a Nutshell

Neighbourhood planning was introduced by the government in 2011 (Localism Act) to give communities a greater say in shaping the development and growth of their local areas. Freshwater Neighbourhood Plan has been developed by the Parish Council over a number of years with input from the community and after public consultations.

It has now successfully passed through an independent examination. In January 2018 the Isle of Wight Council Executive agreed that the Plan proceed to a referendum. It has now reached its final stage. The Plan will only be adopted if local residents vote in its favour at the referendum on **Thursday 8th March**. Adoption of the Plan will mean that the Plan will be used by the Planning Authority in the determination of planning applications in future (along with the Island Plan and national Planning Policy Framework). A summary of the policies is included below but please see the Plan itself for full details. The Plan can be viewed at Freshwater Parish Council offices, The Memorial Hall and the Library. It can also be seen online at www.freshwater-parish.org.uk

Policy FNP 1 - Sustainable Economic Growth

To encourage the future sustainable 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.

Policy FNP 2 - Retail

A new Town Centre area is defined and shown on the Town Centre Boundary Map (see appendix p24) as:

- + Avenue Road, from Princes Road to Queens Road, including Avenue Road car park.
- + School Green Road, from Queens Road to Moa Place.

Applications that result or contribute to a mix of Use Classes A1 to A5 uses will be encouraged/ supported in this defined Town Centre area. There will be a presumption against business uses converting to residential uses when the building or site is part of a Primary Retail Frontage Area.

Policy FNP 3 - Economic Development

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 appropriately located small scale employment units across the whole Parish.

Policy FNP 4 - Parking Provision

The Neighbourhood Plan will not support applications which seek to remove public parking provision in the Town Centre, unless it can be demonstrated that there is a satisfactory and permanently available surplus, or replacement parking spaces within reasonable walking distance of the Town Centre.

Policy FNP 5 – Tourist Destinations

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.

Policy FNP 6 - High Quality Development

The design, location and layout of all development should:

- a) be compatible with the distinctive character of the area, respecting the local settlement pattern and building styles and materials and with reference to the Freshwater Village Design statement.
- b) conserve and enhance heritage assets taking account of their significance;
- c) protect, and take every opportunity to enhance landscape and biodiversity through the incorporation of landscaping appropriate to the site's context and character of the local area;
- d) conserve and, where possible, enhance the views referred to in the evidence document "Most Valued Views". Any development within these areas must ensure that key features of these views can continue to be enjoyed.
- e) not increase the likelihood of surface water flooding within the village or exacerbate foul drainage capacity problems;
- f) allow for provision of increased infrastructure requirements and seek to minimise any adverse impact on the village amenities and services;
- g) 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.

Policy FNP 7 - Transport

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) 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;
- c) provide safer routes to school;

Policy FNP 8 - Night Sky

Applicants must demonstrate that where development involves lighting, that lighting is necessary and the effect on the night sky is acceptable.

Policy FNP 9 - Farm Buildings

High quality and sympathetic conversion of rural buildings or well designed new buildings are supported where they would:

- a) be compatible with agricultural practices and;
- b) have an acceptable visual impact and;
- c) respect the local character and tranquility of the surrounding landscape and countryside and;
- d) have an acceptable impact on the living conditions of neighbouring occupiers.

Policy FNP 10 – Development outside the Settlement Boundary (Also from Objective FNP 9)

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 and enhancement of the area in which the development is located.

Policy FNP 11 - Coastal Development

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. Reference should be made to the West Wight Coastal Flood and Erosion Risk Management Strategy and latest Shoreline Management plan if applicable.

Policy FNP 12 - Natural Environment

All development throughout the Parish should protect and, where possible, enhance biodiversity and ecological networks including wildlife corridors such as hedgerows and water courses.

Policy FNP 13 - Local Green Space (Also from Objective FNP12)

This Plan identifies fifteen 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, Norton Green verge, Parkway Green, Edinburgh Road Green, Granny's Mead, Victoria Road/Guyers Road and Gate Lane verge. See Table and accompanying maps.

- a) These spaces, in close proximity to the people they serve, are demonstrably special and hold particular local significance.
- 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 demonstrated to be not available.

Policy FNP 14 - Sustainable Development

Developments should seek to achieve high standards of sustainable development and where appropriate demonstrate 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.

Policy FNP 15 - Community Facilities

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; 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.

Policy FNP 16 - Allotments (Also from Objective FNP 15)

Development that would result in the loss of Parish 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 more than 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.