



BASIC CONDITION STATEMENT

October 2016

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1: Introduction

The Freshwater Neighbourhood Plan is being submitted by the qualifying body Freshwater Parish Council. The qualifying body has been assisted in the creation of the plan by a Steering Group and a series of topic work groups membership of these groups has included volunteers and Parish Councillors.

The Neighbourhood Plan proposals relate to planning matters (the use and development of land) and have been prepared in accordance with the statutory requirements of the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012. The Freshwater Neighbourhood Plan will run to 2027 to coincide with the Island Plan.

This document constitutes the basic condition statement for the Freshwater Neighbourhood Plan and provides the required detail to satisfy paragraph 8 schedule 4b of the Town and Country Planning Act 1990 as inserted by the Localism Act 2011.

The Freshwater Neighbourhood Plan relates to Freshwater Parish and no other area. It does not deal with county matters, nationally significant infrastructure or any other matters set out in section 61k of the Town and Country Planning Act 1990. There are no other Neighbourhood Plans relating to the Freshwater Parish neighbourhood area.

Details of the Vision, Objectives and Policies of the Freshwater Neighbourhood Plan are provided in Appendix 1.

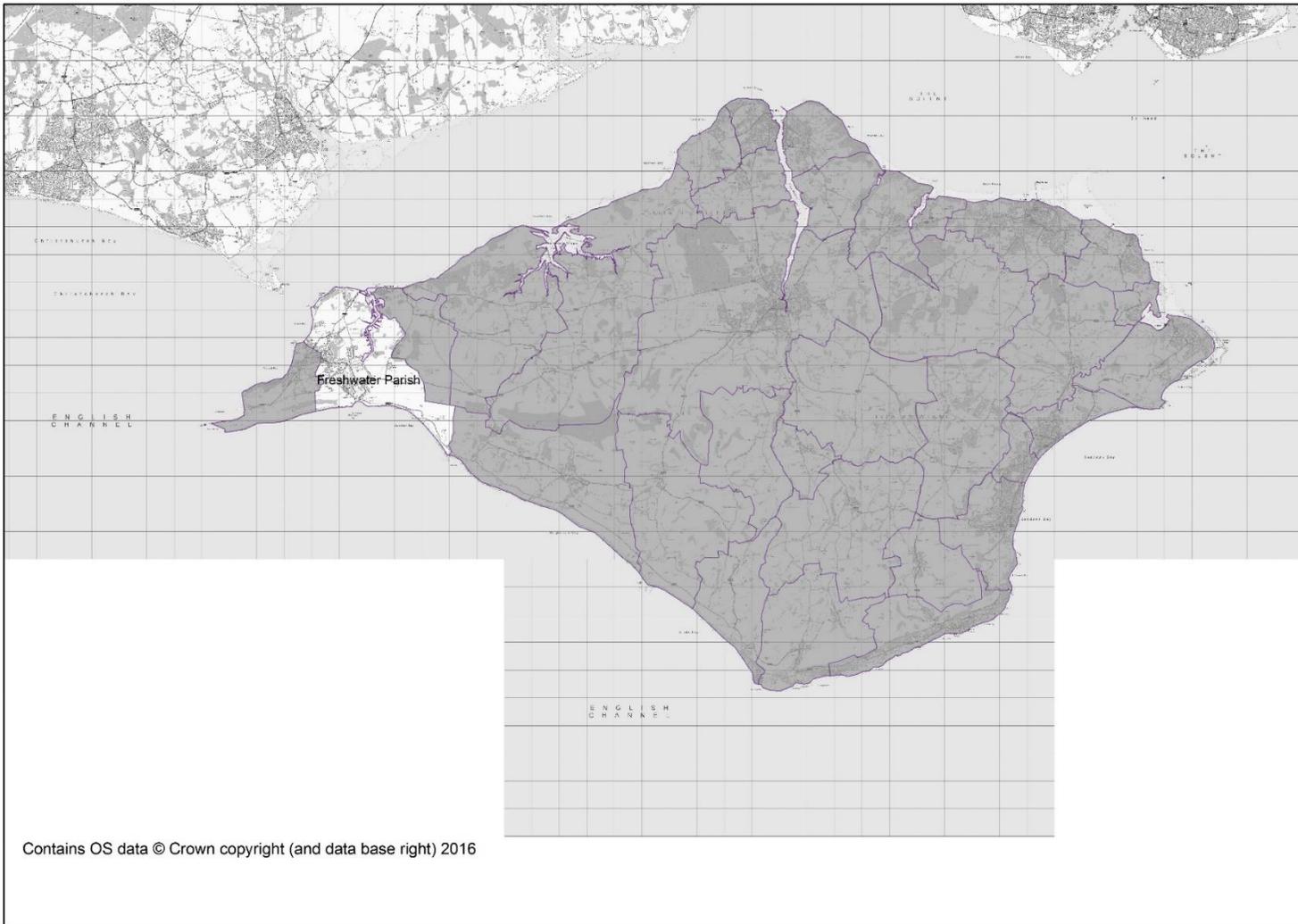


Figure 1: Map showing the location of Freshwater Parish and Neighbourhood Plan area in relation to the rest of the Isle of Wight.



Figure 2: Freshwater Parish and Neighbourhood Plan Area showing main roads and settlement areas.

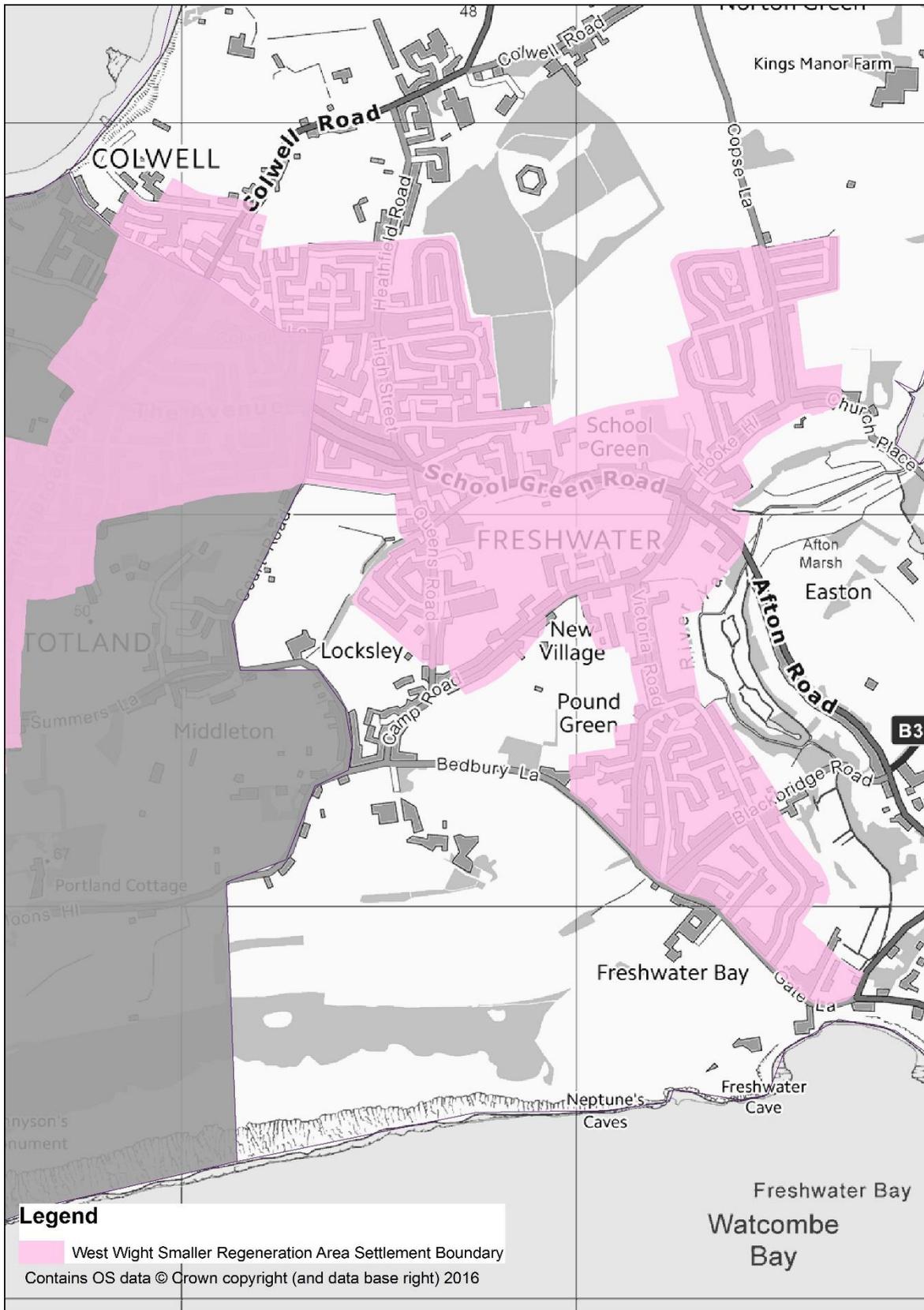


Figure 3: West Wight Smaller Regeneration Area and Settlement Boundary within Freshwater Parish.

2: Outline Compliance Statement

An initial consultation on the draft Freshwater Neighbourhood Plan took place between 18th January 2016 and 29th February 2016. A second consultation took place between 4th May 2016 and 14th June 2016 and included all the required associated documents acting as the formal Pre-Submission Consultation. This was well advertised and promoted locally. In addition, email copies were sent to the statutory consultees (Natural England, Historic England, and the Environment Agency), and the Isle of Wight Council. A total of fourteen responses were received (including detailed comments from the Isle of Wight Council) all of these were considered and discussed by the Steering Group and any necessary alterations made to the Plan.

The Neighbourhood Planning Regulations 2012 part 5 15 sets out the requirements for the qualifying body when submitting a neighbourhood plan to the Local Planning Authority as follows:

15 (1) Where a qualifying body submits a plan proposal to the local planning authority, it must include –

- a) a map or statement which identifies the area to which the proposed neighbourhood plan relates;*
- b) a consultation statement;*
- c) the proposed neighbourhood development plan; and*
- d) a statement explaining how to the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B of the 1990 Act.*

For the Freshwater Neighbourhood Plan:

Part (a) is provided as a map within this document and shows the extent of Freshwater Parish which is the extent of the Neighbourhood Area for the purposes of the neighbourhood Plan. Parts (b) and (c) have been prepared as separate documents along with other supporting documentation and will be submitted as required

Part (d) is in effect this statement which in summary concludes that the Freshwater Neighbourhood Plan meets the following basic conditions:

- it has regard to national policies and advice contained in guidance from the Secretary of State;
- it contributes to the achievement of sustainable development;
- it is in general conformity with the strategic policies contained in the development plan for the area of the local authority (in our case the Island Plan);
- it does not breach and is otherwise compatible with EU obligations; and
- prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with in connection with the proposals for the plan.

The Freshwater Neighbourhood Plan and its associated documents were submitted to the Isle of Wight Council in November 2016.

3: Summary of submission documents and supporting evidence

The following is a list of the documents submitted to the Isle of Wight Council.

	Document
1	Freshwater Neighbourhood Plan
2	FNP Consultation Statement Part A and Part B (also acts as Evidence File)
3	FNP Delivery Strategy
4	FNP Minutes of Meetings
5	FNP Most Valued Views
6	FNP Policy Evidence Base
5	FNP Sustainability Appraisal (incorporating a Strategic Environmental Assessment)
6	FNP Habitat Regulations Screening Report

4: Basic Conditions

Published in March 2012, the National Planning Policy Framework (NPPF) states that at the heart of the framework is the presumption in favour of sustainable development (paragraph 14).

The NPPF goes on to provide a framework for Neighbourhood Plans (paragraphs 16, 183-185), stating that they should be in general conformity with the strategic policies of the Local Plan (in our case the Island Plan).

As part of the process to formulate our Neighbourhood Plan we have undertaken an in depth Sustainability Appraisal. This has been informed by evidence from many sources and provides an environmental, social and economic profile of the area. The following plans and programmes were reviewed and incorporated into the Sustainability Appraisal:

Table 1: Policy and Programmes consulted and used to inform the formulation of the Neighbourhood Plan

Policy Document	Its main purpose	How this relates to the Freshwater Neighbourhood Plan
National Planning Policy Framework (NPPF) - 2012	Sets out the national (England) policy context and framework for the production of Local Development Frameworks and Neighbourhood Plans	The Isle of Wight has an adopted Local Development Framework (Island Plan) which sets out the Isle of Wight context for national policy. This has been subjected to its own SA, SEA and Habitat Regulations processes. The Freshwater Neighbourhood Plan will need to be in compliance with this.
Island Plan Core Strategy – 2012-2027	Sets out the strategic spatial objectives and planning policies for the Isle of Wight. This includes a hierarchical approach to future development focusing on the key regeneration areas, followed by the smaller regeneration areas, followed by the Rural Service Centres and lastly the wider rural area.	The village of Freshwater falls within part of the West Wight Small Regeneration Area in the Island Plan. The remaining area of the parish outside of the defined settlement boundary is deemed by the Island Plan as being in the wider rural area. As mentioned above the Neighbourhood Plan will need to be compliant with the Island Plan giving more local definition to its policies.
Isle of Wight Area of Outstanding Natural Beauty (AONB) Management Plan 2009-2014 (and forthcoming 2014-2019).	This statutory plan sets out the policy for the conservation and enhancement of the AONB in line with its statutory purposes.	The Western Yar Estuary including land on either side of this important waterbody, Afton Marshes, Freshwater Bay, Tennyson and Compton Downs all lie within the Isle of Wight AONB. The southern coastline of the parish and inland areas also lie within the Tennyson Heritage Coast.
Isle of Wight Tourism Development Plan 2005	Sets out strategic objectives relating to the tourism sector and its offer.	The Neighbourhood Plan will need to consider the strategic objectives of this plan.

Policy Document	Its main purpose	How this relates to the Freshwater Neighbourhood Plan
Isle of Wight Local Transport Plan (Island Transport Plan) 2011-2038	Sets out the strategic transport objectives for the Isle of Wight and incorporates the Rights of Way Improvements Plan.	The Neighbourhood Plan will need to consider the strategic objectives of this plan.
Isle of Wight Strategic Housing Land Availability Assessment (SHLAA) Last update 2015	Compiled as part of the formulation of the Island Plan this document sets out information on known potential sites for housing development across the Isle of Wight.	Although this document doesn't indicate that the SHLAA sites will be developed it is important for the Neighbourhood Plan to be aware of this Island Plan background document.
Isle of Wight Strategic Housing Market Assessment (SHMA) Last update 2014	Compiled as part of the formulation of the Island Plan and subject to a recent review. This document identifies the Island's housing stock and identified housing need.	The Neighbourhood Plan will need to consider the results of the revised SHMA as part of its development.
Update of Objectively Assessed Housing Need - 2014	An update of the Strategic Housing Market Assessment.	The results of this will help to structure the policies in the NP and also define the local need for future development.
Isle of Wight Strategic Flood Risk Assessment (SFRA) - 2010	Compiled as part of the Island Plan process this document identifies and maps areas which may be likely to experience flooding.	This will influence the Freshwater Neighbourhood Plan as there are parts of the parish which are at risk of flooding.
Isle of Wight Biodiversity Action Plan (BAP) – made up from a series of documents published between 2002 and 2005.	Sets out the value of biodiversity on the Isle of Wight, its habitats and species and the management needs for these.	Targets within the BAP are important for the wildlife within Freshwater, particularly for designated sites.
Freshwater Parish Design Statement 2008	This document describes the key characteristics of the built environment of Freshwater Parish and sets out objectives and policies to ensure that these are conserved.	The NP will incorporate the relevant findings from this previous community developed and ratified document. It will also see those elements which cannot be incorporated being included in an updated and expanded VDS

Policy Document	Its main purpose	How this relates to the Freshwater Neighbourhood Plan
Freshwater Conservation Area Appraisals Briary – 1979 amended 2012 Church Place – 2012 Freshwater Bay – 2009 Norton Green – 1996 Pound Green - 2012	Provides details of the history, character and enhancing and detracting features of the Freshwater Bay, Pound Green and Norton Green Conservation Areas	The NP will need to consider the findings of this report.
Isle of Wight Shoreline Management Plan - 2010	Isle of Wight Council - Sets out the agreed approach to coastal management for the Island's coastline.	The NP will need to consider the coastal strategy for the north and south coastlines of Freshwater Parish.
West Wight Coastal Strategy – forthcoming consulted on in 2016	Isle of Wight Council and Environment Agency sets out the approach regarding coastal erosion and coastal flood risk.	The NP will need to consider this emerging strategy in the development of policies affecting its coastline.

The Freshwater Neighbourhood Plan has had due regard for all of the above policies and programmes which have been fully reviewed and where appropriate incorporated into the objectives and policies of the Neighbourhood Plan.

Achieving Sustainable Development

Sustainable development is largely accepted as being defined as:

'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.' (World Commission on Environment and Development 1987).

Our approach has also been influenced by the Development Management Policies of the Island Plan.

The starting point for the Sustainability Appraisal was to consider the social, environmental and economic context of Freshwater Parish against the sustainability objectives of the Island Plan. This was used to scope out those issues which would not feature in the Neighbourhood Plan and therefore did not require further assessment. A Freshwater Sustainability Framework was then created with a series of Sustainability Objectives. The findings of the baseline evidence of the social, economic and environmental context of the parish was then used to identify a series of Freshwater Neighbourhood Plan Objectives. A matrix was used to identify negative, neutral and positive impacts of the FNP Objectives on the Sustainability Objectives. The result of these was then used to consider a series of alternatives and to test these against the Sustainability Objectives. From this a preferred alternative was chosen to be taken forward. This was then used to influence the development of the draft policies of the Neighbourhood Plan. To ensure that they would contribute to sustainable development, the draft Neighbourhood Plan policies were also compared with the Sustainability Objectives. The outcome of the Sustainability Appraisal and the national and local policy context demonstrate that the approach taken to future development in the area as set out in the draft plan can be deemed to be sustainable and therefore any adverse impact over the life of the plan.

Conformity with strategic policies

The Local Plan strategic policies are confirmed as policies SP1 to SP9 of the Island Plan Core Strategy. The formulation of the Freshwater Neighbourhood Plan has included consultation with the Isle of Wight Council as Local Planning Authority and such discussions have resulted in some wording amendments.

We have set out details of the Island Plan Strategic Policies and the conformity of the Freshwater Neighbourhood Plan in Table 2 below.

Compatibility with EU legislation

A Sustainability Appraisal incorporating the requirement for a Strategic Environmental Assessment (SEA) of the Freshwater Neighbourhood Plan has been prepared and has shaped the development of the final Neighbourhood Plan.

Required by the EC Directive 2001/42/EC its purpose is to ensure that principles of sustainable development are incorporated into all levels of planning policy. This is enshrined within UK law through the Environmental Assessment of Plans and Programmes Regulations 2004 and applies to all plans with significant environmental effects. It is usually delivered through a screening assessment using criteria set out in Annex II of the SEA Directive.

The Sustainability Appraisal assesses the environmental, social and economic effects likely to result from the adoption of the Neighbourhood Plan and to ensure that its policies contribute to and promote sustainable development. The Freshwater Neighbourhood Plan Sustainability Appraisal concluded that there would be no negative impacts on the localised sustainability objectives through the implementation of the Neighbourhood Plan, and that it will contribute favourably to small scale sustainable development in the area.

Article 6 (3) of the European Habitat Directive states:

'Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implications for the site and subject to the provision of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.'

The Screening Assessment of the Freshwater Neighbourhood Plan policies has indicated that there is no likely significant effect upon the European sites in and within 10km of the Neighbourhood Plan areas boundary. This means that a full Habitat Regulations Assessment is not required. (See Freshwater Neighbourhood Plan Habitat Regulation Assessment Screening Report). This is confirmed by the pre-submission consultation response received from Natural England:

'It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils), that there are unlikely to be significant environmental effects from the proposed plan.'

As a result, it is considered that the Freshwater Neighbourhood Plan is compatible with the European Convention on Human Rights within the meaning of the Human Rights Act 1998.

5: National Policy and Local Policy

The following table provides details of the conformity of the Freshwater Neighbourhood Plan (FNP) with the National Planning Policy Framework (NPPF) and the strategic policies of the Island Plan.

Table 2: Freshwater Neighbourhood Plan Conformity

FNP Policy/Section	Policy area	Conformity with NPPF	Conformity with Island Plan Strategic Policies
FNP 1	Economic Growth	Section 1 – Building a strong, competitive economy.	SP3 – Economy Supports existing economy and seeks opportunities to develop this further.
FNP 2	Primary Retail Frontage Areas	Section 2 – Ensuring the vitality of town centres (paragraph 23)	SP3 – Economy (Retail) Seeks to ensure the future of the Primary Retail Frontage Area of Freshwater Village acknowledging its contribution to the West Wight Smaller Regeneration Area.
FNP 3	Economic Development – Redevelopment of commercial buildings, brown field sites. Protection and expansion of employment sites. Small scale employment across the area.	Section 1 – Building a strong, competitive economy. Section 2 – Building a strong, competitive economy. Section 3 – Supporting a prosperous rural economy.	SP1 – Spatial Strategy SP3 – Economy The NP supports appropriate economic growth across the area both within the settlement boundary and the wider rural area with a sequential and small scale approach.
FNP 4	Protection of parking in Primary Retail Frontage Areas	Section 2 - Building a strong, competitive economy. (paragraph 230). Section 4 – Promoting sustainable transport (paragraphs 39 & 40)	SP3 – Economy (Retail) (DM 17 – Sustainable Travel). NP seeks to protect and assess the need for parking associated with the Primary Retail Frontage areas to secure the viability of the shopping area.
FNP 5	Development of high quality tourism destinations and accommodation across the area and in particular areas.	Section 1 - Building a strong, competitive economy. Section 2 - Building a strong, competitive economy. Section 3 - Supporting a prosperous rural economy.	SP4 – Tourism NP seeking to allow high quality tourism in key locations and across the area.

FNP 6	Design, location and layout of development. Provision of suitable housing to meet local need.	Section 6 – Delivering a wide choice of high quality homes. Section 7 – Requiring good design.	SP1 – Spatial Strategy (DM2 – Design Quality for New Development). NP seeks to ensure appropriate standard of design and provision of development to meet local need (in particular housing).
FNP 7	Access, sustainable transport and adequate parking provision.	Section 4 – Promoting sustainable transport.	SP7 – Travel NP seeks to support sustainable transport whilst also ensuring retention of sufficient parking for tourism, retail areas and new housing.
FNP 8	Dark night sky protection.	Section 11 – Conserving and enhancing the natural environment (paragraph 125).	SP1 – Spatial Strategy SP5 - Environment (DM12 – Landscape, Seascape, Biodiversity and Geodiversity) NP seeks to protect the dark night sky of the parish particularly outside of the settlement areas and in the AONB/Heritage Coast
FNP 9	Conversion of redundant agricultural buildings.	Section 3 - Supporting a prosperous rural economy.	SP1 – Spatial Strategy (Wider Rural Area) SP3 – Economy (DM10 – Rural Service Centres and the Wider Rural Area) NP seeks to support the agricultural sector and the contribution of historic farm buildings to the character of the area.
FNP 10	Employment and tourism development outside of the settlement envelope.	Section 3 - Supporting a prosperous rural economy. Section 11 – Conserving and enhancing the natural environment (paragraph 125). Section 12 – Conserving and enhancing the historic environment.	SP1 – Spatial Strategy SP3 – Economy SP5 - Environment (DM11 – Historic and Built Environment, DM12 – Landscape, Seascape, Biodiversity and Geodiversity) NP recognises and supports the importance of the tourism sector to the local economy of the parish.

FNP 11	Assessment of proposals for development in areas of coastal erosion	Section 10 – Meeting the challenge of climate change, flooding and coastal change (paragraph 105 to 108) Section 11 – Conserving and enhancing the natural environment (paragraph 125).	SP1 – Spatial Strategy SP5 - Environment (DM12 - Landscape, Seascape, Biodiversity and Geodiversity, DM15 – Coastal Management) The NP highlights know areas of coastal instability and the need to ensure that any proposals for new development fully consider this.
FNP 12	Wildlife corridors (water courses and hedgerows).	Section 11 – Conserving and enhancing the natural environment (paragraph 117).	SP1 – Spatial Strategy SP5 - Environment (DM12 - Landscape, Seascape, Biodiversity and Geodiversity). The NP recognises the importance of hedgerows and watercourses for wildlife and the landscape character of the area and wish to protect or replace these.
FNP 13	Local Green Space protection.	Section 8 – Promoting healthy communities (paragraph 76)	SP5 – Environment (DM13 – Green Infrastructure) The NP identifies the important Local Green Spaces in the parish.
FNP 14	Sustainable Development – design, construction and operation.	Section 7 – Requiring good design. Section 10 – Meeting the challenge of climate change, flooding and coastal change.	SP1 – Spatial Strategy (DM1 – Sustainable Build Criteria for New Development, DM2 – Design Quality for New Development, DM16 - Renewables) The NP recognises the need for high quality design and the incorporation of waste reduction and renewable technologies.
FNP 15	Community facilities - protection	Section 8 – Promoting healthy communities (paragraph 70)	SP1 – Spatial Strategy (West Wight Smaller Regeneration Area) (DM7 – Social and Community Infrastructure) The NP recognises the importance of key local community facilities.

FNP 16	Allotments – protection or replacement	Section 8 – Promoting healthy communities (paragraph)	SP1 – Spatial Strategy (DM7 – Social and Community Infrastructure) The NP highlights the importance of allotments and the need to protect/or replace these if they are lost due to new development.
Overall		<p>The policies of the Freshwater neighbourhood Plan conform with paragraph 16 of NPPF by supporting the strategic policies of the Island Plan Core Strategy, and by providing policies which positively support, shape and direct the type of development outside of the strategic elements of the Island Plan (paragraph 85 of NPPF).</p> <p>Our Plan is an opportunity to achieve the core planning principle (paragraph 17) by empowering our community to shape its surroundings and provide a practical framework to guide decisions on planning applications.</p> <p>The Freshwater Neighbourhood Plan policies conform with paragraph 58 through developing robust and comprehensive policies that set out the quality of development that will be expected for the area.</p>	<p>The policies of the Freshwater Neighbourhood Plan conform with the strategic policies of the Island plan and have been developed to also inform its Development Management policies.</p> <p>None of the policies of the Freshwater Neighbourhood Plan conflict with Island Plan strategic policies.</p>

Appendix 1: Freshwater Neighbourhood Plan – Vision, Objectives and Policies.

Vision

Economy and Tourism

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 centered on a diverse range of business activities

Built Environment

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 design.

Rural and Renewables

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

Community Provision

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 there is the right balance between provision and need within the Parish.

Objectives

Economy and Tourism Objectives

- FNP Obj. 1 Enable sustainable economic growth for key employment sectors of the community.
- FNP Obj. 2 To support viable businesses. Regenerate the established traditional retail area and enhance Freshwater as the commercial centre for the West Wight.
- FNP Obj. 3 To provide additional employment sites for businesses in order to supply a wider range of employment opportunities for all.
- FNP Obj. 4 To ensure vehicle parking provision supports the commercial viability of the village.
- FNP Obj. 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.

Built Environment Objectives

- FNP Obj. 6 To provide a range and varied style of buildings that meet local needs and where this is housing stock should meet local requirements.
- FNP Obj. 7 Due to the location of Freshwater Parish transport links are a major consideration for new developments.
- FNP Obj. 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 Dark Sky Community Status.

Rural and Renewables Objectives

- FNP Obj. 9 To ensure the sustainability of the farming sector, including eco-tourism and the promotion of local produce.
- FNP Obj. 11 The coastal areas to the north of the A3054 are unstable and liable to coastal erosion. Coastal access and safety of persons and buildings should be considered when planning in this area.
- FNP Obj. 12 The large amount of land designation within Freshwater 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.
- FNP Obj. 14 With both variable quality farmland, farm waste, some of the highest levels of sunlight in the U.K., plus fast tidal streams on the north coast, the Parish is ideally placed for small scale, possibly experimental alternative energy generation.

Community Provision Objectives

- FNP Obj. 15 The existing open spaces and community facilities enable groups to meet and develop health giving lifestyles, both physical and mental.

Draft Policies

Economy and Tourism	FNP1	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 Manufacturing
	FNP2	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.
	FNP3	The Parish will support all types of economic development, in particular to the redevelopment 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.
	FNP4	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.
	FNP5	The development of high quality tourist destinations and accommodation will be encouraged over the whole Parish but in particular close to Freshwater Bay, Colwell Bay and Fort Victoria locations.
Built Environment	FNP6	The design, location and layout of development should: <ul style="list-style-type: none"> a) Maximise the potential of the site for the type of development proposed; b) Be compatible with the distinctive character of the area, respecting 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 the 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;

		<ul style="list-style-type: none">f) Not increase the likelihood of surface water flooding within the village or exacerbate foul drainage capacity problems;g) Not have an adverse impact on the village amenities and services; <p>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.</p>
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Rural and Renewables	FNP7	<p>The Neighbourhood Plan will support proposals that:</p> <ul style="list-style-type: none"> 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; <p>Provide improved parking for tourism provision within the Parish.</p>
	FNP8	Support would be given to development which involve lighting, where the applicant has demonstrated that the proposal will not degrade the visual impact on the night sky.
	FNP9	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 local character and tranquillity of the countryside.
	FNP10	Applications outside 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.
	FNP11	In areas with 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.
	FNP12	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.
	FNP13	This Plan identifies fourteen areas of Local Green Spaces these being: Pound Green, Middleton Green, Spinfish, School Green Road stream edge with Black Hut Green, Stroud Green, 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.
	FNP14	<p>Developments should seek to achieve high standards of sustainable development and demonstrate how design, construction and operation has sought to:</p> <ul style="list-style-type: none"> 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

Community Provision	FNP15	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.
	FNP16	<p>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:</p> <ol style="list-style-type: none"> 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 existing allotments. 3) Avoid detrimental impact on landscape character and other landscape features <p>Applications for new allotment provision would be supported and encouraged.</p>