

**Freshwater Parish Council**

Working For The Community



# Freshwater Neighbourhood Plan

---

## Sustainability Appraisal Report Non-Technical Summary

Incorporating Strategic Environmental Assessment

**July 2017**



## INTRODUCTION & METHODOLOGY

In order to meet the requirements of both the Directive 2001/42/EC “on the assessment of the effects of certain plans and programmes on the environment” (known as the Strategic Environmental Assessment or SEA Directive) and The Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations) (SI 2004 No.1633) the Environmental Report should include a Non-Technical Summary (NTS) of the information provided in the Environmental Report. This should include a summary of the information under paragraphs 1 to 9 in Schedule 2 of the Regulations, or in other words a summary of all of the areas covered by the Environmental Report.

This document seeks to fulfill the requirement for a NTS by summarizing the main sections of the Environmental Report of the Neighbourhood Plan, including covering the overall approach to the Strategic Environmental Assessment, the objectives of the Neighbourhood Plan, the main options considered, and any changes to the plan resulting from the SEA.

### Overall approach to the Strategic Environmental Assessment

The Island Plan has had its own SA and SEA and it can be inferred that provided that the policies and objectives of the Freshwater Neighbourhood Plan conform to those of the Island Plan they should also conform to its SA and SEA.

The methodology used to carry out the assessment was based upon the DIY Sustainability Appraisal of Neighbourhood Plans’ by Levett-Therivel (2011) which provides guidance on the various stages of a Sustainability Appraisal for Neighbourhood Plans. It sets out a number of stages to follow and these are detailed in the full report (see p.8 ‘Stages in the Sustainability Appraisal Process’).

### Summary of baseline information for Freshwater Parish

Freshwater Parish has a rich natural and historic environment demonstrated by the wealth of designations 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 lower wage levels than neighbouring areas and the south east average. The seasonal nature of the tourism economy has an impact on 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.

## Sustainability Framework

The sustainability issues have been used to formulate the sustainability objectives which form the basis of the Sustainability Framework. The development of the Framework is set out in Table 1 of the full SA/SEA 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.

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 Regulations.

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

### 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	<b>A</b>	<b>Protect, conserve and enhance the Landscape, Archaeology and Heritage of Freshwater Parish.</b>	<p>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.</p> <p>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.</p> <p><b>To be taken forward as part of the Rural and Renewables section of the Neighbourhood Plan</b></p>
Biodiversity – Flora and Fauna	<b>B</b>	<b>Conserve and enhance the biodiversity of Freshwater Parish.</b>	<p>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.</p> <p><b>To be taken forward as part of the Rural and Renewables section of the Neighbourhood Plan</b></p>
Climate change mitigation	<b>C</b>	<b>Seek to mitigate against climate change in Freshwater Parish by encouraging sustainable design, appropriate renewable energy technologies and maximising public transport use.</b>	<p>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.</p> <p><b>To be taken forward as part of the Rural and Renewables, Built Environment, and Community Provision sections of the Neighbourhood Plan</b></p>
Climate change adaptation	<b>D</b>	<b>Minimise the risk of flooding and coastal erosion on property in Freshwater Parish.</b>	<p>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.</p> <p><b>To be taken forward as part of the Rural and Renewables section of the Neighbourhood Plan</b></p>

SOCIAL		SA Objective	Influence on the development of the Neighbourhood Plan
Access	<b>E</b>	<b>Provide appropriate housing for identified local need.</b>	Affordable housing and other housing to meet local housing need has been identified as an important local issue.  <b>To be taken forward as part of the Community Provision and Built Environment sections of the Neighbourhood Plan</b>
	<b>F</b>	<b>Support the retention and improvement of public/ sustainable transport services/facilities.</b>	Public/ Sustainable transport infrastructure is important to the continued ability of people to access goods, services and facilities in the area.  <b>To be taken forward as part of the Community Provision and Built Environment sections of the Neighbourhood Plan</b>
Material Assets	<b>G</b>	<b>Ensure that new development in Freshwater Parish includes appropriate infrastructure improvements.</b>	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.  <b>To be taken forward as part of the Community Provision, Built Environment and Economy and Tourism sections of the Neighbourhood Plan</b>
	<b>H</b>	<b>Retain existing and support new facilities in Freshwater Parish that benefit the community.</b>	The NP should consider the importance of existing community facilities and the potential for new facilities.  <b>To be taken forward as part of the Community Provision section of the Neighbourhood Plan</b>
Employment	<b>I</b>	<b>Support retention of the diverse range of businesses present in Freshwater Parish.</b>	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.  <b>To be taken forward as part of the Rural and Renewables, Built Environment and Economy and Tourism sections of the Neighbourhood Plan</b>

ECONOMIC		SA Objective	Influence on the development of the Neighbourhood Plan
Investment in business	J	<b>Retain existing business in the village centre and at other key locations in Freshwater Parish.</b>	<p>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.</p> <p><b>To be taken forward as part of the Rural and Renewables, Economy and Tourism sections of the Neighbourhood Plan</b></p>
	K	<b>Support appropriate business in the wider rural area of Freshwater Parish.</b>	<p>The NP should recognise the rural economy and in particular the farming sector and rural tourism.</p> <p><b>To be taken forward as part of the Rural and Renewables, Economy and Tourism sections of the Neighbourhood Plan</b></p>

The table above 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.*

## 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 and the results of consultation with the local community.

### 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 of the main SA/SEA report.

## 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.

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 1) sets out the alternatives considered it also includes the conclusions reached when assessed against the full Sustainability Framework (shown in Appendix 1 of the main SA/SEA report).

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: <b>Comment:</b> 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. <b>Conclusion</b> – 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: <b>Comment:</b> 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. <b>Conclusion</b> – 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.
<p>Conclusion brought forward from Appendix 1:  <b>Comment:</b> 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. <b>Conclusion</b> – Alternative Three should be pursued.</p>			
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
<p>Conclusion brought forward from Appendix 1:  <b>Comment:</b> 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. <b>Conclusion</b> – 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.</p>			

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.
<p>Conclusion brought forward from Appendix 1:  <b>Comments:</b> No potential negative impacts on sustainability objectives are identified. Alternative two and Alternative three both show potential positive impacts on Sustainability Objectives.  <b>Conclusion:</b> Either or both Alternative two and three should be pursued in the development of the Neighbourhood Plan.</p>			
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.	
<p>Conclusion brought forward from Appendix 1:  <b>Comments:</b> No potential negative impacts are identified from the alternatives considered. Alternative Two shows some potential positive impact on Sustainability Objectives. <b>Conclusions:</b> Alternative two should be pursued in the Neighbourhood Plan.</p>			

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.
<p>Conclusion brought forward from Appendix 1:  <b>Comments:</b> No negative impacts have been identified in the assessment of alternatives. Alternative two shows clear potential positive impacts on Sustainability Objectives. <b>Conclusion:</b> Alternative two should be pursued.</p>			
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.	
<p>Conclusion brought forward from Appendix 1:  <b>Comments:</b> No potential negative impacts have been identified from assessing the alternatives. Alternative two and three both show potential positive impacts on Sustainability Objectives. <b>Conclusion:</b> Either or both Alternative two and three could be pursued in the Neighbourhood Plan.</p>			

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.
<p>Conclusion brought forward from Appendix 1:  <b>Comments:</b> No negative impacts are shown from alternatives considered. Alternative two shows potential positive impact on Sustainability Objectives. <b>Conclusion:</b> Alternative two should be pursued in the Neighbourhood Plan. *NB There is a minor potential negative impact on Sustainability Objectives A &amp; 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.</p>		

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.
<p>Conclusion brought forward from Appendix 1:  <b>Comments:</b> 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. <b>Conclusion:</b> Alternative three should be pursued.</p>			

### 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 of the full report).

These were then rechecked against the Sustainability Framework to ensure their continued neutral or positive impact on Sustainability Objectives. This is summarised the table 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 focused 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.

## 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.

<p>Built Environment</p>	<p>FNP6</p>	<p>The design, location and layout of development should:</p> <ul style="list-style-type: none"> <li>a) Maximise the potential of the site for the type of development proposed;</li> <li>b) Be compatible with the distinctive character of the area, respecting local settlement pattern and building styles and materials;</li> <li>c) Give priority to preserving and enhancing heritage assets including listed buildings and the designated Conservation Area;</li> <li>d) Protect, and where possible, enhance the landscape and biodiversity by incorporating landscaping consistent with the local character of the Parish;</li> <li>e) Conserve and not obstruct public views from the Downs or skylines or sweeping views across the landscape;</li> <li>f) Not increase the likelihood of surface water flooding within the village or exacerbate foul drainage capacity problems;</li> <li>g) Not have an adverse impact on the village amenities and services;</li> </ul> <p>Encourage mixed types of accommodation provision to address the housing needs for everyone in the Parish, including providing suitable accommodation to allow people with physical and mental health difficulties to enjoy independent living.</p>
--------------------------	-------------	---

Rural and Renewables	FNP7	<p>The Neighbourhood Plan will support proposals that:</p> <ul style="list-style-type: none"> <li>a) Promote, protect and maintain local bridleway, footpath and cycle network including making proper provision for those with mobility impairments;</li> <li>b) Provide adequate parking for all new developments, taking into account the type, mix and use of the development and local car ownership;</li> <li>c) Provide safer routes to school;</li> </ul> <p>Provide improved parking for tourism provision within the Parish.</p>
	FNP8	Support would be given to development which involve lighting, where the applicant has demonstrated that the proposal will not degrade the visual impact on the night sky.
	FNP9	Quality and sympathetic conversion of redundant farm buildings is supported where any new venture does not conflict with agricultural practices, has no significant visual impact, respects local character and tranquillity of the countryside.
	FNP10	Applications outside the settlement boundary for employment and tourism, should take into account the character of the rural landscape. Applicants would be required to state the mitigating measures, including landscaping, materials and design used.
	FNP11	In areas with known history of land instability and especially coastal erosion or flooding, an assessment of vulnerability should be made. This should show that the development will be safe over its planned lifetime and not have an unacceptable impact on the geography or geology of the area or on coastal change.
	FNP12	Where applicable developments should take into account wildlife links such as hedgerows and water courses. Where hedgerows and water courses are to be effected, the applicant would be required to provide replacements.
	FNP13	<p>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.</p> <p>These spaces, in close proximity to the people they serve, are demonstrably special and hold particular local significance.</p> <p>Development of these sites will not be allowed, except in special circumstances.</p>
	FNP14	<p>Developments should seek to achieve high standards of sustainable development and demonstrate how design, construction and operation has sought to:</p> <ul style="list-style-type: none"> <li>a) Reduce the use of fossil fuels;</li> <li>b) Link the provision of low and zero carbon energy infrastructure in new developments to existing buildings;</li> <li>c) Promote the efficient use of natural resources, the re-use and recycling of resources and the production and consumption of renewable energy;</li> <li>d) Adopt best practice in sustainable urban drainage</li> </ul>

Community Provision	FNP15	The Neighbourhood Plan supports improvements to the facilities available to the community, including: The Gouldings, Brookside Health Centre, The West Wight Sports and Community Centre, the Memorial Hall, Freshwater Library, Multi-Use Games Area (MUGA), Skate Park, Stroud Field amenities, the Churches and associated buildings. Dimbola Museum and Galleries and Fort Victoria. The plan will oppose any loss of facilities such as these and the open spaces at Fort Victoria and Golden Hill Country Parks, Afton Marsh and the allotment site, unless there are special circumstances.
	FNP16	<p>Development that would result in the loss of allotments should not be permitted unless replacement allotment sites are provided, and these should be of acceptable quality:</p> <ol style="list-style-type: none"> <li>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.</li> <li>2) Have a soil quality and condition comparable or superior to that of existing allotments.</li> <li>3) Avoid detrimental impact on landscape character and other landscape features</li> </ol> <p>Applications for new allotment provision would be supported and encouraged.</p>