

Freshwater Neighbourhood Plan Examination

Reply to request for further information and questions from the Examiner to the Parish Council and IWC

Question

1. Please would IWC confirm the date the Plan area was designated.

Response

Please see IWC response in covering letter

Question

2. Policy FNP 2 refers to primary frontages. A number of queries arise.

- a. The Island Plan defines two areas of relevance; town centres and primary retail frontages. I have already and separately requested and a plan has kindly been provided to me which shows the primary frontages in the Plan and is labelled "Primary Village Retail Area". I am not clear what the intention of the Plan is; is it to define a new Town Centre, a new primary retail frontage or a different area policy to that in the Island Plan?
- b. In places the Plan refers to (and the map provided does too) retail frontages or areas. Is this what was intended? Policy FNP 2 does not protect retail uses but supports a wide range of uses.
- c. Although IWC confirms that Island Plan Policy DM9 is not a strategic policy, depending on the answer given above, please would IWC advise whether Policy FNP 2 would be regarded as being in general conformity with DM9 or at odds with it and if so how this then might impact the strategy of the Island Plan.

Response

- a. This policy wishes to expand the Primary Village Retail area, as defined by the IWC from the northern end of Avenue Road and eastwards to the Vine public house, to include Moa Place. It also recognises the secondary retail area at the base of Hook Hill. The policy gives a priority to these areas being for retail and business use and those areas outside of these, for other uses.

Background Like a lot of village and small town centres, there has been a reduction in retail outlets and the quality of the remaining ones. A question raised early on with regards to the village was: "Why would anybody want to visit Freshwater village and where would they go?" Freshwater village is primarily a ribbon development separate from the old scenic village which is located by the causeway and the estuary. As such it has no real centre, the closest being Moa place, with its car park. It was felt that it was important to keep retail space within these areas so that it did not become fragmented.

- b. It was felt that we could not re-define the retail areas against the current Island Plan but could suggest that when future amendments are made, that these areas be newly defined.

Background The West Wight, with Freshwater at the heart of it, is considered by many to be one of the best places to live on the Island, however, employment is mainly in the surrounds of Newport. Part of FNP 2 was to encourage local employment and if this could be within a defined area, so

much the better. There was a lot of talk about, for example, furniture restoration – up cycling, pop up shops, etc. Businesses that may require some retail but also provide local employment.

Following a meeting between Freshwater Parish Council and the Isle of Wight Council a Town Centre Boundary map has been produced to support the policy (please see attached). It is proposed that the wording of the policy is amended to reflect the original intention of the policy and to provide greater clarity regarding the issues outlined above to the following:

Policy FNP2

Primary Frontage Areas are The area shown on the map is 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~~ that result or contribute to a mix of A1 to A5 business uses will be encouraged and supported in the Primary Frontage Areas, Town Centre Area, 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.

- c. Please see IWC response in covering letter

Question

- 3. Would it be useful to provide a definition of "small scale" as referred to in Policy FNP 3 as suggested by IWC and if so, please provide me with a suitable definition.

Response

This is linked to FNP 2 and the sort of size that the makers of the plan envisioned would be individual units just slightly larger than a double garage or as part of a building where the upper floor is a flat and the lower floor a workshop/retail unit.

Background From the census and the business group enquiry forms it was noted that there were a large number of self employed, often specialist, workers within the Parish. They tended to sacrifice some of their own home/garage space when working. They requested that something similar be made available, for rent, ideally within a grouped configuration so that they can work jointly.

Question

- 4. Policy FNP 5 refers to areas within a ten minute drive of Freshwater Bay, Colwell Bay and Fort Victoria. I consider that this may be too imprecise; would it be useful to identify/define the area(s) on a map? If so, please provide me with such a map(s). Alternatively there may be other ways of adding more clarity to the

policy? I would find any suggestions helpful. I note that objective FNP 5 only refers to the three identified areas and not the areas surrounding the three named locations.

Response

On reflection the Parish Council accept that this is too imprecise. The Parish Council suggest changing this to areas with 1 kilometre of Freshwater Bay, Colwell Bay and Fort Victoria. The IWC is committed to helping Freshwater Parish Council with the mapping required for the referendum version of the plan.

Question

5. Two queries arise on Policy FNP 6.

- a. It refers to a Village Design Statement. Please provide me with a link to or an electronic or other copy of this document.
- b. Are the views referred to in Policy FNP 6 the same as those identified in the document entitled "Most Valued Views"? If not please explain the background evidence for the views referred to in the policy and the policy's relationship with the "Most Valued Views" document.

Response

a) The Village Design Statement is available on the Isle of Wight County web site:

<https://www.iwight.com/azservices/documents/2777Freshwater%20VDS.pdf>

b) The "Most Valued Views" referred to in Policy FNP 6 are the same as those identified in the document entitled 'Most Valued Views' and the 'Village Design Statement'.

Background During all the public consultations both face to face and via questionnaires, the thing that most people valued about Freshwater Parish was the blend of the countryside, seaside and the views of both, from the higher ground to the north and south of the Parish. This is why they had visited the area in the past and why they had decided to live here now. It is also the most valuable asset for tourism that the area has. It is difficult to find a publication of the Isle of Wight without a picture of Freshwater Bay in it.

Question

6. The first paragraph (context) on page 14 of the Plan refers to a map on page 10 of the Plan. However, there is no map on page 10; should this be page 4?

Response

Yes this is a typographical error when going from one publication to the other.

Question

7. There does not appear to be any tenth objective? This appears a little odd presentationally. Is there a solution to this?

Response

Objective FNP 9 resulted in two policies, 9 and 10.

Background Originally objective 9 resulted in one policy but this became a little confusing and it was decided to split it into two. In order to keep the numbering system consistent from then on it was decided to number the next objective 11 and its policy 11 as well. Within the title of Policy 10 an explanation is made of this.

Question

8. In relation to Policy FNP 10, the justification for the policy refers to “designated land or associated with the AONB” towards the bottom of page 14. Please explain what the designated land refers to or means.

Response

With reference to the map on page 4, it can be seen that the AONB does include a number of areas that have other designated protections, such as historic gardens, conservation areas, etc. Within the planning requirement these should also be considered.

Question

9. The representation from IWC suggests that objective FNP 12 should refer to “wildlife designations” instead of “land designation”. Does the PC agree?

Response

The term “land designation” was chosen over “wildlife designations” as these are mapped on the map page 4. Often land designated under one title, for example the historic gardens at the Farringford, because they cannot be developed, act as wildlife havens as well. That particular area makes up a valuable wild-life corridor from Tennyson Down, via Camp Road field, to Afton Marsh and the Yar estuary.

Question

10. Policy FNP 13 seeks to designate the Fort Victoria Country Park as a Local green Space. Although a map has been provided on page 20 of the Plan, it would be helpful if a new map showing the full extent of this area could please be provided.

Response

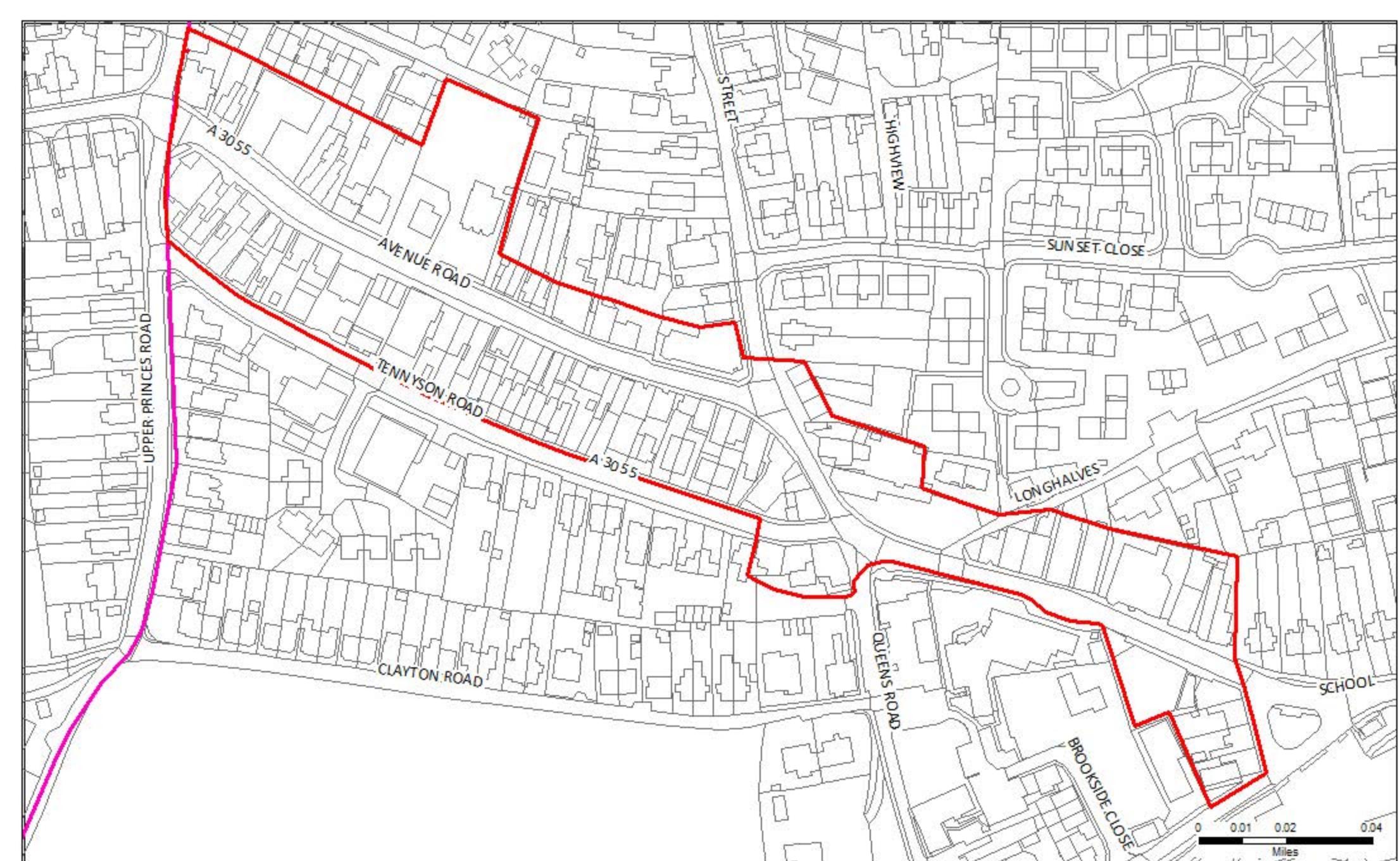
Please find a new map attached.

Question

11. In relation to Policy FNP 15, please confirm if the areas subject to the proposed Local Green Space designation for Fort Victoria and Golden Hill Country Park are the same.

Response

No, they are both country parks but Fort Victoria lies on the north coast and tends to be just known as Fort Victoria as it also contains the remains of the old fort which has been put to various uses as tourist destinations. Golden Hill country park is just the park land surrounding the old fort of Golden Hill, but this is divided into private dwellings and so is not part of the public space.



- Town Centre Boundary
- Parish Boundary

Town Centre Boundary Map





- Fort Victoria Country Park
- Parish Boundary

