Freshwater Parish Council

Working For The Community

Freshwater Neighbourhood Plan

Sustainability Appraisal Report

Incorporating Strategic Environmental Assessment

October 2016

Contents

INTRODUCTION & METHODOLOGY 3
Sustainability Appraisal (SA) 3
The Freshwater Neighbourhood Plan 7
Stages in the Sustainability Appraisal Process 8
POLICY CONTEXT 10
National and Local Policy Context 10
SUSTAINABILITY CONTEXT 13
Baseline information 13
Nature Conservation and Landscape 13
Historic Environment 19
Historic Landscape Characterisaton (HLC) 24
Air/Climate 26
Water 28
Soil 29
Material Assets 32
Population and Housing 35
Summary of baseline information for Freshwater Parish. 45
Sustainability issues and problems 45
Housing 45
Economy 45
Environment 46
Travel 46
Waste 46
Minerals 46
Infrastructure 47
Freshwater Neighbourhood Plan Questionnaire 47
SUSTAINABILITY FRAMEWORK 48
Freshwater Neighbourhood Plan Vision and Objectives 64
Vision 64
Objectives 64
ALTERNATIVES 68
Draft Policy Development 74
How has this assessment helped to shape the Draft Freshwater Neighbourhood Plan? 75
NEXT STEPS 76
MONITORING 77

.....78
Appendix 1: Assessment of Alternatives for Policy Development from Neighbourhood Plan Objectives (- is Negative, 0 is Neutral and + is positive) 79

INTRODUCTION & METHODOLOGY

The John Brownscombe Rural, Environmental and Landscape Consultancy has been commissioned by Freshwater Parish Council to complete a Sustainability Appraisal as part of the development of the Freshwater Neighbourhood Plan.

The Freshwater Neighbourhood Plan will be a key local document helping to define how the policies of the Island Plan are implemented in the area.

Sustainability Appraisal (SA)

The purpose of sustainability appraisal is to ensure that the principles of sustainable development are incorporated in all levels of planning policy. This was confirmed in UK law through the Environmental Assessment of Plans and Programmes Regulations 2004 (Section 19) which applies to all plans with significant environmental effects, with significance being determined through a screening assessment which uses the criteria set out in Annex II of the SEA Directive.

The SA seeks to predict and assess the social, economic and environmental effects that are likely to arise from the formal adoption of the Freshwater Neighbourhood Plan; and to ensure that these promote and contribute to sustainable development.

Sustainable development is defined as 'development that meets the needs of the present without compromising the ability for future generations to meet their own needs'. This requires social, economic and environmental issues and objectives to be considered in an holistic, integrated and balanced way.

Neighbourhood Plans are a relatively new level of planning policy and no precedent has been set regarding their environmental significance. In order to reflect the hierarchy of planning policy documents, Neighbourhood Plans have to be in conformity with the relevant Local Development Framework (LDF) and the National Planning Policy Framework (NPPF). In the case of the Freshwater Neighbourhood Plan, the relevant LDF is also known as the Island Plan.

The Island Plan has had its own SA and SEA and it can be inferred that providing that the policies and objectives of the Freshwater Neighbourhood Plan conform to those of the Island Plan they should also conform with its SA and SEA. However, as Neighbourhood Plans can cover a range of issues, including the potential location of new development, in order to ensure that the Freshwater Neighbourhood Plan meets the needs of legislation, it has been decided that it should undertake its own Sustainability Appraisal. Information will be drawn from the Island Plan and other relevant sources to inform this process.

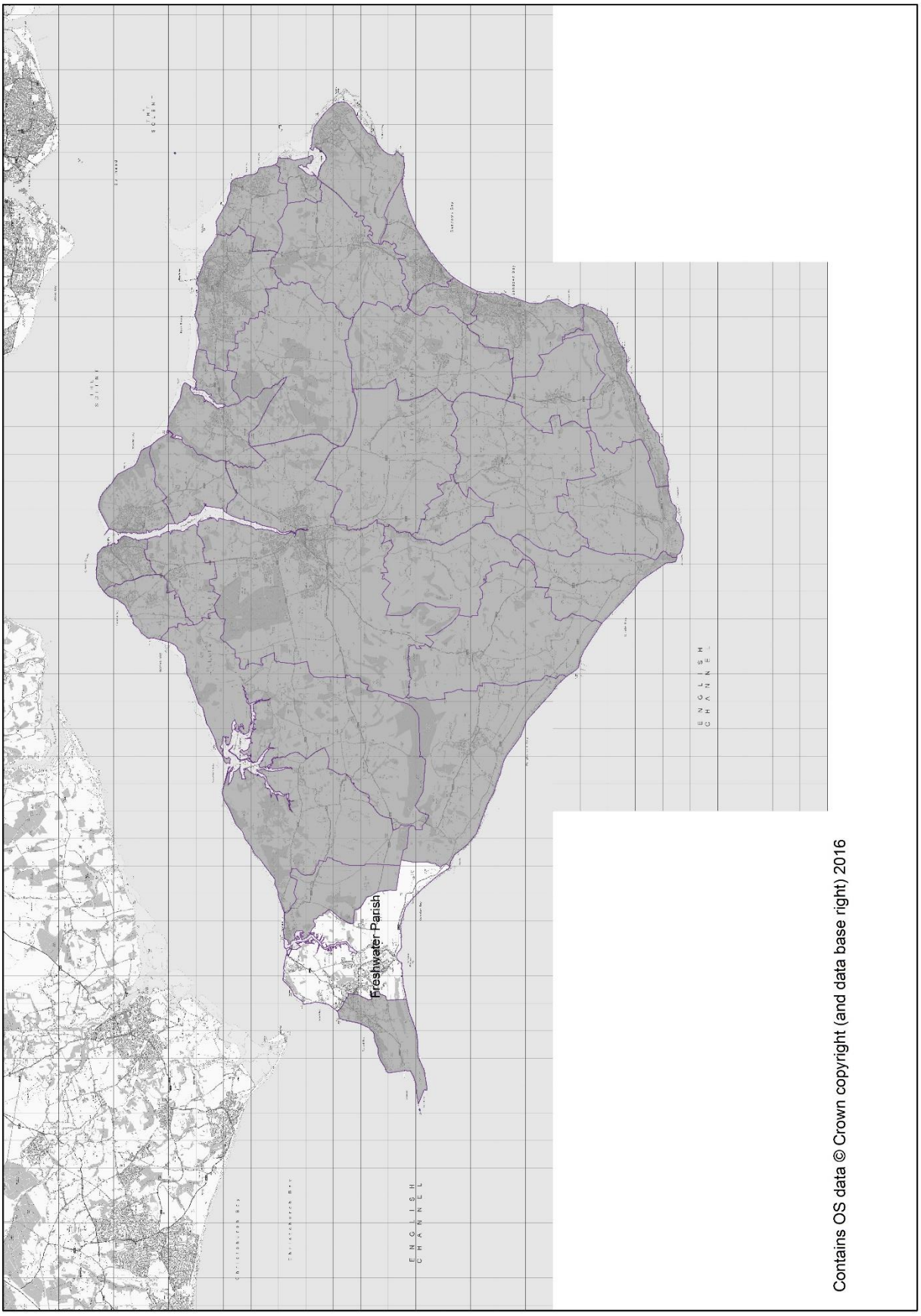


Figure 1: Map showing the location of Freshwater Parish and Neighbourhood Plan area in relation to the rest of the Isle of Wight.

Freshwater Parish is located in the West Wight and has an area of 1452 hectares.

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

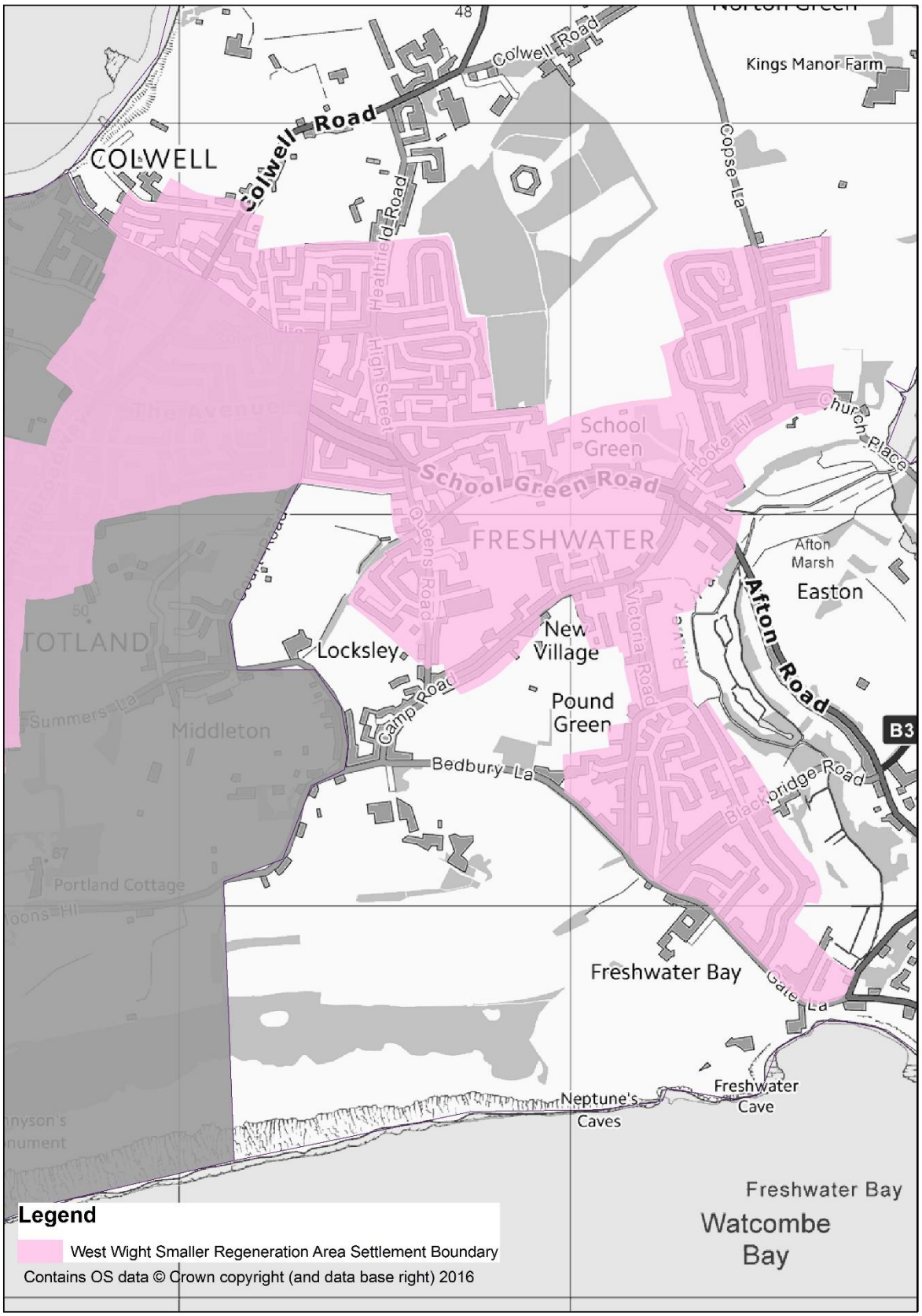


Figure 3: West Wight Smaller Regeneration Area and Settlement Boundary within Freshwater Parish.

The Freshwater Neighbourhood Plan

The Freshwater Neighbourhood Plan will be a Neighbourhood Development Plan for the whole parish of Freshwater. The ability to produce a Neighbourhood Plan is a result of the Localism Act 2011, the aim being to give communities greater control over what happens in their area.

The process to create a plan was initiated and is being led by the Freshwater Parish Council. A Steering Group was established with two representatives from the Parish Council, one planning advisor and an administrator. Four specialist work groups were set up (Economy & Tourism; Built Environment; Rural and Renewables and Community Provision). Membership of this work group included representatives with an interest or knowledge of the subject and a representative from the Steering Group.

The work of the Steering Group and work groups included the collation of evidence and its consideration and the review of information received from the two Freshwater Neighbourhood Plan Questionnaires and consultation events.

Freshwater Village falls partly within the West Wight Smaller Regeneration Area(WWSRA) (as defined by the Island Plan Core Strategy) and as a result, it has a defined settlement boundary. Policy SP1 of the Core Strategy states that appropriate land is considered to be deliverable within and immediately adjacent to the settlement boundaries of the Key Regeneration and Smaller Regeneration Areas. It also states that outside of defined settlements, proposals for tourism development will be supported in accordance with SP4. Text in the Island Plan goes on to state: 'In general terms, this means that greater support will be given to proposals that develop new and appropriately scaled opportunities which maintain and support the sustainability of the Smaller Regeneration Areas'. And 'Particular support will be given to proposals that create new employment provision. This is particularly in relation to proposals that facilitate the creation or development of indigenous businesses or that enable investment to occur. This could take the form of intensification of existing uses and sites.'

Outside of the settlement area the rest of the parish falls within the Wider Rural Area as defined by the Island Plan. Development is not expected to occur in the Wider Rural Area unless there is local need or it is tourism related development.

The Island Plan identifies the need for an additional 240 new homes within the West Wight Smaller Regeneration area during its lifetime (up until 2027). It should be remembered that the WWSRA includes both Freshwater and Totland.

The Freshwater Neighbourhood Plan sets out its visions, objectives and policies within a series of sections based on the work of the four work groups.

Stages in the Sustainability Appraisal Process

DIY Sustainability Appraisal of Neighbourhood Plans' by Levett-Therivel 2011 provides guidance on the various stages of a Sustainability Appraisal for Neighbourhood Plans. It sets out a number of stages to follow (underlined).

Stage one – Identifying what your neighbourhood plan must do and cannot do.

Identify and capture the sustainability objectives of other plans, policies or programmes that will influence the development of the Freshwater Neighbourhood Plan.

Stage two – Identify the characteristics of your neighbourhood.

The capture of baseline data will establish a starting point from which to assess the likely impact of the objectives of the Freshwater Neighbourhood Plan.

The SEA regulations encourage the SA to describe this baseline in terms of:

Nature Conservation
Landscape and Townscape
Heritage and Archaeology
Material Assets
Human Population
Human Health
Soils and Geology
Water
Air Quality
Climate factors

Stage three – Identify possible things to include in the plan (options/alternatives).

This then provides a better understanding of the context for Freshwater Neighbourhood Plan, from the consideration of the information established in stages one and two of the Sustainability Appraisal.

Stage four – Prepare and consult on a SA Scoping Report

Stage five – Assess the environmental, social and economic impacts of the alternatives, choose a set of preferred alternatives (the draft neighbourhood plan), and explain the reason for the choice.

Stage six – If the draft Neighbourhood Plan would have any significant adverse impacts seek to minimize these by fine tuning the draft.

Stage seven – Prepare a final SA report and make it available alongside the draft Neighbourhood Plan for comment by the public bodies and expert bodies.

Monitoring – Following the adoption of the Neighbourhood Plan and its accompanying Sustainability Appraisal the legislation requires Freshwater Parish Council to monitor the significant effects of the plan. Most or all of the monitoring of the neighbourhood plan will be carried out by the local authority or at a national level. However, some impacts may warrant local level monitoring, and it is anticipated that this will be undertaken by Freshwater Parish Council to make sure the Neighbourhood Plan works in the way it was intended to.

Table 1 below sets out the stages in the Sustainability Appraisal and how this relates to the development of the Neighbourhood Plan.

Table 1. Links between plan-making and SA stages

Stage in developing the plan*	SA step	SA outputs
• Getting started and organised		
• Review existing plans and strategies for the area	1. Identify what the neighbourhood need and need not do	
• Create a profile of your community • Audit existing infrastructure and designations • Carry out surveys and needs assessments • Summarise findings and consider how to tackle the issues	2. Identify the characteristics of the neighbourhood, including existing issues/problems	
• Draft a vision and objectives for the area • Feedback and further community involvement	3. Identify possible things to include in the plan (options/alternatives)	
	4. Prepare an SA 'scoping report' and check with expert bodies to make sure that the SA process so far is OK	Formal SA 'scoping report'
• Assess impact of alternatives • Choose preferred alternatives and draw up proposals • Check for conformity with strategic policies in the development plan • Consult on proposals	5. Assess the environmental, social and economic impacts of the alternatives, choose a set of preferred alternatives (the draft neighbourhood plan), and explain the reason for the choice	Ongoing documentation of the assessment findings to inform the development of the neighbour-hood plan
• Fine tune your plan to minimise overall impacts • Agree monitoring, evaluation and review	6. If the draft neighbourhood plan would have any major impacts, try to minimise these by fine-tuning the draft plan	
• Prepare final neighbourhood plan document • Consultation	7. Prepare a final SA report and make it available alongside the draft neighbourhood plan for comment by the public and expert bodies	Formal final SA report
• Independent examination • Recommended alterations • Referendum and adoption	Where appropriate, additional cycles of steps 3, 5, 6 and 7 to deal with changes to the plan	Possibly other SA report(s)

* Based on Rural Community Council of Essex / Essex Planning Officers' *Neighbourhood Planning Guide*; to the best of our knowledge in August 2011; details may well still change although the broad steps are likely to remain

POLICY CONTEXT

National and Local Policy Context

This section provides a summary of key relevant local plans and programmes which could influence the Freshwater Neighbourhood Plan. Key aims objectives and indicators have been identified from local plans and these have been incorporated into the SEA/SA framework. This has then been used to inform baseline data and the identification of key issues.

International and national policies other than the new National Planning Policy Framework (NPPF) have not been reviewed as it is assumed that the relevant sustainability objectives within these documents have been incorporated within local policy.

The review is however an ongoing process and should any further relevant plans or programs be identified then these will be reviewed and incorporated within the assessment. For example the recent national changes in relation to affordable housing provision and developer contributions will be considered and incorporated.

The National Planning Policy Framework (NPPF) was issued in March 2012. It sets out the government's planning policies for England in a succinct document that replaces all of the previous Planning Policy Statements and Planning Policy Guidance notes.

The NPPF states that there must be a presumption in favour of sustainable development being a 'golden thread' running through plan-making and decision-taking.

The NPPF sets out 12 core land use planning principles that should underpin both plan making and decision taking. In summary, these are that planning should:

- be genuinely plan led
- not simply be about scrutiny but instead be a creative exercise
- drive and support sustainable economic development
- always seek to secure high-quality design
- take account of the different roles and character of different areas
- support the transition to a low carbon future
- contribute to conserving enhancing the natural environment
- encourage the effective use of land by re-using land that has been previously developed (brownfield land)
- promote mixed use developments
- conserve heritage assets
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling
- take account of and support local strategies to improve health social and cultural well-being for all.

The following table sets out the relationship between key policy documents and the Freshwater 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.
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.

Policy Document	Its main purpose	How this relates to the Freshwater Neighbourhood Plan
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
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.

SUSTAINABILITY CONTEXT

Baseline information

This section of the report outlines a summary of the environmental, social and economic baseline information for Freshwater Parish commensurate with what is required for a Neighbourhood Plan. This provides the basis for predicting and monitoring purposes and helps to identify any sustainability problems. At the next stage in the SA process this information can be used to identify different options that can help best maintain this baseline and hopefully improve it.

Nature Conservation and Landscape

Freshwater Parish includes many international, national and locally designated sites valued for their wildlife and landscape conservation interest.

International Designations

Ramsar Sites. These are internationally important wetland sites designated under the Ramsar Convention. Often also being important for wetland birds many of these are also designated as ***Special Protection Areas*** (SPA) under the EU Birds Directive. ***Special Areas of Conservation*** (SAC) are strictly protected sites deemed to be in most need of conservation at a European level (excluding birds which are included in SPAs) and are designated under the EC Habitats Directive.

The following international sites are located within or immediately adjacent to Freshwater Parish:

Ramsar – Solent and Southampton Water.

Composed of estuaries and adjacent coastal habitats including intertidal flats, saline lagoons, shingle beaches, reefs, saltmarsh, reedbeds, damp woodland and grazing marsh. Also exhibiting an unusual double tidal flow and has long periods of slack water at high and low tide. Supports important numbers of wintering waterfowl including Charadrius hiaticula (Common Ringed Plover), Anas crecca (Common Teal) and Brant bernicla bernicla (Brant Goose), important breeding gull and tern populations and an impressive assemblage of rare invertebrates and plants.

This includes the whole of the Western Yar Estuary and part of the coastline of the north of the Parish.

SPA – Solent and Southampton Water

As above but including a more extensive stretch of the coastline of the north of the parish.

SAC – South Wight Maritime

European important coastal habitats including subtidal and intertidal reef structures, the vegetated sea cliffs which are exposed to maritime influences and the dynamic impact of coastal erosion, the submerged or partially submerged sea caves, and the flora and fauna associated with all these habitats.

SAC – Isle of Wight Downs

European important downland with some of the best examples of chalk grassland under maritime influence in the south of England. This includes important assemblages of nationally rare lichens. In parts of the area the Isle of Wight Downs SAC adjoins the South Wight Maritime SAC and here the impact of sea spray and erosion by the sea including cliff falls allows for the habitat for a number of maritime plant species. The downland also includes areas of dry heaths important for their wide range of plant communities, invertebrates and for a small breeding population of Dartford Warblers. There are also some areas of chalk heath with its plant communities of both acidic and alkaline soils where heathland is located on deep gravels over chalk an unusual biological feature in the UK. The

area also includes semi-natural dry grasslands on chalk at the southern extremity of its UK range and along with the important lichens mentioned earlier is also the habitat for Gentianella anglica (Early gentian) only found here and in a smaller population in Dorset.

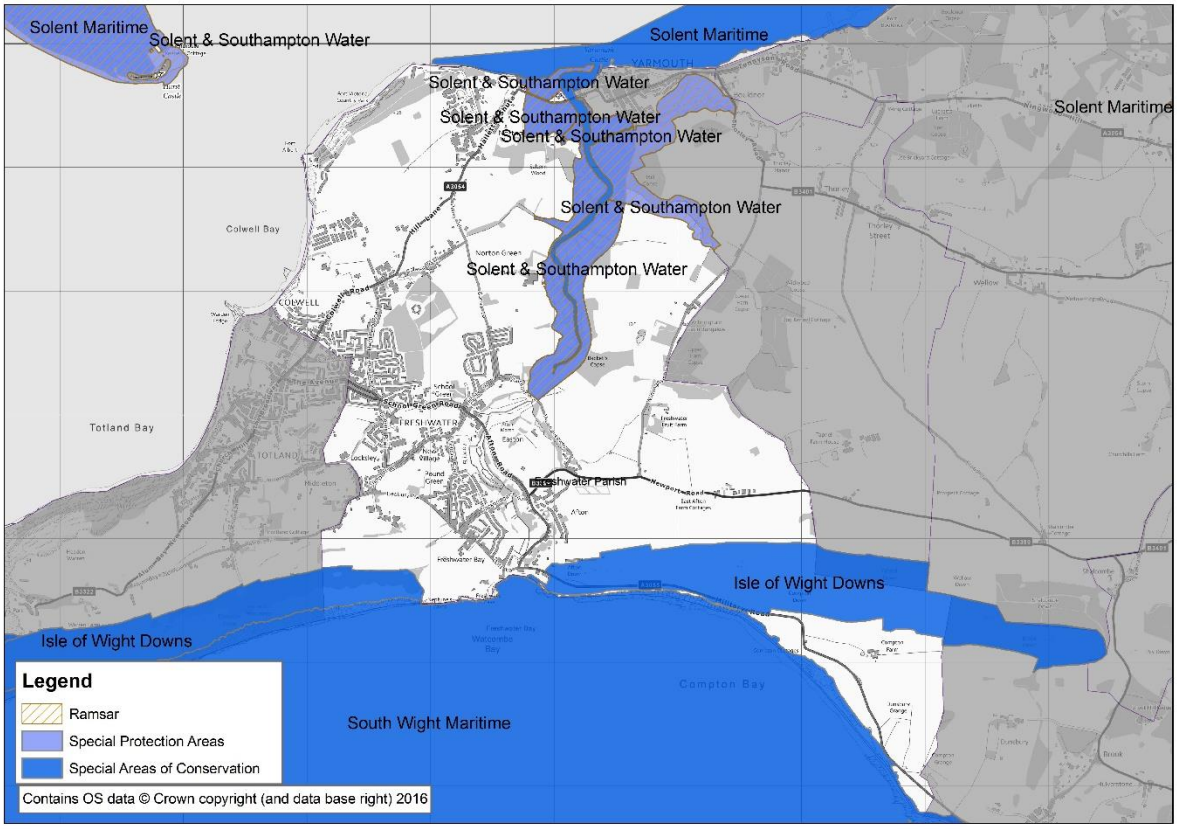


Figure 4: Map showing the extent of the internationally important nature conservation designations in the area of Freshwater Parish.

National Designations

Sites of Special Scientific Interest are nationally designated as the best examples of the UK's flora, fauna or geological or physiographical features. Originating from legislation in the late 1940s these designated areas have been further strengthened through the Wildlife and Countryside Act 1981 and the Countryside and Rights of Way Act 2000. Because of their nature conservation value many SSSI have since been also designated as being of international importance as Ramsar Sites, SPAs or SACs. The following SSSIs are located within or adjacent to Freshwater Parish:

Yar Estuary –

Important sue to its lack of large scale riparian development the area supports a large range of estuarine and coastal habitats.

Freshwater Marshes –

Upper reaches of the drowned estuary of the River Yar. Best example of base enriched fen on the Isle of Wight.

Compton Down –

Cited as probably the best example of chalk downland under maritime influence.

Compton Chine to Steephill Cove –

Important for its vegetated maritime cliffs and slopes, species rich unimproved chalk grassland, nationally rare and scare plants, an outstanding assemblage of nationally rare and

scare invertebrates, exposed and moderately exposed rocky shores (littoral rock) and nationally important coastal geomorphology.

Colwell Bay –

Important for its geology where five members of the Headon Hill Formation (Eocene age) are exposed and three are designated as stratotypes (international sections).

Headon Warren and West High Down –

Important for its parallel Tertiary and chalk ridges, supporting mainly acidic and heath vegetation on the Tertiary ridge and species rich chalk grasslands on the chalk ridge. Each has important plant and animal species and the juxtaposition of the acid and alkaline soil conditions and maritime influences creates further interest.

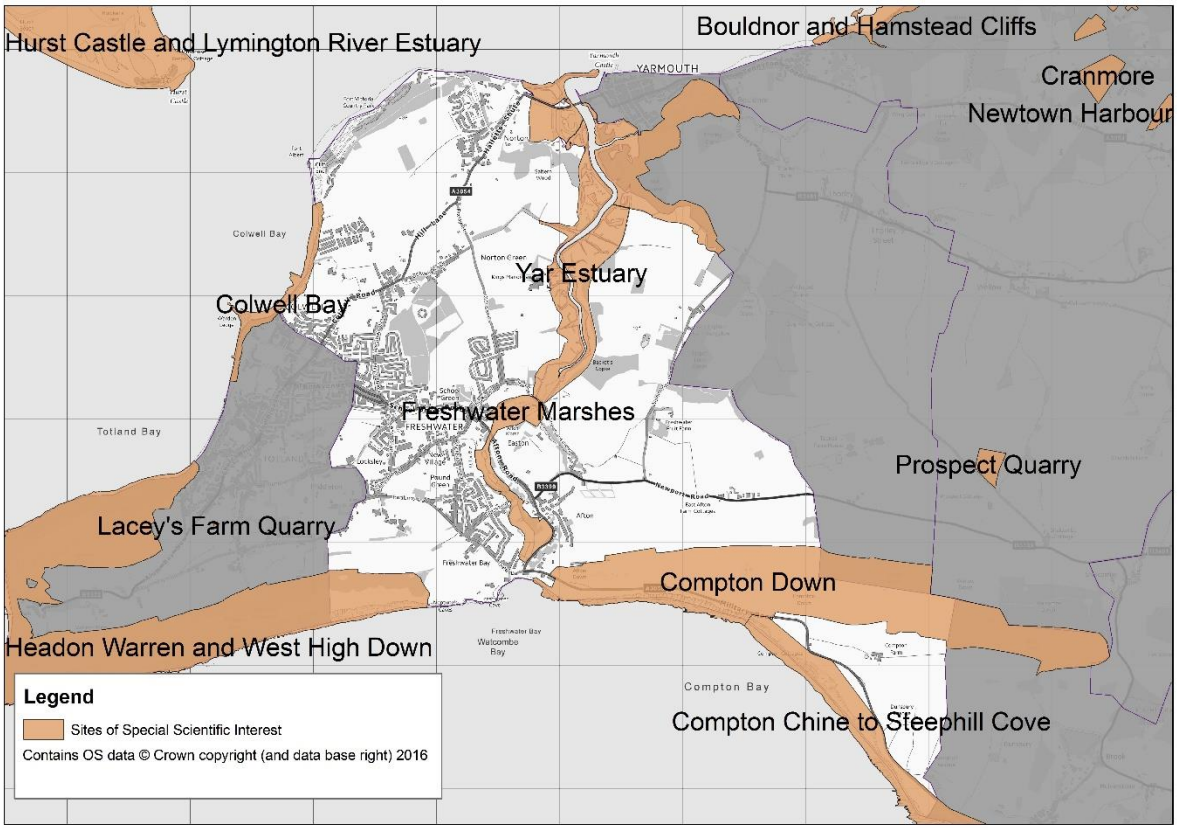


Figure 5: Map of the Sites of Special Scientific Interest within the Freshwater Parish area.

Areas of Outstanding Natural Beauty are designated for the purposes of the conservation and enhancement of their natural beauty. They are part of the national family of protected landscapes with natural beauty. Natural beauty is defined as all the features of an area which when combined contribute to the character of the landscape. These include but are not limited to wildlife, land form, cultural associations, historic sites and buildings, tranquillity (including the conservation of dark skies), traditional farming and forestry practices, geology and geomorphology.

Parts of Freshwater Parish fall within the Isle of Wight Area of Outstanding Natural Beauty including the Western Yar Estuary and adjacent woodland and farmland, the chalk downs and Freshwater Bay area. ***Heritage Coast*** is a national definition covering the best coastal landscapes in England and Wales valued for their scenic beauty, scientific value and the opportunities that they provide for quiet enjoyment. These areas extend out to sea and also cover significant tracts of land inland from the coastline. A large part of the south of the area, its southern coastline and the seascape offshore fall within the Tennyson Heritage Coast.

The statutory Isle of Wight AONB Management Plan sets out the objectives and policies for the area and its delivery plan details the actions being taken by members of the AONB partnership to deliver these over a five-year period. AONBs are equivalent to National Parks in terms of their planning considerations. The two Heritage Coasts on the Isle of Wight are largely co-located with the AONB and policies for their management are also included in the AONB Management Plan.

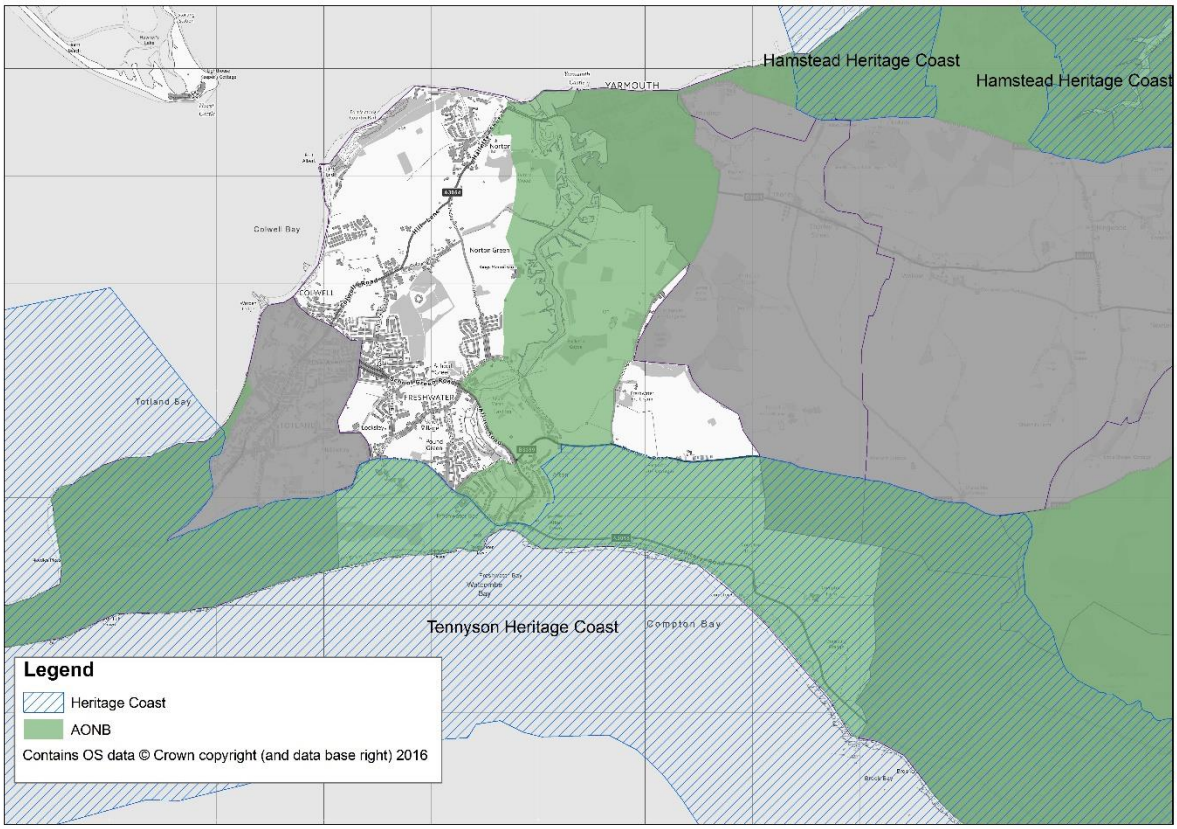


Figure 6: Map showing the Isle of Wight AONB and the Tennyson Heritage Coast in the Freshwater Parish area.

Local Designations

Sites of Interest for Nature Conservation (SINCs) are locally designated for their importance for nature conservation. There are thirteen SINCs either fully or partially within Freshwater Parish. Their interest varies from site to site and includes examples of Ancient Woodland, heathland, plantation woodland, cliffs, meadows and coastal grassland.

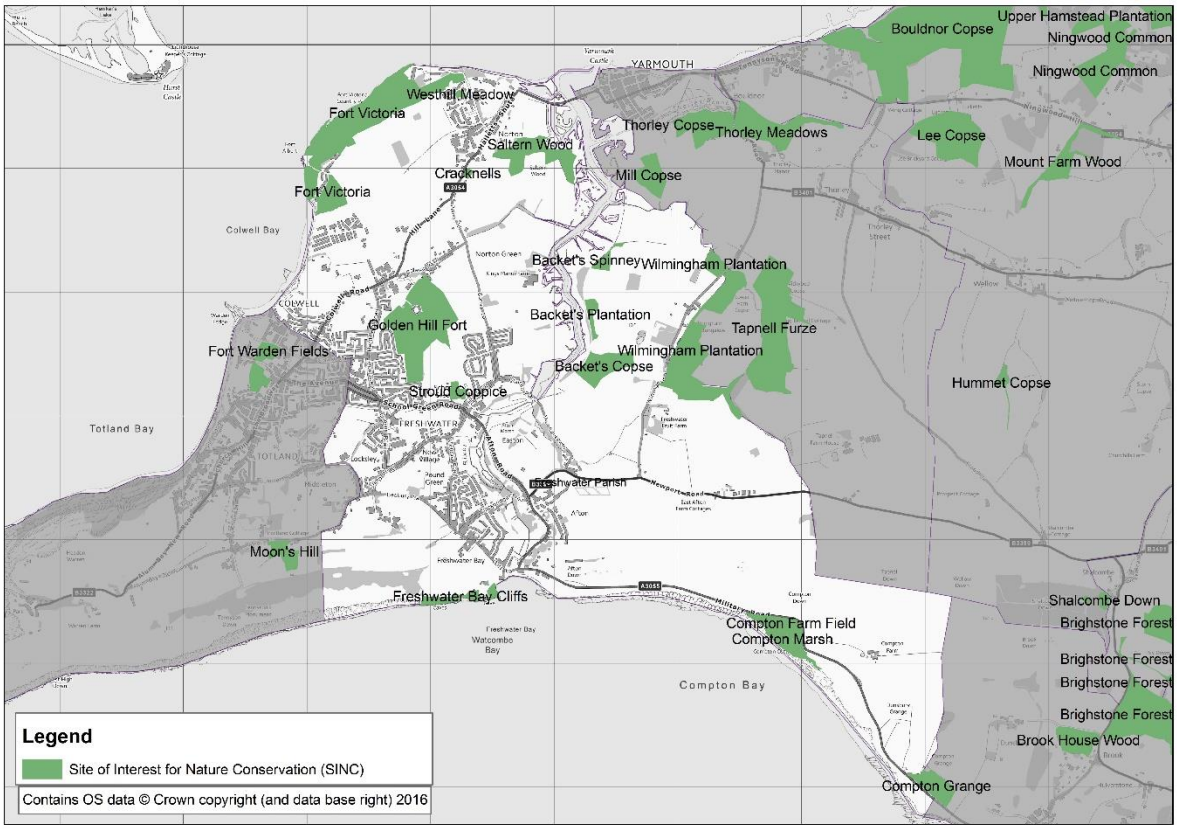
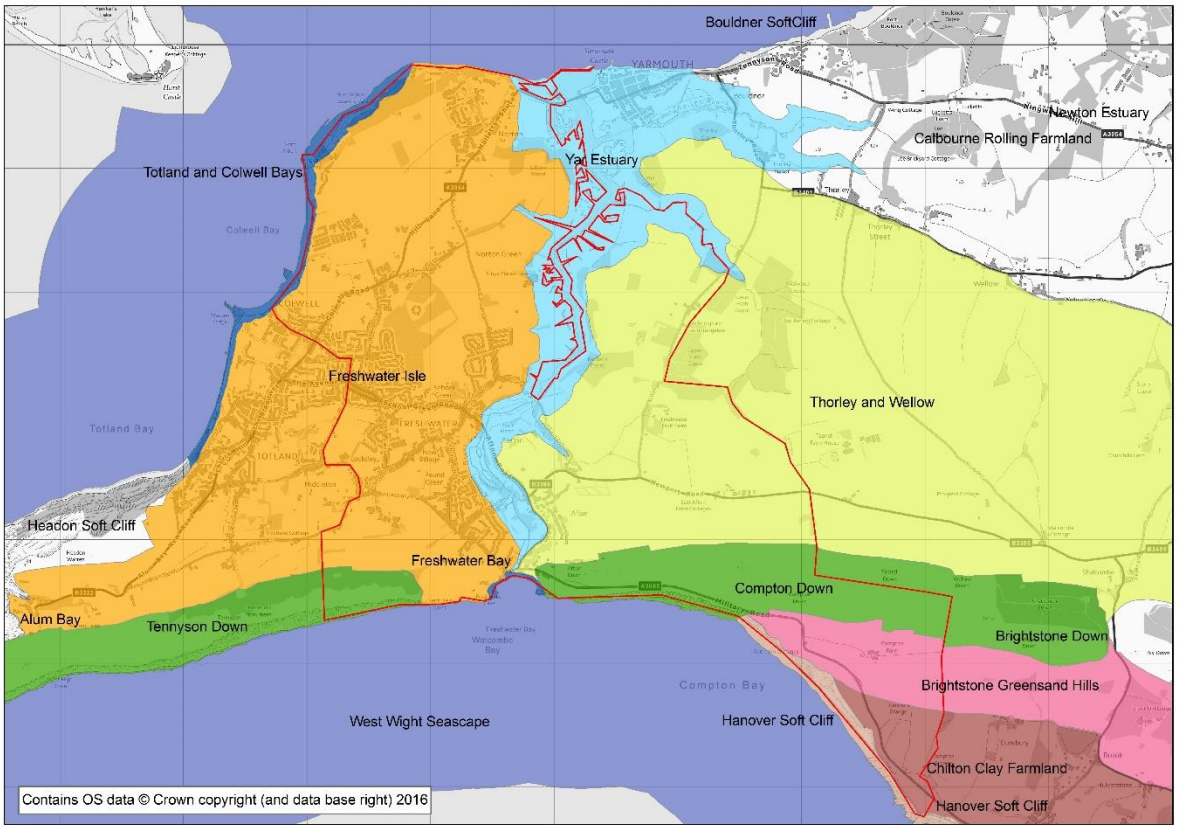


Figure 6: Sites of Interest for Nature Conservation (SINC) in the Freshwater Parish area.

Landscape character – a recognised way of describing the character of the landscape of an area is through Landscape Character Assessment. As part of a recent Heritage Lottery funded Landscape Partnership scheme the whole of the West Wight had a Landscape Character Assessment completed by Land Use Consultants in 2005. This described a number of Landscape Character Types and Landscape Character Areas each with their own distinctive characteristics and management issues. For the Freshwater Parish area, the assessment identified the following:

Landscape Character Type (LCT)	Landscape Character Area (LCA)
LCT- Chalk Downs	LCA - Tennyson Down LCA – Compton Down
LCT – Bays	LCA – Freshwater Bay LCA – Totland and Colwell Bay
LCT – Clay Farmland	LCA – Chilton Clay Farmland
LCT – Estuaries	LCA – Yar Estuary
LCT – Greensand Hills	LCA – Brighstone Greensand Hills
LCT – Open Farmland	LCA – Thorley and Wellow Open Farmland
LCT – Settled Farmland	LCA – Freshwater Isle
LCT – Soft Cliffs	LCA – Hanover Soft Cliff
LCT – Seascape	LCA – West Wight Seascape



Legend

- Bays, Freshwater Bay
- Bays, Totland and Colwell Bays
- Chalk Downs, Compton Down
- Chalk Downs, Tennyson Down
- Clay Farmland, Chilton Clay Farmland
- Estuaries, Yar Estuary
- Greensand Hills, Brighstone Greensand Hills
- Open Farmland, Thorley and Wellow
- Seascape, West Wight Seascape
- Settled Farmland, Freshwater Isle
- Soft Cliffs, Hanover Soft Cliff

Figure 7: West Wight Landscape Character Assessment in Freshwater Parish area showing Landscape Character Types and Landscape Character Areas.

Historic Environment

Heritage Assets are collectively called the "Historic Environment" and are identified as being of great cultural, social, economic and environmental value by Historic England, the government's advisers on the Historic Environment (EH 2011). Freshwater Parish has a rich historic environment.

The Historic England National Heritage List provides details of nationally designated sites within Freshwater Parish these are:

Listed buildings and structures

- Grade I: 2 (Golden Hill Fort, Farringford House)
- Grade II*: 2 (Afton Manor, All Saints Church)
- Grade II: 77

Scheduled Monuments (can be individual or groups)

- Bowl barrows: 10
- Round barrows: 5
- Forts: 1
- Mortuary Enclosure: 1

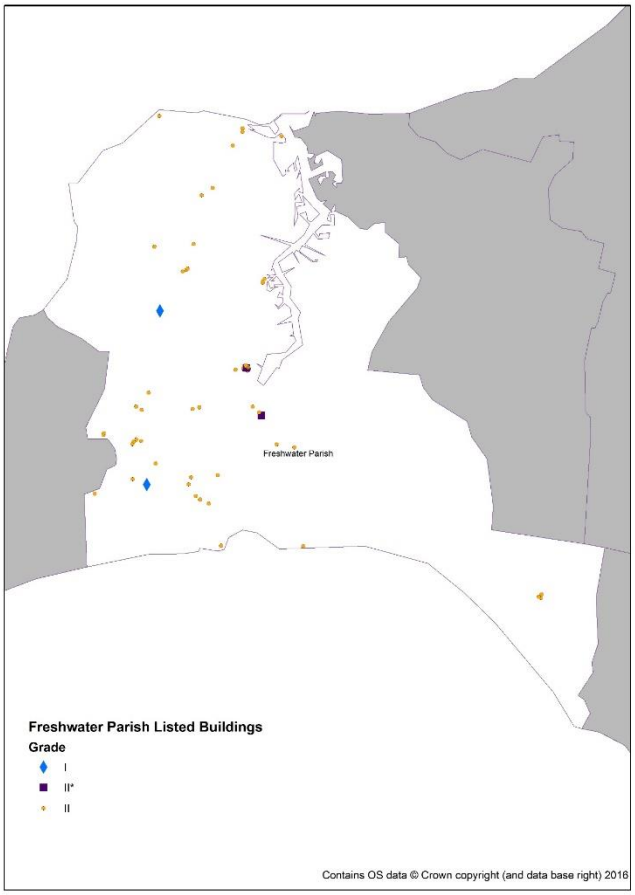


Figure 8: Listed Buildings in Freshwater Parish

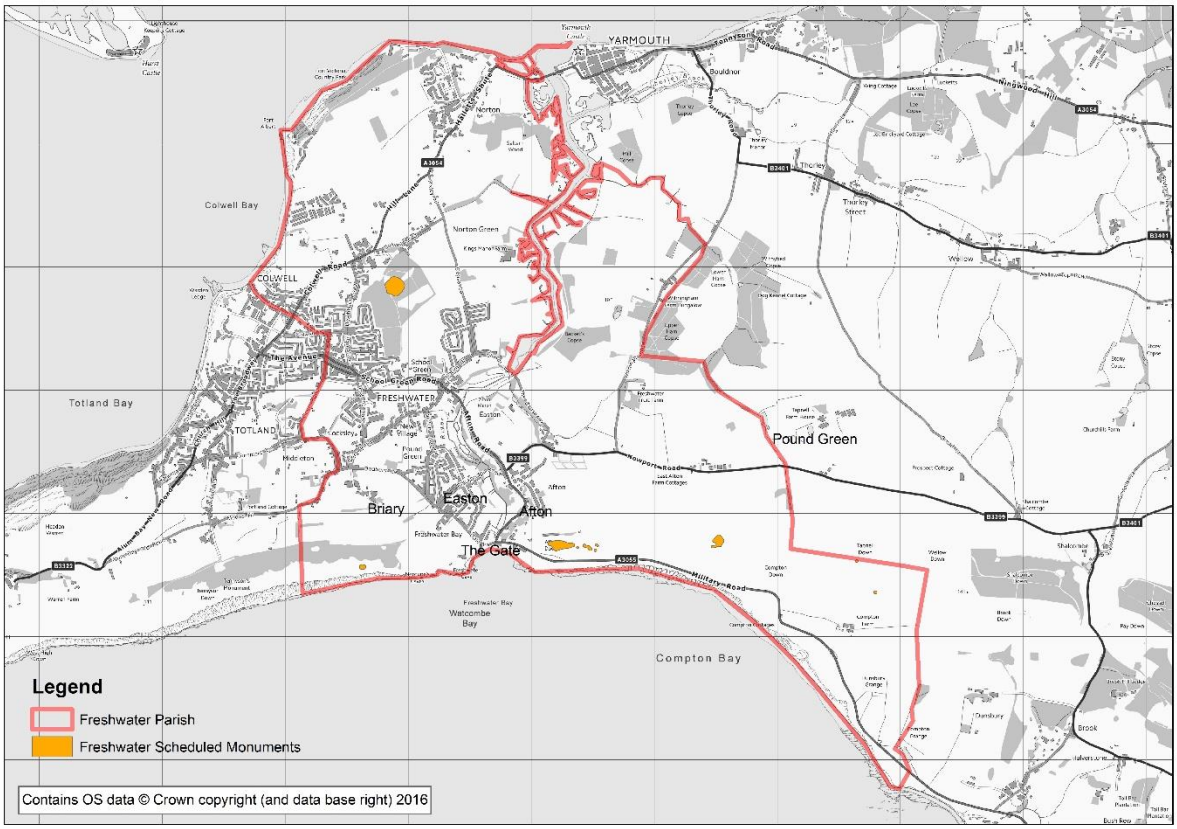


Figure 9: Schedule Monument within Freshwater Parish

Conservation Areas

There are four Conservation Areas in Freshwater Parish.

1) Freshwater Bay Conservation Area consisting of:

- Afton Conservation Area
- Easton Conservation Area
- The Gate Conservation Area

Designated in 2009, the Conservation Area has a detailed appraisal which sets out the historic context, settlement pattern, building materials, height, mass and scale, typical details and positive and negative elements. The negative elements for this area are given as:

- Afton -
    - Unsympathetic infill and extensions
    - Disused chalk pits
    - The water works
- Easton –
    - Modern replacement doors and windows in less sympathetic design
- The Gate –
    - The car park and associated clutter
    - Bins and kitchen extracts from hotels
    - Modern replacement doors and windows
    - Unsympathetic extensions
    - Poorly maintained exterior decoration on some properties

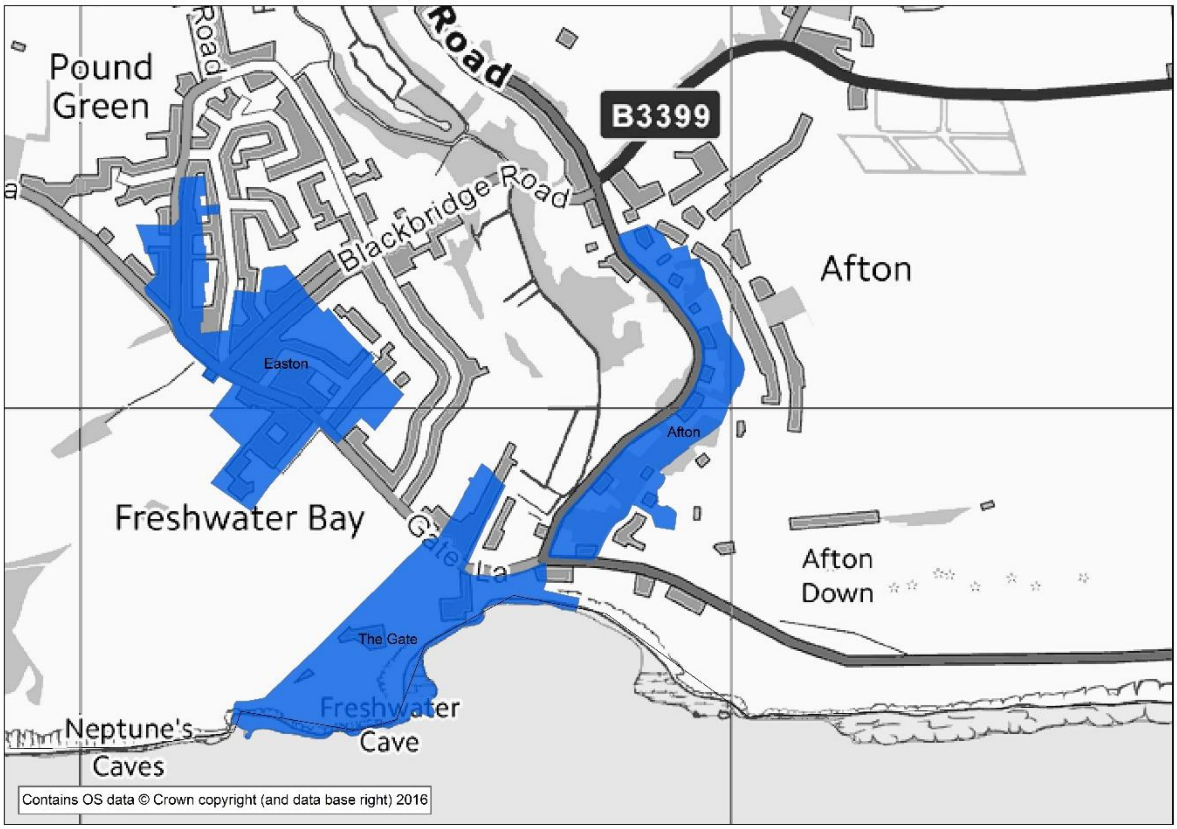


Figure 10: Freshwater Bay Conservation Area (showing sub areas of Afton, The Gate and Easton)

2) Pound Green Conservation Area

Originally designated in June 1979 this Conservation Area was revised and updated in June 2012 with a detailed appraisal which sets out the historic context, settlement pattern, building materials, height, mass and scale, typical details and positive and negative elements. The negative elements are given as:

- Modern replacement doors and windows
- Street furniture and clutter
- Maintenance of trees
- Pressure from infill and extensions
- Large modern farm buildings

3) Briary Conservation Area (NB this extends into the neighbouring Totland Parish)

Designated in July 2012 a detailed appraisal sets out the historic context, settlement pattern, building materials, height, mass and scale, typical details and positive and negative elements. Negative elements are given as:

- Loss of traditional doors and windows and the need to consider the design of replacements
- Maintenance of trees
- Pressure from infill and extensions

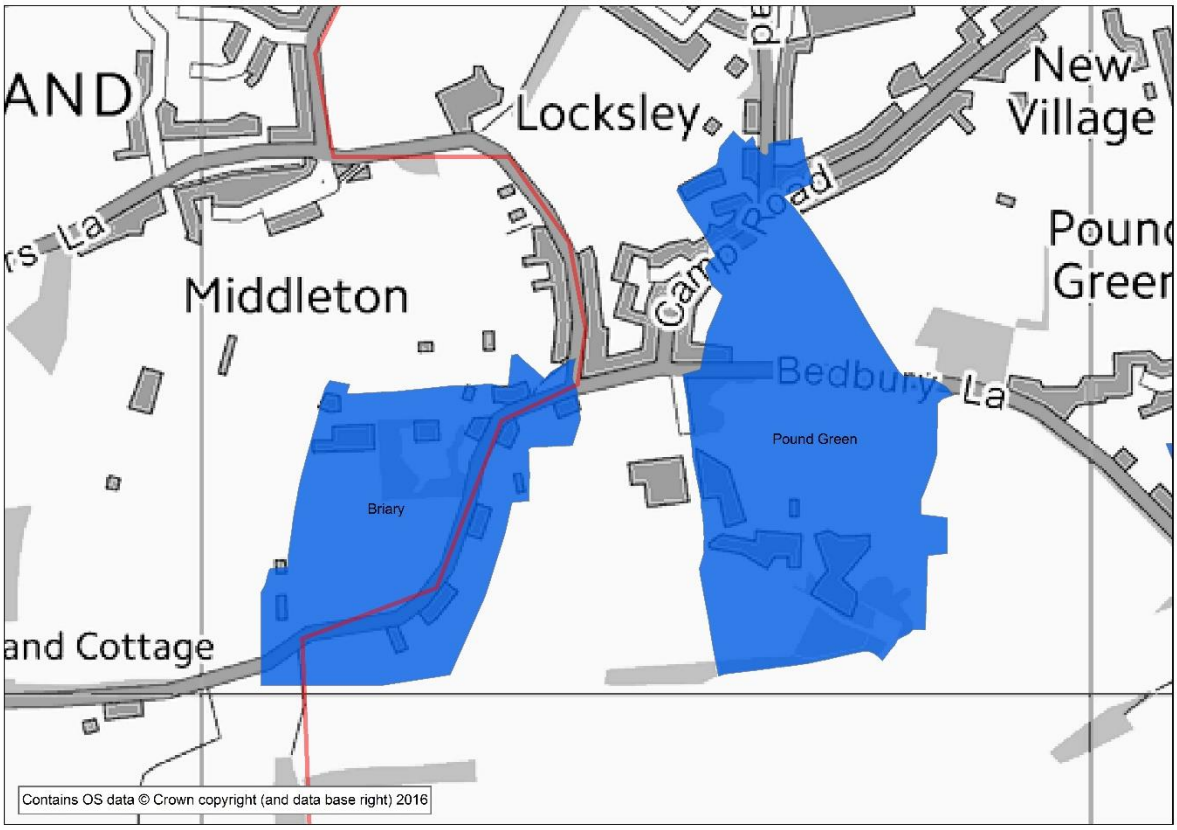


Figure 11: Pound Green and Briary Conservation Areas

4) Norton Green Conservation Area

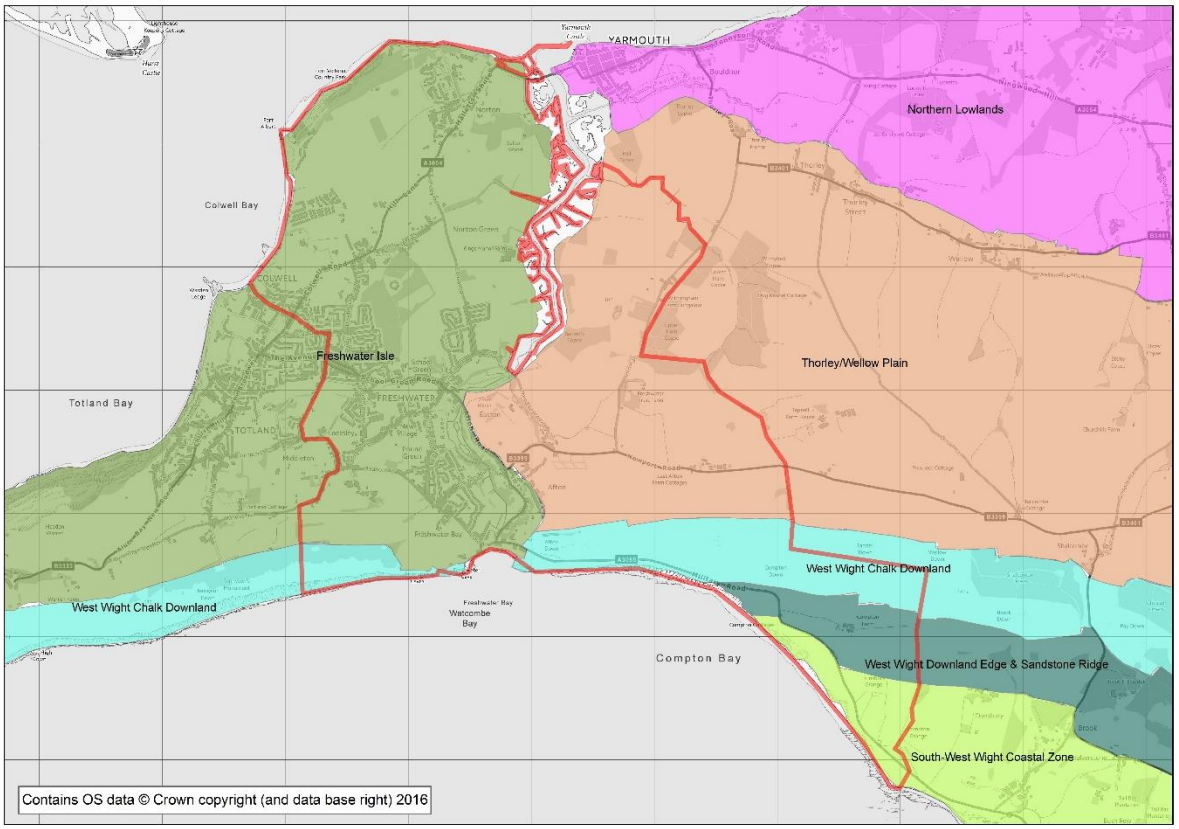
Designated in 1996 there is no detailed appraisal to accompany this area and there are no Article 4 Directions for the area. The lack of a detailed appraisal means that there is no recorded information on the historic buildings or those thought to be locally significant, no detail on important green spaces or open spaces, no identification of significant views, no detail on natural elements such as trees and waterways and no description of features which may help to make the area locally distinctive. However, as with the other Conservation Areas in the parish, it is likely that similar negative influences are present such as:

- Modern replacement doors and windows
- Tree maintenance
- Pressure from infill and extensions

Figure 12: Norton Green Conservation Area

Historic Landscape Characterisaton (HLC)

HLC is a nationally recognised methodology for the description of the historic landscape and how it influences the present day landscape. A full HLC for the Isle of Wight was completed in 2008. This process identified a number of character areas called HLC Areas where historic landscape processes have culminated in distinct combination of features.



Legend

Freshwater Isle | South Wight Sandstone Hills & Valleys with Gravel | Thorley/Wellow Plain | West Wight Downland Edge & Sandstone Ridge

Northern Lowlands | South-West Wight Coastal Zone | West Wight Chalk Downland

Figure 13: Historic Landscape Characterisation Areas in relation to Freshwater Parish.

These HLC Areas are then described in more detail in a series of Historic Environment Action Plans (HEAPs) for each HLC Area. The HEAPs provide information on:

- Analysis and assessment of the HLC
- Vulnerability
- Conservation and Management
- Future Management

Within the Freshwater Parish there are five HLC Areas; West Wight Downland, South West Wight Coastal Zone, West Wight Downland Edge and Sandstone Ridge, Freshwater Isle and Thorley/Wellow Plain.

Heritage at Risk

Historic England maintain the Heritage at Risk Register. No Heritage Assets within Freshwater parish are included on the latest list (as at March 2016).

Local List

The Isle of Wight Council keeps a list of undesignated heritage assets which have been nominated for their local significance. In Freshwater Parish the Local List includes:

Afton Thatch	Causeway Bridge
Causeway Cottage	Cliff End Battery Machine Gun Pit
Farringford Park	Freshwater Library
Greystones	K6 Telephone Box
Moa Place and Green	Parish hall and Rectory Chapel
Remains of Cliff End Battery	Royal Standard Hotel
WWII Pillar Box x 2	Wheelwright Farm

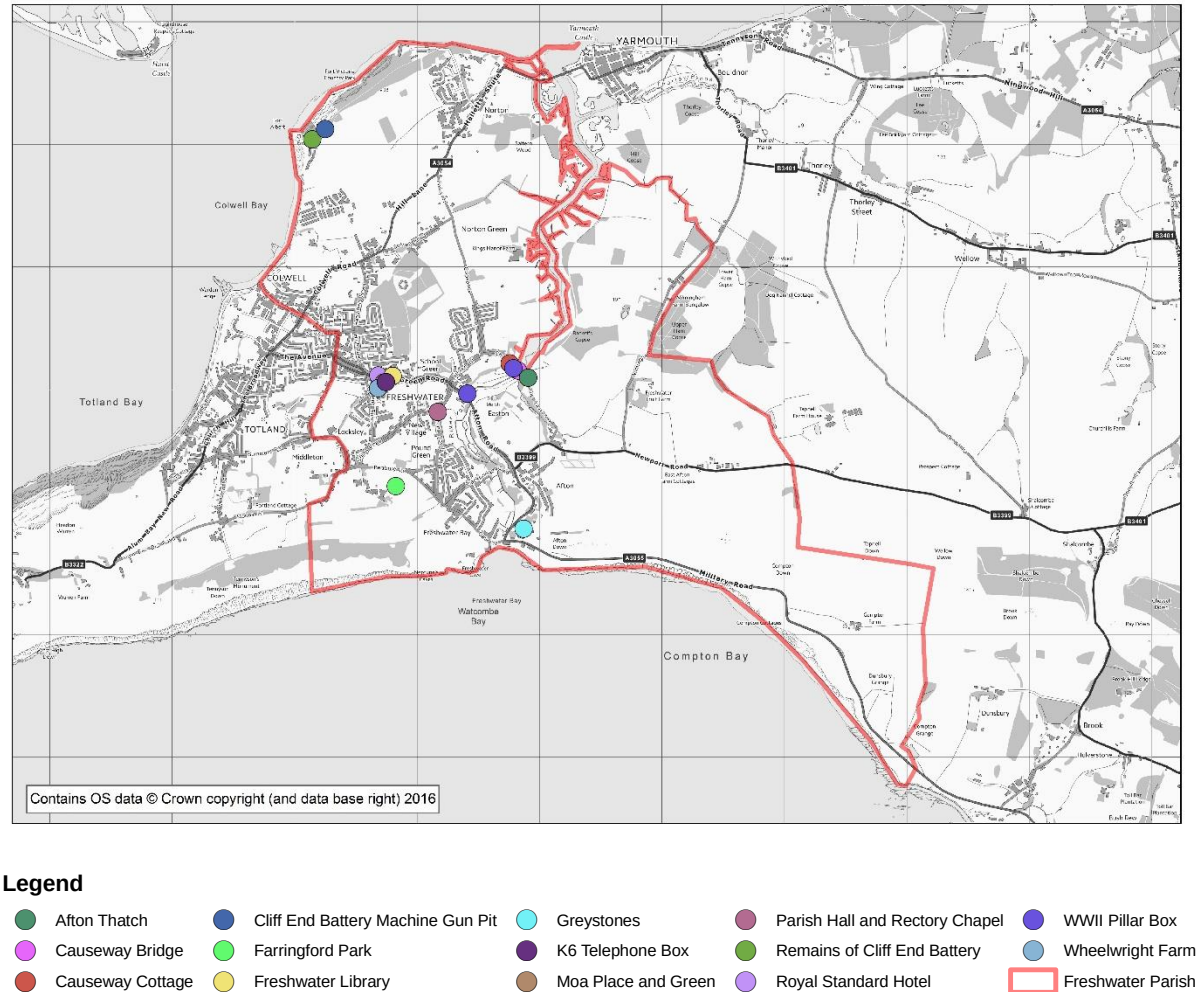


Figure 14: Local List within Freshwater Parish

Other undesignated heritage assets

The Isle of Wight Council maintain an historic environment record which includes details of all the heritage assets that have been recorded across the Isle of Wight. In addition to the designated heritage assets listed above and the Local List, the HER includes many more records of undesignated heritage assets. These are too numerous to be listed in this document but will also require consideration when formulating policy in the Neighbourhood Plan.

Air/Climate

Traffic and transport

The A3055 passes through Freshwater Parish along the Military Road, Afton Road and School Green Road, Tennyson Road, Avenue Road and part of Princes Road.

The A3054 passes through the north of Freshwater Parish as Colwell Road, Hill Lane and Hallets Shute to leave the parish at Yarmouth Bridge.

The B3399 Newport Road enters the parish to the east of East Afton Farm and is often referred to as the Middle Road.

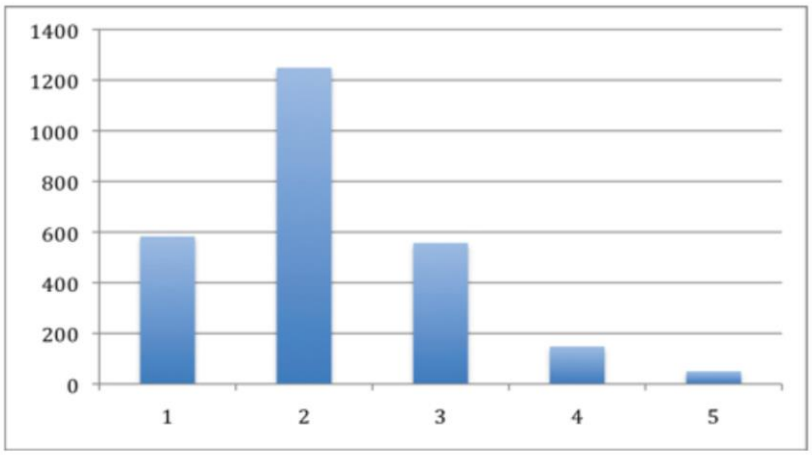
There are a number of minor roads in the parish which provide important through routes such as Wilmingham Road, Copse Lane/Pixley Hill and Bedbury Lane.

Car ownership / access

Census 2011 data tells us that 22.5% of the households in Freshwater Parish had no access to a car or van with 77.5% having access to at least one car or van.

Car or Van availability 2011

	Variable	Count
	All households	2587
1	No car or van available	583
2	1 x car or van availble	1249
3	2 x car or van available	557
4	3 x cars or vans available	148
5	4 or more cars or vans available	50
	All cars or vans available in area	3030



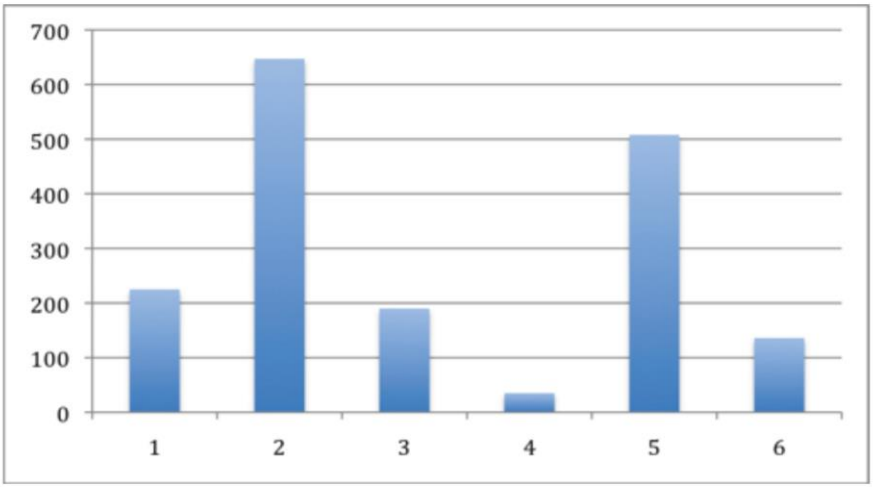
Graph of car or van availability from the 2011 census

Travel to work

The 2001 Census provides some information on travel to work patterns. There was no similar question in the 2011 Census to enable direct comparison. The data tells us that at that time most people either worked from home, travelled up to 2km to work or travelled between 10km and 20km to work.

Distance travelled to work 2001

	Distance	Number
1	Work at home	225
2	Less than 2 Km	647
3	2 to 5 Km	190
4	5 to 10 Km	35
5	10 Km but >20 Km	508
6	20 Km to >30 Km	136



Public Transport

Southern Vectis provide the main public service on the Isle of Wight. Two services run through the parish.

Service 7 connects Alum Bay to Newport via Freshwater (and via either Yarmouth and Shalfleet or Yarmouth, Wellow and Calbourne.

Service 12 Connects Totland and Newport via Freshwater and Brighstone.

In the summer there are also two services aimed at tourists. The Needles Breezer Open Top Ride which has a circular route including Yarmouth, Totland, Alum Bay and Freshwater and the Island Coaster which runs from Newport to Ryde via Shalfleet, Yarmouth, Alum Bay, Totland, Freshwater, The Military Road, Ventnor, Shanklin, Lake, Sandown, Bembridge and Seaview.

The FYT (Freshwater Yarmouth and Totland) Community Bus provides four routes in the local area (Connecting Freshwater, Yarmouth, Colwell and Totland) including a pilot route connecting to the adjacent villages of Brighstone and Shorwell.

School Transport

The Isle of Wight Council works in partnership with Vectis Blue to provide the School bus service connecting students with the secondary schools outside of the area and to the primary schools within Freshwater Parish.

Air Quality

There are currently no Air Quality Management Areas on the Isle of Wight. The Isle of Wight Council has the responsibility to continuously monitor this as part of the local air quality management regime and report the findings to Defra (Department for the environment food and rural affairs).

Water

Flooding

The Western Yar is classified by the Environment Agency as a Main River.

In 2010 the Isle of Wight Council commissioned Entec to complete a ***Strategic Flood Risk Assessment (SFRA)*** for the Isle of Wight. This is an important background document for the Island Plan. Appendix E provides a detailed report for the West Wight which includes the West Wight Smaller Regeneration Area and parts of Freshwater Parish.

It sets out a number of criteria that should be followed when considering development and flood risk in the area:

- Principle of avoidance should be used with no development taking place in the identified flood zones.
- Redevelopment of any existing sites within the flood zones will require the satisfaction of sequential and exception tests to demonstrate that no other more suitable sites are available.
- A sequential approach to flood risk should also be used on individual sites with less valuable assets (such as green space/gardens) situated in low lying parts of any site in or close to a flood risk area.
- First floor levels of buildings should be set above the 1 in 100 year fluvial and 1 in 200 year risk tidal flood levels.
- Buildings should be designed to have safe access and egress in the event of experiencing flooding.
- Development should not increase the risk of flooding elsewhere by displacement.
- Buildings should be designed to be flood resilient and/or resistant.
- Development should use recognised sustainable urban drainage solutions (SUDs)

The map below is taken from Appendix E of the SFRA and shows the Western Yar, the extent of Flood Zone 2 and the area of potential exposure risk to flooding from waves based on future projections.

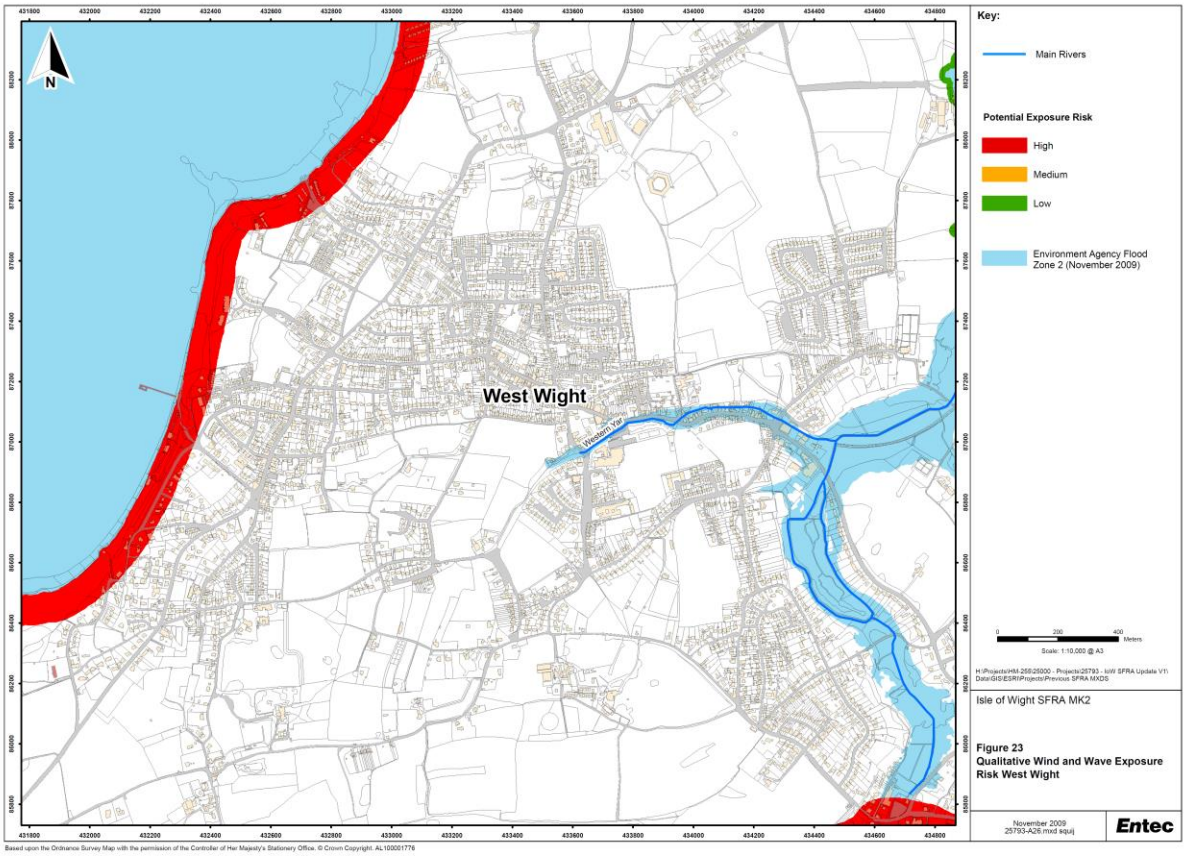


Figure 15: Isle of Wight Strategic Flood Risk Assessment Map for the West Wight area.

Water protection

There are no reported problems with waste water treatment within the Parish although it will be essential to assess the capacity of existing systems and need for any additional infrastructure as part of any proposal for significant new development.

Due to the sensitivity of the designated nature conservation sites and in particular the Western Yar Estuary (which is an SPA, SSSI and within the Isle of Wight AONB) there is a need to encourage Catchment Sensitive Farming. Funding is provided to farmers to undertake specific farming practices to minimise diffuse pollution and effectively manage soil run off and soil erosion. This helps meet the requirements of the Water Framework Directive and can mean that these areas benefit from investment via Countryside Stewardship funding.

Soil

Geology and soils

Freshwater Parish has a diverse range of soils due to the underlying geology in the area. These range from the fossil rich clays of the Wealden series found along the coastline close to Compton Chine, the free draining chalk downland, the alluvial rich soils alongside the Western Yar river and estuary, rolling clay landscape of the settled areas and arable plains north of the chalk to the soft slumping and eroding cliffs of sand and clay along the northern coastline. There are two areas of potential mass movement geology (landslide) along the north coastline and the coastline close to Compton Bay. It is important to consider the approach set out in the Isle of Wight Shoreline Management Plan 2010 in relation to the management of the north and south coastlines of the parish. In this document there are two areas where the intended approach is to 'Hold the Line' by maintaining existing coastal defences (Colwell Bay and Freshwater Bay). The rest of the coastline is

shown as ‘No Active Intervention’ which will allow the coastline to respond naturally to coastal change. This is repeated in the emerging West Wight Coastal Strategy which also sets out information and a suggested approach for the Western Yar.

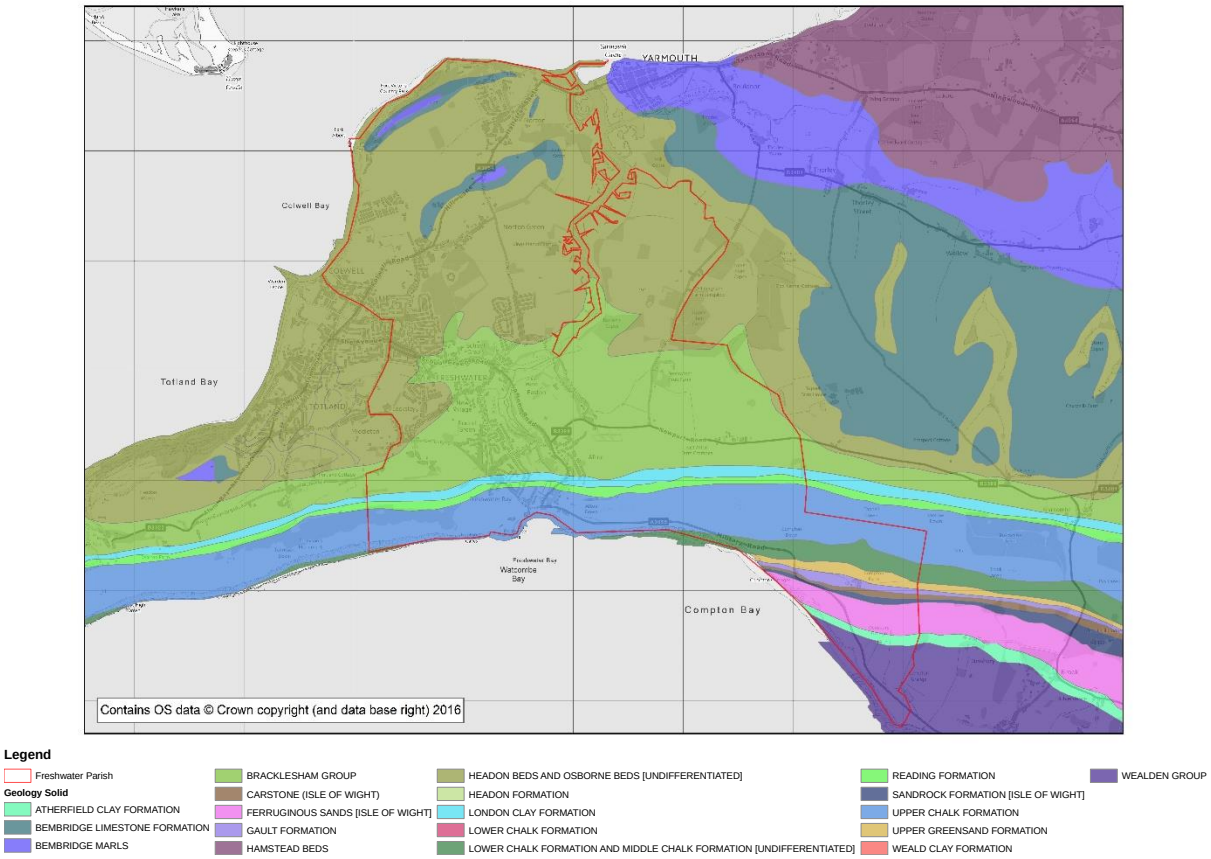
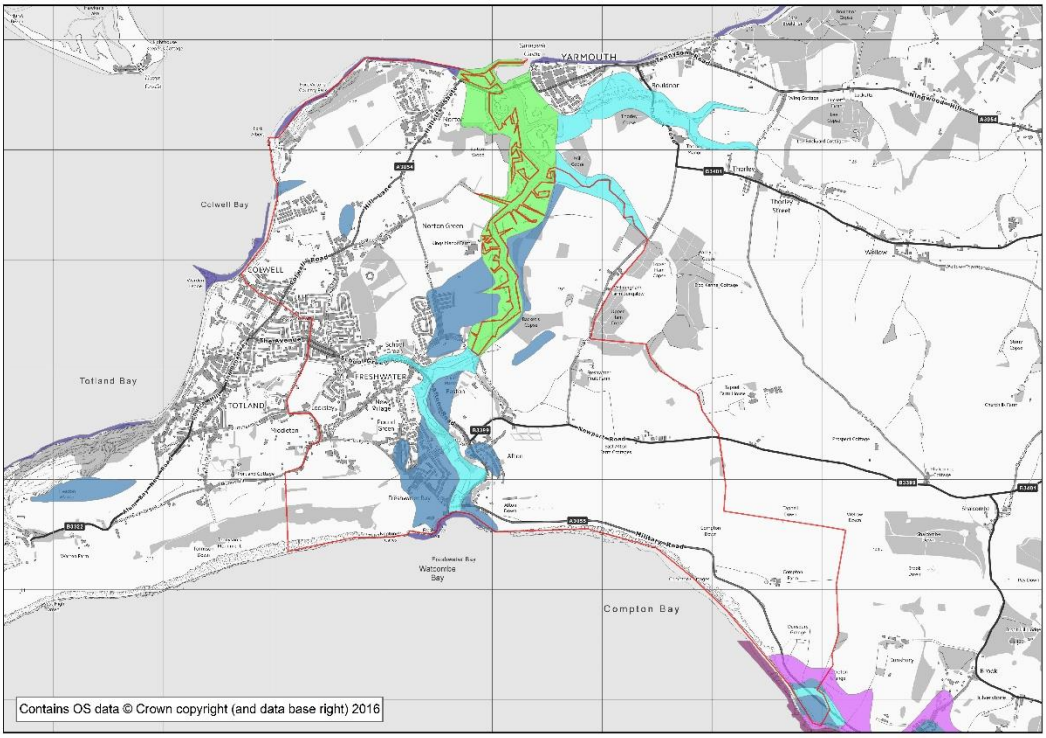


Figure 16: Solid Geology in and around the Freshwater Parish area.



Legend

- ALLUVIUM
- BEACH AND TIDAL FLAT DEPOSITS [UNDIFFERENTIATED]
- BEACH DEPOSITS
- BLOWN SAND
- BRICKEARTH
- CLAY-WITH-FLINTS
- DRIFT GEOLOGY NOT MAPPED [FOR DIGITAL MAP USE ONLY]
- PEAT
- RIVER TERRACE DEPOSITS [UNDIFFERENTIATED]
- TIDAL FLAT DEPOSITS
- Freshwater Parish

Figure 17: Drift Geology in and around the Freshwater Parish area.

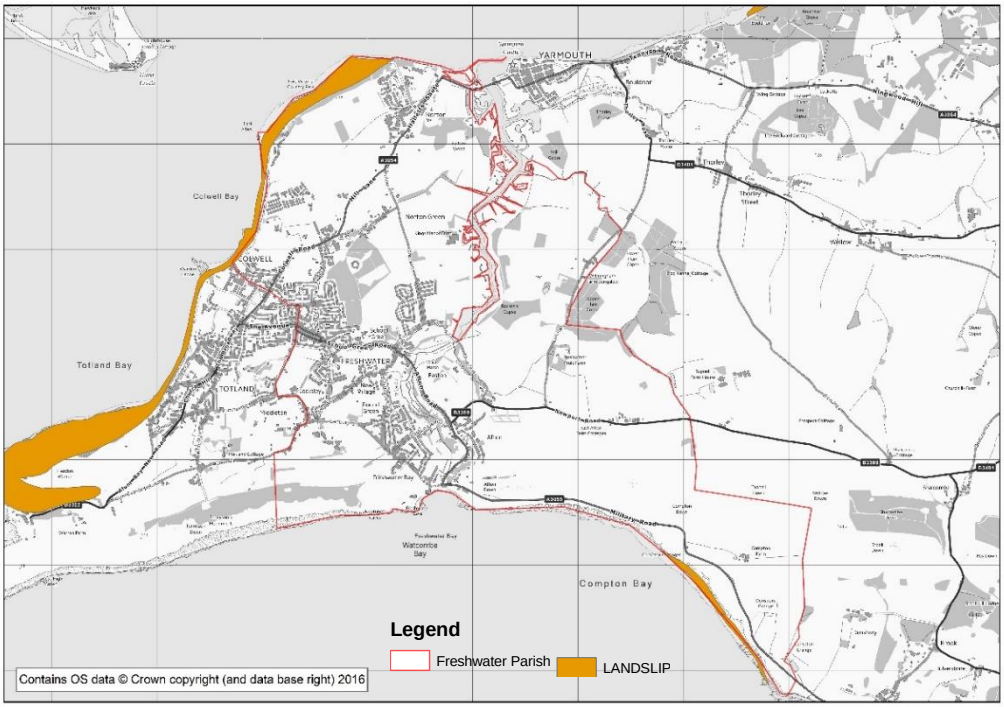


Figure 18: Mass Movement Geology in and around the Freshwater Parish area.

Agricultural Land Classification

The national Agricultural Land Classification shows the parish as having Urban areas, Grade 3 (good to moderate), Grade 4 (poor), Non-agricultural Land. The last two categories, although not agriculturally productive, are often important for wildlife.

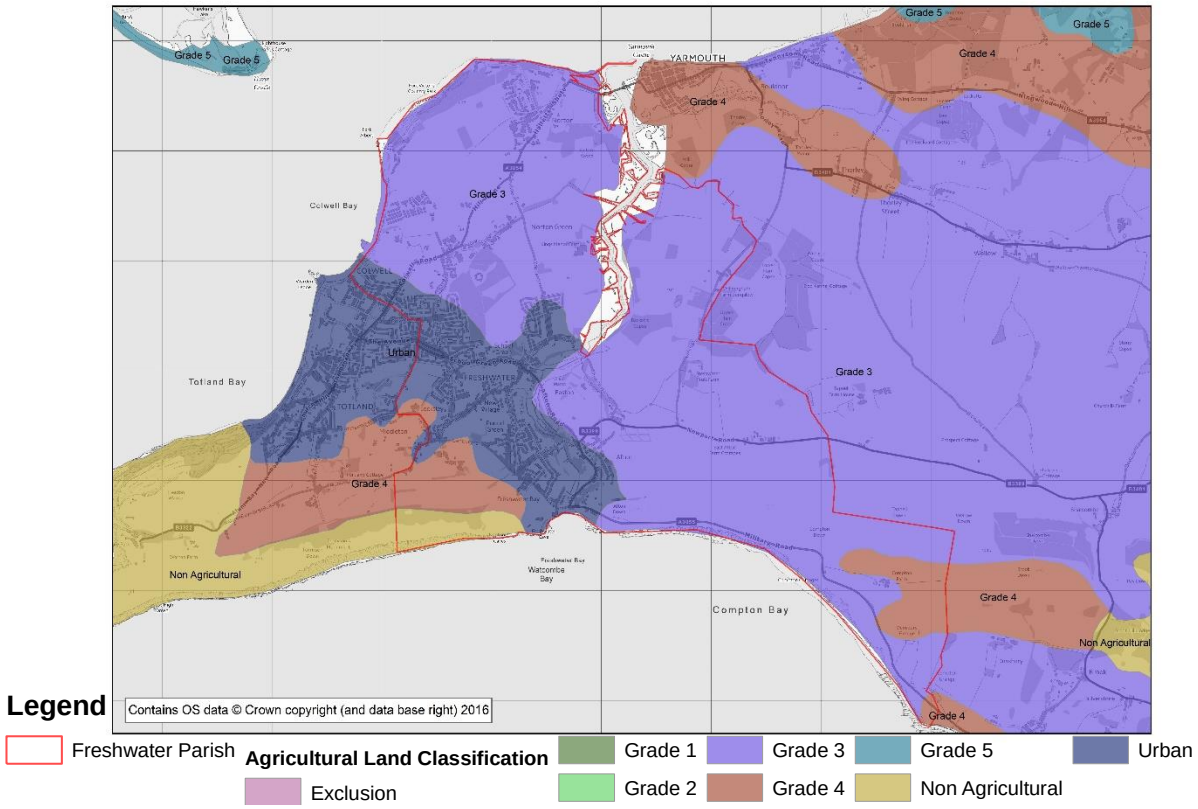


Figure 19: Agricultural Land Classification in and around Freshwater Parish.

Material Assets

Highway infrastructure

The Island Transport Plan 2011-2038 (Local Transport Plan) sets out the framework for the development of a sustainable transport strategy for the Isle of Wight. In 2013, the Isle of Wight Council entered into a Private Finance Initiative (PFI) with Island Roads. This includes the roads, cycleways, footways, street lighting, drainage and street furniture. Island Roads will be undertake design, reconstruction, and maintenance improvements over the next twenty five years. The majority of the reconstruction work is due to take place in the first seven years of the contract.

The proposed programme of works is shown on the Island Roads website. These show works scheduled between 2015 and 2022 and detail various carriageway, footway, and drainage works. Street lights have recently been changed to the new LED system with lower power use and lower light spillage levels (helping to conserve and enhance the night skies).

Public Rights of Way

Freshwater Parish has many public rights of way. These footpaths, bridleways and byways off opportunities to access the countryside and landscape of the parish on foot, by bike on horseback and by off road vehicle. They are often also an important historic record showing patterns of transit from village to down and coast. They can also be important wildlife corridors.

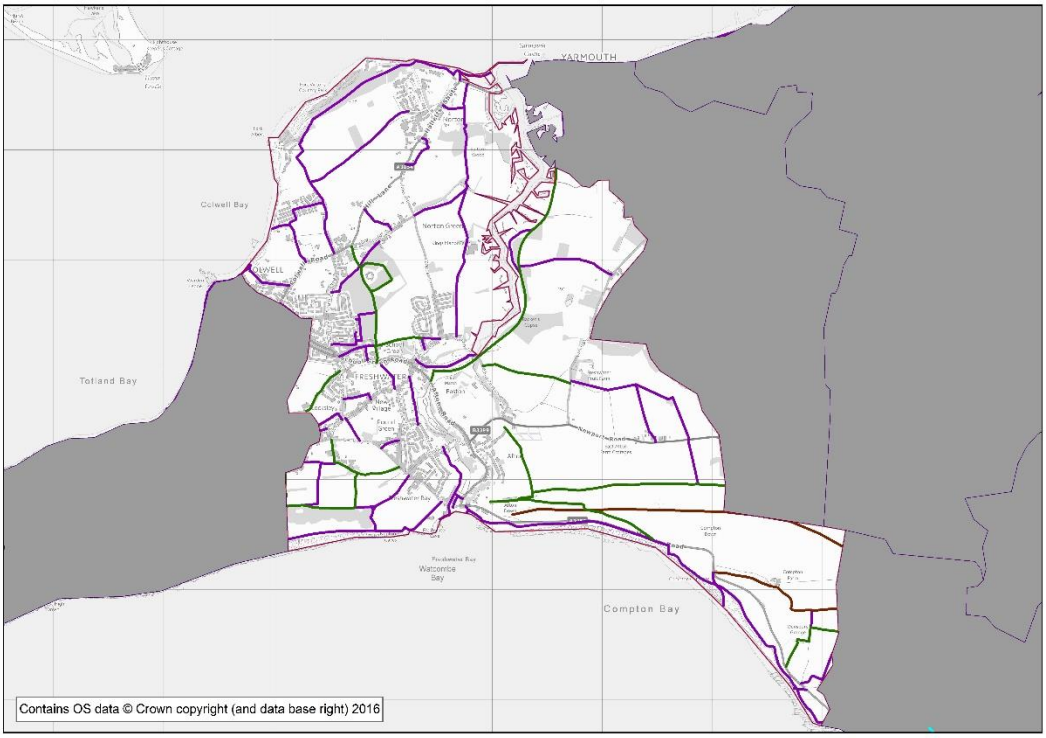


Figure 19: Public Rights of Way in Freshwater Parish.

Open Access Land and Registered Commons

There are also other areas of publically accessible open space in the parish including registered commons and statutory and permissive open access land.

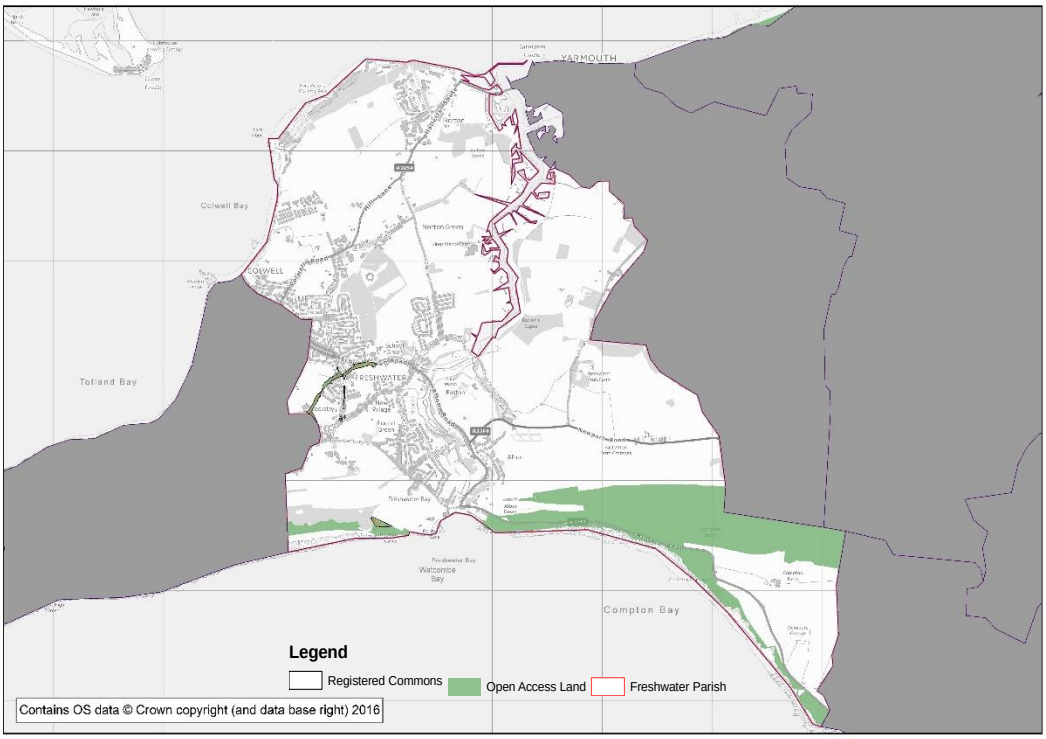


Figure 20: Open Access and Registered Commons in Freshwater Parish.

Refuse and Waste

The Isle of Wight Council has recently awarded its waste management and recycling contract to Amey Cespa. The new contract is designed to increase Island recycling and to further minimise landfill whilst also delivering a cost saving. An important asset is the provision of waste services at the Afton Waste and Recycling Centre (see community assets).

Community Assets

In the West Wight area Freshwater contains the most diverse retail area, social facilities and the bulk of the industrial/commercial premises. It is important that these are retained not only for the local community but also for those in the surrounding areas who rely on many of the services provided in Freshwater Parish.

The Isle of Wight Council Island wide retail assessment (2014) describes the retail shopping provided in Freshwater Parish as being 'fractured' in nature. It suggests that the provision could shrink to allow for a more viable retail provision by concentrating provision in a specific locality.

Community assets in the area include the shops and local businesses, the places of worship and associated buildings, the Memorial Hall, the West Wight Sports and Community Centre, Public Car Parks, Public Toilets, Freshwater Library, the school, Afton Waste and Recycling Centre, Freshwater Independent Lifeboat, The Gouldings, Brookside Health Centre, Mulit-Use Games Area, Skate Park, Stroud Field amenities, Dimbola Museum and Galleries, Fort Victoria, the Allotments, Country Parks at Fort Victoria and Golden Hill Fort.

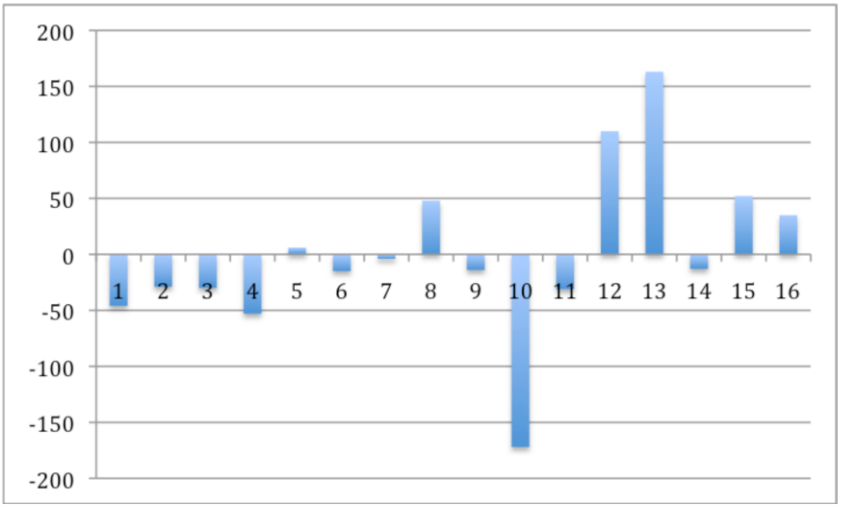
Population and Housing

Population

The 2011 Census shows a population of 5369. Population age structure trends can be identified when comparing the results of the 2001 and 2011 Census data.

Age structure.

	Age structure	2001	2011	Difference
1	Age 0 to 4	229	183	-46
2	Age 5 to 7	155	126	-29
3	Age 8 to 9	118	88	-30
4	Age 10 to 14	335	282	-53
5	Age 15	54	60	6
6	Age 16 to 17	128	113	-15
7	Age 18 to 19	95	91	-4
8	Age 20 to 24	155	203	48
9	Age 25 to 29	181	167	-14
10	Age 30 to 44	810	638	-172
11	Age 45 to 59	1120	1089	-31
12	Age 60 to 64	412	522	110
13	Age 65 to 74	739	902	163
14	Age 75 to 84	637	624	-13
15	Age 85 to 89	134	186	52
16	Age over 90	60	95	35
	Total persons	5362	5369	7

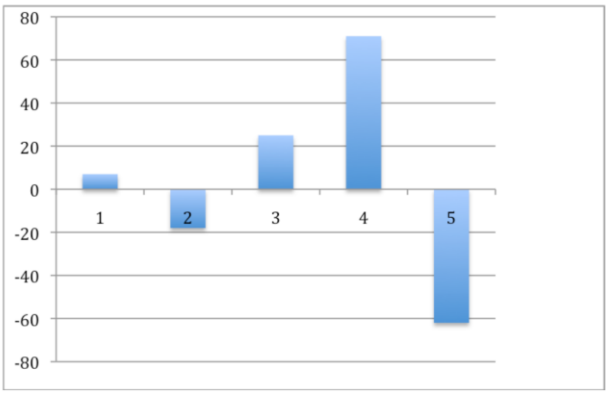


Graph of trends in age groups between the 2001 and 2011 census

From this it can be seen that there has been a significant decrease in the 30 to 44 age group and a significant increase in the 64 to 74 age group and a significant decrease in younger age groups when aggregating information on ages 0 to 14.

Usual Resident Population.

	Variable	2001	2011	Difference
1	All usual residents	5362	5369	7
2	Male persons	2548	2530	-18
3	Female persons	2814	2839	25
4	Lives in a household	5232	5303	71
5	Lives in a communal unit	128	66	-62

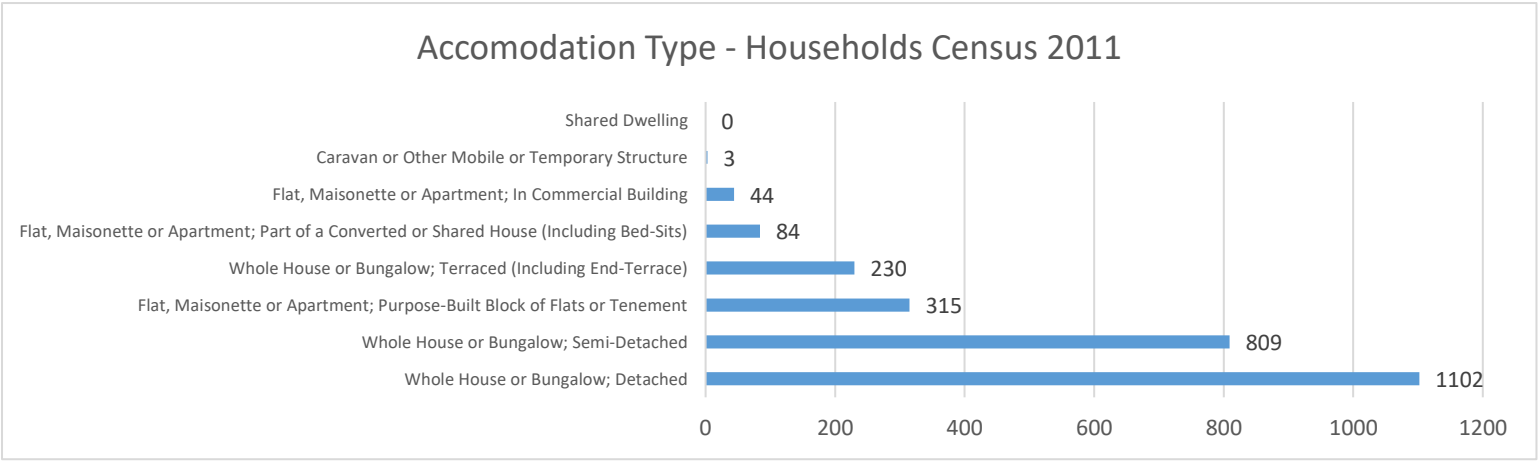


Graph of trends in population groups between the 2001 and 2011 census

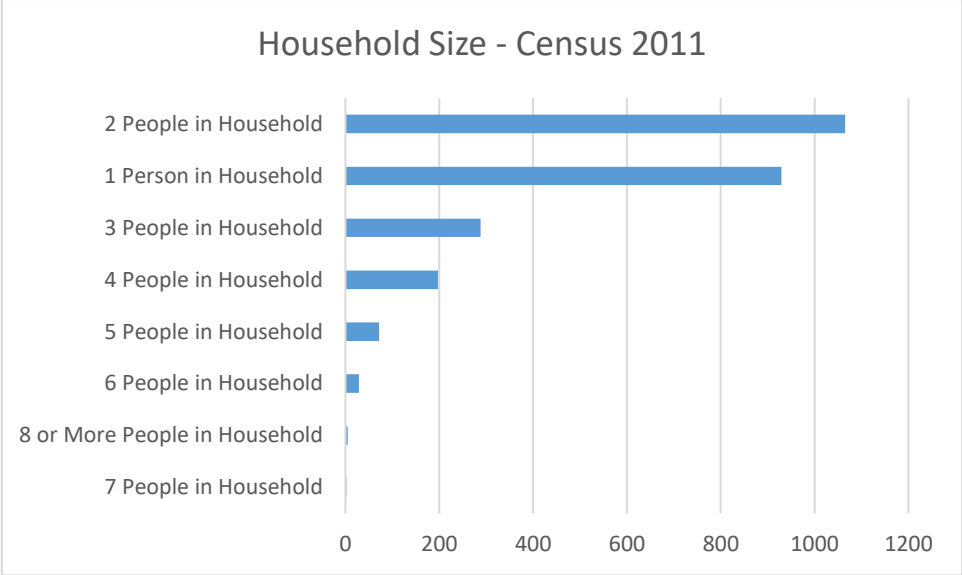
From this we can see that there has been a decrease in the number of people living in a communal unit with an increase in those living in a household.

Housing

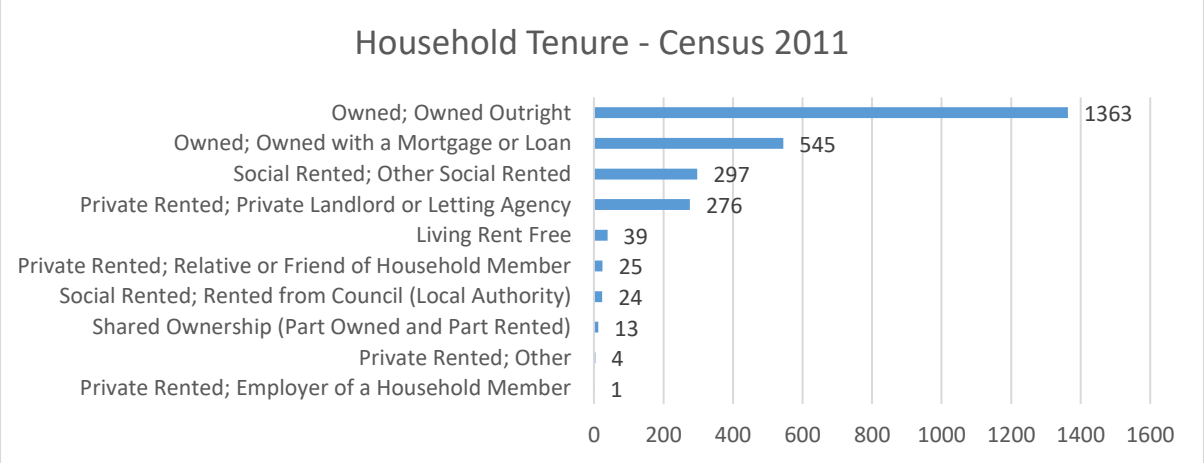
Census data also provides information on the housing stock and persons per household in the parish.



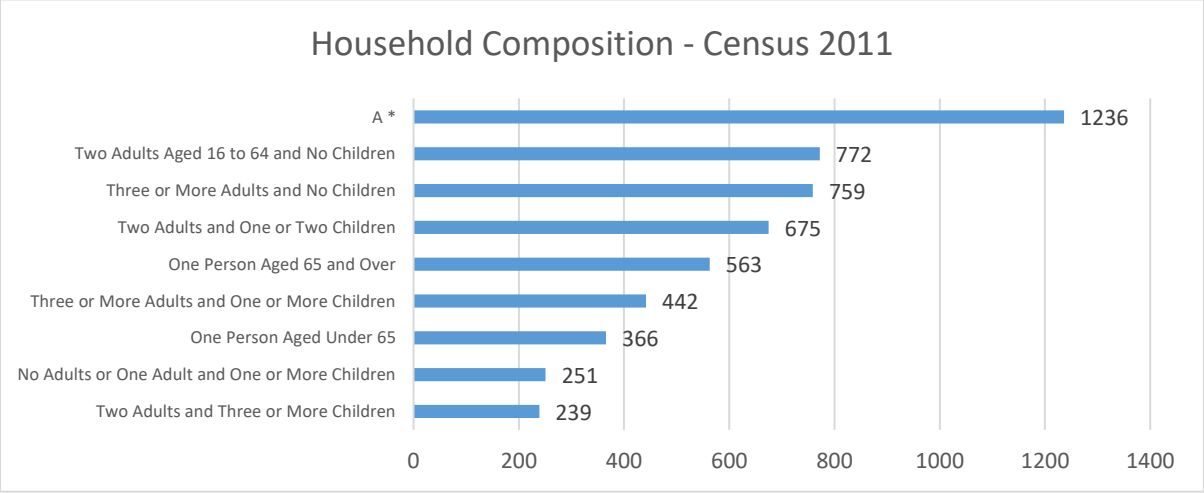
This tells us that most households are either houses or bungalows and either detached or semi-detached. There are also a large number of flats, maisonettes or apartments in purpose built buildings and terraced houses or bungalows.



This tells us that most households are either two person households or occupied by a single person.



The above data tells us that the majority of households are owned outright, followed by those owned with a mortgage or loan and then social and private rented households.

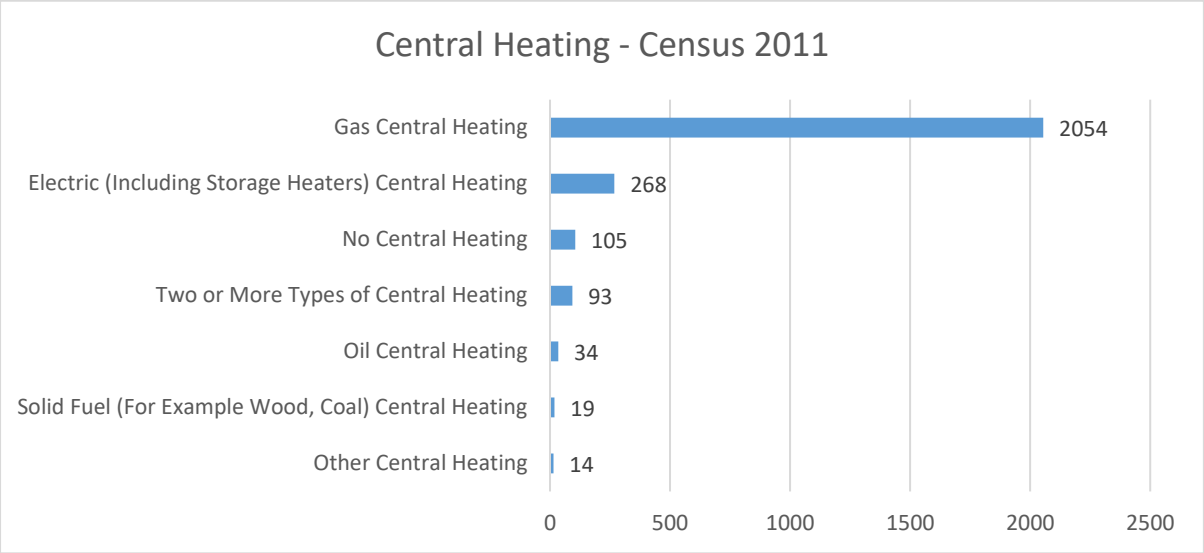


A * = One Adult Aged 16 to 64 and One Aged 65 and Over and No Children or Two Adults Aged 65 and Over and No Children

This tells us that the majority of homes have at least one occupant over 65 and have no children.

Central Heating

Census 2011 provides data on central heating facilities within households.



This tells us that most properties have either gas or electric central heating. However, at the time of the last census there were 105 properties in the parish with no central heating system.

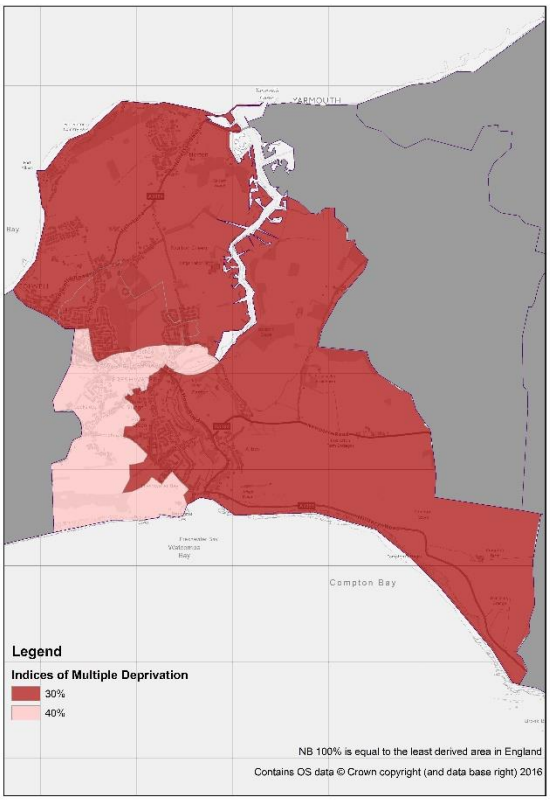
Fuel Poverty

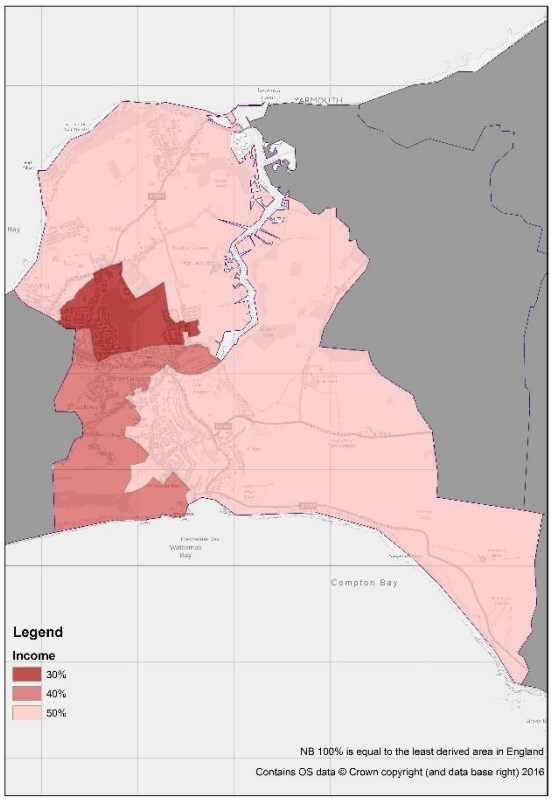
The latest statistics (Joint Strategic Needs Assessment March 2014 produced by the IW Council and NHS Isle of Wight) show that between 10% and 20% of homes within Freshwater Parish are classed as being in Fuel Poverty. This means that as a household they have required fuel costs that are above average (national median level) and were they to spend that amount would be left with a residual income below the official poverty line (households whose income is at or below 60% of the national median income). There are three main reasons that determine if a household is fuel poor – the energy efficiency of the property, the cost of the energy used, and household income.

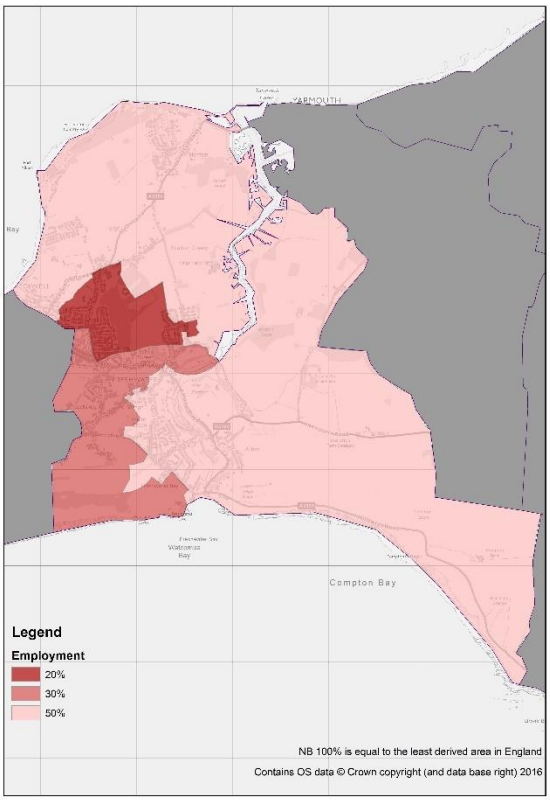
Indices of Deprivation

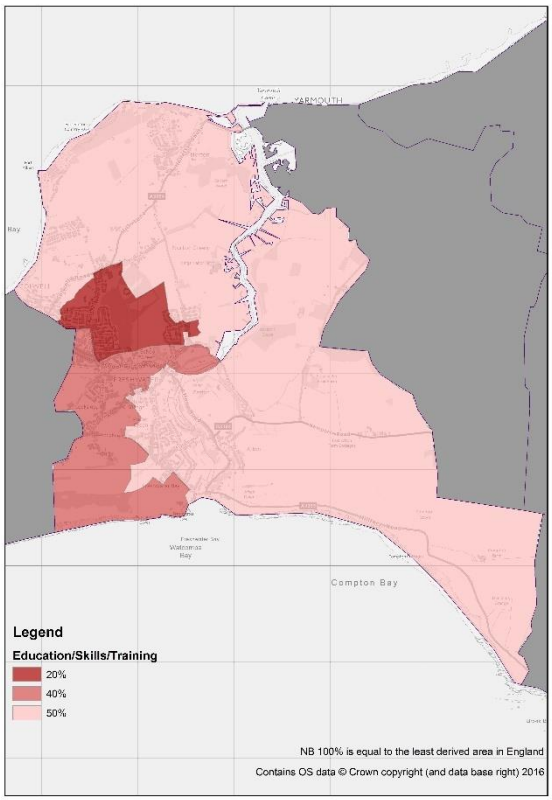
The Department for Communities and Government publish information on the indices of deprivation. There are eight individual indices of deprivation: Income; Employment; Education, Skills and Training; Health and Disability; Crime; Housing and Services; Living Environment; Income derivation affecting children; Income deprivation affecting older people. When combined together these are known as Indices of Multiple Deprivation (IMD). Communities are rated according to where they rank in the table for all communities in England based on a percentage with a 10% interval between 10 ranks. The latest data was published in 2015 and is provided at a Lower Layer Super Output Area geography known as LSOA. There are three LSOAs within Freshwater Parish; one which corresponds with the Freshwater South Electoral Ward and two within the Freshwater North Electoral Ward.

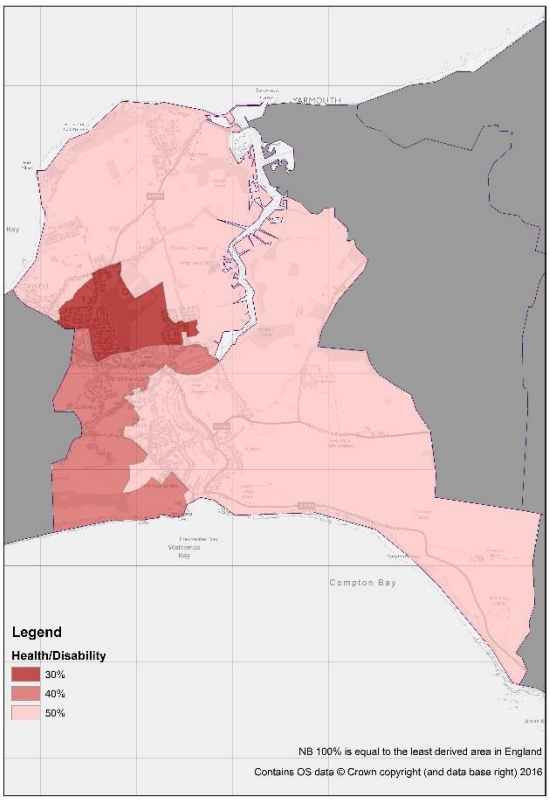
The following series of maps show the Indices of Multiple Deprivation for Freshwater Parish:


Compton Bay
Legend
Indices of Multiple Deprivation
30%
40%
NB 100% is equal to the least derived area in England
Contains OS data © Crown copyright (and data base right) 2016


Compton Bay
Legend
Income
30%
40%
50%
NB 100% is equal to the least derived area in England
Contains OS data © Crown copyright (and data base right) 2016


Compton Bay
Legend
Employment
20%
30%
50%
NB 100% is equal to the least derived area in England
Contains OS data © Crown copyright (and data base right) 2016


Compton Bay
Legend
Education/Skills/Training
20%
40%
50%
NB 100% is equal to the least derived area in England
Contains OS data © Crown copyright (and data base right) 2016


Compton Bay
Legend
Health/Disability
30%
40%
50%
NB 100% is equal to the least derived area in England
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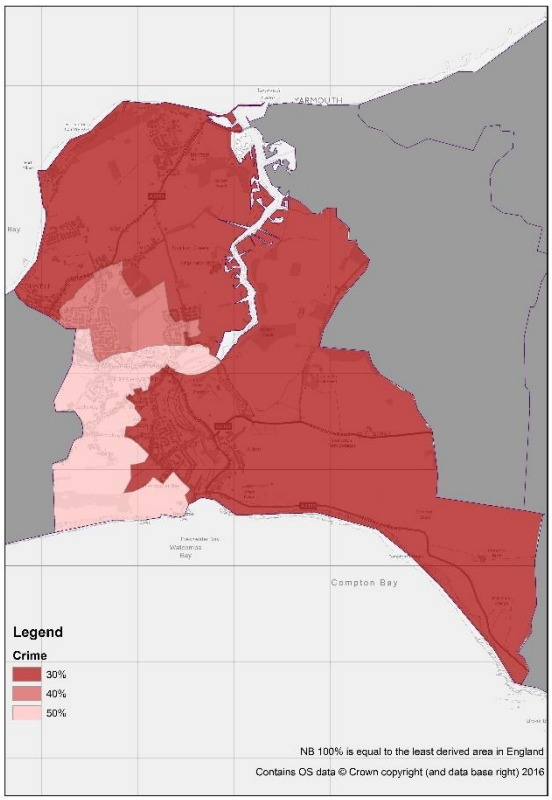
Compton Bay
Legend
Crime
30%
40%
50%
NB 100% is equal to the least derived area in England
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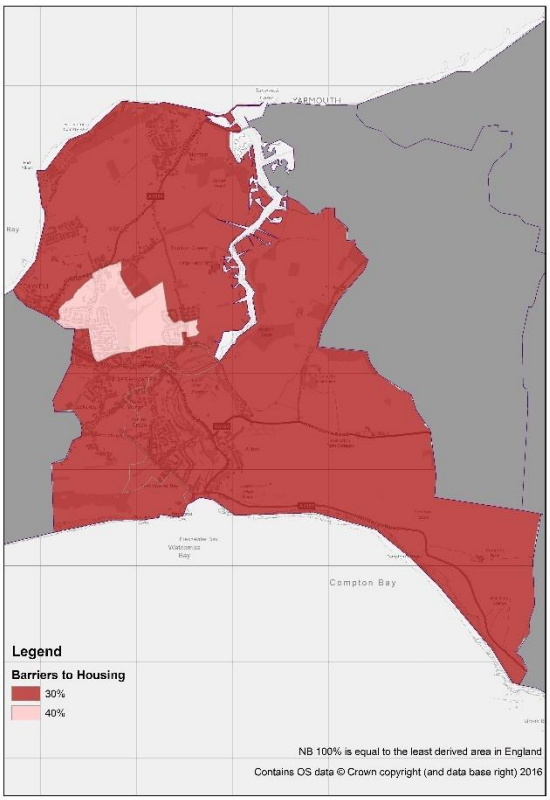
Compton Bay
Legend
Barriers to Housing
30%
40%
NB 100% is equal to the least derived area in England
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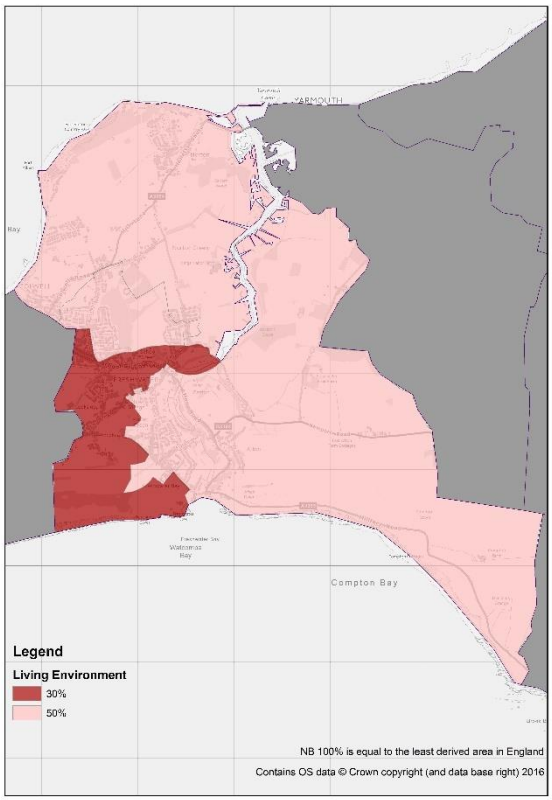
Compton Bay
Legend
Living Environment
30%
50%
NB 100% is equal to the least derived area in England
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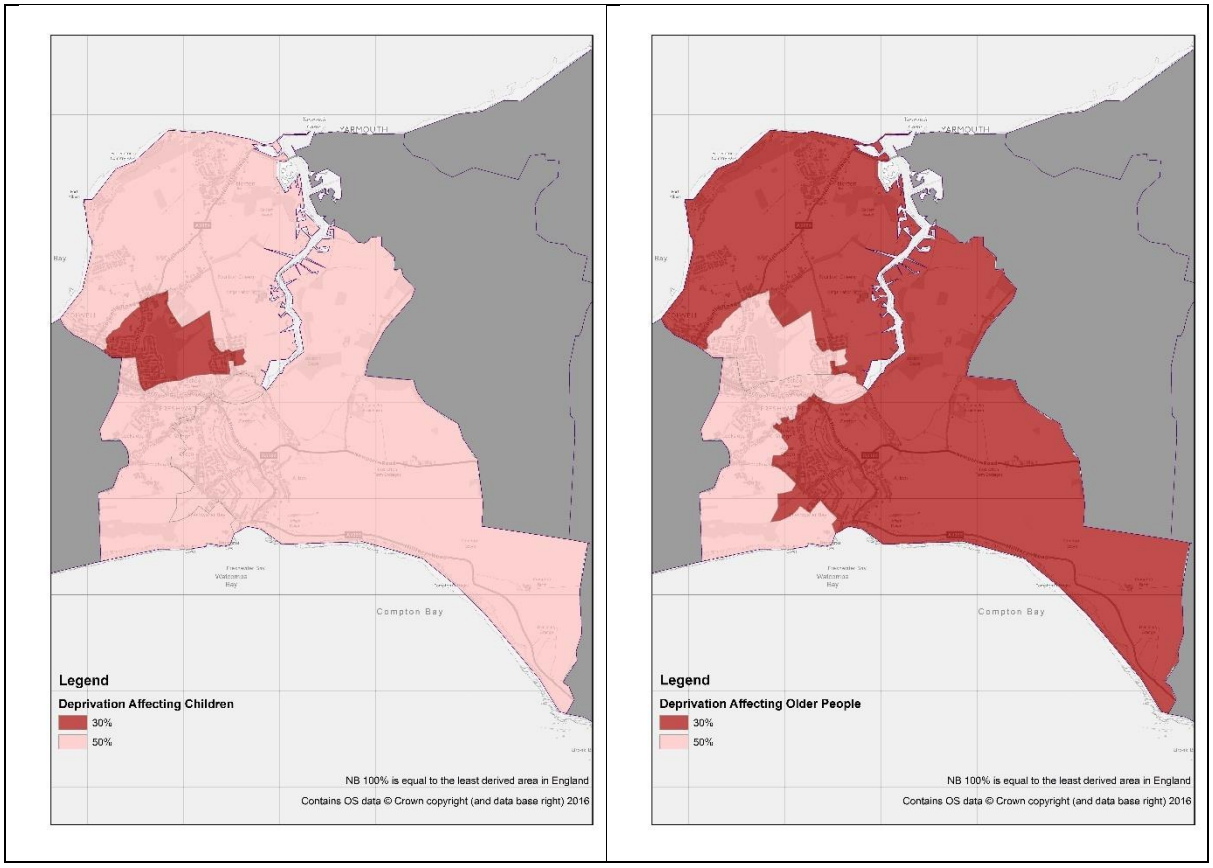
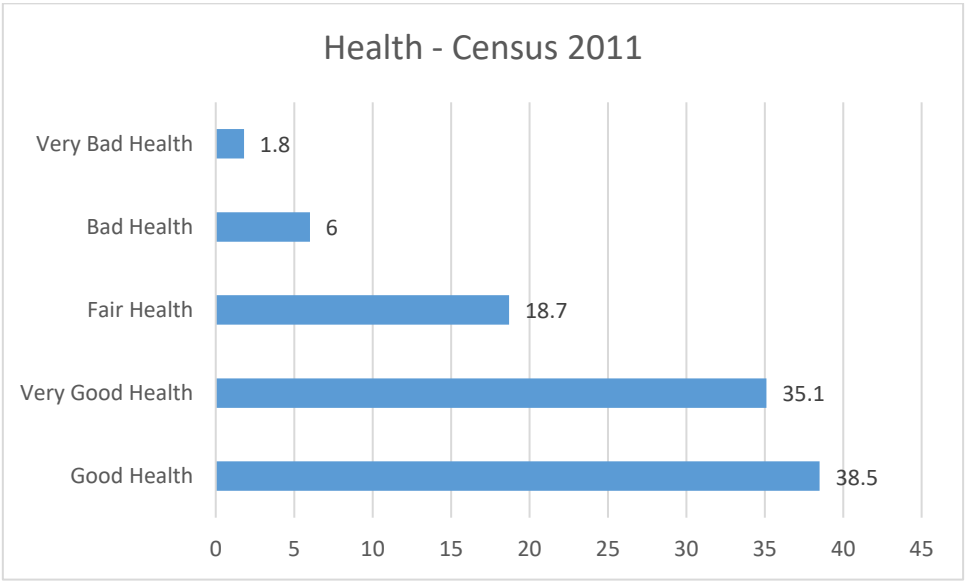


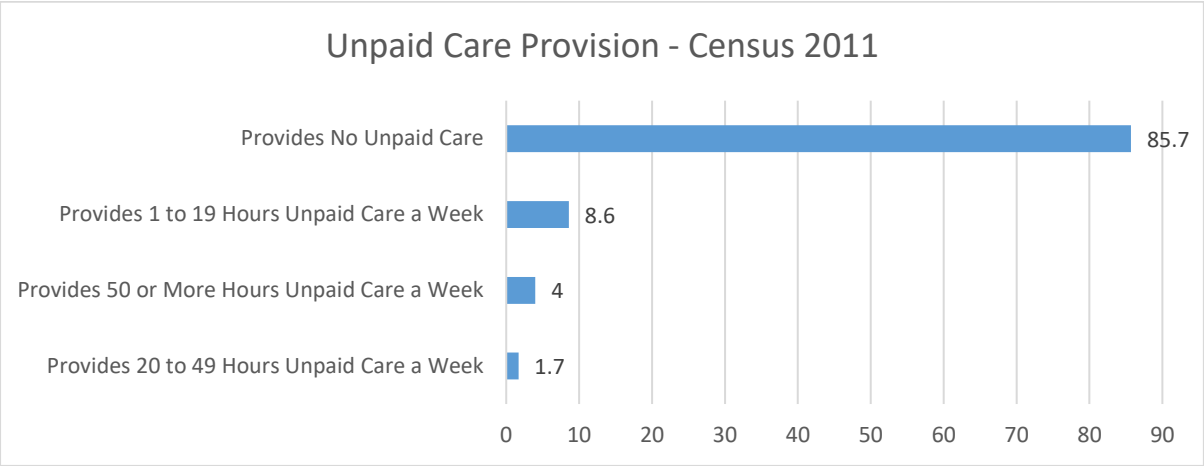
This information tells us that in most areas Freshwater falls within the 30% to 50% deciles. However, in part of the Freshwater North Ward there is greater deprivation relating to education/skills/training and employment with the area being in the top 20% of the most deprived areas in England for these indices.

Health

The 2011 Census provides details about the general health of the local community based on the averaging of how residents responded to the question regarding their health.



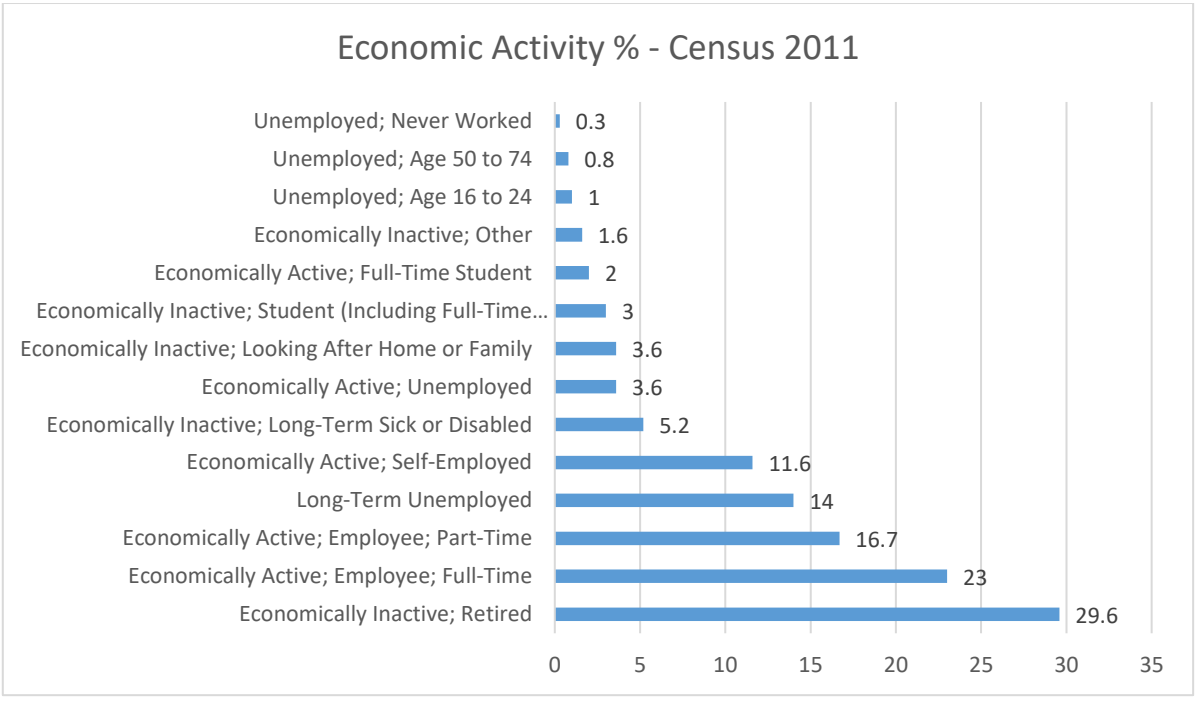
This tells us that the majority of people in the community state that they are in good or very good health (73.6%).



The 2011 also gives information about the level of unpaid care provided by members of the community. It tells us that the majority of residents are not providing any unpaid care (85.7) and that the remainder of the community is providing between 1 and 49 hours a week unpaid care.

Employment

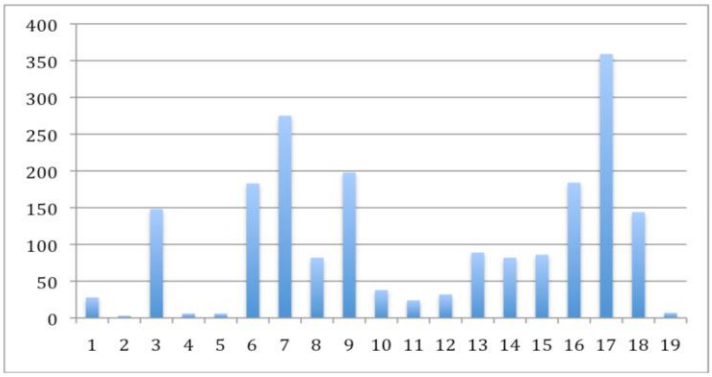
According to the 2011 Census, the largest proportion of the community (aged between 16 and 74 and therefore classed as being of working age) is retired (29.6%) followed by those in full-time and part-time employment (39.7% when combined). 14% of working age persons are long-term unemployed (having last worked in 2009 or earlier) and 11.6% are self-employed.



Census 2011 provides details of industries for those in employment.

Industry 2011

	Variable	Count
1	Agriculture, Forestry and Fishing	28
2	Mining and Quarrying	3
3	Manufacturing	148
4	Electricity, Gas,Steam and Air Con	6
5	Water, Sewerage, waste and remediation	6
6	Construction	183
7	Wholesale/Retain and Vehicle repairs	275
8	Transport and storage	82
9	Accommodation and Food services	198
10	Information and Communications	38
11	Finance and Insurance	24
12	Real Estate	32
13	Professional, Scientific and Technical	89
14	Administrative and Support Services	82
15	Public Admin, Defence, Comp Social Sec.	86
16	Education	184
17	Human Health and Social Work	359
18	Arts, Entertainment and Recreation	144
19	Undefined, Producing own use activities	7



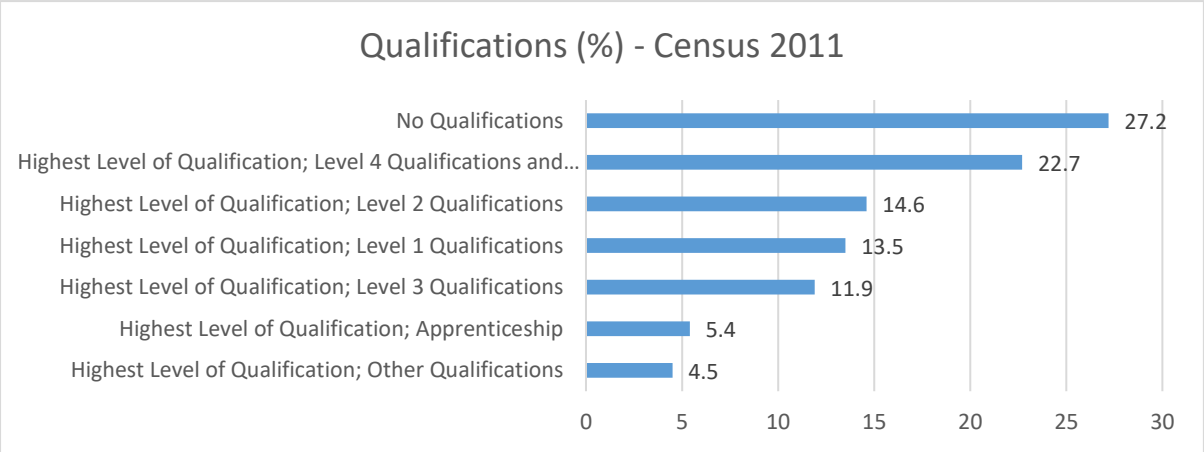
It can be seen that the greatest employment sector is Human Health and Social Work followed by the Wholesale and Retail sector. NB These jobs are not necessarily located in Freshwater Parish.

The Census also provides statistics based on the number of persons within nine particular groups of occupations from Manager, Directors and Senior Officials to Elementary Occupations.

This tell us that there is a broad mix of occupations for those normally resident in Freshwater Parish with Skilled Trades scoring the highest and Process, Plant and Machine Operatives scoring the lowest.

Education, Skills and Training

The Indices of Deprivation have already highlighted the relative levels of education, skills and training of the community. The 2011 Census provides a more detailed snapshot of qualifications.



Qualifications Definitions: Level 1 (1-4 O Levels/CSE/GCSEs (any grades), or equivalent) - Level 2 (5+ O Level (Passes)/CSEs (Grade 1)/GCSEs Grades A*-C), or equivalent) - Level 3 (2+ A Levels/VCEs, 4+ AS Levels, Higher School Certificate, or equivalent) - Level 4 (Degree (BA, BSc), Higher Degree (MA, PhD, PGCE), NVQ Level 4-5, or equivalent) - Other (Vocational/Work-related Qualifications, Foreign qualifications(Not stated/ level unknown))

This data tells us that most of the population have either non qualifications or qualification of degree level or above.

Crime and Disorder

The 2015 Indices for Crime provides information on the relative levels of crime in the area (see early maps). This tells us that the part of Freshwater North Electoral Ward is within the 30% most deprived areas for crime in England. The other two areas are within the 40% and 50% deciles for the crime index. The www.police.uk crime map provides more detailed information on reported crimes in the local area and can be consulted if required.

Summary of baseline information for Freshwater Parish.

It is clear from the information set out above that Freshwater Parish has a rich natural and historic environment demonstrated by the wealth of designation of international, national and local significance for sites and buildings throughout the area. There are some areas of flood risk associated with the tidal Western Yar river estuary and also of coastal erosion on the coastlines.

There are many community assets and local businesses in the area which are used and valued not only by local residents and parishioners but also people from the wider West Wight area in neighbouring parishes and visitors to the Isle of Wight.

There is a strong and fairly diverse local community in Freshwater. In line with the general trend on the Isle of Wight the population demographics show a proportionately larger older age profile particularly within the age group of 65 years or over. Housing in the area is largely detached or semi-detached houses or bungalows. However, there are also a significant number of terraced houses or bungalows and purpose built flats or apartments. Two person or single person households are the most prevalent in the area. Most homes are owned outright or with a mortgage/loan, although there are also a significant number of private and social rented properties. Most homes have central heating. Most people have either no formal qualifications or are educated to at least graduate degree level or above. Crime figures are generally comparatively low.

The majority of people state that they are in either good or very good health. Most people do not provide any unpaid care although 4% of the community say that they provide 50 or more hours a week of unpaid care a week.

For people of working age (16 to 74 years) most are either retired or in full or part-time employment. There are more long-term unemployed than those in self-employment. Human Health and Social Work is the greatest employment sector followed by the Wholesale and Retail sectors. Although there are a broad mix of occupations most people are employed in skilled trades; caring, leisure and other service occupations and professional occupations.

No part of the community falls within the 10% most deprived areas in England for any of the ten indices. However, one area does find itself in the top 20% of most deprived areas for education/skills/training and employment.

Sustainability issues and problems

The issues facing Freshwater Parish are broadly in line with those set out in the Island Plan namely:

Housing

There is an expectation that as part of the West Wight Smaller Regeneration Area there will be housing growth and other development within or immediately adjacent to the settlement boundary of the area. Such housing development will be expected to ascertain whether brownfield sites (previously developed sites) can be developed before proposing development on greenfield sites (previously undeveloped sites). In line with the Island Plan, housing development will also be expected to show how it is contributing to meeting local need. The recent Strategic Housing Market Assessment for the Isle of Wight sets out the likely level of development needed in the West Wight area and in relation to the West Wight Smaller Regeneration Area (which includes land within the neighbouring Totland Parish).

Economy

The Isle of Wight as a whole has some of the highest levels of deprivation in the south east England region. The Isle of Wight continues to have a lower wage levels than neighbouring areas and the

south east average. The seasonal nature of the tourism economy has an impact of jobs in the winter months. The recent recession and the advent of the 'staycation' has seen numbers of visitors increase including short breaks in the spring and autumn helping to extend the season. Being an Island has an impact on all aspects of the economy both positive and negative. The Island Plan recognises the important role played by the tourism sector and the wider rural economy. This is of particular importance to Freshwater Parish. Freshwater has a concentration of businesses and services which are of importance to its local community, the wider parish, the West Wight area, its Neighbouring parishes and to visitors (tourists) to the local area.

Environment

The Isle of Wight is a special place and valued by those who live in and visit the area. The quality and attractiveness of the environment has a direct link to the health and wellbeing of the community and local economy and employment. It is important to ensure that development is located in the most suitable and sustainable locations. The Island Plan wishes to see development which also conserves and enhances the natural environment. It should also plan to avoid, mitigate and adapt to flood risk and have a focus on quality of design to reinforce sense of place. Being within the Isle of Wight AONB and with our south coastline being part of the Tennyson Heritage Coast, these factors are of particular significance to Freshwater Parish. Coastal erosion in undefended areas of coastline is important for their nature conservation value conversely areas with existing coastal defence require its management and maintenance to protect infrastructure. The parish also has a rich historic environment and this also needs to be conserved and where possible enhanced. The Conservation Area Appraisals have identified negative influences on these areas which require attention.

Travel

Car ownership is slightly higher than the national average on the Isle of Wight and in Freshwater Parish and the majority of those in employment use their own vehicle to commute. Promoting development in the most sustainable locations will help to reduce further pressure for the need to travel by car. Freshwater is well served by public transport and also has its own community bus service. There are direct links to the Yarmouth Ferry Port and the county town of Newport. It follows that further development in the local area which helps to meet an identified local need will be able to access the existing public transport network and may help secure its future viability.

Waste

Severance from the mainland by the Solent has implications for the Island's approach to waste management. It reduces the opportunities for waste management to be shared across administrative boundaries and increases pressure for the Island to identify local solutions. There is a need to increase diversion from landfill in the medium to long term by identifying reuse and recycling alternatives. It is unlikely that waste will feature in the Neighbourhood Plan as there is limited scope to address this through local planning approaches. There is a civic waste amenity site at Afton which serves the West Wight area.

Minerals

There is a need to ensure that there is an appropriate supply of land won aggregates to serve the expected demand from development on the Island. There are no active mineral sites in Freshwater Parish but a number of historic quarries along the sides of the chalk downs demonstrate how important locally sourced material has been in the past. These sites often have significant landscape, natural and historic environmental importance. There are also significant mineral safeguarding areas

within the parish shown in the Island Plan, with a presumption against development which may negate their future potential.

Infrastructure

This includes highways infrastructure and utility infrastructure. The Island's highway network is managed under a Private Finance Initiative (PFI) by Island Roads. Increased development will need to consider how it will impact upon existing infrastructure including fresh water supply and foul water drainage, and the highways network. Maintenance of existing coastal defence structures is essential in order to continue to protect homes and businesses.

Freshwater Neighbourhood Plan Questionnaire

A questionnaire was sent to each household in the parish in 2013. It included a series of questions on all aspects of living, working and enjoying the local area. A second question was distributed in 2014 with additional questions related to the drafted visions for the Neighbourhood Plan. These documents give details of the views of the community and alongside the baseline evidence will help to shape the objectives and policies of the Neighbourhood Plan.

SUSTAINABILITY FRAMEWORK

The list of sustainability issues set out in the last chapter has been used to formulate the sustainability objectives which form the basis of the Sustainability Framework. The development of the Framework is set out in the Table 1 below and is based on the Sustainability Framework for the Core Strategy of the Island Plan being the overarching spatial planning policy document for the area.

Table 2 sets out the issues taken forward for further assessment in the Freshwater Neighbourhood Plan Sustainability Framework. The framework has been used in the stages of the development of the Freshwater Parish Neighbourhood Plan to:

> *Assess the Vision, Objectives, Themes and Policies of the Neighbourhood Plan – and if required – make adjustments to them to make them more sustainable.*
> *Appraise different approaches and options.*

In order to comply with the SEA regulations, the environmental effects of options and approaches have also been tested for their significance against the criteria contained in Annex II of the regulation which are as follows:

Criteria for determining the likely significance of effects referred to in Aritcle 3(5).

1. The characteristics of plans and programmes, having regard, in particular, to

- *The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources*
- *The degree to which the plan or programme influences other plans or programmes including those in a hierarchy.*
- *The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.*
- *Environmental problems relevant to the plan or programme.*
- *The relevance of the plan or programme for the implementation of EU Community legislation on the environment (e.g. plans and programmes linked to waste management and water protection).*

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

- *The probability, duration, frequency and reversibility of effects.*
- *The cumulative nature of effects.*
- *The transboundary nature of the effects.*
- *The risks to human health or the environment (e.g. due to accidents).*
- *The magnitude and spatial extent of the effects (geographical area and size of population likely to affected).*
- *The value and vulnerability of the area likely to be affected due to:*
- *Special natural characteristics or cultural heritage.*
- *Exceeded environmental quality standards or limit values.*
- *Intensive land-use.*
- *The effects on areas or landscapes which have a recognised national, EU Community or international protection status.*

Table 1: Developing the Freshwater Neighbourhood Plan Sustainability Appraisal Framework – Initial Screening Based on Island Plan SA Framework
The sustainability appraisal framework is the set of objectives, developed from the Sustainability Assessment Scoping Report, against which the sustainability of the draft policies of the Freshwater Neighbourhood Plan have been assessed. This table sets out the results of an initial screening of the issues likely to feature in the Freshwater Neighbourhood Plan using the Island Plan SA Framework as a starting point.

Environmental			*Island Plan Appraisal sub-criteria*	*Relevant to Freshwater Parish?*	*Likely to feature in the Neighbourhood Plan?*
1	Air quality	To reduce air pollution and ensure air quality continues to improve.	*Reduce the amount of congestion on the Island's roads.* *Increase the proportion of people using public transport, cycling and walking,* *Reduce the number of car trips* *To maintain or decrease the current levels of air pollutants from ferry activity and other polluting activities.*	Although there are no Air Quality Management Zones on the Isle of Wight there is a need to keep a watching brief. Although some concerns have been voiced over congestion, speeding issues and highway maintenance which will need to be considered as we develop the Neighbourhood Plan these are of a very small scale and unlikely to adversely impact on air quality.	Unlikely – Not directly relevant to the Neighbourhood Plan. **No Further Appraisal Required**
2	Water	To maintain and improve the water quality of the Island's groundwater, rivers and coasts to achieve sustainable water resources management.	*Limit abstraction on the Isle of Wight to a sustainable level.* *Ensure the efficient and sustainable use of water and reduce the reliance on water imported to the Island.* *Protect the quality of water by controlling development likely to adversely affect groundwater, surface water, bathing water and estuaries quality.* *Maintain groundwater and surface water levels and flows of designated sites.*	Catchment Sensitive Farming helps to reduce diffuse pollution from agriculture. Previously a number of winter filled reservoirs have been built to enable to the capture of rain water for use in summer months for crop irrigation.	Limited – Diffuse pollution from agriculture is covered by other initiatives such as the AONB Management Plan and Environmental Stewardship (Catchment Sensitive Farming). **No further Appraisal Required**

3	Landscape. Archaeology and Heritage	To protect and enhance the Island's natural and historic environment and character, and to achieve sustainable development within a sensitive landscape.	*Conserve and enhance the AONB in line with its designated status, purpose and the AONB Management Plan* *Conserve and enhance the Tennyson and Hamstead Heritage Coasts in line with their status purpose and the AONB Management Plan.* *Protect tranquil areas on the Island and avoid risk to them from light and noise pollution and increases in traffic.* *Protect the landscape and settlement character of the Island and ensure that any change in land use does not negatively impact on the existing character of the area.* *Positively enhance landscape and settlement character* *Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings recorded on the Isle of Wight Historic Environment Record; including historic parks and gardens; maritime and coastal heritage; listed buildings and conservation areas* *Conserve and enhance Conservation Areas in line with their adopted appraisals and management plans.*	Freshwater Parish has a rich and diverse landscape and historic environment, all of which contributes to the area's special character and appeal. Many sites, buildings and areas designated in recognition of their local, national importance. Part of the parish lies within the Isle of Wight AONB and the southern part of the area and its coastline are within the Tennyson Heritage Coast. These aspects are important to the local community as evidenced by responses to the Freshwater Neighbourhood Plan Questionairre. Negative impacts on the Conservation Areas have been identified in the Conservation Areas Appraisals. There are numerous undesignated Heritage Assets across the area and the state of these has not been assessed as part of this appraisal due to the resource requirements.	Yes – The Neighbourhood Plan will include objectives and policies seeking to conserve and where possible enhance the landscape and historic environment of Freshwater Parish. **Include in Freshwater Neighbourhood Plan Sustainability Framework**

4	Biodiversity, fauna and flora	To conserve and enhance the Island's biodiversity, flora and fauna.	*Maintain and increase biodiversity and the variety of habitats on the Island.* *Provide opportunities for people to come into contact with wildlife places whilst also encouraging respect and raising awareness of the sensitivity of these sites and avoiding adverse effects on their integrity.* *Avoid net loss, damage to, or fragmentation of designated wildlife sites and their qualifying habitats and species.*	The varied geology and landscape of Freshwater Parish contributes to its rich biodiversity with its many different habitats, plants and animals. The importance of this is reflected in the international, national and local designations for the natural environment across the Parish.	Yes – As per objective 3 the Neighbourhood Plan will need to include objectives and policies which mitigate for any negative impact and seek to conserve and enhance the natural environment. **Include in Freshwater Neighbourhood Plan Sustainability Framework.**

5.	Soil, geology and land use	To ensure appropriate land use in relation to soil and geology functionality and improve efficiency in land use.	*Protect the function of designated geological sites on the Island as scientific and educational resources.* *Ensure that regional quotas for mineral extraction are met whilst minimising environmental and social impact of extraction.* *To support the viability of agriculture and forestry to ensure that they build upon local and Island specific markets and create local employment.* *Encourage the remediation and re-use of contaminated and brown-field land.* *Protect areas which have value for their mineral resource, coastal position, employment land etc.* *Protect soils, and their functionality in land use planning and sustainably manage soils as a finite multi-functional resource, specifically including best and most versatile agricultural land.*	The varied geology of Freshwater Parish has provided locally available natural resources, and dictated how land has been used for farming and woodland management. The West Wight Smaller Regeneration Area designation includes areas within Freshwater Parish and the neighbouring parish of Totland. This seeks to focus development in the parish within or immediately adjacent to this area where it can be demonstrated to provide for an identified local need. Brown-field land is in limited supply and it is important to ensure that the best use of this resource is secured. Catchment Sensitive Farming helps to protect the soils and water resources (aquifer) in the parish.	Limited other than in relation to Coastal Protection– Relating to supporting the land use sector and rural economy and the sequential test use of 'brownfield' land first and also the spatial location of development largely within or immediately adjacent to the West Wight Smaller Regeneration Area. **No Further Appraisal Required.** **For Coastal issues see Climate Change Adaptation.**

6	Waste	To reduce waste generation and disposal and to achieve the sustainable management of waste.	*Minimise the future land take for landfill on the Island* *Minimise the production of waste then re-use, or recover through recycling, composting or energy recovery.*	Specific questions were asked in the FNP Questionnaire and will be considered. Some aspects may feature in the Neighbourhood Plan and others may need to be fed into other approaches outside of the NP process.	Limited – unlikely to be any direct reference to waste management or policies regarding this in the Neighbourhood Plan as the Island wide approach is sufficient. **No Further Appraisal Required**
7	Climate Change Mitigation	To minimise future climate change through reducing emissions of carbon dioxide and other greenhouse gases	*Reducing the need to travel* *Ensure the efficient use of energy on the Island* *Increase the use of renewable resources to generate electricity and use of combined heat and power.*	Within Freshwater Parish, the village of Freshwater falls within part of the West Wight Smaller Regeneration Area. This recognises its significance for the provision of services for people within its settlement boundary and also the wider rural area.	Yes – focus of small scale new development within or adjacent to the West Wight Smaller Regeneration Area to take advantage of existing public transport reducing the need to travel by private vehicle. **Include in the Freshwater Neighbourhood Plan Sustainability Framework in relation to spatial approach to development.**

8	Climate Change Adaptation	To reduce the risks to people and properties from the effects of climate change.	*New development should not be at risk from flooding* *Ensure development does not increase flood risk.* *Increase the capacity for climate change adaptation through the provision of Green Infrastructure.* *Increased opportunities for sustainable travel, including public transport, walking and cycling.*	The Strategic Flood Risk Assessment (SFRA) has detail in Appendix E is specific to the West Wight. The Western Yar is shown as having potential flood risk and this will need to be considered as part of the NP process. There are also areas along the coastline which are highlighted as being at risk of coastal erosion.	Yes – very relevant due to presence of flood risk zones close to the West Wight Smaller Regeneration Area settlement boundary. There may be some implications regarding additional buildings and the impact on surface and foul water drainage. The NP will need to ensure that its objectives and policies do not exacerbate flood risk. Sustainable Urban Drainage Solutions/Systems (SUDS) will need to be incorporated into new development. **Include in the Freshwater Neighbourhood Plan Sustainability Framework.**

9	Culture and local distinctiveness	To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	*To secure better opportunities for people on the Island to have access to a range of cultural activities/facilities/events.*	Freshwater Parish has a strong community and active Parish Council. The community facilities in the area are all valued and well used.	Limited – the NP will recognize the importance of the existing facilities in the community and identify if there are any particular issues or potential for improvement via developer contributions or Community Infrastructure Levies. **No Further Appraisal Required.**
10	Population	To develop and maintain a balanced and sustainable population structure on the Island.	*To achieve a balanced population structure on the Island.* *To balance the needs of permanent residents and visitors*	In common with many other parts of the Island, Freshwater Parish has a large number of residents over 65 years old. The NP will need to consider all of the community and acknowledge its likely future needs.	Limited – small scale approach to new development. NP will need to consider demographic profile. **No Further Appraisal Required.**
11	Crime and Safety	To reduce crime and the fear of crime and ensure safety in the public realm	*To reduce the fear of crime* *To cut levels of crime and disorder, including anti-social behaviours.*	Statistically crime levels in Freshwater Parish are low.	Unlikely – Not directly related to the Neighbourhood Plan but likely to feature as an Action for the Parish Council to take forward if necessary. **No Further Appraisal Required.**

Social			*Island Plan Appraisal sub-criteria*	*Relevant to Freshwater Parish*	*Likely to feature in the Neighbourhood Plan?*
12	Health	To improve the health and well-being of the population and reduce inequalities in health.	*To cut levels and inequalities in incidence and mortality from cancer, coronary heart disease, suicide and accidents.* *To keep an appropriate balance between services provided on the Island and the mainland.* *To support social services and health agencies to safeguard a range of residential and nursing home provision for Island residents.* *Ensuring adequate access to the natural environment in contributing to people's physical and mental wellbeing and also encouraging increased opportunities for walking and cycling.*	Freshwater Parish has its own Doctors Surgery. There is excellent access to the wider countryside and coast. As already mentioned, the Census provides information on the population and provision of unpaid care. This does not include persons in receipt of care either via personal budgets (social care) or through private payment for assistance. Most people said that their health was either very good, good or fair in the 2011 Census.	Limited – The Neighbourhood Plan may include measures to protect local green space and supporting the provision of services for the local community. There may be actions that can be taken forward by the Parish Council. **No Further Appraisal Required**
13	Social Inclusion	To reduce the level and distribution of poverty and social exclusion across the Island	*Promote community involvement and access to information and to empower local communities to become more involved in making local decisions.* *To address the level and the distribution of wealth across the Island.* *To ensure there is an equitable distribution of services and facilities for all sectors of society.*	Freshwater Parish has a thriving community with many clubs, societies and activities.	Limited – possible link with the provision of affordable homes for local people. **No Further Appraisal Required**

14	Education and training	To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	*Ensure that there is adequate provision of education facilities associated with new developments.* *Improve education attainment levels in school leavers.* *Improve skills and qualifications in the workforce.* *To help in the provision of learning opportunities that match skills supply to the demand of the local economy and businesses.*	There is a primary school in the parish.	Unlikely - Other than in relation to local housing and families with children of primary school age supporting the local school, the Neighbourhood Plan is unlikely to have any direct influence on this Island Plan objective. **No Further Appraisal Required**
15	Access	To improve accessibility to all services and facilities.	*To ensure transport is accessible for all sectors of the community including those with mobility problems.* *Improving access to services and facilities (e.g.retail, sporting, cultural, communication, open space etc).* *Improve access to jobs, higher level education, skills and training.* *Improve access for permanent residents to affordable housing* *Improve access to smaller residential units for smaller households*	Freshwater is well served by public transport and has a direct link to the county town of Newport and to the closest ferry port in Yarmouth.	Yes –identification of affordable housing requirements for local people. Retention of shops and facilities in the West Wight Smaller Regeneration Area. I**nclude in Freshwater Neighbourhood Plan Sustainability Framework – Housing.**

16	Material assets	To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	*Improve the condition of dwellings on the Island* *To meet housing needs on the Island* *Ensure that existing utilities infrastructure is sufficient to support existing and new development.* *To improve the physical quality of the Island's transport infrastructure network through appropriate investment.*	It will be important to consider the capacity of the drainage system in relation to any new developments.	Yes – as per objective 15 regarding the local housing need. Concentration of development in or adjacent to the settlement boundary of the West Wight Smaller Regeneration Area. **Include in Freshwater Neighbourhood Plan Sustainability Framework – Community Facilities / Transport**
17	Employment	To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Island.	*Create opportunities to diversify the employment base.* *Increase average wages to achieve a better paid workforce* *Reduce distances people travel to work* *Improve opportunities for permanent and less seasonal employment on the Island.* *Reduce unemployment.*	There are some parts of the area within the top 20% of most deprived areas in England for employment. There are significant levels of long-term unemployment in the area.	Yes– because of its location it is the focus will be on businesses in the West Wight Smaller Regeneration Area and in the wider area on land use sector (farming/forestry/appropriate rural business) and tourism sector businesses. **Include in the Freshwater Neighbourhood Plan Sustainability Framework – Local Economy.**

Economic			*Island Plan Appraisal sub-criteria*	*Relevant to Freshwater Parish*	Likely to feature in the Neighbourhood Plan?
18	Investment in business	To stimulate economic revival in priority regeneration areas	*Provide opportunities for growth within small businesses and SMEs.* *Provide opportunities for development and enhancement of traditional and local business and industry.* *To create opportunities for and facilitate inward investment for a range of business size* *Improve quality of tourism accommodation and attractions.*	There are a number of shops and facilities in Freshwater village and other primary frontage areas. These need to be supported to ensure the continued viability of the area. The wider rural area includes a number of tourism attractions and accommodation providers which also need consideration and support.	Yes – as per objective 17. The Neighbourhood Plan is likely to have a focus on business in the identified primary frontage areas and in the wider rural area land use sector / rural business and tourism. **Include in the Freshwater Neighbourhood Plan Sustainability Framework – Local Business**

19	Economic performance	To sustain economic growth and competitiveness.	*Increase GVA/GDP* *Increase the number of products 'exported' from the Island (to mainland and other countries)* *Link local consumers to local markets to help provide a viable farming and forestry sector.* *Link local consumers to local markets to help provide a viable farming and forestry sector.* *Improve the balance from net importers of goods etc. to being more self-sufficient.* *Increase the proportion of the community who are economically active.* *Encourage the development of a buoyant, sustainable tourism sector and to increase the diversity of the tourism sector* *Promote the Island as a year round visitor destination.* *Increased wealth creation on the Island.*	The West Wight Smaller Regeneration Area provides shops and other facilities. Land based industries such as farming and forestry and other small scale rural business and tourism activities also contribute to the economic activities in the parish.	Limited – in relation to retention of existing businesses in West Wight Smaller Regeneration Area and also the support of the land use and appropriate rural business and tourism businesses in the wider rural area. **No Further Assessment Required.**

This was then further simplified into a table relevant to the Freshwater Neighbourhood Plan by only including those elements identified as being relevant.

Table 2: Freshwater Neighbourhood Plan Sustainability Appraisal Framework

The sustainability appraisal framework is the set of objectives, developed from the Sustainability Assessment Scoping Report, against which the sustainability of the draft policies of the Freshwater Neighbourhood Plan have been assessed. It reflects the initial screening in Table 1.

ENVIRONMENT	SA CODE	SA Objective	Influence on the development of the Neighbourhood Plan
Landscape, Archaeology and Heritage	**A**	**Protect, conserve and enhance the Landscape, Archaeology and Heritage of Freshwater Parish.**	The Neighbourhood Plan should recognise the potential that new development has to both impact upon and contribute to protection, conservation and enhancement of the landscape, archaeology and heritage of Freshwater Parish. As there are existing policies in the Island Plan the Neighbourhood Plan will need to be compliant with these and to set out what this means for the local area. **To be taken forward as part of the Rural and Renewables section of the Neighbourhood Plan**
Biodiversity – Flora and Fauna	**B**	**Conserve and enhance the biodiversity of Freshwater Parish.**	In a similar way to A above the Neighbourhood Plan should consider the impact and possible benefit of development on the conservation and enhancement of biodiversity in Freshwater Parish. **To be taken forward as part of the Rural and Renewables section of the Neighbourhood Plan**
Climate change mitigation	**C**	**Seek to mitigate against climate change in Freshwater Parish by encouraging sustainable design, appropriate renewable energy technologies and maximising public transport use.**	The NP should encourage reducing the need to travel to access goods, services and facilities and facilitating public transport provision as this helps to reduce carbon emissions. Alternatives to fossil fuel use through renewable technology at domestic or larger scale can also help. Greater energy efficiency retrofitted into existing buildings or incorporated into new build design. **To be taken forward as part of the Rural and Renewables, Built Environment, and Community Provision sections of the Neighbourhood Plan**
Climate change adaptation	**D**	**Minimise the risk of flooding and coastal erosion on property in Freshwater Parish.**	Coastal erosion has been identified as an issue in parts of the parish. There are also two areas of coastline with existing coastal protection which rely on the maintenance of this to protect properties and business. **To be taken forward as part of the Rural and Renewables section of the Neighbourhood Plan**

SOCIAL		SA Objective	Influence on the development of the Neighbourhood Plan
Access	**E**	**Provide appropriate housing for identified local need.**	Affordable housing and other housing to meet local housing need has been identified as an important local issue. **To be taken forward as part of the Community Provision and Built Environment sections of the Neighbourhood Plan**
	F	**Support the retention and improvement of public/ sustainable transport services/facilities.**	Public/ Sustainable transport infrastructure is important to the continued ability of people to access goods, services and facilities in the area. **To be taken forward as part of the Community Provision and Built Environment sections of the Neighbourhood Plan**
Material Assets	**G**	**Ensure that new development in Freshwater Parish includes appropriate infrastructure improvements.**	The NP should encourage consideration of the need to include new or upgraded infrastructure as part of new developments (commensurate with what is being proposed) such as drainage, utility connection, road improvements etc. **To be taken forward as part of the Community Provision, Built Environment and Economy and Tourism sections of the Neighbourhood Plan**
	H	**Retain existing and support new facilities in Freshwater Parish that benefit the community.**	The NP should consider the importance of existing community facilities and the potential for new facilities. **To be taken forward as part of the Community Provision section of the Neighbourhood Plan**
Employment	**I**	**Support retention of the diverse range of businesses present in Freshwater Parish**.	There is a diverse range of businesses within Freshwater Parish. The Neighbourhood Plan should recognise this and seek to retain and grow business in a similar way in the future. **To be taken forward as part of the Rural and Renewables, Built Environment and Economy and Tourism sections of the Neighbourhood Plan**

ECONOMIC		SA Objective	Influence on the development of the Neighbourhood Plan
Investment in business	**J**	**Retain existing business in the village centre and at other key locations in Freshwater Parish.**	The NP will need to create a context in which encouragement of future growth of the area's economy is based on a diverse range of business activities with a particular emphasis on retail, tourism, professional services, construction and manufacturing. **To be taken forward as part of the Rural and Renewables, Economy and Tourism sections of the Neighbourhood Plan**
	K	**Support appropriate business in the wider rural area of Freshwater Parish.**	The NP should recognise the rural economy and in particular the farming sector and rural tourism. **To be taken forward as part of the Rural and Renewables, Economy and Tourism sections of the Neighbourhood Plan**

Freshwater Neighbourhood Plan Vision and Objectives

The Steering Group developed the following Vision and Objectives for the Freshwater Neighbourhood Plan. This was done by taking into account the findings of the baseline data, the identified sustainability issues and the development of the Freshwater Neighbourhood Plan Sustainability Framework set out in Tables 1 & 2 and the results of consultation with the local community through events and the questionnaire.

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.

These Freshwater Neighbourhood Plan Objectives were compared with the Freshwater Neighbourhood Plan SA Sustainability Objectives. The results of this are shown in Table 3.

Table 3: Freshwater Neighbourhood Plan Objectives and Sustainability Objectives Matrix

		Freshwater Neighbourhood Plan Objective												
Sustainability Objective		1	2	3	4	5	6	7	8	9	11	12	14	15
ENVIRONMENT	A	O	O	O	O	O	O	O	++	+	+/O	++	O/-	++
	B	O	O	O	O	O	O	O	++	+	+	++	O/-	++
	C	+/O	+/O	O	O/-	0	+	++	O	+	O	+	++	O
	D	O	O	O	O	+	O	O	O	O	+	O	O	+/O
SOCIAL	E	O	O	O	O	O	++	O	O	O	O	O	O	O
	F	+/O	+	+/O	O	O	O	++	O	O	O	O	O	O
	G	O	O	O	+	O	+	O	O	O	O	O	+	O
	H	O	++	O	+	+	+	O	O	O	O	O	O	++
	I	++	+	+	+	+	O	O	O	+	O	O	O	O
Economic	J	+	++	+	+	+	O	O	O	O	O	O	O	O
	K	+	+	+	O	+	O	O	O	++	O	O	O	O

-- = Very Negative Impact - = Negative Impact O = Neutral Impact + = Positive Impact ++= Very Positive Impact

This tells us that in most cases the Freshwater Neighbourhood Plan Objectives have either a neutral effect on Freshwater SA Sustainability Objectives or a positive or very positive effect. There are three instances where there could be a neutral to detrimental impact when comparing one particular Neighbourhood Plan objective against a particular Freshwater SA Sustainability Objective.

These are:

1) Freshwater Neighbourhood Plan SA Sustainability Objective A – Protect, conserve and enhance the landscape, archaeology and heritage of Freshwater Parish and Freshwater Neighbourhood Plan Objective 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.

It will be important to consider how the potential use of renewable energy impacts on the landscape, archaeology and heritage of the area in any policy development in the Neighbourhood Plan.

2) Freshwater Neighbourhood Plan SA Sustainability Objective B – Conserve and enhance the biodiversity of Freshwater Parish and Freshwater Neighbourhood Plan Objective 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.

It will be important to consider how the potential use of renewable energy impacts upon biodiversity in Freshwater Parish in any policy development in the Neighbourhood Plan.

3) Freshwater Neighbourhood Plan SA Sustainability Objective C - Seek to mitigate against climate change in Freshwater Parish by encouraging sustainable design, appropriate renewable energy technologies and maximising public transport use and Freshwater Neighbourhood Plan Objective 4 - to ensure vehicle parking provision supports the commercial viability of the village.

There will be a need to balance the need for additional car parking alongside encouraging the use of public transport as an alternative to private car use.

ALTERNATIVES

Having discussed the evidence base including the baseline sustainability information above and community responses through consultations and surveys, the work groups and Steering Group drafted visions and objectives for the Neighbourhood Plan. These addressed identified local needs and also the relevant legislative requirements and the Sustainability Framework outlined in this document.

Alternatives were considered. The default position being business as usual meaning no Freshwater Neighbourhood Plan and a reliance on the Island Plan strategic policies. The following table (Table 4) sets out the alternatives considered it also includes the conclusions reached when assessed against the full Sustainability Framework shown in Appendix 1.

Table 4: Freshwater Neighbourhood Plan Objectives Alternatives

Economy and Tourism -	Alternative One	Alternative Two	Alternative Three
FNP Objective 1: Enable sustainable economic growth for key employment sectors of the community.	Business as usual – reliance on Island Plan policy only	Create general policy with more relevance to Freshwater Parish	Create specific policies for particular economic growth areas/business activities within Freshwater Parish.
Conclusion brought forward from Appendix 1: **Comment:** There are no identified negative impacts from any of the alternative approaches. Alternatives two and three both show potential positive impacts on the Freshwater Sustainability Frameworks Objectives. Either Alternative two or three should be pursued as part of the development of the Neighbourhood Plan. **Conclusion** – Either alternative two or three should be pursued.			
FNP Objective 2: To support viable businesses. Regenerate the established traditional retail area and enhance Freshwater as the commercial centre for the West Wight.	Business as usual – reliance on Island Plan policy only	Create general policy with more relevance to Freshwater Parish	Create specific policies for particular areas within Freshwater Parish by defining the areas of Primary Retail Frontage.
Conclusion brought forward from Appendix 1: **Comment**: There are no identified negative impacts from the three alternatives. Alternative two indicates some neutral to positive impact by setting out specific policies/objectives relevant to Freshwater Parish in the Neighbourhood Plan. Alternative three shows more positive impact potential on the Sustainability Framework Objectives from identifying the existing primary retail frontage in the village and developing policies to protect or enhance. **Conclusion –** Alternative three should be pursued.			

Economy and Tourism -	Alternative One	Alternative Two	Alternative Three
FNP Objective 3: Provide additional employment sites for businesses in order to supply a wider range of employment opportunities for all.	Business as usual – reliance on Island Plan policy only	Create general policy with more relevance to Freshwater Parish	Define general areas where employment sites exist, need protection and/or could expand at a small scale.
Conclusion brought forward from Appendix 1: **Comment:** There are no identified negative impacts from the alternatives considered. Alternative two shows some potential positive impact on the Sustainability Framework Objectives in relation to supporting business and infrastructure improvements. Alternative three shows some greater potential for positive impact on the identified Sustainability Framework Objectives through being more specific on types or locations of employment development. **Conclusion –** Alternative Three should be pursued.			

Economy and Tourism -	Alternative One	Alternative Two	Alternative Three
FNP Objective 4: To ensure vehicle parking provision supports the commercial viability of the village.	Business as usual – reliance on Island Plan policy only	Create general policy with more relevance to Freshwater Parish.	Protect public car parking provision in primary frontage areas
Conclusion brought forward from Appendix 1: **Comment**: There are no identified negative impacts on the Sustainability Framework Objectives from the assessed alternatives. Alternative two which seeks to define an approach for Freshwater Parish shows some potential positive impacts and alternative three shows greater positive potential through linking the protection of existing parking in primary frontage areas. **Conclusion** – Alternative Three should be pursued. *NB There is a minor potential negative impact on Sustainability Objective C in relation to the provision of additional car parking vs the maximizing the use of public transport.			

Economy and Tourism -	Alternative One	Alternative Two	Alternative Three
FNP Objective 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	Business as usual – reliance on Island Plan policy only	Create general policy with more relevance to Freshwater Parish.	Develop a policy which supports high quality tourism development at a scale suitable for the local area, with particular focus on key locations.
Conclusion brought forward from Appendix 1: **Comments**: There are no identified adverse impacts from the alternatives considered. Alternative two shows some potential positive impacts on heritage assets, community facilities, supporting key business across the area. Alternative three shows even more potential positive benefit to pursuing a policy approach which identifies key locations for tourism development in the parish**.** **Conclusion**: Alternative Two and Alternative Three could both be pursued but Alternative Three does show more potential positive impact.			

Built Environment	Alternative One	Alternative Two
FNP Objective 6: To provide a range and varied style of buildings that meet local needs and where this is housing stock should meet local requirements.	Business as usual – reliance on Island Plan policy only	Policy to set out the context for new development in relation to the design, type, location and layout of new development.
Conclusion brought forward from Appendix 1: **Comments**: No potential adverse impact is shown from the alternatives that were considered. Both Alternative two and Alternative three show equal potential positive impact on Sustainability Objectives and either or both. **Conclusion:** Either or both Alternatives two and three could be pursued.		

Built Environment	Alternative One	Alternative Two	Alternative Three
FNP Objective 7: Due to the location of Freshwater Parish transport links are a major consideration for new developments.	Business as usual – reliance on Island Plan policy only	Create general policy which has more local relevance to Freshwater Parish.	Create specific policies for particular assets or access/transport issues within Freshwater Parish.
Conclusion brought forward from Appendix 1: **Comments**: No potential negative impacts on sustainability objectives are identified. Alternative two and Alternative three both show potential positive impacts on Sustainability Objectives. **Conclusion:** Either or both Alternative two and three should be pursued in the development of the Neighbourhood Plan.			

Rural and Renewables	Alternative One	Alternative Two	
FNP Objective 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.	Business as usual – reliance on Island Plan policy only	Create general policy which has more local relevance to Freshwater Parish.	Create specific dark sky policies for particular assets or areas within Freshwater Parish.
Conclusion brought forward from Appendix 1: **Comments:** No potential negative impacts on sustainability objectives are identified. Alternative two and Alternative three both show potential positive impacts on Sustainability Objectives. **Conclusion:** Either or both Alternative two and three should be pursued in the development of the Neighbourhood Plan.			
Rural and Renewables	Alternative One	Alternative Two	
FNP Objective 9: To ensure the sustainability of the farming sector, including eco-tourism and the promotion of local produce.	Business as usual – reliance on Island Plan policy only	Create general policy which has more local relevance to Freshwater Parish.	
Conclusion brought forward from Appendix 1: **Comments**: No potential negative impacts are identified from the alternatives considered. Alternative Two shows some potential positive impact on Sustainability Objectives. **Conclusions**: Alternative two should be pursued in the Neighbourhood Plan.			

Rural and Renewables	Alternative One	Alternative Two	Alternative Three
FNP Objective 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.	Business as usual– reliance on Island Plan policy only	Create general policy which has more local relevance to Freshwater Parish.	A policy which sets out the need to include an assessment of vulnerability related to any proposals for development in areas of known coastal erosion, instability and flood risk.
Conclusion brought forward from Appendix 1: **Comments:** No negative impacts have been identified in the assessment of alternatives. Alternative two shows clear potential positive impacts on Sustainability Objectives. **Conclusion**: Alternative two should be pursued.			
Rural and Renewables	Alternative One	Alternative Two	
FNP Objective 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.	Business as usual– reliance on Island Plan policy only	Policy regarding the need to consider, conserve and where applicable replace wildlife corridors (hedgerows and watercourses) when impacted by development.	
Conclusion brought forward from Appendix 1: **Comments**: No potential negative impacts have been identified from assessing the alternatives. Alternative two and three both show potential positive impacts on Sustainability Objectives. **Conclusion**: Either or both Alternative two and three could be pursued in the Neighbourhood Plan.			

Rural and Renewable	Alternative One	Alternative Two
FNP Objective 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.	Business as usual– reliance on Island Plan policy only	Policy regarding the potential of small scale renewable technologies in Freshwater Parish.
Conclusion brought forward from Appendix 1: **Comments:** No negative impacts are shown from alternatives considered. Alternative two shows potential positive impact on Sustainability Objectives. **Conclusion:** Alternative two should be pursued in the Neighbourhood Plan. *NB There is a minor potential negative impact on Sustainability Objectives A & B in relation to the possible negative impacts of certain renewable technologies on landscape, heritage, and wildlife. Other areas of the NP and its policies will help to ensure that this is given due consideration.		

Community Provision	Alternative One	Alternative Two	Alternative Three
FNP Objective 15: The existing open spaces and community facilities enable groups to meet and develop health giving lifestyles, both physical and mental.	Business as usual– reliance on Island Plan policy only	Create general policy which has more local relevance to Freshwater Parish.	Policy regarding the retention of identified existing community facilities and improvements to these. Identify Local Green Space that are of particular importance and warrant protection.
Conclusion brought forward from Appendix 1: **Comments:** No negative impacts are identified from an assessment of alternatives. Alternative two shows some potential positive impacts with Alternative three showing further potential positive impact. **Conclusion:** Alternative three should be pursued.			

Draft Policy Development

Taking into account the findings of the Sustainability Assessment of the Freshwater Neighbourhood Plan Objectives and Alternatives the Steering Group and Working Groups then developed a series of draft Freshwater Neighbourhood Plan Policies. These were grouped under the same headings as the objectives in the Neighbourhood Plan and can be seen in Table 6.

These were then rechecked against the Sustainability Framework to ensure their continued neutral or positive impact on Sustainability Objectives. This is summarised in Table 5 below:

		Freshwater Neighbourhood Plan Draft Policy															
Sustainability Objective		FNP 1	FNP 2	FNP 3	FNP 4	FNP 5	FNP 6	FNP 7	FNP 8	FNP 9	FNP 10	FNP 11	FNP 12	FNP 13	FNP 14	FNP 15	FNP 16
ENVIRONMENT	A	O	O	O	O	O	O/+	O	+	O	+	O/+	+	+	O	O/+	O
	B	O	O	O	O	O	O/+	O	+	O	O	O/+	+	+	O	O/+	O
	C	O	O/+	O	O	O	O	+	O	O	O	O	O	O	+	O	O
	D	O	O	O	O	O	O/+	O	O	O	O	+	O/+	O/+	O	O	O
SOCIAL	E	O	O	O	O	O	+	O	O	O	O	O	O	O	O	O	O
	F	O	O/+	O	O	O	O	+	O	O	O	O	O	O	O	O	O
	G	O/+	O	O/+	O	O/+	O	O	O	O	O	O	O	O	O	O	O
	H	O/+	+	O	+	+	O	O	O	O	O	O	O	+	O	+	+
	I	+	+	+	+	+	O	O	O	+	+	O	O	O	O	O	O
Economic	J	+	+	+	O	+	O	O	O	O	O/+	O	O	O	O	O	O
	K	+	O	+	O	+	O	O	O	+	+	O	O	O	O	O	O

It is clear from this further check that there are no identified negative impacts on the Sustainability Objectives of the Sustainability Framework from the Draft Freshwater Neighbourhood Plan policies. It is therefore deemed unnecessary to undertake a further assessment of alternatives as the policy approach being suggested is shown to have a neutral to positive impact on Sustainability Objectives should the Freshwater Neighbourhood Plan be adopted.

How has this assessment helped to shape the Draft Freshwater Neighbourhood Plan?

Throughout the development process of the Freshwater Neighbourhood Plan the baseline information and Sustainability Appraisal have helped to influence its objectives and policies. This information has been used as part of the discussions of the various Work Groups and the main Steering Committee to ensure that the Sustainability Objectives are built into the Draft Plan.

A number of consultation exercises have taken place throughout the process including two local consultations on the Draft Neighbourhood Plan. The second of these included an early draft of the Sustainability Appraisal which along with the Draft Plan was sent to all statutory consultees (Historic England, Environment Agency, Natural England, Isle of Wight Council). Of these, specific comments on the Sustainability Appraisal were only received from the Isle of Wight Council. These resulted in a revision to the earlier Sustainability Framework to make the whole assessment more locally focussed on more locally identified Freshwater Objectives rather than a complete reliance on compliance with the Sustainability Framework used for the Island Plan. By scoping out those issues which were not relevant to Freshwater Parish in terms of the themes of the emerging Neighbourhood Plan and we have been able to better articulate and refine a locally appropriate Sustainability Framework.

The Sustainability Appraisal has concluded that the implementation of the Freshwater Neighbourhood Plan will result in no negative impact on local sustainability objectives within Freshwater Parish. The overall effect of implementing the plan resulting in appropriate sustainable development in Freshwater, thereby contributing and conforming to the Island Plan and National Planning Policy. We are confident that the level of detail shown is commensurate and may even exceed that required for this Neighbourhood Plan.

NEXT STEPS

The final version of this document will be submitted to the Isle of Wight Council who will appoint an independent external examiner to review the plan. They will also conduct a statutory public consultation (minimum of 6 weeks). Any further minor changes will be made and this will be followed by a referendum where local registered electors (resident Freshwater Parish) will be asked to vote of or against the formal adoption of the Neighbourhood Plan. If more than 50% of those voting, vote in favour the plan will be adopted.

MONITORING

Many of the issues covered in the Freshwater Neighbourhood Development Plan will be subject to a monitoring process as part of the Isle of Wight Council's requirement for the Island Plan. The Parish Council will request Freshwater Parish specific reports from the Isle of Wight Council to help with monitoring of the Neighbourhood Development Plan. This will include information based on the determination of planning applications including conditions set to conserve and enhance the landscape, natural and historic environment.

However, there may be localized elements of the Neighbourhood Development Plan which require monitoring by the Parish Council and in particular the Parish Council's planning committee. In any case good practice should dictate that the following outline timetable is used to monitor implementation and effectiveness of the Neighbourhood Development Plan.

What needs to be monitored?	Who by?	How often?	What response may be needed?
Implementation of the Neighbourhood Development Plan and any associated Action Plans	Parish Council	6 monthly	Review and decide if action plans need amending. Identify if there are obstacles to Plan delivery.
Sustainability Appraisal	Parish Council and its Planning Committee	5 yearly	Review and decide if updating is needed

Table 5: Draft Policies of the Freshwater Neighbourhood Plan

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: 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; 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; 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.

Rural and Renewables	FNP7	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) 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; Provide improved parking for tourism provision within the Parish.
	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	Developments should seek to achieve high standards of sustainable development and 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

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	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: 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 Applications for new allotment provision would be supported and encouraged.

Appendix 1: Assessment of Alternatives for Policy Development from Neighbourhood Plan Objectives (- is Negative, 0 is Neutral and + is positive)

Economy and Tourism – FNP Objective 1: Enable sustainable economic growth for key employment sectors of the community.

Alternatives -	Alternative One:	Alternative Two:	Alternative Three:
Sustainability Framework Objectives .	Business as usual – reliance on Island Plan strategic policies.	Create policy which has more local relevance to Freshwater Parish.	Create specific policies for particular economic growth areas/business activities within Freshwater Parish.
A – Protect, conserve and enhance the Landscape, Archaeology and Heritage of Freshwater Parish.	O	O/+	O/+
B – Conserve and enhance the biodiversity of Freshwater Parish	O	O/+	O/+
C – Seek to mitigate against climate change in Freshwater Parish by encouraging sustainable design, appropriate renewable energy technologies and maximizing public transport use.	O	O/+	O/+
D – Minimise the risk of flooding and coastal erosion on property in Freshwater Parish.	O	O	O
E – Provide appropriate housing for identified local need.	O	O	O
F – Support the retention and improvement of public/sustainable transport services/facilities.	O	O/+	O/+
G – Ensure that new development in Freshwater Parish includes appropriate infrastructure improvements.	O	O/+	O/+
H – Retain existing and support new facilities in Freshwater Parish that benefit the community.	O	O	O
I – Support retention of the diverse range of businesses present in Freshwater Parish.	O	+	+
J – Retain the business in the village centre and at other key locations in Freshwater Parish	O	+	+
K – Support appropriate business in the wider rural area of Freshwater Parish	O	+	+

Comment: There are no identified negative impacts from any of the alternative approaches. Alternatives two and three both show potential positive impacts on the Freshwater Sustainability Frameworks Objectives. Either Alternative two or three should be pursued as part of the development of the Neighbourhood Plan.
Conclusion – Either alternative two or three should be pursued.

Economy and Tourism – FNP Objective 2: To support viable businesses. Regenerate the established traditional retail area and enhance Freshwater as the commercial centre for the West Wight.

Alternatives -	Alternative One:	Alternative Two:	Alternative Three:
Sustainability Framework Objectives .	Business as usual – reliance on Island Plan strategic policies.	Develop a general local approach in line with the Island Plan but which gives a local perspective.	Create specific policies for particular areas within Freshwater Parish by defining the areas of Primary Retail Frontage.
A – Protect, conserve and enhance the Landscape, Archaeology and Heritage of Freshwater Parish.	O	O/+	O/+
B – Conserve and enhance the biodiversity of Freshwater Parish	O	O/+	O/+
C – Seek to mitigate against climate change in Freshwater Parish by encouraging sustainable design, appropriate renewable energy technologies and maximizing public transport use.	O	O	O
D – Minimise the risk of flooding and coastal erosion on property in Freshwater Parish.	O	O	O
E – Provide appropriate housing for identified local need.	O	O	
F – Support the retention and improvement of public/sustainable transport services/facilities.	O	O	O
G – Ensure that new development in Freshwater Parish includes appropriate infrastructure improvements.	O	O	O
H – Retain existing and support new facilities in Freshwater Parish that benefit the community.	O	O/+	+
I – Support retention of the diverse range of businesses present in Freshwater Parish.	O	O/+	+
J – Retain the business in the village centre and at other key locations in Freshwater Parish	O	O/+	+
K – Support appropriate business in the wider rural area of Freshwater Parish	O	O	O

Comment: There are no identified negative impacts from the three alternatives. Alternative two indicates some neutral to positive impact by setting out specific policies/objectives relevant to Freshwater Parish in the Neighbourhood Plan. Alternative three shows more positive impact potential on the Sustainability Framework Objectives from identifying the existing primary retail frontage in the village and developing policies to protect or enhance. **Conclusion –** Alternative three should be pursued.

Economy and Tourism – FNP Objective 3: To provide additional employment sites for businesses in order to supply a wider range of employment opportunities for all.

Alternatives -	Alternative One:	Alternative Two:	Alternative Three:
Sustainability Framework Objectives .	Business as usual – reliance on Island Plan strategic policies.	Create general policy which has more local relevance to Freshwater Parish.	Define general areas where employment sites exist, need protection and/or could expand at a small scale.
A – Protect, conserve and enhance the Landscape, Archaeology and Heritage of Freshwater Parish.	O	O	O/+
B – Conserve and enhance the biodiversity of Freshwater Parish	O	O	O/+
C – Seek to mitigate against climate change in Freshwater Parish by encouraging sustainable design, appropriate renewable energy technologies and maximizing public transport use.	O	O	O
D – Minimise the risk of flooding and coastal erosion on property in Freshwater Parish.	O	O	O
E – Provide appropriate housing for identified local need.	O	O	O
F – Support the retention and improvement of public/sustainable transport services/facilities.	O	O	O
G – Ensure that new development in Freshwater Parish includes appropriate infrastructure improvements.	O	O/+	O/+
H – Retain existing and support new facilities in Freshwater Parish that benefit the community.	O	O/+	O/+
I – Support retention of the diverse range of businesses present in Freshwater Parish.	O	+	+
J – Retain the business in the village centre and at other key locations in Freshwater Parish	O	+	+
K – Support appropriate business in the wider rural area of Freshwater Parish	O	+	+

Comment: There are no identified negative impacts from the alternatives considered. Alternative two shows some potential positive impact on the Sustainability Framework Objectives in relation to supporting business and infrastructure improvements. Alternative three shows some greater potential for positive impact on the identified Sustainability Framework Objectives through being more specific on types or locations of employment development. **Conclusion – Alternative Three should be pursued.**

Economy and Tourism – FNP Objective 4: To ensure vehicle parking provision supports the commercial viability of the village.

Alternatives -	Alternative One:	Alternative Two:	Alternative Three:
Sustainability Framework Objectives .	Business as usual – reliance on Island Plan strategic policies.	Create general policy which has more local relevance to Freshwater Parish.	Protect public car parking provision in primary frontage areas.
A – Protect, conserve and enhance the Landscape, Archaeology and Heritage of Freshwater Parish.	O	O/+	O/+
B – Conserve and enhance the biodiversity of Freshwater Parish	O	O	O
C – Seek to mitigate against climate change in Freshwater Parish by encouraging sustainable design, appropriate renewable energy technologies and maximizing public transport use.	O*	O*	O*
D – Minimise the risk of flooding and coastal erosion on property in Freshwater Parish.	O	O	O
E – Provide appropriate housing for identified local need.	O	O	O
F – Support the retention and improvement of public/sustainable transport services/facilities.	O	O/+	+
G – Ensure that new development in Freshwater Parish includes appropriate infrastructure improvements.	O	O/+	+
H – Retain existing and support new facilities in Freshwater Parish that benefit the community.	O	O/+	+
I – Support retention of the diverse range of businesses present in Freshwater Parish.	O	O	O
J – Retain the business in the village centre and at other key locations in Freshwater Parish	O	O/+	+
K – Support appropriate business in the wider rural area of Freshwater Parish	O	O	O

Comment: There are no identified negative impacts on the Sustainability Framework Objectives from the assessed alternatives. Alternative two which seeks to define an approach for Freshwater Parish shows some potential positive impacts and alternative three shows greater positive potential through linking the protection of existing parking in primary frontage areas. **Conclusion** – Alternative Three should be pursued. *NB There is a minor potential negative impact on Sustainability Objective C in relation to the provision of additional car parking vs the maximizing the use of public transport. Other areas of the NP and its policies will help to ensure that this is given due consideration.

Economy and Tourism – FNP Objective 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.

Alternatives -	Alternative One:	Alternative Two:	Alternative Three:
Sustainability Framework Objectives .	Business as usual – reliance on Island Plan strategic policies.	Create general tourism policy which has more local relevance to Freshwater Parish.	Develop a policy which supports high quality tourism development at a scale suitable for the local area, with particular focus on key locations.
A – Protect, conserve and enhance the Landscape, Archaeology and Heritage of Freshwater Parish.	O	O/+	O/+
B – Conserve and enhance the biodiversity of Freshwater Parish	O	O	O
C – Seek to mitigate against climate change in Freshwater Parish by encouraging sustainable design, appropriate renewable energy technologies and maximizing public transport use.	O	O	O
D – Minimise the risk of flooding and coastal erosion on property in Freshwater Parish.	O	O	O
E – Provide appropriate housing for identified local need.	O	O	O
F – Support the retention and improvement of public/sustainable transport services/facilities.	O	O	O
G – Ensure that new development in Freshwater Parish includes appropriate infrastructure improvements.	O	O	O
H – Retain existing and support new facilities in Freshwater Parish that benefit the community.	O	O/+	O/+
I – Support retention of the diverse range of businesses present in Freshwater Parish.	O	O/+	O/+
J – Retain the business in the village centre and at other key locations in Freshwater Parish	O	O/+	+
K – Support appropriate business in the wider rural area of Freshwater Parish	O	+	+

Comments: There are no identified adverse impacts from the alternatives considered. Alternative two shows some potential positive impacts on heritage assets, community facilities, supporting key business across the area. Alternative three shows even more potential positive benefit to pursuing a policy approach which identifies key locations for tourism development in the parish**. Conclusion**: Alternative Two and Alternative Three could both be pursued but Alternative Three does show more potential positive impact.

Built Environment – FNP Objective 6: To provide a range and varied style of buildings that meet local needs and where this is housing stock should meet local requirements.

Alternatives -	Alternative One:	Alternative Two:	Alternative Three:
Sustainability Framework Objectives .	Business as usual – reliance on Island Plan strategic policies.	Policy to set out the context for new development in relation to the principles of design and layout of new development in Freshwater Parish.	Policy to identify specific locations for new development including housing.
A – Protect, conserve and enhance the Landscape, Archaeology and Heritage of Freshwater Parish.	O	O/+	O/+
B – Conserve and enhance the biodiversity of Freshwater Parish	O	O	O
C – Seek to mitigate against climate change in Freshwater Parish by encouraging sustainable design, appropriate renewable energy technologies and maximizing public transport use.	O	O	O
D – Minimise the risk of flooding and coastal erosion on property in Freshwater Parish.	O	O/+	O/+
E – Provide appropriate housing for identified local need.	O	+	+
F – Support the retention and improvement of public/sustainable transport services/facilities.	O	O	O
G – Ensure that new development in Freshwater Parish includes appropriate infrastructure improvements.	O	O/+	O/+
H – Retain existing and support new facilities in Freshwater Parish that benefit the community.	O	O/+	O/+
I – Support retention of the diverse range of businesses present in Freshwater Parish.	O	O	O
J – Retain the business in the village centre and at other key locations in Freshwater Parish	O	O/+	O/+
K – Support appropriate business in the wider rural area of Freshwater Parish	O	O/+	O/+

Comments: No potential adverse impact is shown from the alternatives that were considered. Both Alternative two and Alternative three show equal potential positive impact on Sustainability Objectives and either or both. **Conclusion:** Either or both Alternatives two and three could be pursued.

Built Environment – FNP Objective 7: Due to the location of Freshwater Parish transport links are a major consideration for new developments.

Alternatives -	Alternative One:	Alternative Two:	Alternative Three:
Sustainability Framework Objectives .	Business as usual – reliance on Island Plan strategic policies.	Create general policy which has more local relevance to Freshwater Parish.	Create specific policies for particular assets or access/transport issues within Freshwater Parish.
A – Protect, conserve and enhance the Landscape, Archaeology and Heritage of Freshwater Parish.	O	O	O
B – Conserve and enhance the biodiversity of Freshwater Parish	O	O	O
C – Seek to mitigate against climate change in Freshwater Parish by encouraging sustainable design, appropriate renewable energy technologies and maximizing public transport use.	O	O/+	O/+
D – Minimise the risk of flooding and coastal erosion on property in Freshwater Parish.	O	O	O
E – Provide appropriate housing for identified local need.	O	O	O
F – Support the retention and improvement of public/sustainable transport services/facilities.	O	+	+
G – Ensure that new development in Freshwater Parish includes appropriate infrastructure improvements.	O	+	+
H – Retain existing and support new facilities in Freshwater Parish that benefit the community.	O	O/+	O/+
I – Support retention of the diverse range of businesses present in Freshwater Parish.	O	O	O
J – Retain the business in the village centre and at other key locations in Freshwater Parish	O	O	O
K – Support appropriate business in the wider rural area of Freshwater Parish	O	O	O

Comments: No potential negative impacts on sustainability objectives are identified. Alternative two and Alternative three both show potential positive impacts on Sustainability Objectives.
Conclusion: Either or both Alternative two and three should be pursued in the development of the Neighbourhood Plan.

Built Environment – FNP Objective 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.

Alternatives -	Alternative One:	Alternative Two:	Alternative Three:
Sustainability Framework Objectives .	Business as usual – reliance on Island Plan strategic policies.	Create general policy which has more local relevance to Freshwater Parish.	Create specific dark sky policies for particular assets or areas within Freshwater Parish.
A – Protect, conserve and enhance the Landscape, Archaeology and Heritage of Freshwater Parish.	O	O/+	O/+
B – Conserve and enhance the biodiversity of Freshwater Parish	O	O/+	O/+
C – Seek to mitigate against climate change in Freshwater Parish by encouraging sustainable design, appropriate renewable energy technologies and maximizing public transport use.	O	O	O
D – Minimise the risk of flooding and coastal erosion on property in Freshwater Parish.	O	O	O
E – Provide appropriate housing for identified local need.	O	O	O
F – Support the retention and improvement of public/sustainable transport services/facilities.	O	O	O
G – Ensure that new development in Freshwater Parish includes appropriate infrastructure improvements.	O	O	O
H – Retain existing and support new facilities in Freshwater Parish that benefit the community.	O	O	O
I – Support retention of the diverse range of businesses present in Freshwater Parish.	O	O	O
J – Retain the business in the village centre and at other key locations in Freshwater Parish	O	O	O
K – Support appropriate business in the wider rural area of Freshwater Parish	O	O	O

Comments: No potential negative impacts on sustainability objectives are identified. Alternative two and Alternative three both show potential positive impacts on Sustainability Objectives.
Conclusion: Either or both Alternative two and three should be pursued in the development of the Neighbourhood Plan.

Rural and Renewables – FNP Objective 9: To ensure the sustainability of the farming sector, including eco-tourism and the promotion of local produce.

Alternatives -	Alternative One:	Alternative Two:
Sustainability Framework Objectives .	Business as usual – reliance on Island Plan strategic policies.	Create general policy which has more local relevance to the farming sector and eco-tourism in Freshwater Parish.
A – Protect, conserve and enhance the Landscape, Archaeology and Heritage of Freshwater Parish.	O	O/+
B – Conserve and enhance the biodiversity of Freshwater Parish	O	O/+
C – Seek to mitigate against climate change in Freshwater Parish by encouraging sustainable design, appropriate renewable energy technologies and maximizing public transport use.	O	O
D – Minimise the risk of flooding and coastal erosion on property in Freshwater Parish.	O	O
E – Provide appropriate housing for identified local need.	O	O
F – Support the retention and improvement of public/sustainable transport services/facilities.	O	O
G – Ensure that new development in Freshwater Parish includes appropriate infrastructure improvements.	O	O
H – Retain existing and support new facilities in Freshwater Parish that benefit the community.	O	O/+
I – Support retention of the diverse range of businesses present in Freshwater Parish.	O	+
J – Retain the business in the village centre and at other key locations in Freshwater Parish	O	+
K – Support appropriate business in the wider rural area of Freshwater Parish	O	+

Comments: No potential negative impacts are identified from the alternatives considered. Alternative Two shows some potential positive impact on Sustainability Objectives. **Conclusions**: Alternative two should be pursued in the Neighbourhood Plan.

Rural and Renewables – FNP Objective 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.

Alternatives -	Alternative One:	Alternative Two:
Sustainability Framework Objectives .	Business as usual – reliance on Island Plan strategic policies.	A policy which sets out the need to include an assessment of vulnerability related to any proposals for development in areas of known coastal erosion, instability and flood risk.
A – Protect, conserve and enhance the Landscape, Archaeology and Heritage of Freshwater Parish.	O	+
B – Conserve and enhance the biodiversity of Freshwater Parish	O	+
C – Seek to mitigate against climate change in Freshwater Parish by encouraging sustainable design, appropriate renewable energy technologies and maximizing public transport use.	O	O/+
D – Minimise the risk of flooding and coastal erosion on property in Freshwater Parish.	O	+
E – Provide appropriate housing for identified local need.	O	O
F – Support the retention and improvement of public/sustainable transport services/facilities.	O	O
G – Ensure that new development in Freshwater Parish includes appropriate infrastructure improvements.	O	O
H – Retain existing and support new facilities in Freshwater Parish that benefit the community.	O	O
I – Support retention of the diverse range of businesses present in Freshwater Parish.	O	O
J – Retain the business in the village centre and at other key locations in Freshwater Parish	O	O
K – Support appropriate business in the wider rural area of Freshwater Parish	O	O

Comments: No negative impacts have been identified in the assessment of alternatives. Alternative two shows clear potential positive impacts on Sustainability Objectives. **Conclusion**: Alternative two should be pursued.

Rural and Renewables – FNP Objective 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.

Alternatives -	Alternative One:	Alternative Two:	Alternative Three:
Sustainability Framework Objectives .	Business as usual – reliance on Island Plan strategic policies.	Create policy which has more local relevance to Freshwater Parish.	Policy regarding the need to consider, conserve and where applicable replace wildlife corridors (hedgerows and watercourses) when impacted by development.
A – Protect, conserve and enhance the Landscape, Archaeology and Heritage of Freshwater Parish.	O	O/+	O/+
B – Conserve and enhance the biodiversity of Freshwater Parish	O	O/+	O/+
C – Seek to mitigate against climate change in Freshwater Parish by encouraging sustainable design, appropriate renewable energy technologies and maximizing public transport use.	O	O	O
D – Minimise the risk of flooding and coastal erosion on property in Freshwater Parish.	O	O/+	O/+
E – Provide appropriate housing for identified local need.	O	O	O
F – Support the retention and improvement of public/sustainable transport services/facilities.	O	O	O
G – Ensure that new development in Freshwater Parish includes appropriate infrastructure improvements.	O	O	O
H – Retain existing and support new facilities in Freshwater Parish that benefit the community.	O	O	O
I – Support retention of the diverse range of businesses present in Freshwater Parish.	O	O	O
J – Retain the business in the village centre and at other key locations in Freshwater Parish	O	O	O
K – Support appropriate business in the wider rural area of Freshwater Parish	O	O	O

Comments: No potential negative impacts have been identified from assessing the alternatives. Alternative two and three both show potential positive impacts on Sustainability Objectives.
Conclusion: Either or both Alternative two and three could be pursued in the Neighbourhood Plan.

Rural and Renewables – FNP Objective 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.

Alternatives -	Alternative One:	Alternative Two:
Sustainability Framework Objectives .	Business as usual – reliance on Island Plan strategic policies.	Policy regarding the potential of small scale renewable technologies in Freshwater Parish.
A – Protect, conserve and enhance the Landscape, Archaeology and Heritage of Freshwater Parish.	O*	O*
B – Conserve and enhance the biodiversity of Freshwater Parish	O*	O*
C – Seek to mitigate against climate change in Freshwater Parish by encouraging sustainable design, appropriate renewable energy technologies and maximizing public transport use.	O	+
D – Minimise the risk of flooding and coastal erosion on property in Freshwater Parish.	O	O
E – Provide appropriate housing for identified local need.	O	O
F – Support the retention and improvement of public/sustainable transport services/facilities.	O	O
G – Ensure that new development in Freshwater Parish includes appropriate infrastructure improvements.	O	O
H – Retain existing and support new facilities in Freshwater Parish that benefit the community.	O	O
I – Support retention of the diverse range of businesses present in Freshwater Parish.	O	O
J – Retain the business in the village centre and at other key locations in Freshwater Parish	O	O
K – Support appropriate business in the wider rural area of Freshwater Parish	O	O/+

Comments: No negative impacts are shown from alternatives considered. Alternative two shows potential positive impact on Sustainability Objectives. **Conclusion:** Alternative two should be pursued in the Neighbourhood Plan. *NB There is a minor potential negative impact on Sustainability Objectives A & B in relation to the possible negative impacts of certain renewable technologies on landscape, heritage, and wildlife. Other areas of the NP and its policies will help to ensure that this is given due consideration.

Community Provision Objectives – FNP Objective 15: The existing open spaces and community facilities enable groups to meet and develop health giving lifestyles, both physical and mental.

Alternatives -	Alternative One:	Alternative Two:	Alternative Three:
Sustainability Framework Objectives .	Business as usual – reliance on Island Plan strategic policies.	Create general policy which has more local relevance to Freshwater Parish.	Policy regarding the retention of identified existing community facilities and improvements to these. Identify Local Green Space that are of particular importance and warrant protection.
A – Protect, conserve and enhance the Landscape, Archaeology and Heritage of Freshwater Parish.	O	O/+	+
B – Conserve and enhance the biodiversity of Freshwater Parish	O	O/+	+
C – Seek to mitigate against climate change in Freshwater Parish by encouraging sustainable design, appropriate renewable energy technologies and maximizing public transport use.	O	O	O
D – Minimise the risk of flooding and coastal erosion on property in Freshwater Parish.	O	O/+	O/+
E – Provide appropriate housing for identified local need.	O	O	O
F – Support the retention and improvement of public/sustainable transport services/facilities.	O	O	O
G – Ensure that new development in Freshwater Parish includes appropriate infrastructure improvements.	O	O	O
H – Retain existing and support new facilities in Freshwater Parish that benefit the community.	O	O/+	+
I – Support retention of the diverse range of businesses present in Freshwater Parish.	O	O	O
J – Retain the business in the village centre and at other key locations in Freshwater Parish	O	O	O
K – Support appropriate business in the wider rural area of Freshwater Parish	O	O	O

Comments: No negative impacts are identified from an assessment of alternatives. Alternative two shows some potential positive impacts with Alternative three showing further potential positive impact. **Conclusion:** Alternative three should be pursued.