

- IPS (2.9) states that: “There are some fundamental issues the Island Planning Strategy (IPS) has to address and these include protecting our precious environment and landscape”.
- West Wight housing targets, lack of infrastructure, sacrifice of green fields and grade 2 agricultural land, lack of consultation on proposed settlement boundary changes, lack of provision for social and affordable housing does not address these needs
- The proposal to redesignate areas on the periphery of the Freshwater settlement appears perverse. It’s simply providing more homes in an area without improving employment prospects, amenities or affordability. The IPS makes no proposals to improve transport links nor basic infrastructure. This cannot be the way forward to achieve a sustainable community. This will simply attract more of an ageing population, thus perpetuating an already unbalanced and ultimately untenable position.
- The IPS rightly identifies an ageing population but makes little attempt to promote strategies which might rebalance the population. Retaining younger Islanders and attracting skilled incomers with good employment opportunities would seem to be the way forward. This also means providing for younger members of the community with schools, and sporting and leisure facilities. There are no firm proposals on these matters. The IPS appears to be more inclined to promote a strategy of managed decline.
- IPS 2.5 Over 60 per cent of the Island’s residents live in Newport, Cowes, East Cowes, Ryde, Sandown and Shanklin. Freshwater, Totland and Yarmouth are the main settlements to the west of the Island and Ventnor is the largest town on the south coast. Outside of these main settlements there are around 30 villages and hamlets’ Freshwater is a rural village, not a main settlement.
- ‘IPS 2.52 The location of the major settlements – with Cowes to the north; Ryde to the north-east; Sandown, Shanklin and Ventnor to the south-east; and Freshwater to the west’ now refers to Freshwater as major settlement. Again, it’s a rural village not a major settlement.
- Freshwater is also referred to as a ‘secondary settlement’ IPS Growth section 6: G2 : ‘Priority locations for housing development and growth. Secondary settlements: Bembridge, The West Wight (Freshwater and Totland), Wootton, and Ventnor.’ Again, it’s a rural village not a secondary settlement.

- West Wight has been allocated a disproportionate number of houses in relation to our available brown field capacity, social, medical and utility infrastructure. The accommodation of these numbers has been facilitated by the SHLAA process allocating large sites outside our existing settlement boundary.
- The Council must consider the implications of urbanising a treasured rural landscape and the impacts this will have on the tourism economy as these are intrinsically linked. Large scale developments will have the greatest of impacts and the greatest risk of negative impacts on both the landscape, biodiversity and tourism. Sensitive and small developments should be prioritised on brownfield sites, that are in need of improvement, and have the least risk of detrimental impacts.
- "Freshwater is a rich and highly diverse rural area, offering considerable potential for growth with regards to landscape and eco-tourism. The local environment, flora and fauna must be protected as it is this rural tranquillity that residents and visitors appreciate [...] 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' [Freshwater Neighbourhood Plan](#) (2017 - 2027)
- Freshwater developed the Freshwater Neighbourhood Plan - FNP (2017 - 2027) in consultation with the community outlining their desire for the future of Freshwater including housing needs. IPS disregards FNP.
- "The Community wishes to see development prioritised to brownfield sites. The Parish is rural in character and is defined by its green spaces...Future developments should co-exist with the green open spaces." "The Parish values all rural landscapes as they form an important part of the character and definition of the Parish." (Freshwater Neighbourhood Plan)
- West Wight Landscape Character Assessment: "No development in the parish should have a jarring effect from the iconic viewpoint the Down's" [...] "Consultation with the local community highlighted concerns over suburbanisation of the area, loss of rural and village character, decline in farming, loss of hedgerows and increase in horse paddocks. Golden Hill Fort, Moons Hill, Farringford and Dimbola Lodge were valued as landmarks" Forces for change - Future Change: Pressures for new residential and recreational development that is unsympathetic to traditional character and form of settlement; Landscape Guidelines: Conserve the sense of a rural, small-scale landscape of winding lanes and small settlements."
- DIPS states that '51 per cent of the homes allocated are on sites that contain brownfield land'. This wording has changed since the previous DIPS, where there was a 60% allocation of home on brownfield sites, not on 'sites that contain brownfield land'. Regardless, this is not the case for West Wight where our precious green fields (one of which is grade 2 agricultural - a scarce and valuable source on the Island) have been 'allocated' for housing
- Island-wide there are many abandoned buildings/sites and areas which require regeneration, these have not been incorporated in IPS. Building on fresh green field sites may be easier for developers, but we should utilise and clean up areas which already exist, regenerating for local needs.
- The West Wight Landscape Character Survey (2005) describes 'Freshwater Isle' as: 'The Settled Farmland landscape [...] Gently rolling landscape [...] Highly settled but with areas of pasture and arable cultivation [...] Intricate network of rural lanes, some sunken [...] remnants of Medieval open field cultivation still evident [...] Strong literary associations and distinctive identity as Freshwater Isle.' Lets preserve this for the future generations.

## 6 - Growth

- • Freshwater and the surrounding SSSI, AONB and other breath taking beauty spots such as Tennyson Town and Freshwater Bay are major tourist attractions on the Island with recent investments in tourism magnets such as the beautiful renovation of the Albion Hotel, and Totland Pier. The IPS plan seems to want to turn the rural village of Freshwater into a sprawling town filled with residential homes and removing green spaces - which will clearly damage tourism, let alone residents wellbeing and enjoyment of their home
- "Freshwater is a rich and highly diverse rural area, offering considerable potential for growth with regards to landscape and eco-tourism. The local environment, flora and fauna must be protected as it is this rural tranquillity that residents and visitors appreciate [...] 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' [Freshwater Neighbourhood Plan](#) (2017 - 2027)

- The Council must consider the implications of urbanising a treasured rural landscape and the impacts this will have on the tourism economy as these are intrinsically linked. Large scale developments will have the greatest of impacts and the greatest risk of negative impacts on both the landscape, biodiversity and tourism. Sensitive and small developments should be prioritised on brownfield sites, that are in need of improvement, and have the least risk of detrimental impacts.

# Housing Reg 19

Submitted by: Anonymous user

Submitted time: 19 Aug 2024, 23:28:58

Name/Organisation

**Elizabeth Keay**

Email Address

[REDACTED]

1. What type of respondent are you?

**Member of the Public**

2. What Housing policy you are commenting on

**General Comments for Housing**

3. Does your comment relate to a specific paragraph(s)? if yes which paragraph does this relate to?

**NA**

4. In relation to the policy or paragraph you are commenting on, do you consider the Island Planning Strategy for submission to be legally compliant?

**No**

5. Please give details to support your answer to question 4

- **No - not legally compliant**

6. In relation to the policy or paragraph you are commenting on, do you consider the Island Planning Strategy for submission to be sound?

**No**

7. If no to question six is this because?

- **not positively prepared**

8. What modifications do you think are needed to make the Island Planning Strategy legally compliant and/or sound?

**Does not comply with secretary of state, was not available on IWC consultation page, unreasonably requires confirmation of NPPF and legal knowledge, for was changed last Thursday as admitted not legally compliant.**

9. Do you have any comments on the policies map?

**NO**

10. If you wish to attach any documents please do so here

**PDF** [IPS Housing.pdf](#)  
389.6KB

**PDF** [IPS Freshwater.pdf](#)  
398.4KB

11. Do you wish to request to appear at the hearing sessions that will take place?

**No**

12. Please outline why you would like to attend?

**NA**

# IPS visions and objectives - Reg 19

Submitted by: Anonymous user

Submitted time: 19 Aug 2024, 23:34:34

Name/Organisation

**Elizabeth Keay**

Email Address

[REDACTED]

1. What type of respondent are you?

**Member of the public**

2. What IPS vision and objectives policy are you commenting on

**Section 2 The Isle of Wight and the issues we face**

3. Does your comment relate to a specific paragraph(s)? if yes which paragraph does this relate to?

**NA**

4. In relation to the policy or paragraph you are commenting on, do you consider the Island Planning Strategy for submission to be legally compliant?

**No**

5. Please give details to support your answer to question 4

- **No - not legally compliant**

6. In relation to the policy or paragraph you are commenting on, do you consider the Island Planning Strategy for submission to be sound?

**No**

7. If you answered no to question six is this because?

- **Not positively prepared**

8. What modifications do you think are needed to make the Island Planning Strategy legally compliant and/or sound?

**Does not comply with secretary of state, was not available on IWC consultation page, unreasonably requires confirmation of NPPF and legal knowledge, for was changed last Thursday as admitted not legally compliant.**

9. Do you have any comments on the policies map?

**NA**

10. If you wish to attach any documents please do so here

**PDF**    [IPS 2.9.pdf](#)  
389.6KB

11. Do you wish to request to appear at the hearing sessions that will take place?

**No**

12. Please outline why you would like to attend?

**NA**

- IPS (2.9) states that: “There are some fundamental issues the Island Planning Strategy (IPS) has to address and these include protecting our precious environment and landscape”.
- West Wight housing targets, lack of infrastructure, sacrifice of green fields and grade 2 agricultural land, lack of consultation on proposed settlement boundary changes, lack of provision for social and affordable housing does not address these needs
- The proposal to redesignate areas on the periphery of the Freshwater settlement appears perverse. It’s simply providing more homes in an area without improving employment prospects, amenities or affordability. The IPS makes no proposals to improve transport links nor basic infrastructure. This cannot be the way forward to achieve a sustainable community. This will simply attract more of an ageing population, thus perpetuating an already unbalanced and ultimately untenable position.
- The IPS rightly identifies an ageing population but makes little attempt to promote strategies which might rebalance the population. Retaining younger Islanders and attracting skilled incomers with good employment opportunities would seem to be the way forward. This also means providing for younger members of the community with schools, and sporting and leisure facilities. There are no firm proposals on these matters. The IPS appears to be more inclined to promote a strategy of managed decline.
- IPS 2.5 Over 60 per cent of the Island’s residents live in Newport, Cowes, East Cowes, Ryde, Sandown and Shanklin. Freshwater, Totland and Yarmouth are the main settlements to the west of the Island and Ventnor is the largest town on the south coast. Outside of these main settlements there are around 30 villages and hamlets’ Freshwater is a rural village, not a main settlement.
- ‘IPS 2.52 The location of the major settlements – with Cowes to the north; Ryde to the north-east; Sandown, Shanklin and Ventnor to the south-east; and Freshwater to the west’ now refers to Freshwater as major settlement. Again, it’s a rural village not a major settlement.
- Freshwater is also referred to as a ‘secondary settlement’ IPS Growth section 6: G2 : ‘Priority locations for housing development and growth. Secondary settlements: Bembridge, The West Wight (Freshwater and Totland), Wootton, and Ventnor.’ Again, it’s a rural village not a secondary settlement.