



Freshwater Neighbourhood Plan – March 2017 - 2027



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General

The Parish of Freshwater is located at the western end of the Isle of Wight. The area of the Neighbourhood Plan covers the whole of the Parish which encompasses two political Wards, North and South. The area is very scenic with a diverse geography being rural countryside, seaside and offering downland habitats that are chalk on the south side and sand on the north. The main conurbation is set within a valley that runs almost east to west between the downland ridges. Freshwater village offers the main group of community and shopping facilities for a wider general area. Historically an agricultural base, the Parish expanded during the Victorian period under military and cultural influences. These set the character of the area today and offer a firm footing on which to build for the future.

History Timeline for Freshwater Parish

Approximately 50,000 years ago, evidence of flint tools.

Iron age tumuli and earthworks, still visible on the Downs. Clay pottery found at Compton.

Roman pottery found in the Solent close to modern day Yarmouth.

After 686 Saxon church founded at Freshwater (All Saints Church) above the river crossing.

Parish of Freshwater is mentioned in the Domesday Book.

Middle ages under various Saxon Lords based at Afton.

"Tun" names given to areas of farms that were large enough to pay taxes. (Later changed to "ton")

1431 Reverted to the Crown. Later sold by Elizabeth 1 to Thomas Urry.

Circ. 1700 present Afton House built by David Urry. Farming communities at Pound Green and Norton Green. Causeway link across the Freshwater (now the Western Yar)

1810 German encampment (Brunswick - Oels - Jaegers) (Prussians) in the field off Camp Road.

1852 - 1868 Threat of attack from Napoleon III led to the building of Fort Victoria, Fort Albert, Fort Warden, Fort Redoubt and Golden Hill Fort (Palmerston Follies).

Development of Victorian buildings around the north coast, Norton Green and in Freshwater.

1853 Alfred, Lord Tennyson, the Victorian poet rents and then buys the Farringford at Freshwater Bay. Artists, scientists and writers attracted to Freshwater for the summers. Building boom at Freshwater Bay.

1888 The railway arrives at Freshwater bringing day trippers to see the western end and the Needles. Building development moves away from the Bay and up the valley towards Totland, in the direction of the proposed railway extension.

1894 The first meeting of Freshwater Parish Council.

1953 The last train ran on the railway. Rebuilding of the area after World War 2 saw the start of the large council estate built at Edinburgh Road.

1960s Large number of retirement bungalows built using mock concrete stone (Island Stone).

1970s More bungalow estates built but now using brick construction.

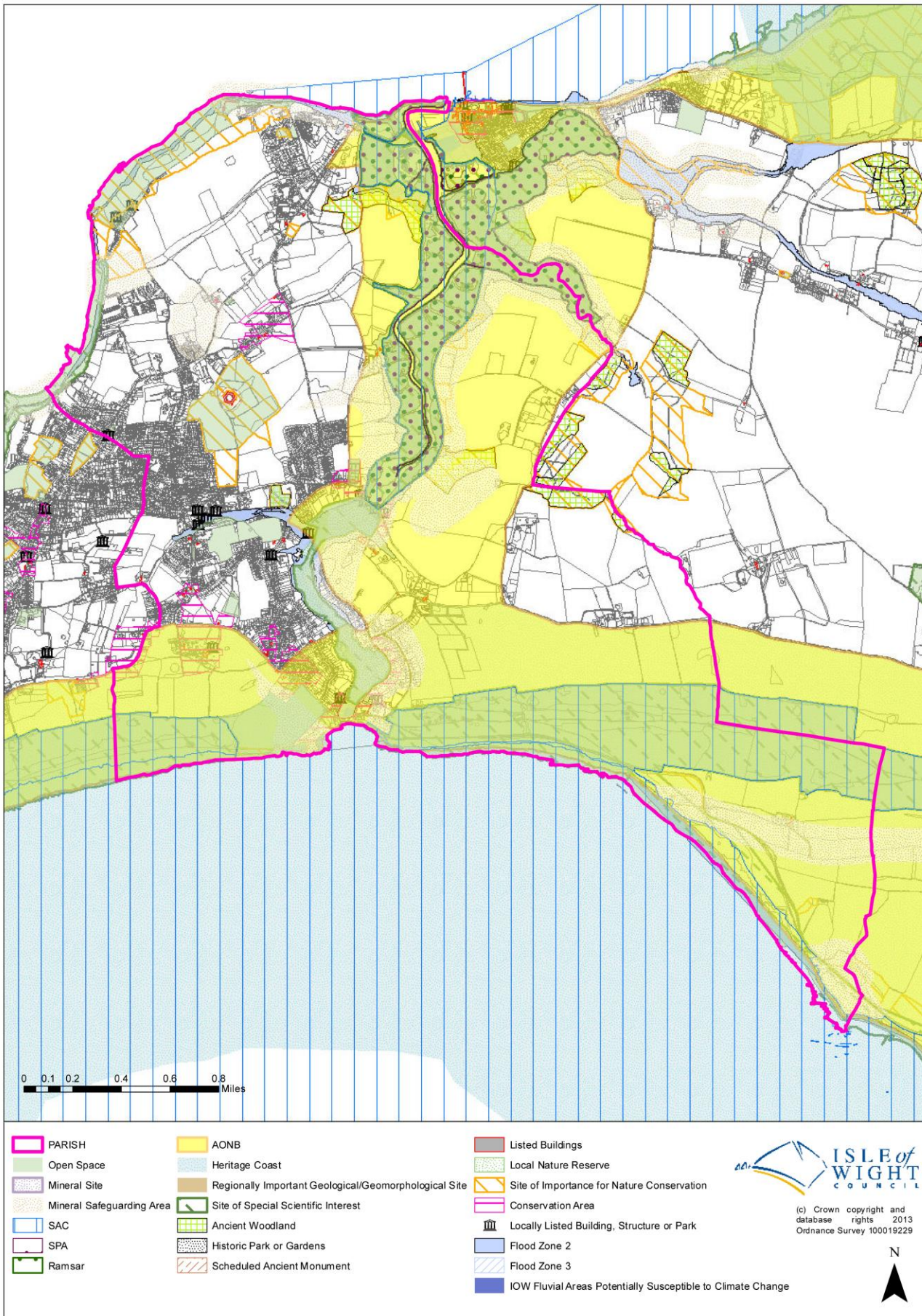
1980s Closure of many local industries. Freshwater moves to being a dormitory area for Newport and Lymington.

2000 - onwards. Infill within Freshwater village and the construction/conversion of coastal properties to retirement flats, holiday and second homes.

The character of Freshwater Parish

Freshwater started off as a number of rural settlements based around the Parish Church. This was built on a hill above a safe and shallowed crossing of the Yar estuary (originally the Freshwater). Its main character is therefore rural with areas such as Pound Green and Stroud Coppice, alluding to its past settlement. These areas often have thatched and rubble stone cottages, characteristic of a rural economy. The build up of military establishments during the Victorian period, and the relative wealth created, have left a legacy of red brick with yellow brick highlights on properties all over the area. The scenic views from the Downs have community value.

The designated area of the Neighbourhood Plan, is the whole Parish.



Why a Neighbourhood Plan for Freshwater Parish?

Quote from a questionnaire completed in 2014:

" As only visitors to Freshwater we have tried to give a balanced and thoughtful response to the questionnaire. We think it is an important initiative and hope you have lots of useful feedback."

The Designated Area map on page 4 clearly displays the Parish boundary. The map shows how only a limited amount of land is available for development, with the majority being protected by various designations. This can concentrate development to a small envelope, resulting in the loss of character and degradation of community value.

Freshwater is the main commercial hub of the West Wight and provides most of the amenities, such as a sports centre, library and public open spaces. Being only a short distance from the Lymington to Yarmouth ferry service, it is also the location for local industry and a tourist centre. These can often result in conflicting priorities and so the Parish decided to create a Neighbourhood Plan as a way to steer future developments.

Why is Freshwater important to the West Wight?

In 2011, the Isle of Wight had a very large population imbalance between the East and the Western end of the Island. From the 2011 census, the Island population was 138,265 with the following Ward details: West Wight = 3,297, Totland = 2,927, Freshwater Parish = 5,369 and Central Wight = 3,333 (iwight.com Ward Pack). This shows the rural nature of the Western end of the Island and that Freshwater is by far the most dominant area. The result is that Freshwater Parish contains the most diverse retail area, social facilities and the bulk of the industrial/commercial premises. The cross Solent ferry terminal at Yarmouth, being on the Parish border is also an important factor. In order to ensure that the West Wight is fully catered for in all community provision areas it is important to maintain the sustainability of Freshwater Parish.

Definitions used in this plan

Local People : Someone who has resided within the Parish or the adjacent Parishes of Totland, Yarmouth and Brighstone, for at least two consecutive years within the last ten, or who has immediate family that have done so.

Sustainable Development : Sustainable development is the core principle underpinning planning. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and for future generations. A widely used definition was drawn up by the World Commission on Environment and Development in 1987, "development that meets the needs of the present without compromising the ability of future generations to meet their own needs".

Primary Frontage Area: Likely to include a high proportion of retail uses and in which there is a presumption against the loss of retail uses.

Local Green Spaces: All sites must meet the following:

- Not with an extant planning permission
- Not allocated for development within the Local Plan
- Not an extensive tract of land
- Local in character
- In proximity to the community it serves
- Demonstrably special to the community it serves.

Economy and tourism

Context.

The 2011 census data for Freshwater Parish shows a high percentage of retired and elderly residents, although the largest group currently lie in the 30 years to 59 years age group. Even so, there is not presently a wealthy demographic that can support economic growth. One of the main opinions expressed in the answers to the questionnaires sent out, was a concern about the economic decline of the area and the lack of employment opportunities for young workers.

The census data does show a large number of persons employed within the care industry and with Newport being just over 10 miles away, a lot of the workforce commutes there for employment.

Like the rest of the Island, tourism does play a role with the provision of varied types of accommodation, activities and hobbies. There is a feeling that there is an opportunity for growth within all areas of year round tourism provision.

It should be highlighted that Freshwater is only a short distance from the Lymington to Yarmouth ferry service from the mainland and that this is currently the only route to the Island that has spare capacity.

Economy and Tourism Vision statement:-

To ensure Freshwater Parish's spatial planning policies create an environment where : existing and new businesses have the opportunity to grow and prosper in the future - Freshwater remains the commercial hub within the West Wight - the local economy is able to grow, offering residents better paid full time employment - the future growth of Freshwater's economy is centred on a diverse range of business activities.

Objective FNP 1

Enable sustainable economic growth for key employment sectors of the community.

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.

Justification for FNP 1 :

- * In the 2013 Freshwater Parish Neighbourhood plan questionnaire (2013 FNPQ) 92% of respondents wanted the Neighbourhood plan to encourage business/commercial development in the Parish.
- * Of the 447 responses in the 2013 FPNP Q 47% stated that they worked.
- * Looking at the figures in the 2013 FPNP Q relating to those people that work, the largest number of responses said that they worked at home (28%).
- * In the 2014 Freshwater Parish Neighbourhood plan questionnaire (2014 FPNPQ) 91% of respondents agreed with the wording of this statement.
- * The working group plotted all businesses in Freshwater Parish and spoke to 3 businesses within each of the sectors listed above, one from a small, medium and larger business. These interviews helped form the groups understanding of business requirements.

Objective FNP 2

To support viable businesses, regenerate the established traditional retail area and enhance Freshwater as the commercial centre of the West Wight.

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 and supported in this defined Town Centre area, reflecting changing retail patterns.

There will be a presumption against business uses converting to residential uses when the building or site in question is part of a Primary Retail Frontage Area (as defined in the Island Plan).

Justification for FNP 2:

- * The Council's Isle of Wight Council Island wide retail assessment 2014 recognises that the shopping provision has a fractured nature of retail offer within the Parish.
- * The Island wide retail assessment 2014 indicates that the shopping provision in Freshwater could shrink to allow for a more viable retail provision.
- * This review was undertaken with regard to the National Planning Policy Framework.
- * The existing designation within the Island Plan for protection is not the main shopping area for the Parish. It would allow for further loss of shops than the Parish would like to see. It would make the shopping provision in the village unviable.
- * Some of the shopping provision in the village over the last 20 years has been eroded, especially along School Green Road where isolated businesses have given way to dwellings. If the remaining isolated businesses were relocated to the primary frontage areas, there would be a better chance of their continued existence.

Objective FNP 3

To provide additional employment sites for businesses in order to supply a wider range of employment opportunities for all.

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.

Justification for FNP 3 :

- * These areas were chosen as they already support employment uses of a scale in the Parish that meets employment needs. Over time many of the old employment sites have been granted planning permission for housing. The community is concerned that this could mean in the future that employers look to build employment uses within greenfield settings, which are less sustainable. The Parish would like to see a mix of employment opportunities within the village.
- * The policy supports small scale live/work units within the Parish as this is something that is highlighted in the business survey as being required. In interviews, some home based small businesses stated that they had out grown their premises. However, there was a lack of suitable small business sites. The live/work units proposed would allow small scale business owners to grow their businesses in a controlled way.

Objective FNP 4

To ensure vehicle parking provision supports the commercial viability of the village.

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.

Justification for FNP 4 :

- * This policy goes further than FNP 3, in that the two car parks the Parish is seeking to retain, both Moa Place and Avenue Road sustain the commercial and recreational viability of the whole of Freshwater and adjacent Parishes. Both of these car parks were a vital component when deciding the boundary of the Town Centre.
- * This policy seeks to protect the car parks for a wider community reason, as a valuable asset in supporting the full range of other business and community uses within the Parish.
- * Avenue Road car park does not generate a high level of parking fees during the day, but when there is an event on at the Memorial Hall, this is the main car park used. The Memorial Hall is the largest and best equipped hall in the West Wight, with a large audience travelling to Freshwater. Without this car park the viability of the Memorial Hall would be in question. The Parish recognises that the Memorial Hall, West Wight Sports and Community centre and Freshwater Library all play a prominent role in drawing people into Freshwater village.

Objective FNP 5

To promote and enhance Freshwater Bay, Colwell Bay and Fort Victoria as high quality tourist destinations, served by appropriate tourist accommodation from within the Parish.

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.

Justification for FNP 5 :

- * Freshwater Bay Residents Association supported this policy at their July 2014 meeting.
- * 2014 FPNP Q 80% of respondents supported this policy.
- * These three areas were chosen as the main beauty spots within the Parish that were close to beaches.
- * Freshwater Bay was chosen as this is a very iconic Freshwater Parish beach, with existing Hotels, Guest Houses, shops, cafes and places of interest. Colwell was chosen as it is a family friendly beach with existing tourism development, with scope for further development and improvements. Fort Victoria at Norton offers a Country Park, tourist attractions and the large tourist complexes at West Bay and Warners, Norton Grange.

Built environmentContext.

Freshwater Parish historically offered a good combination of fertile valleys, protected from the winds by downland ridges, both north and south with fresh water and marsh areas, plus stretches of coast along the edges of the Solent and English Channel. This, coupled with a mild climate and the short distances between these features, has resulted in a continuous occupation of the area, evidenced by the still visible architecture related to the different historical periods.

Built Environment Vision Statement:-

To maintain the character of Freshwater Parish by preserving, maintaining and using the design ethos of the local architecture and materials used. Future developments should co-exist with the green open spaces, ensure good amenity provision and demonstrate a high quality of design.

Objective FNP 6

To provide a range and varied style of buildings that meet local needs and where this is housing, this stock should meet local requirements.

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 all heritage assets taking account of their significance;
- c) protect, and take every available opportunity to enhance landscape and biodiversity including 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 such as utility company structures 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.

Justification for FNP 6 :

- a) It is important that the Parish has housing to meet the needs of today but also for the plan period. There should be a wide choice of housing types and sizes.
- * In writing this policy regard was had to the Isle of Wight Council Housing Strategy, the Housing mismatch report and housing data supplied by the Council about the number of units to be built within the Parish over the lifetime of the Island Plan.
- * The Community wishes to see development prioritised to brownfield sites. The Parish is rural in character and is defined by its green spaces.
- * The community would like to see the inclusion of as much green space, such as green verges alongside roads and green spaces within front gardens, within developments.
- * Development sites should reflect the current scale and density of housing within the Parish.
- * Within the SHMA 2014, it is recognised that the West Wight Regeneration Area has a high concentration of retired residents, with Freshwater having a high proportion of middle income retired incomers.
- * The 2011 Freshwater Housing Mismatch Survey showed a shortage of the smaller 1 and 2 bedroom units.
- * The Parish does not want to prescribe housing numbers but expects that market flexibility will provide the correct numbers, styles and types required. The plan acknowledges the numbers contained within the Island Plan.

Justification for FNP 6 continued:

- * The community wishes the following to be considered within planning proposals:
 - b) The existing types of housing styles within the Parish, as shown in the Freshwater Village Design Statement.
 - c) The Parish values the Heritage assets Nationally listed and those on the local list.
 - d) The Parish would like developments where ever possible to incorporate features that take into account existing natural features and increase bio- diversity, such as hedging.
 - e) Within the West Wight Partnership Landscape Character Appraisal 2005 (WWPLCH 2005), the Parish has a number of landscape types that the community would like to see protected and enhanced where possible:
 - Chalk Downs (Tennyson and Compton)
 - Bays (Freshwater and Colwell)
 - Estuaries (Yarmouth to the Causeway)
 - Settled Farmland (Freshwater Isle)
 - Soft cliffs (Hanover Cliff)
 - Seascape (West Wight seascape)

At all community consultations, people stated that they liked the views from the Downs into the village and that the village buildings merged into the landscape. and were not obtrusive. No development in the Parish should have a jarring effect from this iconic viewpoint. This is supported in the WWPLCH 2005 by highlighting the importance of the open undeveloped character of Tennyson Down and the wide views across the cliffs and sea to the south with the farmland to the north.

The community accepts that in the case of individual properties there is no right to a view, or in cases where houses currently enjoy a view, the Council is unable to protect that. The Parish would seek to protect the iconic views enjoyed by residents and visitors from the Downs (both Compton and Tennyson).
 - f) Environment Agency mapping (see appendix) shows in blue the worst case situation of expected flood risk. The Parish has in general a ridge system running West to East, creating high and low points. Flooding can therefore be tidal or from heavy rainfall. Lower slopes absorb water run-off from higher ground and direct west to east hard surfaces, such as roadways, can act as barriers collecting the water, thus causing flooding. Good drainage, angled development and architectural considerations when building close to the flood plain, should be included in proposals, where appropriate.
 - g) The services that the community would like to protect are:
 - West Wight Sports and Community Centre,
 - Brookside Health Centre (including the Dentist),
 - Freshwater Library,
 - Freshwater Memorial Hall and
 - all churches and their facilities.
 - h) The population of Freshwater Parish at the time of the 2011 census showed that 33.6% were above the age of 65 years. This is higher than the Island average of 1 in 4, which is high, when compared with the United Kingdom overall. IW Adult Social Care stated "that people entering permanent residential or nursing home care receive that care for an extra 12 months". On the Island as a whole, we also have a greater than 50% population of over 85 year olds than the rest of the country. This shows the need for "sheltered accommodation" to enable them to remain independent but supported. As well as older residents, people with physical or psychological disabilities are more able to live independently if their accommodation is appropriate.

Objective FNP 7

Due to the location of Freshwater Parish transport links are a major consideration for new developments.

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;
- d) provide improved parking for tourism provision within the Parish.

Justification for FNP 7:

- * a) Freshwater village is a compact area with many facilities within a short distance of the centre (see Valued Community Facilities (FNP 15)). The area also generates income from visitors, many of whom come for the walking, cycling and horse riding, using the rights of way maps and various other publications. In writing this policy the community consulted the Ramblers, the Isle of Wight Council Ramblers and Cycle Isle. In regard to the upgrading of footpaths, reference was made to the Isle of Wight Council Rights of Way Improvement Plan. The community would like to see the Crundles path F58 upgraded to a bridleway between Hooke Hill and the cycleway F61 near Honnor and Jeffries Garden centre. The proposal is to upgrade the path with a Bridle Bridge connecting with a "cycleway". The real benefit of this scheme would be for cyclists. Consideration was also given to the Equality Act 2010 - Annex C, with regards to disability access and states:" In all orders and authorisation there shall be provision for modification or removal of structures if there are no longer grounds for their remaining."
- * b) The Parish understand that parking takes up valuable development land and acknowledges that there should be flexibility in parking provision. The community ideally would like 1.5 parking spaces per residential unit proposed, unless there is adequate on-street parking or a public car park opposite.
- * c) At the current time there is no requirement for providing additional safe routes to schools. As new housing developments obtain approval, there maybe requirements for developers to plan in, or contribute to paying towards additional safer routes to school.
- * d) The Parish recognise that the lack of camper van and coach parking is restricting the number of tourists visiting the village. Applications that provide tourist coach parking or campers will be encouraged.

Objective FNP 8

Freshwater Parish provides a good range of nocturnal habitats for nature as well as an ideal location to view and photograph the night sky, especially over the sea from the south coast. The community would like to see the Parish gain International Dark Sky Community Status.

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.

Justification for FNP 8 :

- * As the Parish is rural in nature, many residents enjoy the night sky. The community is keen to maintain this feature that we all currently enjoy. The community want to curtail light pollution, reduce skyglow and improve the night time environment for astronomy.
- * When there is an absence of light pollution thousands of stars are revealed at night in what is termed Dark Skies.
- * Dark skies are areas where there is little ambient light pollution and on a clear night the night stars can be clearly seen.
- * The Parish, in having this policy, shows a commitment to helping pursue the dark skies accreditation with the International Dark Skies Association.
- * The advantages for the Parish in achieving and maintaining the standards of this accreditation would be the protection of human health, nocturnal habitats, public enjoyment of the night sky and its heritage in making the area ideal for professional and amateur astronomy.
- * Being part of the dark skies community also would enable the promotion of eco tourism in the Parish.
- * The Parish would expect all applications that require lighting as part of the application to meet at least the international dark skies model lighting standard.
- * The aim of writing a policy related to dark skies was to permit the use of outdoor lighting that does not exceed the minimum levels specified in IES recommended practices for night-time safety, utility, security, productivity, enjoyment and commerce.
- * In reducing lighting the community seeks to conserve energy and resources to the greatest extent possible.
- * Only use external lighting where there is an identified need.
- * Use only the maximum of 1000 lumen lamps, as these may still light up the area and provide a deterrent while causing less light pollution than lamps with a greater wattage. A number of smaller lumen rated lamps are better than one larger lamp, ideally with a warm glow rating.
- * LED light fittings should be considered as they are more efficient and can be directed to reduce light pollution.
- * Fit sensors and timers so that the lights are only on when needed.
- * All outdoor lighting will be required to have lighting controls that prohibit operation when sufficient daylight is available and to include the capability, either through circuitry, dimming or alternating sources, to be able to reduce lighting without necessarily turning all lighting off.
- * The light limiting period for outdoor lighting would be between the hours of 23:00 and 06:00, unless a specific local need is demonstrated by the applicant, which shows the special circumstances is required. The Council will, where required, place conditions on applications restricting the use of lighting between 23:00 and 06:00. Operating within the limiting period should only be granted in exceptional circumstances.
- * All car parking lighting shall have no light emitted above 90 degrees.
- * Dark skies are sensitive to features such as roof lights, dormer windows, French windows and large areas of glazing. Within the AONB or in areas close too, applicants will have to demonstrate that these architectural features will not harm the dark skies.

Rural and renewables

Context.

Freshwater Parish straddles the north – south end of the Isle of Wight and traditionally has been a centre for arable and livestock farming. It also has a very diverse geography with many environmentally designated areas making up almost half of the land mass (see map page 4). There is coast to the north and south as well as downlands that offer views over the rural valley landscape. To the south these views are from AONB designated areas and it is these views that are most appreciated by residents and visitors. In a questionnaire for the Neighbourhood Plan the highest group of 32% stated that the best thing about Freshwater was its countryside and coast.

Rural and Renewables Vision Statement.

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. Whilst valuing and protecting the environment this plan will provide a framework where planning decisions and local actions will enable everybody to contribute to a lower carbon footprint.

Objective FNP 9

To ensure the sustainability of the farming sector, including eco tourism and the promotion of local produce.

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.

Justification for FNP 9 :

- * The Parish values its countryside. The Parish accepts that in order to support farming enterprises some development in the countryside is necessary. In writing this policy the Parish is aware of the permitted development rights contained within The Town and Country Planning (General Permitted Development) (England) Order 2015 and subsequent amendments to that Order, that are allowed for agricultural buildings and understands that this allows development that does not require planning permission.

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.

Justification for FNP 10:

The Parish would like to see most new development either inside, or immediately adjacent to, the settlement boundary, but accepts that in certain circumstances (tourism, farm diversification or other land based business), development outside of the settlement boundary is required. Most of the area outside of the settlement boundary of the Parish is within designated land or associated with the AONB. The Parish values all rural landscapes as they form an important part of the character and definition of the Parish. With this in mind, applicants would need to demonstrate how the development will impact on the rural setting and how landscaping, materials and design can minimise the impact on the wider rural scene.

Objective FNP 10

The coastal areas to the north of the A3054 are unstable and liable also to coastal erosion. Coastal access and the safety of persons and buildings should be considered when planning in this area.

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.

Justification for FNP 11:

- * The northern coast of the Parish has cliffs that consist of mainly clay, shingle and sand, so liable to erosion caused by rainwater leaching and sea wave action. This is especially true where there are changes of type, for example from clay to sand or chalk to clay.
- * Area specific shoreline plans must be included as consultative documents when any developments are proposed close to these areas.
- * The current Shoreline Management Plan 2 (SMP2) for this area 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.
- * The SMP 2, describes area PDZ6 (West Wight) as: "On the north-west coast, in Totland and Colwell Bays, seawalls, promenades and cliff drainage schemes help to stabilise the reactivating developed coastal cliffs. The north-west coast is generally characterised by eroding clayey cliffs, interrupted by fixed headlands of former fort structures at Fort Albert and Fort Victoria, with some development on the adjacent cliff tops and coastlines."
- * All planning applications for development within and 30 metres landward of the area included within the Shoreline Management Plan must be accompanied by a Coastal Erosion Vulnerability Assessment. The scope of the Coastal Erosion Vulnerability Assessment should be appropriate to the degree of risk and the scale, nature and location of the development. The Vulnerability Assessment should demonstrate that the proposed development:
 - a) Would not impair the ability of communities and the natural environment to adapt sustainably to the impacts of climate change;
 - b) Will be safe through its planned lifetime, without increasing risk to life or property, or requiring new improved coastal defences;
 - c) Would not affect the natural balance and stability of the coastline or exacerbate the rate of shoreline change to the extent that changes to the coastline are increased nearby or elsewhere.

Objective FNP 11

The large amount of land designations within Freshwater (as shown on the map on page 4 of the Plan) allows for the preservation of resident and transitory wildlife. The community value local landscapes including wildlife corridors that provide habitats for many threatened species, plus vital environmental services such as carbon storage and alleviating flooding.

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.

Justification for FNP 12:

- * The Environment Agency were consulted on this policy during the Neighbourhood Plan preparation as the policy specifically mentions protection of water courses.
It should be noted that any works in, or within 8 metres of a watercourse might require consent and the Environment Agency or IOW Council should be contacted for further details.
- * The community in all consultations highlight the value of the natural landscape and want to seek to protect and enhance the natural settings of the Parish.
- * Regulations for hedgerows do not apply to any hedgerow within the curtilage of or making the boundary of a dwelling house. They do not apply to hedgerows of less than 20 metres in length.
- * Where hedgerows fall outside of these criteria, The Hedgerow Regulations 1997 formed part of the Environment Act 1995, Section 97 and any recent amendments should be consulted. The regulations include a form to be completed when considering hedge work. The main sections of the act also separates hedgerows by criteria, one being "important" hedgerows.
- * Important hedgerows that may be part of the Parish are those falling under the following:
 - a) has existed for 30 years or more; and
 - b) satisfies at least one of the criteria listed in Part II of schedule 1.
 - i) Archaeology and history. i.e. marks the boundary, or part of the boundary, of at least one historic parish or township; Marks the boundary of a pre-1600 AD estate or manor. There are other criteria applicable. Some estates within the parish would fall under these regulations.
 - ii) Wildlife and landscape. The hedgerow contains species of animals or birds listed in the regulations or their reference documents, that have used the location for more than five years. In the case of listed plants, the time period is ten years before the relevant date.
 - iii) The hedgerow includes at least 7 woody species, as defined in the regulations.
There are other criteria of a more specialist nature.
- * Work on hedgerows adjacent to a bridleway, footpath or public highway should follow the relevant regulations contained within the Wildlife and Countryside Act 1981 and the Highways Act of 1980, plus any recent amendments.
- * As section 5 (3) of the above regulations, the applicant should consult the Parish Council.

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.

Justification for FNP 13:

- * In order to ensure that the designation is robust, a checklist was created against which all the proposed potential Local Green Spaces are tested. All sites must meet the following:
 - a) Not with an extant planning permission
 - b) Not allocated for development within the local Plan
 - c) Not an extensive tract of land
 - d) Local in character
 - e) In proximity to the community it serves
 - f) Demonstrably special to the community it serves
- * In addition to this criteria, and in order to have some certainty the Parish proposes using Natural England's Accessible Natural Greenspace Standards (ANGSt) to define the likely size of a suitable Local Green Space and its distance from the community.

ANGSt recommends that everyone, wherever they live, should have an accessible natural greenspace:

 - a) Of at least 2 hectares in size, no more than 300 metres (5 minutes walk) from home;
 - b) At least one accessible 20 hectare site within two kilometres of home;
 - c) One accessible 100 hectare site within five kilometres of home; and
 - d) One accessible 500 hectare site within ten kilometres of home; plus
 - e) a minimum of one hectare of statutory Local Nature Reserves per thousand population.

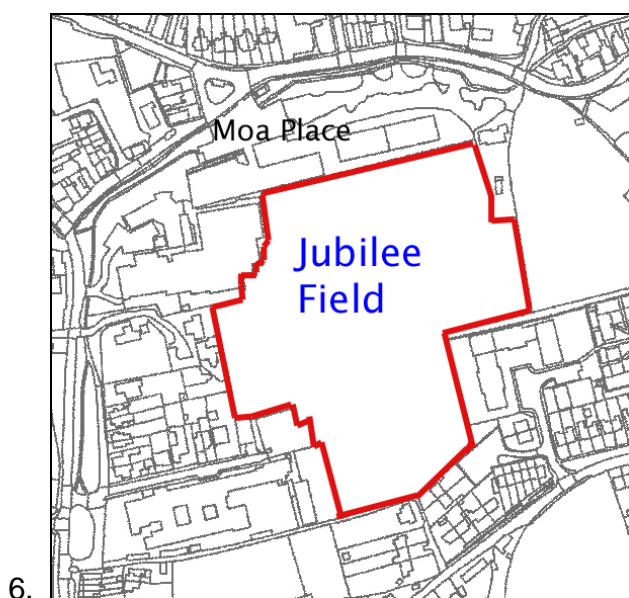
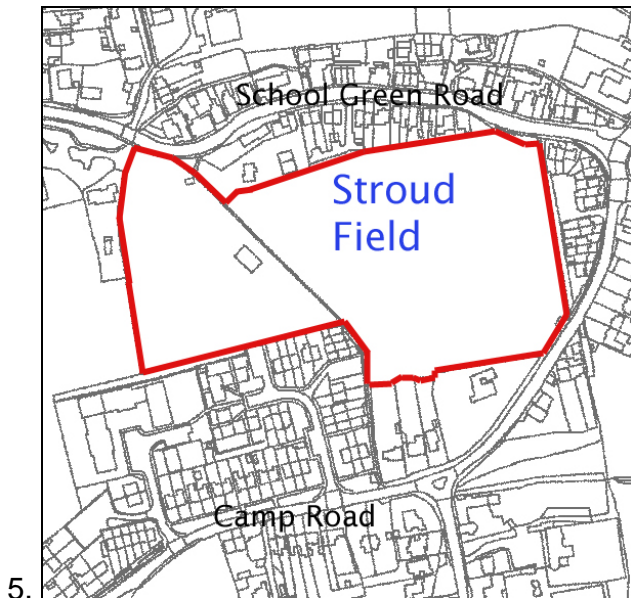
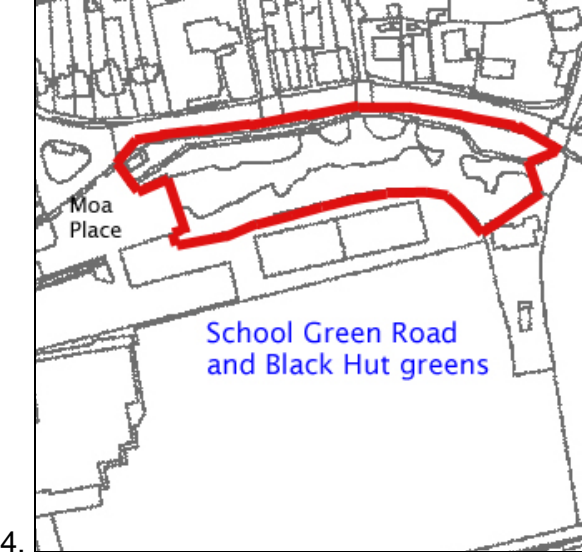
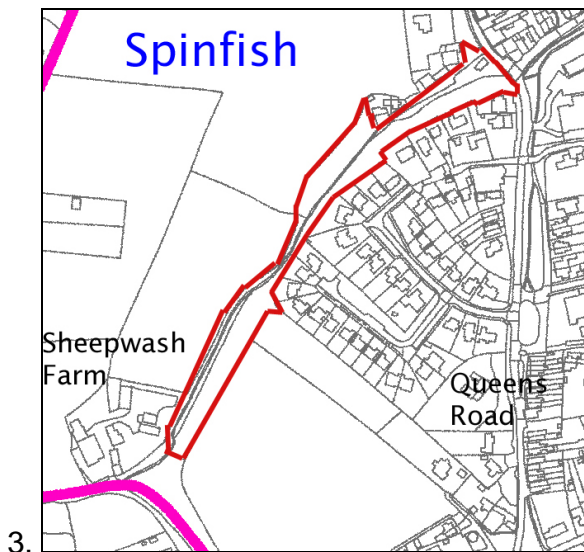
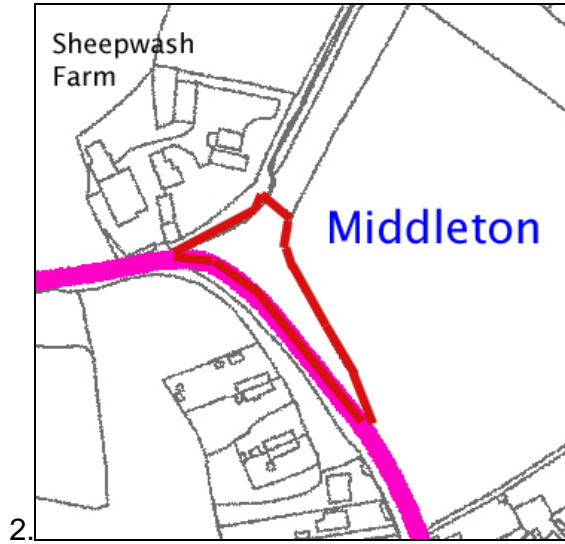
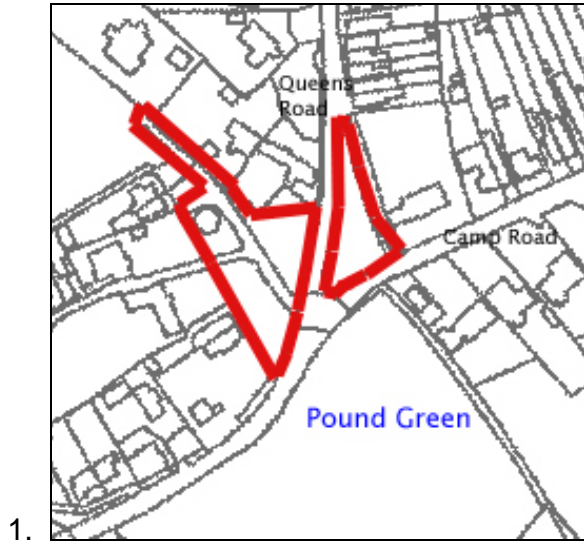
The Parish also concluded that a site of 20 acres or more would be considered an extensive tract of land for the purposes of Local Green Space and would not be suitable for designation.

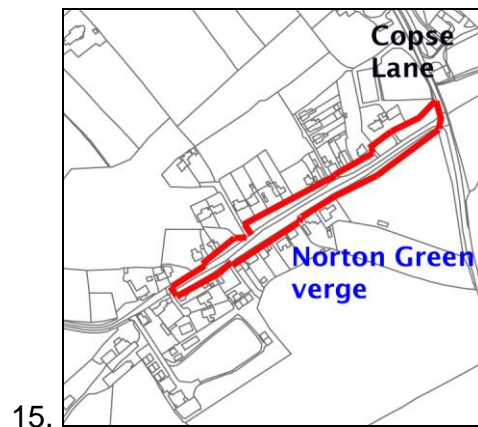
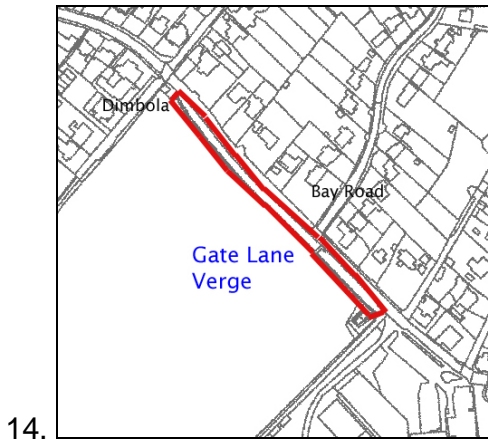
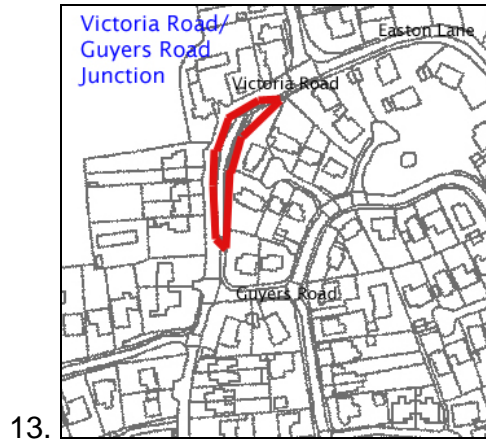
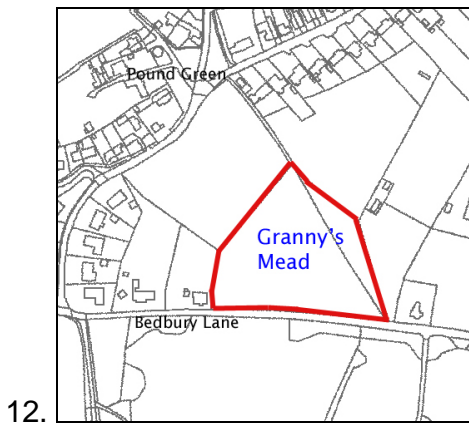
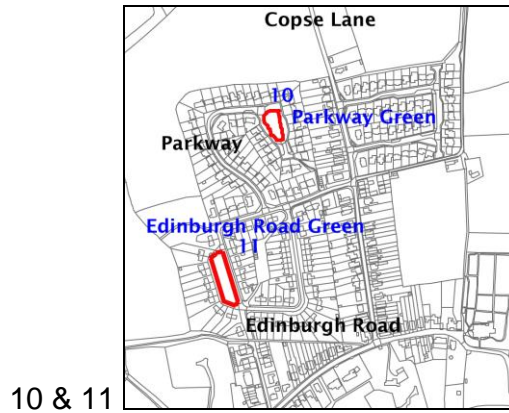
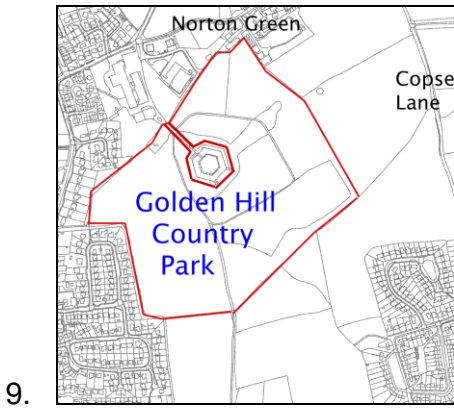
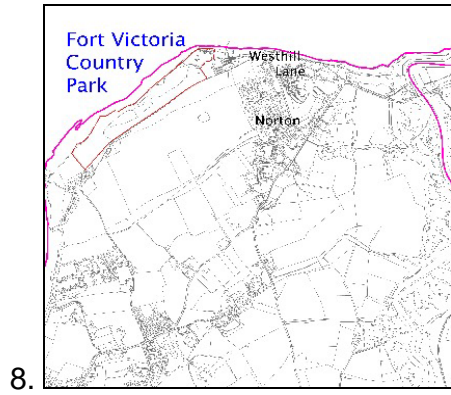
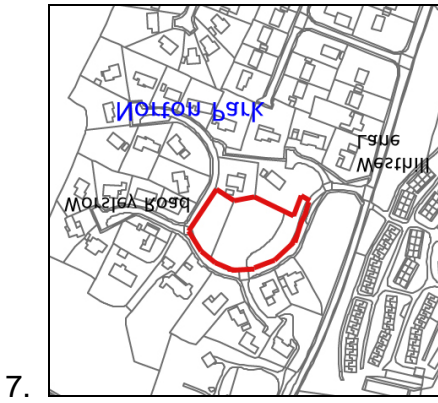
Green Spaces – Table Page 18

Number	Name of Area	Justification
1	Pound Green	Part of the Pound Green conservation area, the green space enhances the setting of the pound which links to the historic character of Freshwater. The area is well used and enjoyed by the community.
2	Middleton Green	This area of grass links the small settlement of Middleton to Freshwater village, via Spinfish and the field towards Pound Green. Middleton is a ribbon development and this grass area is the only open space for the community to enjoy.
3	Spinfish	This is a green link between the settlements of Middleton and Freshwater village. Running along the established path is a stream and, in places, grass and trees. Popular as a walking link, it is also used as a recreational natural green space close to Freshwater Village.
4	School Green Road and Black Hut Green	This area is the closest Freshwater village gets to a village green, located off Moa Place car park and the facilities of that area, it is important for its aesthetic value, safe route to school, picnic area and family green space.
5	Stroud Field	The largest recreational and events area close to Freshwater village this green space includes play equipment for small children, youths and adult outdoor fitness. The field is also used for walking, dog walking and seasonal events.
6	Jubilee Field	This is a fenced in area kept mainly for sports events. Close to the village and sports facilities, it is a controlled and maintained, high quality area.
7	Norton Park area	Norton is mainly a settlement of bungalows located behind Fort Victoria. Within this estate is an area of trees and grass, popular for walking dogs and general recreation. It is often a meeting place for the local residents and much valued as such.
8	Fort Victoria Country Park	This area of grass and trees runs along the north coast from Fort Victoria to Fort Albert, blending clay coastal cliffs with woodland. This is an important recreational area as well as preserving wild habitats that are different to those of the Parish south coast.
9	Golden Hill Country Park	This area surrounds the ex military fort of Golden Hill and is very visible from Tennyson Down when looking north. An important walking and picnicking area for local estates it is a mix of grass, shrub and trees, offering a varied wildlife haven.
10	Parkway Green	Located within a mainly bungalow estate, this green space adds value to the residents in breaking up the urban scene. It serves a social function as a meeting place, much valued by residents.
11	Edinburgh Road Green	A green safe play area within a large housing estate.
12	Granny's Mead	A wild space between Pound Green and Bedbury Lane that links the walking route between the village and Freshwater Bay. Valued for recreation, education and nature.
13	Victoria Road/Guyers Road	This small area of grass and brambles is valued as a wildlife haven.
14	Gate Lane verge	Running down from Dimbola Lodge to Freshwater Bay this area a soft link between the road and the fields of the Downs.
15	Norton Green verge	The verge protects the drainage ditch banks and gives a wide vista.

Note: All maps are based on extracts from the Isle of Wight Council (c) Crown Copyright and database rights 2013. Ordnance Survey 1000 19229

Note 2: Green Spaces are outlined in red. Purple lines are the Parish boundary.





Objective FNP 14

Development should achieve high standards of sustainable development through design, construction and operation.

Policy FNP 14 - Sustainable Development

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

Justification for FNP 14:

- * a) Reductions in fossil fuels can help in the European Union target of reducing climate change gases. Consideration should be given to insulation, heating and hot water systems, saving water and energy efficient lighting.
- * b) Where existing buildings are being extensively altered, change of use or extended, then when practical the whole structure should be upgraded to the current applicable insulation and energy efficient standards of the planning and building regulations.
- * c) In the Isle of Wight Council report: The potential for wood fuel supply on the Isle of Wight. Feb 2009. Details the potential for use of current supplies and also the growing of energy crops is detailed. The Defra map of potential for Miscanthus shows the Isle of Wight as a high potential area with expected yields of 12 odt/ha/yr or more. Miscanthus and other energy grasses are proposed as part of the fuel supply for CHP plants. It is expected that energy crops will only start to be widely used after easily accessible existing resources from woodlands and the waste stream are committed.

The Council recycling system is another source of potential energy, either directly via the burning of waste products or via methane gas production by rotting waste. This plan promotes the collection and use of such waste provided that it is a hygienic manner. The West Wight does offer a number of potential locations for renewable energy production.

The UK Met Office on the 3rd July 2013 stated: "For the latest 1981-2010 averaging period, nearby Shanklin has an annual average of 1923 sunshine hours, making this one of the sunniest stations in the UK." This makes the Parish a good site for commercial solar panels.

With regard to wind potential, the UK Met Office stated that: "Needles Old Battery is a very windy location (quite frequently recording the highest daily gust speed in the UK) but this is strongly influenced by its extremely exposed headland location. Sheltered behind Tennyson Down, the wind climatology of Freshwater is likely to be much more complex."

The Atlas of the tidal energy resource on the South East coast of England (SEEDA May 2007), gives a spring tide flow of 2.0 - 2.25 m/s through the Hurst Channel to Fort Victoria and a neap tidal flow of 0.75 - 1.0 m/s making it an ideal location for current turbines.

- * d) Sustainable urban drainage systems (SUDS) collect water run off from hard surfaces, store and clean it, prior to reintroducing it back into the environment through natural absorption.

Community Provision

Community Provision Vision statement:-

Freshwater wishes to retain, sustain and enhance our community provision by ensuring that it meets the needs of residents and visitors, both now and in the future. To ensure that the village has the right balance between provision and need within the Parish.

Objective FNP 15

The existing open spaces and community facilities enable groups to meet and develop health giving lifestyles, both physical and mental.

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.

Justification for FNP 15:

Freshwater is the hub centre for the West Wight when it comes to providing facilities for all age groups. These attractions extend beyond the local residents and include tourists and visitors for a wide area. The aged population of the area find it beneficial to have many of the facilities within a small area and this closeness allows for some integration of resources, so greater efficiencies. Social isolation in the older population has been recognised by Age UK (IW) as a major problem and are committing finances to support groups that promote inclusion and wellbeing. This will be via the Health and Well-being Board (IW) through their Local Area Co-ordination initiative promoting Social Capital and the ABCD (Asset Based Community Development) approach to well -being. Freshwater has been chosen as a pilot area for the LAC programme. One of the advantages that we have is our strong community base through the facilities we already have and need to retain, plus our access to open spaces on our doorstep, which again needs to be preserved.

Policy FNP 16 - Allotments (Also from Objective FNP15)

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.

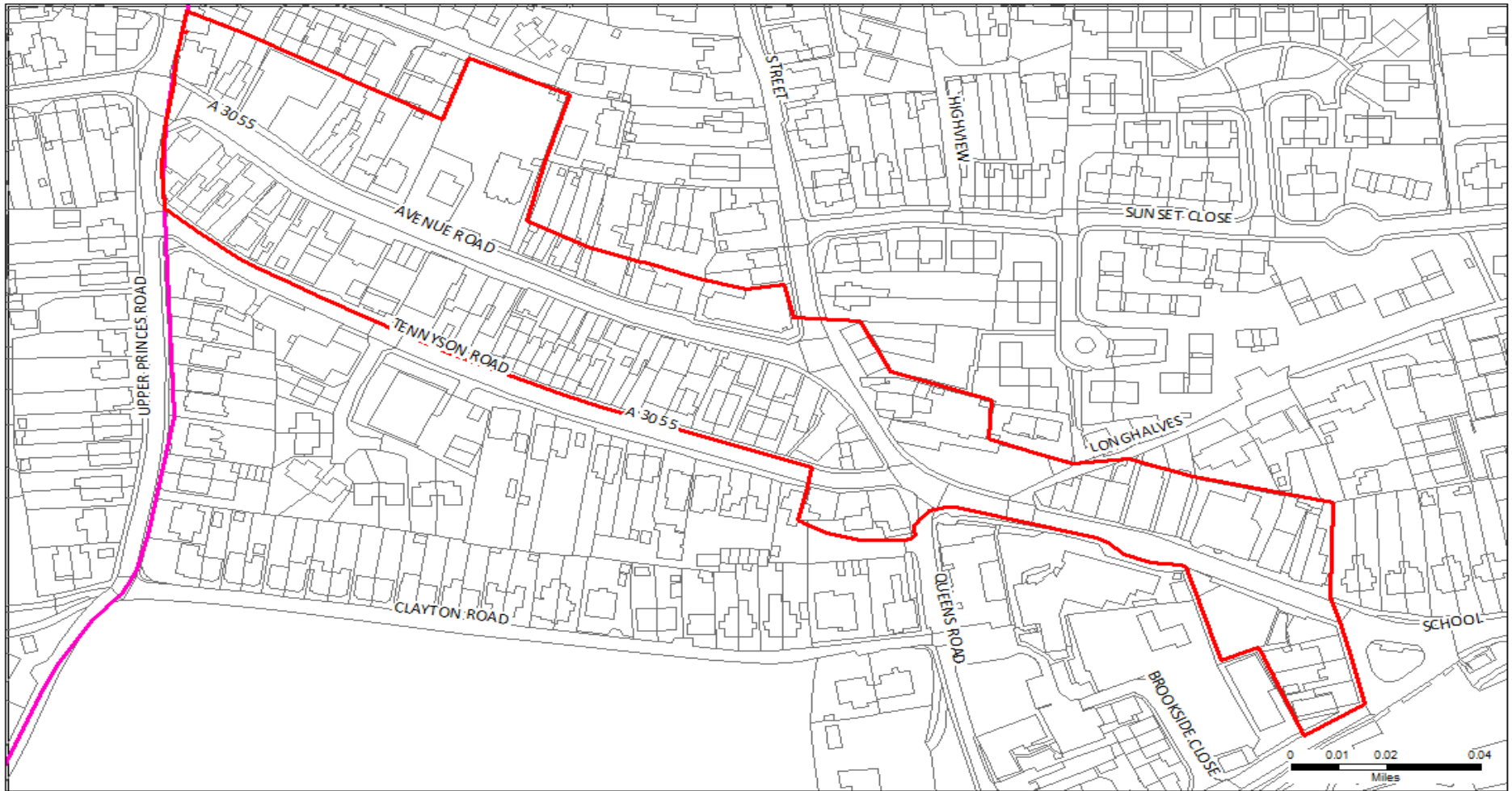
Applications for new allotment provision would be supported and encouraged.



Justification for FNP 16:

The Freshwater area does have a high level of retired persons living in small properties with correspondingly small gardens. Equally, a lot of modern developments have been flats and modern low cost housing, both with small or no garden spaces. The result is a demand for local low cost allotments. Currently these Parish allotments are located just outside of the village centre to the north, above All Saint's school and facing south. It would be possible to expand these as the land is not hemmed in by buildings or additional sites could be found in other areas of the Parish. Located within view of the school, this encourages the children to understand food production as well as allowing the allotment holders a creative hobby that benefits their health and well being.

Monitoring and review

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.



-  Town Centre Boundary
-  Parish Boundary

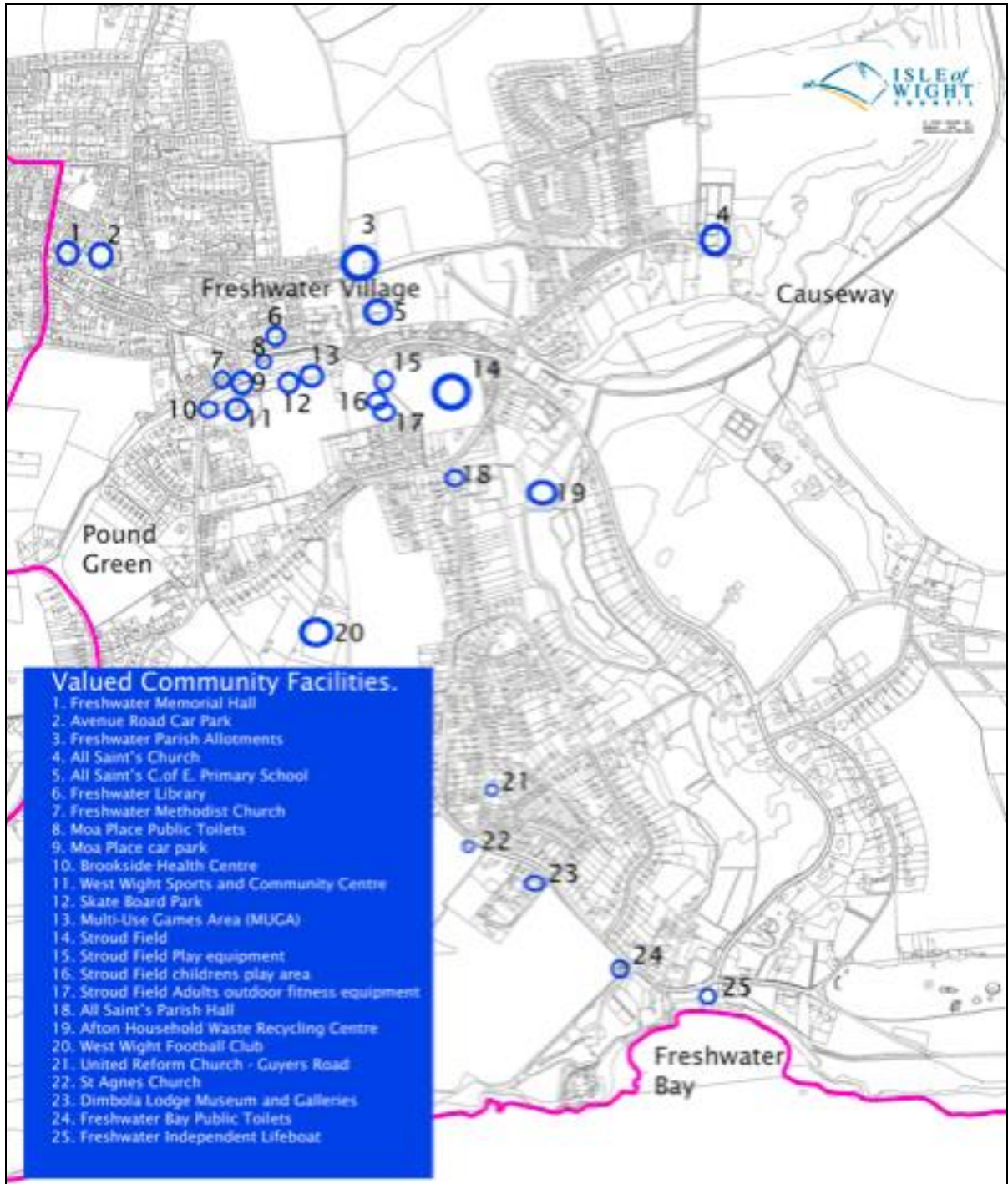
Town Centre Boundary Map

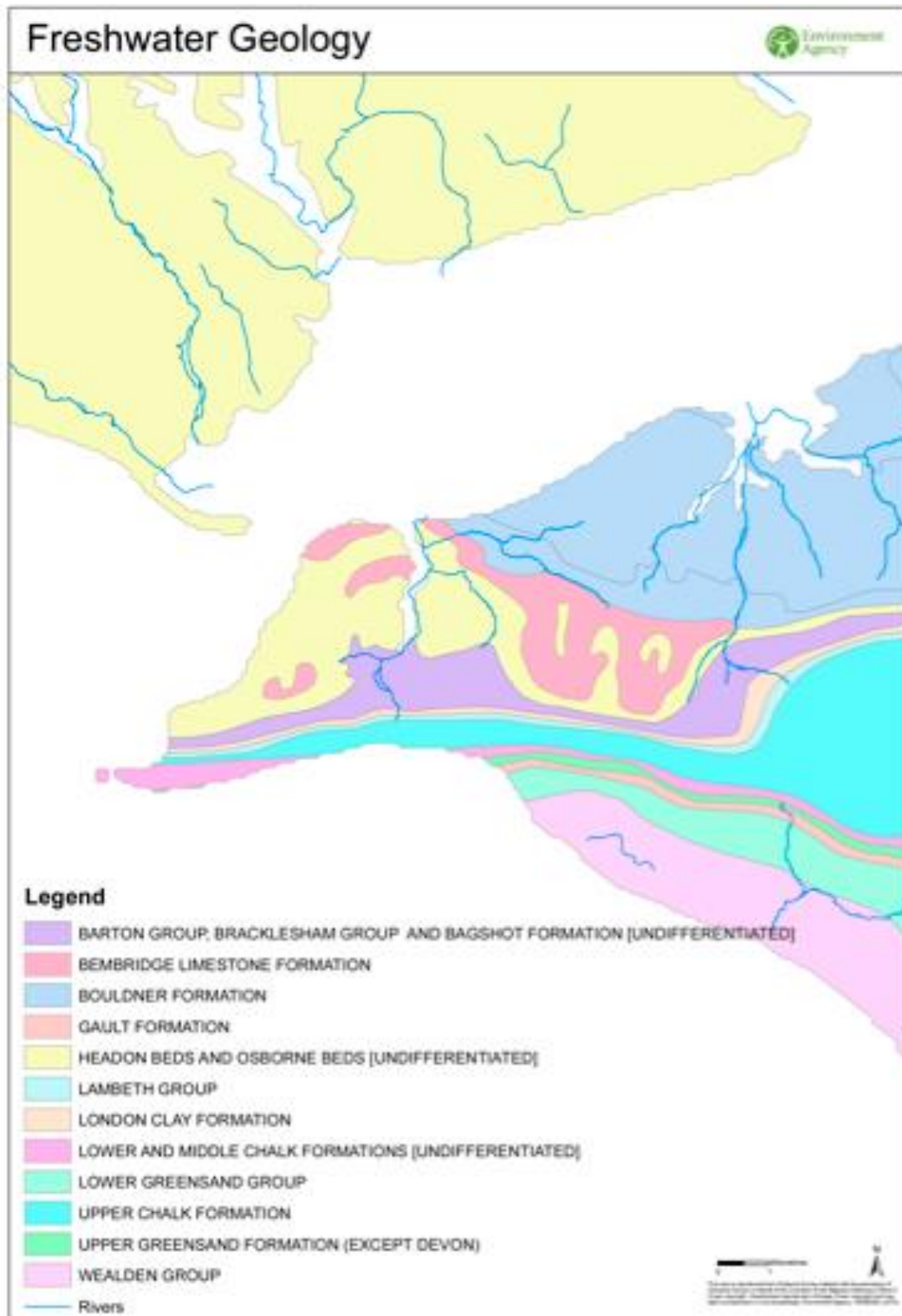
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Valued Community Facilities.





Environment Agency modelled flooding map of Freshwater Parish



Copy write : Environment Agency

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.