

Ms Dawn Smith  
Isle Of Wight Council  
Planning & Regulatory Services  
Seaclose Fairlee Road  
Newport  
Isle of Wight  
PO30 2QS

**Our ref:** HA/2006/000096/SE-  
07/DS1-L01  
**Your ref:** N/A  
**Date:** 04 August 2017

Dear Ms Smith

**Freshwater Neighbourhood Plan – Re-consultation on amended environmental assessments**

Thank you for consulting the environment Agency on the Re-consultation on amended environmental assessments

We have reviewed the following documents:

- Freshwater Neighbourhood Plan Sustainability Appraisal Non-Technical Summary
- Freshwater Neighbourhood Plan Sustainability Appraisal (Amended)
- Freshwater Neighbourhood Plan Habitats Regulations Screening Report October 2016

We are pleased with the general scope and content of the documents and believe that they are compliant with relevant guidance. We are also pleased to see that flood risk, climate change and biodiversity have been taken in to consideration within objectives set out in the Freshwater Neighbourhood Plan Sustainability Appraisal Framework.

Therefore we have no comments to make on the above documents or the Environmental Report.

Yours sincerely

**Sustainable Places  
Environment Agency**

Direct e-mail [PlanningSSD@environment-agency.gov.uk](mailto:PlanningSSD@environment-agency.gov.uk)

Environment Agency  
Canal Walk, ROMSEY, Hampshire, SO51 7LP.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)  
End

**From:** Lloyd Sweet, Robert <Robert.LloydSweet@HistoricEngland.org.uk>  
**Sent:** 09 August 2017 11:43  
**To:** Smith, Dawn (Planning)  
**Subject:** FW: Freshwater Neighbourhood Plan - Re-consultation on amended environmental assessments

Dear Dawn

Having reviewed the Sustainability Appraisal I am happy to confirm that we feel it meets the need to understand the environmental baseline with regards to the neighbourhood plan area.

The review of the conservation areas, including identification of issues affecting each area stands out in the environmental baseline as good practice.

With regard to plan policy 6, we have noted in our response to the plan at pre-submission stage and subsequently that the requirement to protect sweeping views of the area's landscape requires a suitably robust evidence base and clear mapping of where this policy requirement should be applied. We are pleased to see the Freshwater Most Valued Views Study that was produced to support the plan and is available on the Council's website at: <https://www.iwight.com/azservices/documents/2879-FNP-Most-valued-views.pdf>. To ensure the value of these views to the cultural and natural heritage of the plan area is reflected in the environmental baseline we would recommend that the study is identified as a part of the evidence base for the SA/SEA and that the existence of "Most valued views" that represent views that are part of the cultural heritage of the area is identified clearly within the historic Environment Section of the Environmental Baseline Chapter. This should involve adding no more than two sentences referring to the existence of the study and the identification of the most valued views and mapping provided.

Having this study within the environmental baseline the examiner may feel it is suitable to recommend its identification either within Policy 6 of the submission version of the neighbourhood plan or in the supporting text of that policy to provide clarity on how the policy should be implemented. They may also wish to consider identifying the 'most valued views' and the mapping provided within the study as suitable to include within the plan to demonstrate where the plan should be applied. A suitable amendment to Policy 6, bullet e) might be:

1. "e) conserve those features of the 'Most Valued Views' shown on map x that contribute positively to their status as identified in appendix y, including their public accessibility, the openness of the Downs or skylines or sweeping character of views across the landscape;"

I hope these comments are of assistance but would be happy to provide further information if necessary.

Yours faithfully

Robert Lloyd-Sweet

Rob Lloyd-Sweet | Historic Places Adviser | Historic Places | South East  
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**From:** Smith, Dawn (Planning) [<mailto:Dawn.Smith@iow.gov.uk>]  
**Sent:** 10 July 2017 12:26

**To:** 'jon.maskell@environment-agency.gov.uk'; 'Jack.Potter@naturalengland.org.uk'; Small, Martin  
**Cc:** Mills, Chris (Planning Policy); Boulter, Oliver  
**Subject:** Freshwater Neighbourhood Plan - Re-consultation on amended environmental assessments

Dear All

The council is in receipt of correspondence from the examiner appointed to the examination of the Freshwater Neighbourhood Plan. In it, the examiner makes a number of observations that are set out in the attached Statutory Consultees letter.

As a result of the work detailed in the letter please find the following attachments for your further consideration. Please note that the period of consultation is 5 weeks and we ask that you consider this consultation in the context of meeting the SEA Regulations requirements for scoping consultation and the screening determination made in the HRA.

- Freshwater Neighbourhood Plan Sustainability Appraisal Non-Technical Summary
- Freshwater Neighbourhood Plan Sustainability Appraisal (Amended)
- Freshwater Neighbourhood Plan Habitats Regulations Screening Report October 2016

The closing date for comments on this consultation is **15<sup>th</sup> August 2017**. However should you be in a position to respond sooner this would be appreciated.

Should you have any queries concerning the nature of this correspondence or the attachments then please do not hesitate to contact me. We look forward to receiving your comments and request that you confirm receipt by return of email.

We would like to thank you in advance for consideration of this matter.

Kind regards

**Dawn Smith** | Senior Policy Officer | Planning & Housing Services  
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Date: 15 August 2017  
Our ref: Freshwater Neighbourhood Plan  
Your ref: Freshwater Neighbourhood Plan



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Dear Dawn Smith

Thank you for your consultation on the above dated 10 July 2017 which was received by Natural England on 10 July 2017.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

#### **FURTHER INFORMATION REQUIRED**

Natural England is unable to comment on likely impacts of the proposed allocation on priority habitats, or protected species. We would therefore recommend that the Neighbourhood Plan is supported by a Biological Records Centre data search of the plan area. Natural England also recommends that all sites being considered for development are subject to a basic ecological assessment (phase 1 ecological survey extended to Phase 2 in cases where significant interests are found). The aim should be to ensure allocated sites avoid significant wildlife interests.

In addition to avoiding harm the Neighbourhood Plan should also consider including policies that will enhance the local environment. This might include the allocation of suitable sites for the provision of new areas of publically accessible natural greenspace, such as a community orchard, a parish nature reserve or allotments, as well as opportunities for improving the local footpath networks.

In order to ensure all development in the plan area meets the requirements of the National Planning Policy Framework (NPPF) to enhance biodiversity Natural England also recommends that the emerging Neighbourhood Plan includes a policy requiring all new development proposals on greenfield sites greater than 0.1 ha to be supported by a Biodiversity Mitigation and Enhancement Plan (BMP). The Biodiversity Mitigation Plan should be prepared by a suitably qualified individual and be used to secure measures to provide new nesting / roosting sites for bats, barn owls, swifts, etc. as well as any necessary measures for mitigating and or compensating for adverse impacts on biodiversity interests.

The plan has indicated that Sustainable Urban Drainage Systems (SUDS) will be required for developments. Evidence must be provided to ensure that a development that is required to provide a SUDS has sufficient room to do so within the development boundary. This is to ensure that surface water and sewerage will not overflow into adjacent watercourses and damage the SSSI, SPA, SAC and Ramsar.

The three areas at SZ3469585847, SZ3431186749 and SZ3442387007 which are low lying and are identified as areas for development. This could potentially create barriers to effective water control on the neighbouring SSSI if development was permitted without a solution in place. Development has previously been permitted in low lying areas that has restricted the necessary water control of

the SSSI. If no solutions are available to ensure that a development will not be at risk of flooding with the required water level management in place for the features of the SSSI then Natural England will recommend that these areas are removed from the proposed development area.

The identified area for development is extremely close to the SSSI boundary. Natural England recommends incorporating a buffer zone around the SSSI to minimize human induced pressure on the features.

The Habitat Regulations Assessment screening report has identified that no increased recreational pressure will affect the Solent Special Protection Area (SPA) alone or in combination with other factors. This is conflicting with the Isle of Wight Council's decision to adopt the Solent Special protection Area Supplementary Planning Document in 2014.

No assessment on the impact of the Neighbourhood plan has been made on the Marine Conservation Zones (MCZ's) within the documents provided for consultation. Consequently, Natural England are unable to comment on the impact of the plan on the designated sites.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Jack Potter on 02082257423. For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Jack Potter  
Dorset, Hampshire and Isle Of Wight