

Bembridge Neighbourhood Plan

Sustainability Appraisal

Full Report



October 2013

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Chapter 1-Introduction and methodology

1.1 The purpose of sustainability appraisal

In accordance with European and national legislation, Neighbourhood Plans must be subject to a Sustainability Appraisal (SA), particularly if they may have a significant positive or negative effect on the environment. A Neighbourhood Plan, once adopted, becomes a formal part of the planning system and will be a Local Development Plan document.

This document is the report for a Sustainability Appraisal incorporating the requirements for a Strategic Environmental Assessment (SEA) of the Bembridge Neighbourhood Development Plan (BNDP) and describes the procedure which the Bembridge Neighbourhood Plan Working Group intends to follow to effect that assessment.

The purpose of sustainability appraisal is to ensure that the principles of sustainable development are incorporated into all levels of planning policy. Sustainability appraisal is a requirement of the EC Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment, which is enshrined in UK law through the Environmental Assessment of Plans and Programmes Regulations 2004. This applies to plans with significant environmental effects and is usually delivered through a screening assessment which uses the criteria set out in Annex II of the SEA Directive.

The SA aims to predict and assess the social, environmental and economic effects that are likely to arise from the adoption of the BNDP and to ensure that the policies within the BNDP contribute to and promote sustainable development.

Sustainable development is defined as¹ “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. It is about ensuring better quality of life for everyone, now and for generations to come. In doing so, social, environmental and economic issues and challenges should be considered in an integrated and balanced way.

Neighbourhood plans are a relatively new level of planning policy and as such a precedent has not been set as to their relative environmental significance. As neighbourhood plans can cover a large range of subjects including the location of new development, it has been decided in this case to assume that there will be a requirement for a sustainability appraisal and the purpose of this report is to form the scoping report of that appraisal. As well as being a legal requirement the sustainability process is a useful tool to inform the plan making process and increases the overall sustainability of the plan.

The Scoping Report is the first stage of the SA process. It identifies the sustainability issues within Bembridge and sets out the sustainability objectives for the SA of the BNDP. These objectives build upon the strategic and sustainability objectives within the Local Plan (and accompanying Sustainability Appraisal), expanding upon these to provide a more local focus on the needs and aspirations of the community of Bembridge. This was broadly defined through initial Neighbourhood Plan Consultations creating the following strategic vision for the BNDP;

“To maintain and enhance the unique self-contained character of Bembridge village whilst permitting small scale sustainable growth that is in line with the needs and wishes of the community”

¹ United Nations World Conference Environment and Development, 1987. World Commission on Environment and Development’s (the Brundtland Commission) report Our Common Future (Oxford: Oxford University Press, 1987).

The Scoping Report sets out the key issues that will need to be assessed as part of the SA and the overall framework for the policies within the BNDP. It will be the subject of consultation with a number of agencies and stakeholders. The consultation feedback will help establish if there are any gaps in the baseline data and therefore further issues to be considered.

Map of Bembridge Parish & Designated Area for Neighbourhood Plan

Bembridge Neighbourhood Development Plan is designated for the area of Bembridge Parish which is a well-established defined area within the remit of Bembridge Parish Council. It is a distinct community with a clear identity. The Parish Council is committed to ensure that future planning decisions within this area reflect the wishes of the local community. The area covered by Bembridge Neighbourhood plan is shown in figure 1 below.

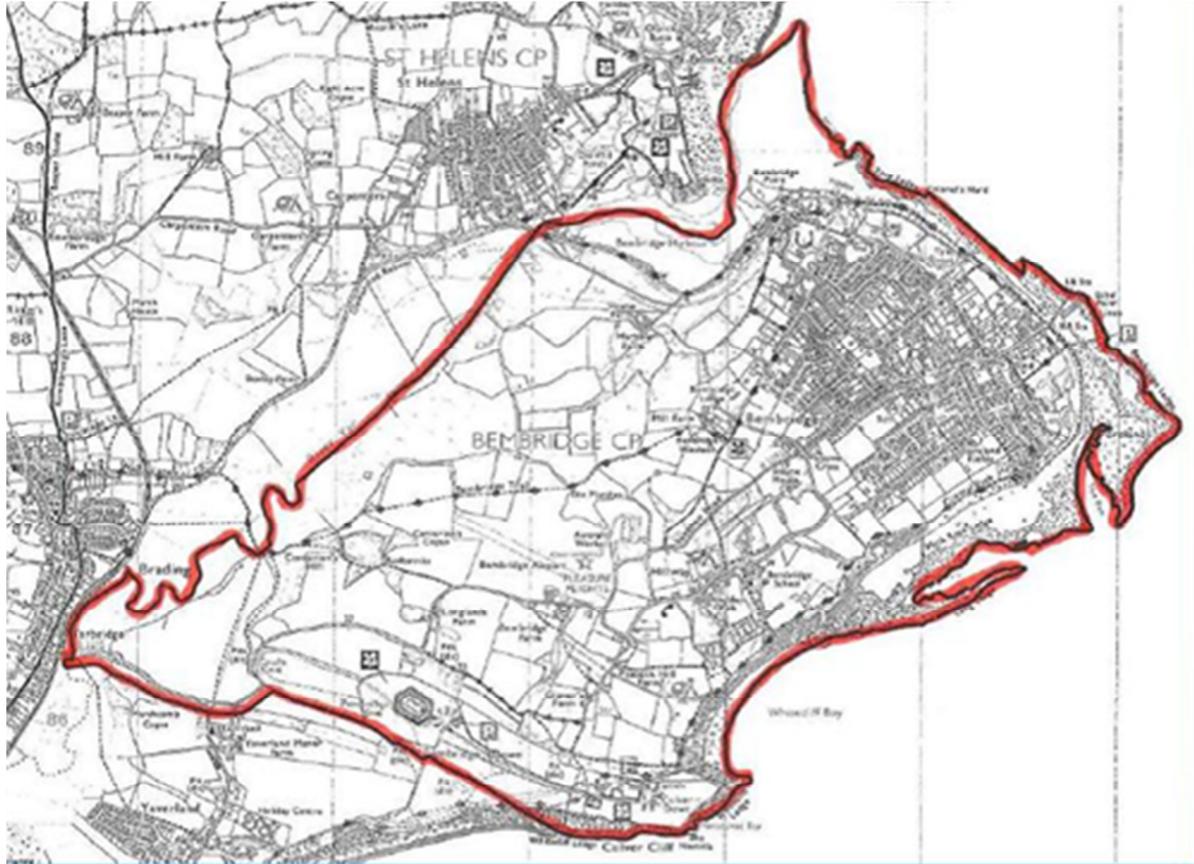


Figure 1

The Bembridge Neighbourhood Development Plan

The BNDP will be a Neighbourhood Development Plan for the Bembridge Parish. The ability to produce neighbourhood plans is a function of the new Localism Act. The aim is for local communities to have greater control over what happens in their area. The plan process is being led by Bembridge Parish Council who has set up a working group made up of representatives of the community and volunteers from local businesses. The working group has had and will continue to have input into the plan making process and help to represent the views of local people in the plan making process. The BNHP must conform to higher level regional and national policy as well as local policies. The development of the BNHP will also be influenced by other local supplemental planning guidance such as the Village Design Statement.

A primary requirement of the BNDP is that it complies with the Island Plan strategic policies SP1-9. The Island Plan defines Bembridge as a Rural Service Centre, of which there are 11 across the Island. Over the life of the plan (15 years) the Island plan calls for 980 houses to be built in these 11 areas and the wider rural area. Rural Service Centre's are considered to be the most sustainable locations for growth in the rural area as set out in SP2 of the Island Plan Core Strategy but there is no clarification on numbers as yet. From the Housing Needs Survey and through the BNDP a determination will be made on the levels of housing to be delivered in Bembridge.

The Isle of Wight Council produced a document titled 'Strategic Housing Land Availability Assessment (SHLAA) which identifies potential sites for development, in which four potential sites in Bembridge are identified as being suitable for large scale development (e.g. smaller scale is classed as 1-9 units and larger scale is 10 plus units).

Contents and Main Objectives

The main objectives of the BNDP are to deliver the following vision and objectives in a manner that produces the minimal adverse impacts.

VISION

To maintain and enhance the unique self-contained character of Bembridge Village whilst permitting small scale sustainable growth that is in line with the needs and wishes of the community.

OBJECTIVES

1. Overview and Location

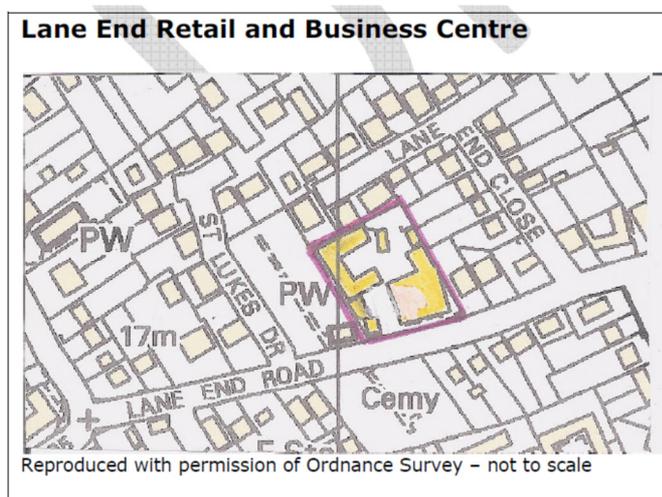
- To protect the village from uncontrolled expansion beyond its current built up boundaries
- To ensure any new development within the wider rural area is restricted to uses which benefit the rural landscape and economy
- To ensure all new development and payments derived from development schemes benefit the parish
- To protect the village and surrounding countryside from inappropriate, large scale development schemes but to support small scale sustainable growth

2. Housing

- To provide an appropriate mix of housing types to meet the local need

3. Working and shopping

- To protect the existing range of shops and services to maintain the vitality and viability of the village with particular emphasis on the village centre cluster at Sherbourne Street/High Street/Forelands Road and the parade and business units in Lane End Road (as identified on maps 1 and 2 below)



- To ensure that new development is located so as to support and enhance the existing employment opportunities rather than detract from them.
- To improve public car parking facilities in the business centres.
- To retain and maintain the character and fine views of the Harbour from Embankment Road.
- To support the continuance of the existing industrial development within the Embankment Industrial Zones.

- To protect the employment opportunities afforded by the existing buildings at Bembridge Airport.
4. Tourism
- To protect and enhance the features of the Parish that contribute to the holiday offer of Bembridge and to support new sustainable tourism development which will complement and enhance these existing features
 - To retain and enhance the existing tourism accommodation and uses
 - To ensure that new housing development does not increase the existing supply of second homes
5. Getting around
- To ensure that any new development is provided with an adequate level of off road parking spaces to prevent increased street congestion
 - To protect public access to the network of public footpaths, bridleways and byways and encourage improvements by the creation of appropriate links
 - To encourage provision of a designated cycle path along the course of the former railway track from Station Road to link up with Laundry Lane in St Helens (neighbouring parish)
 - To support the creation of a safer route for pedestrians and cyclists on land alongside the main Bembridge to Sandown Road and the upper High Street
6. Leisure and well being
- To support the relocation of the medical centre to Bembridge and/or improve existing facilities at Bembridge
 - To retain, maintain or improve the existing toilet facilities, library services, recreation and sport facilities, public open spaces and seashore
 - To support the creation of a village greens
7. Environment and heritage
- To protect the existing character of the built environment, heritage assets, undeveloped and/or designated landscape and the beaches and coastline from development which would have an adverse impact, particularly by encroachment of undeveloped areas
 - To protect the existing trees, hedgerows and woodland from loss through development proposals
8. Design
- To ensure that the design of new development complements and enhances the character and design of the existing surrounding development and/or rural landscape
 - To ensure that design of new development maintains the traditional character of the village centre

The areas listed above may be refined as the BNDP evolves, although at the present time these represent the main objectives.

1.2 The different stages in the process

The stages in the Neighbourhood planning SA process can be defined as follows and are based on the 'DIY' Sustainability Appraisal of Neighbourhood Plans , by Levett-Therivel dated August 2011: -

Stage 1: Identifying what your neighbourhood plan must do and cannot do

Identify and capture the sustainability objectives of other plans, policies or programmes may influence those of the BNDP. As such, chapter two presents a review of the policy context and chapter three notes the sustainability objectives, targets or specific requirements they contain.

Stage 2: Identify the characteristics of your neighbourhood

The collection of baseline information is required under the European Directive. Baseline information provides a starting point for assessing the likely effects of the BNDP and identifying sustainability problems.

The SEA Regulations suggest that the SA should describe the baseline environment in the neighbourhood in terms of:

- Nature conservation (biodiversity, flora and fauna)
- landscape and townscape
- heritage and archaeology
- material assets
- human population
- human health
- soils and geology
- water
- air quality
- climate factors

Data will be collected for these considerations to support the sustainability baseline by providing, where possible:

- information on the current situation and trends;
- details of any established targets and how the current situation relates to these; and
- information on particularly sensitive or important features of locations impacted by the BNHP.

Stage 3: Identify possible things to include in the plan (options/alternatives)

Analysis of the data from the sources mentioned in Stage 2 above may show that within Bembridge certain sustainability issues are more significant than others, for example housing provision and the protection of the AONB.

With the different topics (e.g. housing, nature conservation, parking) that are to be included in the neighbourhood plan; the different methods of dealing with them must be identified. These different methods are called 'alternatives'. The policy context and characterisation steps (steps 1 and 2) may well have triggered ideas about reasonable alternatives. Ideas could include: -

- 'business as usual': what would happen if there was no neighbourhood plan and you just relied on the Island Plan
- different ways of dealing with existing environmental, social or economic problems
- different ways of grasping opportunities or responding to threats from the SWOT analysis
- ideas suggested by local residents as part of the survey or public meetings
- ways of implementing your local authority's development plan in your neighbourhood

Stage 4: Prepare an SA 'scoping report' and consulting

The draft scoping report will be sent to:

- (a) The Isle of Wight Council Planning Department
- (b) All relevant statutory consultees, including but not limited to:
 - The Environment Agency
 - English Heritage; and
 - Natural England; and
- (c) Other local organisations with an interest in sustainability.

Observations and suggestions received will be feedback from the consultation will be evaluated and, if appropriate, used to amend the SA process.

Stage 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

The objectives for this framework are derived by tailoring those developed for the SA to reflect the particular situation of Bembridge.

Where there are several distinct options for something in the plan (say whether to promote affordable housing at site A or site B), then Stage 5 will assist in identifying the best option;

- Where there is disagreement or uncertainty about whether something should be included in the plan (say changes to the shopping area), then Stage 5 will guide the decision as to whether the plan should include it or not;
- In either case, Stage 5 will help to suggest new alternatives (perhaps including some aspects of other alternatives), fine-tuning of alternatives that would have a negative impact, or further improvements where an alternative's positive impacts could be made even better;
- Stage 5 shows how decisions about the plan have been made.

A sustainability framework will be formed for use during Stage 5 to test the developing BNDP and options and demonstrate the due consideration paid to each alternative.

Stage 6: If the draft neighbourhood plan would have any major impacts, try to minimise these by fine-tuning the draft plan

The total impacts of the draft neighbourhood plan may well go beyond simply the sum of the impacts of each preferred alternative. At this near-final stage, the Working Group will take an overview of the plan as a whole, and fine-tune it to minimise its overall impacts. In particular, they will check to make sure that the plan does not make worse things that are already bad, or have a particularly large impact on groups that are already deprived. Involvement will be requested from the local authority planning officer at this stage, to provide an impartial overview.

Stage 7: Prepare a final SA report and make it available alongside the draft neighbourhood plan for comment by the public and expert bodies

Monitoring

Following the adoption of the SA the legislation requires the BNHP working group to monitor the significant effects of the plan. Most or all of the monitoring for the neighbourhood plan will be carried out by your local authority or at the national level. However some impacts might warrant local level monitoring, and it is anticipated that the working group may want to do this anyway to make sure that the neighbourhood plan works the way that it was intended to.

Please see the table below, which aligns the SA process with that of the general NP development stages and identifies the tasks undertaken and the associated overlap between the BNDP and the SA production and development.

Stage in developing the plan*	SA step	SA outputs
<ul style="list-style-type: none"> Getting started and organised 		
<ul style="list-style-type: none"> Review existing plans and strategies for the area 	1. Identify what the neighbourhood need and need not do	
<ul style="list-style-type: none"> 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	
<ul style="list-style-type: none"> 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'
<ul style="list-style-type: none"> 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 neighbourhood plan
<ul style="list-style-type: none"> 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	
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> 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

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1.3 Methodology

The methodology for the completion of the initial stages undertaken has been as follows: -

Stage 1: Identifying what your neighbourhood plan must do and cannot do.

The process was started by the BNDP working group listing the kinds of issues that the plan need and need not cover. The working group is aware that the Neighbourhood plans have to be consistent with national planning policy and must conform to the strategic elements of the local authority's Core Strategy and other development plan documents (DPDs).

The BNDP appointed a specialist planning consultant during these early stages to take charge of the authorship of the BNDP in order to ensure the significant aspects of policy were adequately covered, whilst also maintaining a specific and relevant local perspective.

Stage 2: Identify the characteristics of your neighbourhood.

² DIY SA Levett-Therivel Sustainability Consultants

It was recognised by the group that an important part of SA was the identification of what is in Parish, what is important for local residents, and how these things might change in the future without the plan being created.

In accordance with the SEA Regulations the SA reviewed the following baseline information in respect neighbourhood environment:

- Nature conservation (biodiversity, flora and fauna)
- landscape and townscape
- heritage and archaeology
- material assets
- human population
- human health
- soils and geology
- water
- air quality
- climate factors

Information was obtained from as many different sources as possible and collated to form a true and current reflection of the local parish environment. This data has been fed into the sustainability baseline. This scope of this data collection has been expanded to include several additional social and economic topic areas in order to address the full spectrum of sustainability issues.

Stage 3: Identify possible things to include in the plan (options/alternatives).

Analysis of the data from the sources mentioned in Stage A2 shows that within Bembridge certain sustainability issues are more significant than others, for example housing and the protection of the AONB. Such issues are highlighted in Chapter three.

This step of the plan should provide a strong vision of the kind of place that the residents, through the Parish Council, wants the neighbourhood to be in the future. The step of identifying what could be in the neighbourhood plan will be done with as many members of the community as possible, ideally through meetings or else through other approaches such as surveys, with the aim of being as inclusive as possible.

Once the BNDP working group have figured out the different topics that are intended to be included in the neighbourhood plan, and then the BNDP working group will also need to identify different ways of dealing with them. These are called 'alternatives'.

It is essential in this stage of the plan development that the context and reasoning behind the alternatives, be it positive or negative is suitably documented.

Stage 4: Prepare an SA 'scoping report' and consulting.

This report will be sent to statutory consultees and others with an interest in sustainability issues. Feedback from the consultation will be considered and where appropriate taken on board in the on-going SA process.

1.4 The full story of the SA

The schedule below sets out and documents progress made to date in respect of the SA and problems that we faced.

Date	What we did	Who was involved	Problems that we faced
30 th October 2012 & 1 st November 2012	Presentations at public meetings to raise the issues of the Neighbourhood plan and associated documents including the Sustainability Appraisal	Mr A Morris, Cllr G Kendall, Mrs J Kendall, Mr P Frankland, Cllr D Grannum, Mr R Maconchy, Mrs E Goldring Clerk and Mrs J McDade Assistant Clerk plus 92 members of the public and a Savilles representative attended across the two meetings	People were having difficulty in understanding the need for a Neighbourhood Plan especially the sustainability aspect when we had the village design statement. Current legislation has reduced the effectiveness of the village design statement. The public were supportive in the production of a neighbourhood plan.
11 th December 2012	A meeting to consider the steps and content for the sustainability appraisal and agree the plan to produce the document	Mr A Morris (Chairman), Cllr G Kendall, Mrs J Kendall, Mr P Frankland, Cllr J Leaver, Cllr D Grannum, Mr R Maconchy, Mrs E Goldring Clerk & Mr S Sayce ERM C	Initial identification of the structure of the plan. Once this was achieved it was agreed to set up a sub group consisting of Mr A Morris, Mr P Frankland, Cllr D Grannum, Mr S Sayce ERM C and Mrs E Goldring Clerk to produce the sustainability appraisal scoping report
7 th January 2013	A meeting of the Neighbourhood Plan Sustainability Sub Group to review progress and assign future actions	Mr A Morris, Mr P Frankland, Cllr D Grannum, Mr S Sayce ERM C & Mrs E Goldring Clerk	Considered the email from Dawn Smith Isle of Wight Council Planning Policy Officer if a sustainability appraisal is actually required. The group agreed that we do need to produce. Allocated sections of the contents to be complete by sub group members
30 th January 2013	A meeting of the Neighbourhood Plan Sustainability Sub Group with IWC Planning department to advise on the progress to date.	BPC: Mr A Morris, Mr P Frankland, Mrs J Kendall and Mrs E Goldring Clerk. IWC: Mr O Boulter, Mr P Griffiths and Mrs D Smith.	Isle of Wight Council stated no legal requirement to carry out a sustainability appraisal. Some confusion about alternatives. Must demonstrate why the working group has chosen to draft housing policy criterion based rather than allocation based. Criterion based is preferred by the working group. Isle of Wight Council stated that an updated village design statement or community plan could be adopted as statutory planning guidance. The working group are happy with the decision to produce a Neighbourhood Plan. The working group questioned whether they had to consider people that want to move into Bembridge that don't already reside here. Isle of Wight Council stated that the core strategy refers to meeting housing need and not housing demand. Neighbourhood Plan and Sustainability Appraisal to reflect the same.
7 th February 2013	A meeting of the Neighbourhood Plan Sustainability Sub Group to review	Mr A Morris, Mr P Frankland, Mrs J Kendall & Mrs E Goldring Clerk	Following the meeting with Isle of Wight Council it was felt reflection was needed for the vision, objectives and policies. Still feel the need to produce a

	progress and assign future actions		Neighbourhood Plan is correct. Housing criterion policy is felt to be better than allocation of land. Allocation of land is reliant upon the SHLAA sites now and could become out of date if new sites are proposed during the term of the plan. Emphasise small scale sustainable development. In Island Plan sequential testing policy rural service centres are split into two categories 1-9 dwelling and 10+ dwellings. We could state that we see small scale as 1-9 dwellings. The Neighbourhood Plan is reliant upon the outcome of the housing needs survey. Evidence is going to be the bedrock of how we justify our local housing need and part of the policy. It was agreed to get a professional to draft the Housing needs survey analysis and report. The Neighbourhood Plan can be aspirational as long as achievable through development. Revised vision and objectives were agreed.
10 th April 2013	A meeting of the Neighbourhood Plan Sustainability Sub Group to review progress and assign future actions	Mr A Morris, Mr P Frankland, Cllr D Grannum & Mrs E Goldring Clerk	Sustainability appraisal framework process established and reviewed by sub group members. Allocation of outstanding tasks and deadline set for submission of scoping report. Potential problem if all members of Neighbourhood Plan Working Group don't understand the process. Demonstration to be given by Chairman at next meeting to all members.
25 th April 2013	Neighbourhood Plan Working Group assessed the SA framework and process	Mr A Morris, Mr P Frankland, Mr G Giles, Mr R Maconchy, Cllr D Grannum, Cllr G Kendall and Mrs E Goldring, Clerk	SWOT analysis drafted. SWOT analysis highlighted need for 7 Bembridge sustainability objectives to be added to the 20 IWC sustainability objectives. This review highlighted that the alternatives were somewhat lacking in detail.
10 th May 2013	Neighbourhood Plan Working Group	Mr A Morris, Mr P Frankland, Cllr G Kendall, Mr R Maconchy, Mr J Leaver and Mrs E Goldring, Clerk	SA scoping report submitted for statutory consultation with English Heritage, Natural England, Environment Agency and IWC Planning Policy on 30 th April for 5 weeks. A run through of the alternatives drafted took place. Difficult to choose between some alternatives as they are all valid options and should be ranked in preferred order.
23 rd May 2013	SA framework assessed alternatives against objectives	Mr A Morris and Mrs E Goldring, Clerk	Some IWC objectives too vague or do not have any impact. Seems a lot of paperwork with assessment tables for little outcome.
6 th June 2013	Neighbourhood Plan Working Group	Mr A Morris, Mr P Frankland, Mr R	Deadline reached for statutory consultee feedback. Consultation responses for the

		Maconchy, Mr J Leaver, Cllr D Grannum, Mr S Sayce (ERMC) and Mrs E Goldring, Clerk	SA scoping report have been received from Isle of Wight Council Planning Policy, English Heritage, Natural England and the Environment Agency. Vast amount of comments to work through. Alternatives need to be developed for Overview & Location.
19 th June 2013	Meeting with IWC Planning Policy Officers ref HNS and SA scoping report feedback	Mr P Griffiths IWC Mr O Boulter IWC Mr A Morris, Cllr D Grannum and Mrs E Goldring Clerk	Review of IWC Planning Policy statutory comments took place. Some comments questioned and answered or clarification given. A few comments left unanswered for clarification upon further information. Advised to amend SA framework to make the objectives more local.
4 th July 2013	Neighbourhood Plan Working Group	Mr A Morris, Mr P Frankland, Mr J Leaver, Cllr D Grannum, Cllr G Kendall, Mrs J Kendall, Mr S Sayce (ERMC) and Mrs E Goldring, Clerk	Agreed proposed changes following statutory consultee feedback. Alternatives for Overview & Location agreed. Agreed to amend SA framework to make objectives more local but still include the work reviewing IWC objectives to demonstrate that they have been considered. Habitat Regulations Assessment screening report agreed.
1 st August 2013	Neighbourhood Plan Working Group	Mr A Morris, Mr P Frankland, Mr J Leaver, Cllr G Kendall, Mrs J Kendall, Mr R Maconchy and Mrs E Goldring, Clerk	Agreed localised sustainability framework. Agreed changes to the Habitat Regulations screening report following statutory consultee feedback from Natural England and IWC Planning Policy.

1.5 The Report Structure

The full report is structured in the following way:-

- Chapter 1. Introduction and Methodology
- Chapter 2. Policy Context
- Chapter 3. Sustainability Context
- Chapter 4. Alternatives
- Chapter 5. Assessment of Alternatives
- Chapter 6. Fine tuning of the plan
- Chapter 7. Next steps -Monitoring the effects of the Neighbourhood Plan
- Appendix 1 & 2. Assessment Tables
- Appendix 3. Non-designated heritage assets list and map

Chapter 2. Policy Context

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

International and national policies have not been reviewed as it is assumed that the relevant sustainability objectives within these documents have been incorporated within the Island Plan.

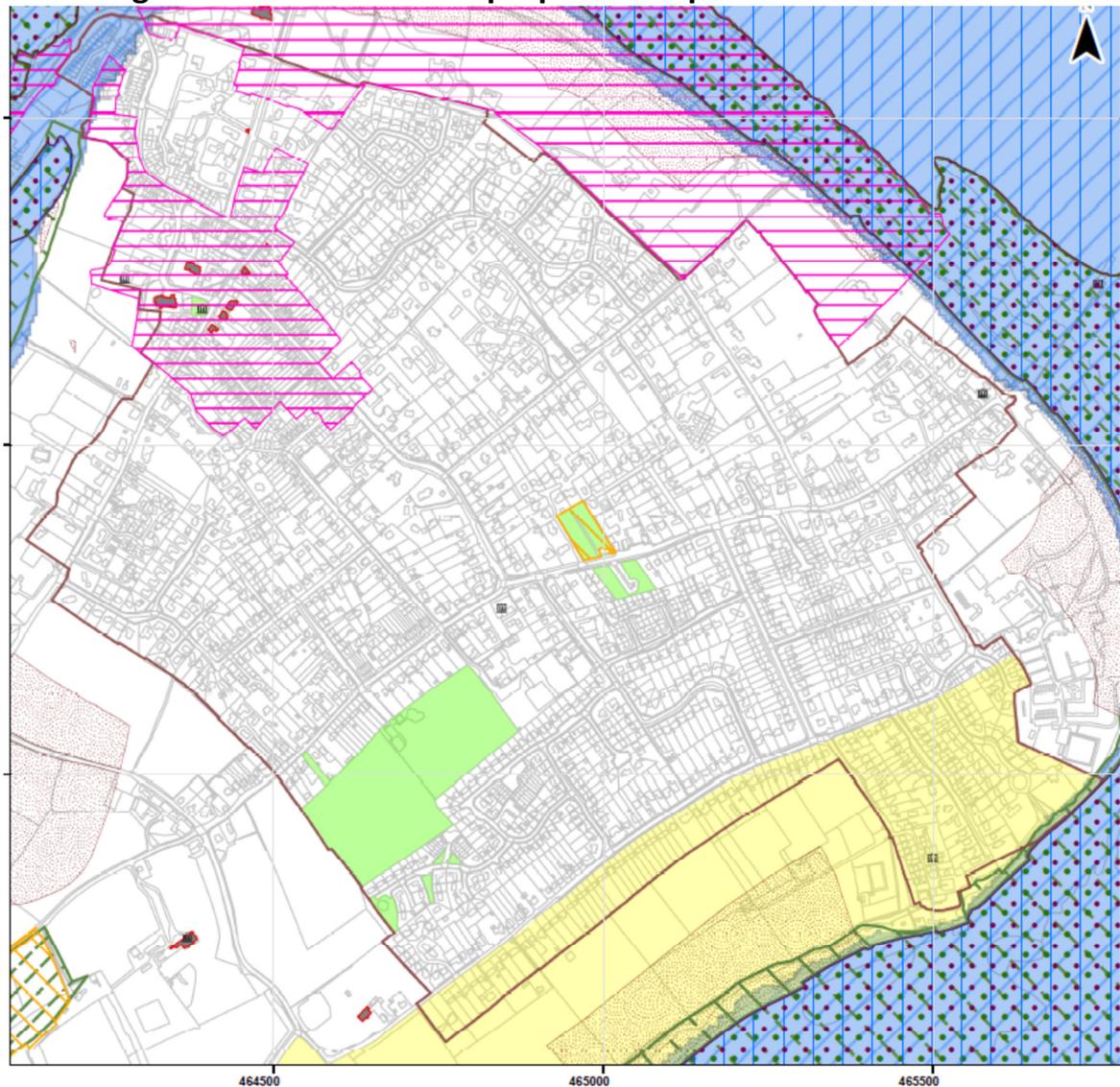
2.1 National and local policy context

The following plans and programmes have been reviewed and, where appropriate, incorporated within the SA Framework objectives.

Policy document	What the policy document says	Requirements of the policy document in relation to the neighbourhood plan
National Planning Policy Framework (NPPF)	Sets out the Governments planning policies for England and provides a framework for local plans and neighbourhood plans.	The Island Plan Core Strategy is in conformity with the NPPF. Neighbourhood Plans must be in general conformity with the strategic policies of the local plan for the area.
Island Plan Core Strategy	The Island Plan sets out strategic policies and provides framework for subsequent planning documents including neighbourhood plans.	The neighbourhood plan will need to take into account the strategic aims and policies of the Island Plan.
Programme	What the programme says	Requirements of the programme in relation to the neighbourhood plan
Isle of Wight AONB Management Plan 2009-2014	The management plan describes how best to conserve and enhance the landscape.	The neighbourhood plan will need to take into account the management plan objectives.
Isle of Wight Tourism Development Plan	The plan identifies strategic objectives for delivery of tourism on the Isle of Wight.	The neighbourhood plan will need to take into account the strategic objectives.
Isle of Wight Transport Plan (LTP) and Highways PFI Contract	Sets out objectives that reflect the transport related needs of the Island.	The neighbourhood plan will need to take into account the objectives of the LTN and Highways PFI contract.
Strategic Housing Land Availability Assessment (SHLAA)	SHLAA is an exercise carried out to inform the Island Plan of possible land sites available for development.	The neighbourhood plan will need to take into account the results of the SHLAA.
Strategic Housing Market Assessment (SHMA)	SHMA is intended to set a strategic context for shaping the housing market on the Island.	The neighbourhood plan will need to take into account the strategy.
The Bembridge Housing Needs Survey (once published)	The survey attracted a response rate of over 25%. Analysis and the report states the housing provision needed and is valid for 5 years.	The neighbourhood plan will need to take into account the results of the housing needs survey and will inform the housing policy for delivering the shortfall of provision and

		need.
Bembridge Conservation Area Plan and Appraisal	The appraisal and plan are produced in order to clearly identify what are qualities of the conservation area and how they are to be managed.	The neighbourhood plan will need to take into account the conservation area qualities and how it is to be managed.
Bembridge Village Design Statement	The design statement describes how specific area should be developed in design terms.	The neighbourhood plan will take into account best practice from the design statement.
Bembridge Viewpoint – Parish Plan	The document describes a vision for Bembridge and highlights problems and issues to be addressed of how the residents wish to see the village develop.	The neighbourhood plan will need to take into account any outstanding problems and issues that haven't been resolved.
Shoreline Management Plan	The plan describes holding the existing lines of defence against the current and future 100 year risks of tidal inundation.	The Neighbourhood Plan will support the Isle of Wight Council and Environment Agency in its objectives.
Eastern Yar flood and erosion risk management Strategy	The strategy describes current risk plus 100 year lifetime of existing defence measures.	The Neighbourhood Plan will support the Environment Agency in its objectives.
Determining the future provision requirements for older persons accommodation on the Isle of Wight 2009-2027	This document lists the requirements needed for older person's accommodation on the Isle of Wight 2009-2027 but it does not specify for Parish Areas.	The Neighbourhood Plan will take into account any special housing requirements from the results of the housing needs survey.
Employment Land Assessment	Summarises areas which can offer opportunities for economic growth and development.	The Neighbourhood Plan will take into account the outcomes of this assessment.
Economic Development Delivery Action Plan	This assesses help needed for businesses, including inward investment with a focus on renewable energy, support for existing businesses and allocation of new employment land.	The Neighbourhood Plan will take into account the outcomes of this assessment.
Biodiversity Action Plan	Identifies and reviews the ranges of biodiversity on the Isle of Wight that require conserving and enhancing.	The Neighbourhood Plan will take into account the outcomes of this action plan to conserve and enhance the biodiversity in Bembridge.

Bembridge Rural Service Centre proposals map



INSET 7 - Bembridge Rural Service Centre

This map should be read in conjunction with the Island Plan Core Strategy. Further information can be found at the Isle of Wight Council's website - www.iwight.com/IslandPlan

Please note - The Proposals Map will be updated on adoption of each Development Plan Document, some designations are liable to change and it is recommended that you check the latest position with the Council.

Disclaimer: The data shown on this map should be considered as a pictorial representation of geographic features. The absolute accuracy, geometric fidelity and positional accuracy of features is not guaranteed.

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Version 1 - March 2012

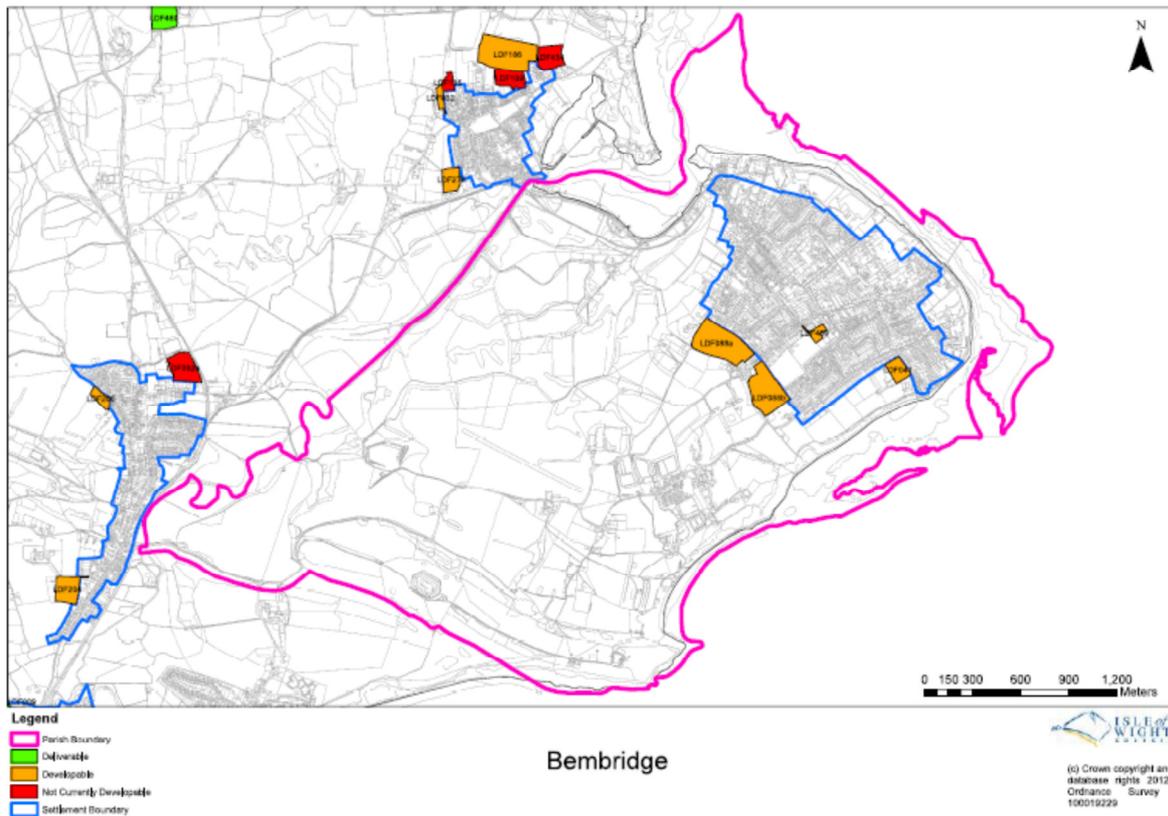
Map produced by the GeoData Institute

Policy Number	Policy Number	Policy Number
Spatial Strategy	Environment (Continued)	National (Continued)
<ul style="list-style-type: none"> Key Regeneration Area Settlement Boundary Key Regeneration Area Action Plan Boundary Smaller Regeneration Area Settlement Boundary Rural Service Centre Settlement Boundary 	<ul style="list-style-type: none"> Allocated Landfill Extension Mineral Site Mineral Safeguarding Area 	<ul style="list-style-type: none"> Ancient Woodland Historic Park or Garden Scheduled Monument Listed Building
Economy	International	Local Designations
<ul style="list-style-type: none"> Employment Allocation Wharf Town Centre Boundary Primary Retail Frontage 	<ul style="list-style-type: none"> SAC SPA RAMGAR 	<ul style="list-style-type: none"> Local Nature Reserve Site of Importance for Nature Conservation Conservation Area Locally Listed Building, Structure or Park
Environment	National	Flooding
<ul style="list-style-type: none"> Open Space (2010 Audit) Proposed Open Space 	<ul style="list-style-type: none"> Area of Outstanding Natural Beauty National Nature Reserve Heritage Coast Regionally Important Geological and Geomorphological Site Site of Special Scientific Interest 	<ul style="list-style-type: none"> Flood Zone 2 Flood Zone 3 ICW Fluvial Area Potentially Susceptible to Climate Change
<ul style="list-style-type: none"> GP1 GP1, AAP1, AAP2, AAP3 GP1 GP1 	<ul style="list-style-type: none"> GP8 GP9 GP9 and DM20 	<ul style="list-style-type: none"> GP5 and DM12 GP5 and DM11 GP5 and DM11
<ul style="list-style-type: none"> GP3 and GP3(a) to (d) GP9 GP3 and DM9 GP3 and DM9 	<ul style="list-style-type: none"> GP5 and DM12 	<ul style="list-style-type: none"> GP5 and DM12 GP5 and DM11 GP5 and DM11 GP5 and DM12 GP5 and DM14 GP5 and DM14 GP5 and DM14
<ul style="list-style-type: none"> GP5 and DM13 GP3 (a) and DM13 		

The Isle of Wight Council Strategic Housing Land Availability Assessment (SHLAA) identifies sites as having potential for development. These sites have all been identified by the respective landowners. The four sites that have been identified in the SHLAA:

³ Island Plan Core Strategy Inset 7 Bembridge Rural Service Centre

- (1) Former Primary School site – owned by IW Council and with a likely yield of 18
- (2) Land north of Mill Road (1) – privately owned and with a likely yield of 69
- (3) Land north of Mill Road (2) – privately owned and with a likely yield of 114
- (4) Forelands Field Road – owned by developer and with a likely yield of 38



4

The aims, objectives and indicators from these policy documents have been used to develop the BNDP SA Framework set out in Chapter 3 & 5 of this report. It should be noted that the policy context for the BNDP SA is not static. Therefore, should any further relevant plans or programmes be identified, these will be reviewed and incorporated within the assessment.

Chapter 3. Sustainability Context

3.1 Bembridge in context:-

3.1.1 European and Ramsar Designations

Identified European and Ramsar sites of interest of which there are seven on the Isle of Wight are as follows:-

Note: Special Area of Conservation (SAC), Special Protected Area (SPA) and Sites of specific scientific interest (SSSI)

1. Solent and Isle of Wight Lagoons SAC
2. Briddlesford Copses SAC
3. South Wight Maritime SAC
4. Isle of Wight Downs SAC
5. Solent Maritime SAC
6. Solent & Southampton Water SPA
7. Solent & Southampton Water Ramsar Site

There are a further seven that are within 10km of the Isle of Wight as follows:-

1. New Forest SAC

⁴ Isle of Wight Strategic Housing Land Availability Assessment (SHLAA)

2. New Forest SPA
3. New Forest Ramsar
4. Portsmouth Harbour SPA
5. Portsmouth Harbour Ramsar
6. Chichester & Langstone Harbours SPA
7. Chichester & Langstone Harbours Ramsar

A separate Habitat Regulations screening has been carried out on the Island Plan strategic policies and Bembridge Neighbourhood Plan policies. The screening assessment indicates that there is not likely to be any significant effects upon the European and Ramsar sites of Bembridge and therefore a full Habitat Regulations Assessment would not be required. Allocation of development sites on, abutting or adjacent to the designations should require demonstration that the proposal would not have an effect upon the European or Ramsar sites.

3.1.2 Conservation Area

The Isle of Wight Council produced a conservation area appraisal for the Bembridge Conservation Area. This document was adopted on 17th May 2011 and the area is shown below in figure 2. The Isle of Wight Council recognises that a quality build environment is an essential element in creating distinctive, enjoyable and successful places in which to live and work. The historic environment assets attract investment and tourism, can provide a focus for successful regeneration and are highly valued by local communities.

The conservation area for Bembridge falls within the Parish of Bembridge located on the eastern edge of the Island. The main settlement lies on a roughly rectangular peninsular some 2km wide and 5km end to end and incorporates some 20th century housing estates which are typically suburban in character, clustered around a historic core. The area has numerous environmental designations particularly around the Harbour. ⁵

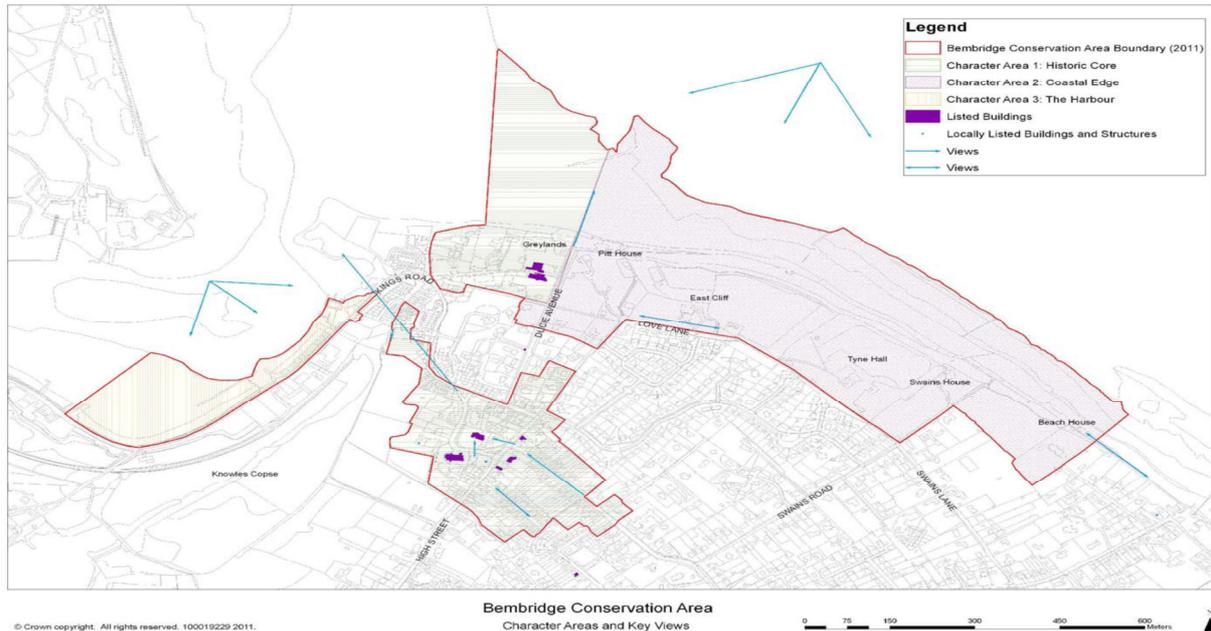


Figure 2

Any development within the conservation area must not adversely affect the historic assets and character and must be a quality design. Allowing sustainable low level development in the village is considered not to adversely affect the conservation area.

⁵ Isle of Wight Council Conservation Area Appraisal 2011

3.1.3 Area of outstanding Natural Beauty (AONB)

AONB's are designated under the National Parks and Access to the Countryside Act 1949. They are treasured places in England and Wales, where the landscape is considered worthy of protection by law for future generations. The primary purpose of the Area of Outstanding Natural Beauty designation is the conservation and enhancement of natural beauty (which includes wildlife and cultural heritage as well as scenery). However, the needs of agriculture, forestry, other rural industries and the social and economic needs of the local communities are also important considerations.

The Isle of Wight AONB was designated in 1963. It covers about half the Island and is made up of five distinct land parcels. Following the increased profile and protection afforded to AONBs by the Countryside Rights of Way Act 2000, the Countryside Agency (now Natural England) and the Isle of Wight Council signed a Memorandum of Agreement setting out a new partnership approach to managing this valued designation. The Isle of Wight AONB Partnership was formed in April 2002, and is jointly funded by the Isle of Wight Council and DEFRA.⁶



Figure 3

Any development within the AONB must conserve and enhance the natural beauty of Bembridge. Allowing low level sustainable development in the village will not adversely affect the AONB.

3.1.4 Archaeology and the Landscape

The Island's landscape has been shaped and modified by human hand for over 10,000 years. It bears witness to centuries of settlement, agriculture, industry, conflict, religion and ritual from prehistory to the present day. The story of our past is woven into its fabric – in Neolithic and Bronze Age tombs, Roman villas, Saxon settlements, medieval villages, Victorian holiday resorts and the defences of World War II.

Many monuments survive in visible form. As well as enriching our landscape, they contribute to tourism, education and recreation. On the Isle of Wight, 203 monuments currently have the benefit of legal protection as Scheduled Monuments. There are 2 in Bembridge; Bowl Barrow on Culver Down and Bembridge Fort which must remain protected. Archaeological sites which are not Scheduled Monuments are protected by the planning process. Many of these sites lie buried and

⁶ Isle of Wight AONB Partnership

some can only be detected by means of aerial photography, but all are potentially important in enlightening this and future generations through research and interpretation.

The continuing process of urban and rural development, if inadequately informed at the planning stage, can sometimes lead to conflict between the needs of development and those of conservation. As the pace of development quickens, a growing number of people and organisations are finding themselves in need of advice on how to deal with archaeology when developing or managing land.

The following is contained within the Isle of Wight Historic Environment Action Plan (IW HEAP). The most significant features of the historic landscape are field patterns, settlement patterns and grazing marsh. In the Bembridge area the geology is mainly Bembridge Marls capped by Marine Gravel in the east. Narrow bands of Reading Beds, London Clay, Bracklesham Group deposits and Osborne and Headon Beds lie immediately to the north of the East Wight Chalk Ridge. Land rises gently from sea level within reclaimed Haven area to about 50m OD north of St Helens and to a similar height below Bembridge Down. Coast defines the eastern side of this HEAP Area which includes Foreland, the eastern extremity of the Isle of Wight.

Within Bembridge Isle the pattern seems to have been one of dispersed farmsteads with a hamlet at Bembridge itself (Martin 2004b).

1793 OS map shows an unusually regular pattern of near-parallel roads, (High Street, Steyne Road and Howgate Road) with connecting tracks at right-angles. Farmsteads were situated along these roads at Knowles, Hill Grove, Northwell, Swains, Lane End, Foreland, Howgate and Spain (later Steyne House). The roads and farms are linked with a very regular field pattern of enclosed strips. This is clearly the remains of medieval open-field but may possibly have originated as a coaxial field system of prehistoric or Roman origin.

Bembridge developed as a small holiday and residential village for the well-to-do from the early 19th century. Some houses had substantial gardens or small parks.

In 1867 the lifeboat station was established and a boat house built at Lane End.

To the west of Bembridge small enclosed fields with sinuous boundaries are shown on the 1793 OS map. These suggest the former existence of a more irregular type of open-field than that around Bembridge itself. There were dispersed farmsteads at Woolverton Farm, Longlands, Bembridge Farm and Hillway with Glover's Farm and Peacock Hill Farm forming the foci of a small hamlet.

At Yaverland the church and manor lay together below the foot of Yaverland Down. The OS 1793 map shows the small village of Yaverland Street to the south of Yaverland Manor, with enclosed open-field strips on either side.

Until the 14th century communication between Bembridge Isle and the rest of the Isle of Wight was dependent either on a ferry across Bembridge Haven or on a causeway across the River Yar between Brading and Sandham (later Sandown) which could only be used at low tide (Martin 2004b).

Bembridge Limestone forms outcrops on the coast from St Helens to Whitecliff Bay and beach quarries were worked in medieval and post medieval times.

Coastguard stations were built in the later 19th century at Seagrove Bay, Bembridge Point, Bembridge Foreland and Sandown.

Bembridge Windmill was acquired by the National Trust in 1957.

Bembridge School (a private boarding school) was founded in 1919 by J H Whitehouse, an admirer of John Ruskin. The school closed in the 1990s.

Bembridge Airport was opened in 1920 on land owned by Bembridge Farm. In 1934 airline services commenced and terminal facilities were built but in WW2 Bembridge Airport closed.

The Airfield reopened in 1946 but airline services did not resume although general aviation activities continued. Eventually a concrete runway (the only one on the Island) was laid.

Mass tourism became important in later 20th century with development of holiday parks and camp sites at Whitecliff Bay, Nodes Point and Yaverland, the latter two on the site of 19th century forts.

Bembridge has expanded gradually from the late 19th century to the present day within the pre-existing road pattern, with houses being built on land that was formerly part of the medieval field system. Today, it is a large village with a population of about 4,000. Some boundaries relating to the

enclosed strip fields survive and some undeveloped plots around the edge of the settlement remain as fields.⁷

A heritage asset will either be a designated heritage asset (Listed buildings, Historic Park or Garden of National Importance, Conservation Area, Scheduled Ancient Monument) or a non-designated heritage asset (Locally Listed Park, Garden Building or Feature, Area of Archaeological Importance, Known site on the Historic Environment Record (HER)). In light of paragraph 128 of the National Planning Policy Framework applications affecting heritage assets or their setting require descriptions of significance to accompany the submitted drawings/plans. These statements will form part of the justification for the proposal and should demonstrate that consideration has been given to the protection of the heritage asset and/or its setting.

The Isle of Wight HER is updated continuously as fieldwork is undertaken and as new information comes to hand. It currently contains information on almost 14,000 sites, including archaeological monuments and find spots, historic buildings, coastal, maritime, military and industrial sites, parks and gardens, and landscape features. The record also contains details of events such as excavations, geophysical surveys and other projects.⁸ Appendix 3 to this report sets out a list and map of non-designated heritage assets for Bembridge.

Any development affecting the historic archaeology, landscape or heritage asset must conserve and enhance the area. Allowing low level sustainable development in the village will not adversely affect the archaeology, landscape or designated or non-designated heritage assets.

3.1.5 Heritage

Bembridge was once an Island. In the Domesday Book, Bembridge is known as Binbridge Isle. The area containing Yaverland and Bembridge was for much of its history, cut off from the Wight mainland by an encircling arm of sea at high tide and a muddy gulf at low tide. A wide area of sea flowed up between Bembridge and St. Helens, past Brading and Yaverland and then joined up with another branch of sea that entered through a gap between Yaverland and Sandown, where the boating lake is situated today.

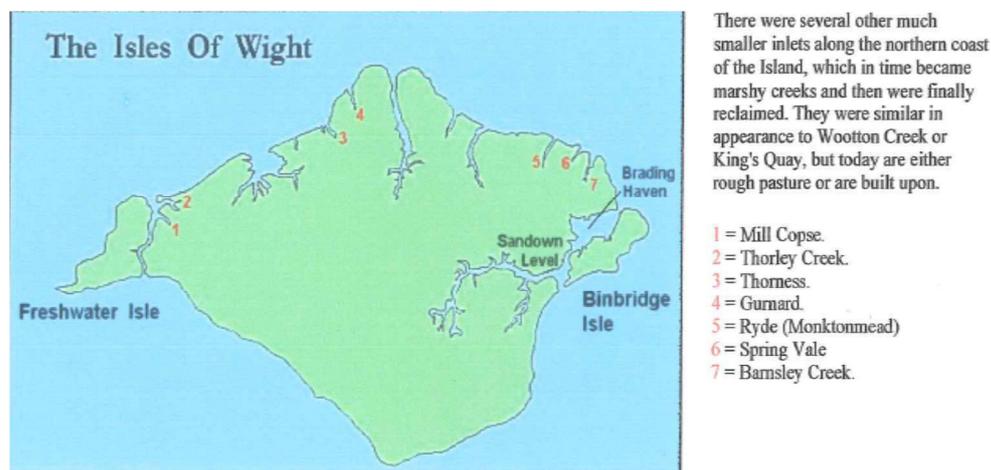


Figure 4

The earliest settlers have left very few traces. Hand axes have been found in the Forelands area from the Old Stone Age, a few axes were found in Yaverland from the Middle Stone Age, until, in 2001 Southern Water made extensive excavations for a sewage pipe and Tevin Trott, Island Archaeologist, discovered evidence of a building in a field to the north of Yaverland manor. In the hope of finding a Roman villa, the TV programme Time Team made a three-day excavation of the site. Supplemented

⁷ Isle of Wight Historic Environment Action Plan (HEAP)

⁸ <http://www.iwight.com/Residents/Libraries-Cultural-and-Heritage/Heritage-Service/Archaeology/The-Historic-Environment-Record>

by local people who went field walking and used their metal detectors, the team made the remarkable discovery that there was evidence of use of the site from the New Stone Age to Saxon times. It is very rare for a site to be in continuous use from the Iron Age to Saxon times, but this seems to have happened at Yaverland. The Romans left evidence of occupying the site shortly after the conquest of the Island by Vespasian in AD 43, a coin depicting his son was found. The Roman building was probably a workshop linked with the manufacture of jewellery, two hairpins were found and also three bracelet fragments in the small areas of excavation possible in the time. Signs of both Iron Age and Saxon wooden huts were found. The inlet From Brading haven next to the hill suggests its importance as a port.

Bembridge remained an Island until 1338 when Sir William Russell, Lord of Yaverland, built a causeway at Yarbridge, by which the tide was prevented from running over the Sandown marshes. This made the first major reclamation and the isle was then referred to as 'Within Bridge', Binbrydge, Bimbridge and finally Bembridge. George Oglander and Gorman Rychards performed the next "innings" or reclamation in 1562, when the "North Marsh" and the one adjoining it were reclaimed by the construction of a new embankment. Edward Rychards made the third 'innings' in 1594, when the land from his sluice up to Yarbridge was reclaimed.

It was in King James's reign that the first reclamation of the main part of Brading Haven took place. At this time the page of the bedchamber was Sir Bevis Thelwell who begged from the King the gift of Brading Haven, which was granted to him in 1616. The next thing was to reclaim the haven, and for this purpose Sir Bevis Thelwell entered into an agreement with Sir Hugh Myddelton, who was a very clever engineer based in London. As the Dutch were the only nation who really understood the art of reclaiming drowned lands, Sir Hugh sent for a party of them from Holland and by December 16th 1620, work was commenced by driving a row of piles in a line from under "The Lodge" to "Woodnutt's Stores" on the Duver, and, the sluices having been constructed to let out the river water, the whole embankment was made watertight by clay and earth and stones, and soon the land lay bare to the sun.

The thing that puzzled everyone, however, was the discovery, near the centre of the land, of a stone-cased well, thus proving that in by-gone times the land had been free from the sea. Sir Bevis Thelwell did actually lose the land by a law-suit, but during the eight years he occupied it, he spent a good deal of money on it; for he built a barn and a mill and fenced off various lands. From an agricultural point of view the results were disappointing. Various crops were tried, rapeseed proving the best.

The work constructing the embankment proved to be inadequate: in a spell of prolonged wet weather, when the water was exceptionally high, a spring tide swept it into oblivion in 1630. It was to be another 250 years before the next attempt was to be made to reclaim the Harbour. In 1874 Jabez Spencer Balfour, who was the head of the vast group of financial companies known as the "Liberator Group", promoted a bill in Parliament called the "Brading Harbour Improvement, Railway and Works Act, 1874." This Bill empowered the Company to construct an embankment and a railway from Bembridge to Brading, where it joined the Isle of Wight Railway. In 1878, work commenced on the last "innings" sited further up the harbour and well above the site of Sir Hugh Myddelton's embankment of 1620. The sluices on the new embankment were sited so far as to clear the tidal Mill and leave it open to the sea. The material for the embankment came from Bembridge Down and Portsdown Hills by land and sea. In February 1880 the final closing of the gap was made and the sluices shut down.

The embankment, when first made, was only just wide enough at the top for a footpath and strenuous efforts were made to widen it, but hard as they worked, the sea nearly won its way back as in King James's time. One Sunday morning, an extra high tide began to tumble over just where the Bembridge Sailing Club is, and in a short while a roaring flood was rushing inwards through an ever-widening breach. Finally, constructing a fresh embankment behind closed the breach. The total cost

of making good the breach was £10,000. As soon as the embankment was really safe, a roadway and footpath were made along its top, and the railway from Brading was pushed on towards Bembridge. The Spithead Hotel was built and a well sunk, and passenger steamers began to run between Portsmouth and Bembridge. In fact, Bembridge, without contributing in any way towards the cost, found all the blessings of modern civilisation showered upon it.

When the crash of the Liberator Companies came in 1892, it was found that the Brading Harbour Company expended no less than £420,000 and gained only 750 acres of land. History has never made it clear as to why such a shrewd businessman as Jabez Spencer Balfour poured such a vast sum of money into Bembridge. The sea had until now vanquished all comers but Jabez would vanquish the sea. Due to the crash of the Liberator Companies Jabez was sent to prison and from 1897 was imprisoned in Parkhurst until his release in 1906. He died in 1916. The railway ran from 1882 until 1953 sustaining for a long period the financial life of the Harbour and its environs until it was closed.

There is much more to the History and Heritage of Bembridge and the village is fortunate that it has a Heritage Centre where much of the village heritage is displayed and produced their own book "Bembridge Apart a Local History" in 2002. Small is beautiful, and such a claim is justifiable in the case of Bembridge. It is neither too small nor too picturesque to preclude essential services; at the same time not large enough to suffer the congestion, noise and environmental harshness of urbanisation.⁹

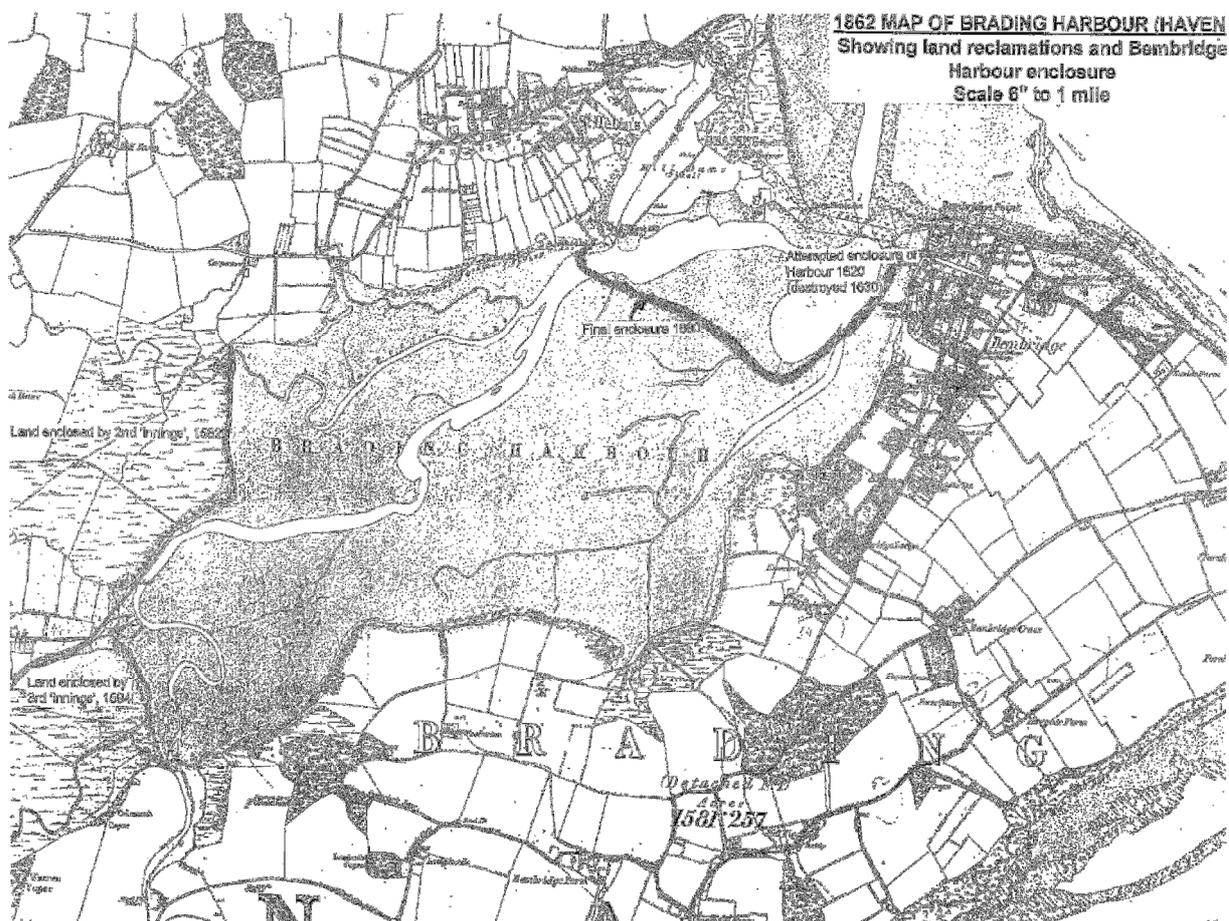


Figure 5

The quality of the Island's historic environment is not just about nationally Listed Buildings or Conservation Areas, although these are undeniably of vital importance. It is also about the contribution of unlisted buildings, parks and structures to an areas local distinctiveness and sense of place. Recognising this, the Isle of Wight Council are working with local heritage groups and Town

⁹ Bembridge Heritage Society

and Parish councils to develop a Local List. Inclusion on the Local List does not confer protection in the way that statutory listing does although it does allow the historic and architectural interest to be recognised.

Local Listing enables local communities to articulate local distinctiveness right across a streetscape and provides clear and comprehensive information about the historic environment at a local level. Local lists play an important part in recognising and celebrating the value of local heritage to communities by encouraging local people to identify important aspects of their local heritage that they consider should be designated through local listing.¹⁰

The following are included in the local list (as adopted February 2011) for Bembridge Neighbourhood Development Plan Area:-

Structure/Park	Street	Village/Town	NGR	Statement of Significance	Date Reviewed
Steyne House Park		Bembridge	SZ 64359 87183	Grounds shown on Greenwood's map of 1826 and shade on Ordnance Survey 1 st Edition 6" (1826). Gardens, then owned by Sir John Thorneycroft, described in a list of Hants. and IW gardens – undated but probably pre-1914	18/05/2001
Westhill	Church Road	Bembridge	SZ 64277 88255	An elegant property set in large grounds and constructed in 1906 in the Edwardian half-timbered style, for the Reverend Francis, Vicar of Bembridge. The steep tiled roof and prominent chimneys are key elements of the period. The interior includes quality oak panelling and marble fireplaces.	27/07/2007
St Veronica's	Lane End Road	Bembridge	SZ 65582 88075	Three storey stone built traditional property extended and remodelled into a hospice by the Sisters of the Compassion of Jesus in the 1930's. Internal features of quality period detail include linen fold oak panelling and doors, and a small chapel area to the rear incorporating two stained glass windows.	25/01/2008
Bembridge Lifeboat Station	Lane End Road	Bembridge	SZ 65752 88249	The current ILB building dates back to 1867 and although recently extended by the RNLI, has survived well. It incorporates interesting stained glass and exhibits a low key domestic style in keeping with the street scene. It relates to an important series of events and so has strong local and cultural significance. Constructed shortly after a shipping disaster specifically as the village's first lifeboat station as a result of public subscription by the City of Worcester.	02/06/2008
The Windmill Inn	1 Steyne Road	Bembridge	SZ 64848 87758	A very impressive building of high architectural quality that stands out due to its prominent location on a bend, also forms a prominent landmark in the street scene. The usual period decorative features have survived well on the building, including a quality stained glass centre piece window. There is also a later, flat roofed, single storey extension which is not of any merit or special interest. A building of mixed significance and character, but at the same time a notable landmark due to its scale, detailing and location.	24/08/2010
War Memorial	High Street	Bembridge	SZ 64392 88211	Designed by Percy Stone and dedicated in 1920 by the Rural Dean Reverend Hugh le Fleming, the memorial is to the dead of the wars of the 20 th century. There is also an additional plaque to mark the contribution of 41 Royal Marine Commando in World War II. Portland Stone steps.	02/06/2008
Coastguard Station	(20-25) Forelands Field Road	Bembridge	SZ 6550 8737	Purpose built Coastguard Station, built c1860 on behalf of the Admiralty as part of the later network of Admiralty Coastguard Stations around the coast of the Isle of Wight. The Terrace displays particular characteristics unique to Coastguard Stations (eg original doors to the rear) and typical accompanying outbuildings and relates to local political and social history. The terrace comprises five two-storey houses with a Watch House attached to the western end. It is built in a recognisable style and materials to a number of the other surviving Coastguard Stations around the Island's coast of this date, and is locally distinctive in this small settlement where the historic buildings mostly relate to the early shellfish cottage industry. The modern Coastguard Lookout is still located within close proximity which illustrates the importance of the area for coastal security and as an accessible point to the sea.	22/02/2011

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Bembridge Parish Council and Village Partnership works with many local groups to preserve the Conservation Area, local listings, parks and structures of importance within Bembridge. These are Bembridge Heritage Society, RNLI/Lifeboat and National Trust. Projects include restoration of the Palmer Memorial, War Memorial, The Point tidy up project, beach cleans, litter picks and footpath projects to improve rights of way.

¹⁰ <http://www.iwight.com/Residents/Environment-Planning-and-Waste/Planning/Conservation-and-Design/Local-List>

¹¹ <http://www.iwight.com/Residents/Environment-Planning-and-Waste/Planning/Conservation-and-Design/Local-List>

The community is proud and wish to retain the traditional appearance and style of its local shops which includes a butcher, baker, flower shop and farm shop plus the old style traditional character of the area as a whole. This is a major part of the attraction for tourism in Bembridge as people visit for this particular reason. Major development would detract and could possibly lose this appeal and subsequently the tourism and visitors in Bembridge, which must be avoided. Any development affecting the heritage or local listings must conserve and enhance the area and not adversely affect it. Allowing low level sustainable development in the village will not adversely affect the heritage or local listings.

3.1.6 Listed Buildings

A "Listed Building" is a building which has been recognised formally for its special architectural or historic interest. It can also include a building or structure within the curtilage of the listed building. Listed Buildings have legal protection under planning law, specifically "The Planning (Listed Buildings and Conservation Areas) Act 1990". The classification is as follows:

Grade I are buildings of exceptional interest (only about 2% of Listed Buildings are in this grade).

Grade II* are particularly important buildings of more than special interest (some 4% of Listed Buildings).

Grade II are buildings of special interest which warrant every effort being made to preserve them (most listed buildings on the island fall into this grade, and range from large public buildings to small cottages and some telephone kiosks).

There are 29 listed building within Bembridge. 17 and 29 are maintained by the Parish Council.

1. WALL FRONT OF BEMBRIDGE FARMHOUSE CENTURION'S LANE BEMBRIDGE PO35 5PW II 14-Feb-92
2. BUILDING BETWEEN HAY BARN AND STABLING AT BEMBRIDGE FARM NULL CENTURION'S LANE BEMBRIDGE PO35 5PS II 14-Feb-92
3. BEMBRIDGE FARMHOUSE NULL CENTURION'S LANE BEMBRIDGE PO35 5PW II 18-Jan-67
4. GRANARY AT BEMBRIDGE FARM NULL CENTURION'S LANE BEMBRIDGE PO35 5PS II 14-Feb-92
5. STABLE AND HAYLOFT TO NORTH EAST OF BEMBRIDGE FARMHOUSE NULL CENTURION'S LANE BEMBRIDGE PO35 5PS II 14-Feb-92
6. STANWELL FARM NULL CENTURION'S LANE BEMBRIDGE PO35 5PS II 14-Feb-92
7. WALL TO FARMYARD AT BEMBRIDGE FARM NULL CENTURION'S LANE BEMBRIDGE PO35 5PS II 14-Feb-92
8. HAY BARN EAST BEMBRIDGE FARMHOUSE CENTURION'S LANE BEMBRIDGE PO35 5PS II 14-Feb-92
9. YARLAND MONUMENT NULL CULVER DOWN BEMBRIDGE NULL II 18-Jan-67
10. GREYLANDS NULL DUCIE AVENUE BEMBRIDGE PO35 5NF II 14-Feb-92
11. NORTHWELLS NULL DUCIE AVENUE BEMBRIDGE PO35 5SA II 14-Feb-92
12. GATEPIERS AND GATE TO HILL GROVE NULL DUCIE AVENUE BEMBRIDGE PO35 5SA II 14-Feb-92
13. BEMBRIDGE LODGE NULL HIGH STREET BEMBRIDGE PO35 5SD II 18-Jan-67
14. WILLOW COTTAGE NULL HIGH STREET BEMBRIDGE PO35 5UP II 14-Feb-92
15. WATERLOO COTTAGE NULL HIGH STREET BEMBRIDGE PO35 5SD II 14-Feb-92
16. ROSE COTTAGE NULL HIGH STREET BEMBRIDGE PO35 5SD II 14-Feb-92
17. K1 TELEPHONE KIOSK LOCATED HIGH STREET BEMBRIDGE PO35 5SD II 06-Aug-86
18. NEW HOUSE BEMBRIDGE SCHOOL NULL HILL WAY BEMBRIDGE PO35 5PG II 14-Feb-92
19. MERRYWEATHER & STONE COTTAGE NULL HILL WAY BEMBRIDGE PO35 5PJ II 14-Feb-92
20. HOLY TRINITY CHURCH NULL KINGS ROAD BEMBRIDGE PO35 5NA II 14-Feb-92
21. THE VICARAGE and GLEBE HOUSE NULL KINGS ROAD BEMBRIDGE PO35 5NA II 14-Feb-92
22. LONGLANDS FARMHOUSE NULL LONGLANDS SHUTE BEMBRIDGE PO35 5PW II 14-Feb-92
23. BEMBRIDGE WINDMILL BEMBRIDGE PO35 5SQ I 16-Apr-53
24. HOWEGATE BEMBRIDGE NULL II 14-Feb-92
25. BARN AND STABLING TO THE SOUTH WEST OF THE MILL HOUSE BEMBRIDGE NULL II 26-Sep-89
26. THE MILL HOUSE (FORMERLY LISTED AS MILL FARMHOUSE) BEMBRIDGE NULL II 26-Sep-89
27. PEACOCK HILL (Partly Demolished) NULL PEACOCK HILL BEMBRIDGE NULL II 14-Feb-92
28. STEYNE HOUSE NULL STEYNE CROSS BEMBRIDGE PO35 5PF II 14-Feb-92
29. DRINKING FOUNTAIN AT ENTRANCE TO SPITHEAD HOTEL EMBANKMENT BEMBRIDGE II 14-Feb-92¹²

¹² Isle of Wight Council Planning & Regulatory Services

Any development affecting a listed building must conserve and enhance the area and not adversely affect it. Allowing low level sustainable development in the village will not adversely affect the listed buildings.

3.1.7 Coastline and Beaches

The Isle of Wight coast will change over the next 100 years due the impacts of marine erosion, ground instability and flooding by the sea. Current levels of risk are likely to increase through greater human activity and development in coastal areas and as a result of the predicted impacts of climate change. Responsibility for management of the Island's coastal defences against erosion and sea flooding is shared between the Isle of Wight Council and the Environment Agency. The Shoreline Management Plan is the means by which these organisations determine the best way to look after the coast in a sustainable way for the next 100 years. It is prepared using guidelines set down by Defra, the Government Department with responsibility for setting national policy for defence of the coastline.

The shoreline management plan covers 110km coastline of the Isle of Wight and was adopted by the Isle of Wight Council, the Regional Flood Defence Committee and approved by the Environment Agency in May 2011.

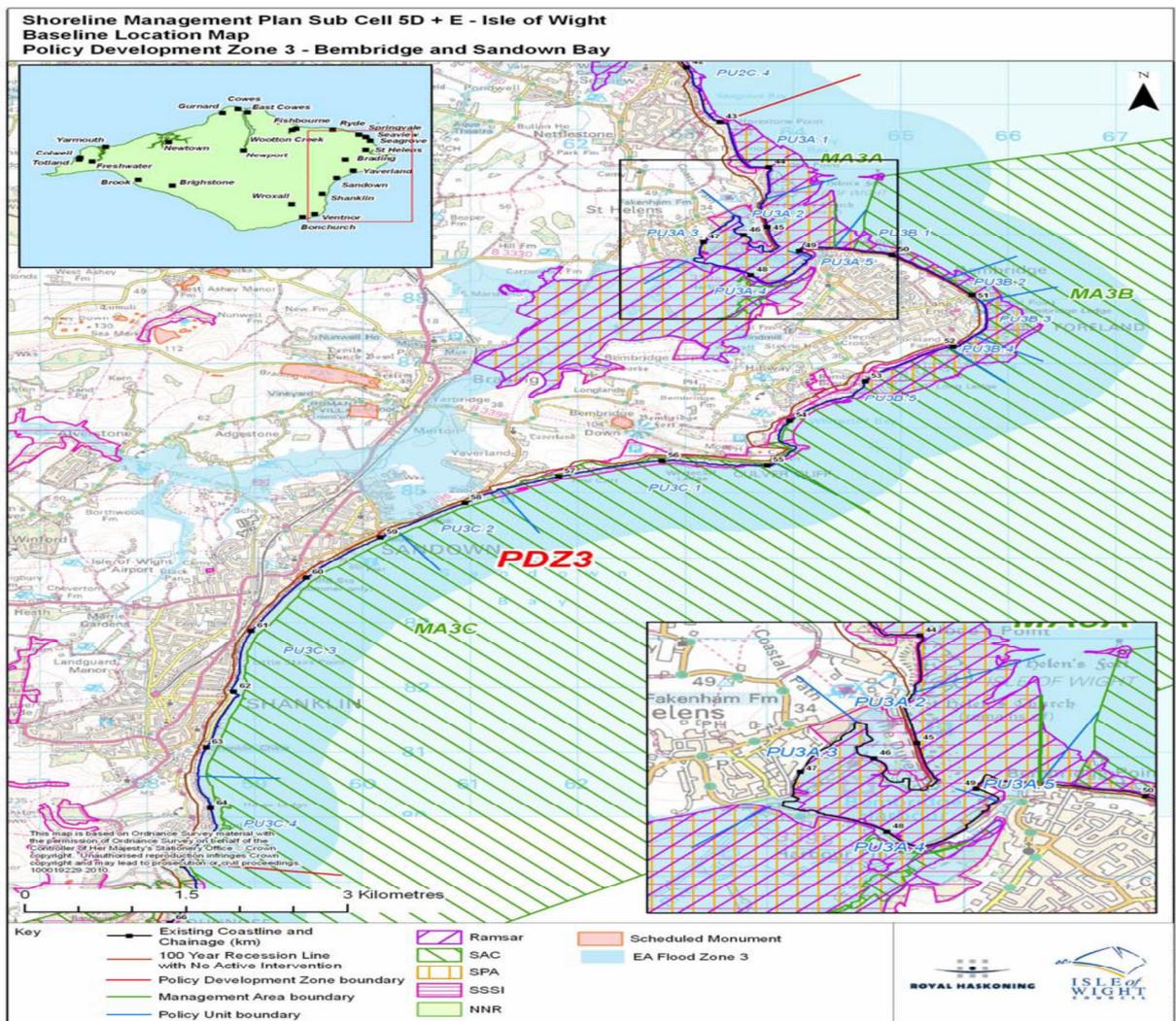


Figure 6

The two frontages along this PDZ are intrinsically linked by the low-lying fluvial (and potential tidal) floodplain of the East Yar valley. This covers the area from behind the sea defences on Culver Parade in Sandown through past Brading to an outlet through Embankment Road into Bembridge Harbour. If the defences fail at either end of the floodplain, areas of Sandown, Brading and St. Helens will be at risk from tidal flooding events (particularly in combination with fluvial flooding). Potentially, in the long term, all key access routes across the valley floor to the communities of Bembridge and Forelands will be affected by breaches or increasingly regular tidal inundation.

The coastline sits within two internationally designated sites that cover the entire length of the coastline, as well as a third area inland within Bembridge Harbour. Within this PDZ, the most easterly extent of the Solent and Southampton Water Ramsar and SPA runs from Horestone Point to the middle of Whitecliff Bay. Within Bembridge Harbour there is also the Solent and Isle of Wight Lagoons SAC, which is designated for its coastal lagoons which are regarded as a priority feature. The designated SPA and Ramsar area includes Bembridge Harbour and Brading Marshes that sit within the flood zone of the River Yar up to Brading. There are two component SSSI's for the SPA within the PDZ. The first is Brading Marshes to St Helens Ledges SSSI that protects a wide range of coastal habitats, including Biodiversity Action Plan (BAP) priority habitats, and which support important bird species. The habitats include boulder and cobble shores, seagrass beds, intertidal mudflats, saltmarsh, reedbeds, saline lagoons and coastal grazing marsh, and include areas for high tide roosts. Whitecliff Bay and Bembridge Ledges SSSI protects BAP priority habitats including rocky shores, seagrass beds, intertidal Chalk maritime cliffs and slopes and calcareous grassland. In addition there are two other coastal SSSI's within the PDZ that do not comprise part of the SPA. The first is Bembridge School and Cliffs SSSI, which sits above Whitecliff Bay, and is of geological importance for quaternary succession. The second is Bembridge Down SSSI, which runs from Culver Down along Whitecliff Ledge to near Sandown Zoo, and which is designated for the biological importance of the soft Chalk cliffs, grassland, vegetated shingle and boulder and cobble shores, as well as the geological interest features of the Wealden Group. The second international designation within PDZ 3 is the South Wight Maritime SAC, which covers much of this PDZ, since it begins at Bembridge Point and runs round the south side of the Island to Hatherwood Point north of the Needles in PDZ 6 (covering an area of 19,863ha). The SAC covers both the coastline and subtidal areas offshore, and include habitats such as reefs, vegetated sea cliffs and submerged and partially submerged sea caves.

PDZ3 is a mixed frontage of defended and undefended coastline with two distinctive areas that require a co-ordinated approach to shoreline management. The low-lying East Yar valley links the area surrounding Bembridge Harbour and the northern coastline of Sandown Bay. If the sea defences fail or breach at either side of the floodplain, the valley is at increasing risk of tidal flooding, putting at risk properties and businesses in Sandown, Brading, St. Helens and Bembridge and transforming the natural environment. The communities of Bembridge and Forelands are also accessed by transport links crossing this potential tidal floodplain.

The current policies within the Shoreline Management Plan for Bembridge Harbour, The Point and Forelands within the shoreline management plan are to hold the existing line by maintenance.¹³

All of the beaches in Bembridge are privately owned although many are open for the public to use. Bembridge hosts several quiet beaches of pebble, rock and sand. They overlook the Solent and the busy shipping lane. These beaches are usually quieter than the main resorts. Swimming is not safe in the Harbour.

Bembridge Beach is situated on the east tip of the Isle of Wight beside the Lifeboat Pier. The sandy beach faces east towards Selsey Bill and slopes gently onto rocky platforms with rockpool areas. The rocky platforms drop away nearer low water. At high water there can be little beach left. A café, car park, public toilets and RNLI shop are all nearby. Bembridge bathing water quality can be adversely

¹³ Isle of Wight Council Shoreline Management Plan

affected by the storm outfall just offshore can operate after periods of heavy rainfall. The latest test carried out on 17/09/12 showed water quality as minimum. Further information can be obtained from the Environment Agency.¹⁴

Bembridge supports the efforts of the Isle of Wight Council and the Environment Agency through the shoreline management plan with holding the existing lines of defence against the current and future 100 year risks of tidal inundation.

3.1.8 Water and potential flooding

The Environment Agency produced an Eastern Yar flood and erosion risk management strategy in November 2009 which states the following:-

Eastern Yar River

This area runs from Alverstone down the Eastern Yar River to Bembridge Harbour. Much of this area was reclaimed from the sea when Embankment Road was built. It is mainly at risk of flooding from the river.

There is a significant risk of flooding from the sea, but this risk is reduced by Embankment Road and Sandown Sea Wall. Sandown Sea Wall is being considered separately in the Sandown Bay Strategy.

We assume that Sandown Sea Wall will remain in place and effective for the 100 year lifetime of this Strategy, so flooding from the sea is not considered here. This is

supported by an assessment we have undertaken that shows the sea wall provides a very high standard of protection until 2115.

There are three structures which are used to manage water levels and flood risk from the river in and around the marshes: Bembridge Sluices, Middle Sluice and Great Sluice.

Brading Marshes is owned by several landowners, including the RSPB, and is managed by a Water Level Management Plan that seeks to balance the needs of flood risk and conservation.

There are a low number of properties at risk of river flooding

on the Eastern Yar river. However, for some of these properties the chance of flooding in any year may be as high as 1 in 75.

We expect that over the next 100 years flood risk will rise for around 40 properties, although will remain relatively low overall.

Brading and Sandown marshes act as flood storage areas if Embankment Road is overtopped.

Flood risk upstream of Alverstone is low. It was not appropriate to consider this risk within this strategy and so we have produced a separate local options report which can be accessed from our website.

Our recommendation: Do minimum

We will support the people living and working in the properties that are at risk of flooding to take local action to reduce the impact of flooding on their lives.

Number of properties at risk if the defences are not maintained (assuming that Embankment Road is maintained)		Cost over next 100 years	Ratio of benefit to cost	Likelihood of securing central government funding
Now	2110			
11	56	£71,000	2.17	Unlikely at present

Figure 7

¹⁴ Environment Agency Bathing Water Quality http://maps.environment-agency.gov.uk/wiyby/queryController?topic=coastalwaters&ep=2ndtierquery&lang=en&layerGroups=1&x=465817.0&y=87808.0&extraClause=SAMPLING_POINT~'18200'&extraClause=YEAR~2012&textonly=off&latestValue=&latestField=

Embankment Road

Embankment Road links St Helens to Bembridge. It is a sea defence structure that prevents tidal waters from entering the Eastern Yar River, reducing salt water in Brading Marshes (SSSI, SPA, SAC and Ramsar) and protecting the land behind it from erosion. If the defence was not in place more than 450 properties would be at risk of flooding from the sea at high tide. In 100 years this would rise to 613 properties.

Embankment Road is the most important flood defence structure

in the Eastern Yar catchment. The defence is in good condition and there is nothing to suggest it will not remain so for the next 100 years, provided it is maintained.

At the moment, the road has a 1 in 25 chance of being overtopped in any year. Because of sea level rise, in 100 years time, the road could be overtopped by sea water on a monthly basis. This would mean that over 260 properties would be at risk of flooding and the quality of Brading Marshes would greatly deteriorate.

Brading Marshes is the largest freshwater habitat in the Solent and Southampton Water SPA. The habitats depend on the Embankment Road defence to keep salt water out and without the defence the Marshes would become a tidal estuary.

We have worked with Natural England, RSPB and landowners to ensure that our recommendation also meets their expectations and our legal obligations for the Marshes.

Our recommendation: Hold the line – sustain

We recommend raising the sea defence around Embankment Road in line with sea level rise predictions. This would include building a sea wall along the length of Embankment Road, which varies in height from a few centimetres to 1.4 metres in places. Refer to Figure 2 for details.

This option would reduce flood risk to 263 properties and will protect 320 hectares of internationally designated habitat, valued at £20million.

Number of properties at risk if the defences are maintained at the current level		Cost over next 100 years	Ratio of benefit to cost	Likelihood of securing central government funding
Now	2110			
6	263	£4.5million	6.28	Possible

Figure 8

Bembridge Point

There are no properties or infrastructure at risk from flooding or erosion at Bembridge Point.

Beach levels around the coastal protection groyne are stable. Even

though the groyne is in a very poor state of repair, it is regularly submerged and allows sediment to pass through it. Our studies show that Bembridge Point will stay in its

present position even if the groyne collapses and disappears.

Our recommendation: Do nothing but monitor

We recommend that we do not maintain or repair the groyne. We will regularly review our coastal monitoring data to ensure that coastal processes are not changing over time. This structure does not protect any properties and so we would not be able to justify spending any money to repair it.

Number of properties at risk if the defences are not maintained		Cost over next 100 years	Ratio of benefit to cost	Likelihood of securing central government funding
Now	2110			
0	0	Negligible	0	Funding not required

Figure 9¹⁵

¹⁵ Environment Agency Eastern Yar Flood and Erosion Risk Management Strategy

Figure 1: strategy boundaries and flood risk map



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Figure 10 shows current risk plus 100 year lifetime of existing defence measures

Bembridge supports the efforts of the Environment Agency through the Eastern Yar flood and erosion risk management strategy with holding the existing lines of defence against the current and future 100 year risks of boundary and flood risks.

3.1.9 Air and Climate

There are no current considerations to take into account regarding the air and climate. Allowing low and sustainable development in the village will not adversely affect air quality or impact the climate.

3.1.10 Soil

There are no current considerations to take into account regarding the soil. Allowing low and sustainable development in the village will not adversely affect the overall quality of the soil.

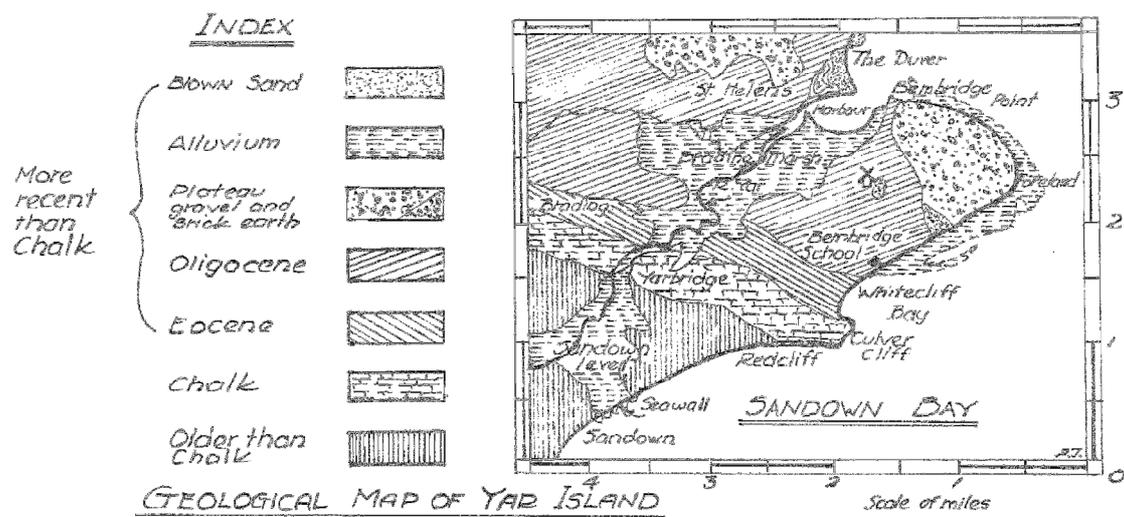


Figure 11

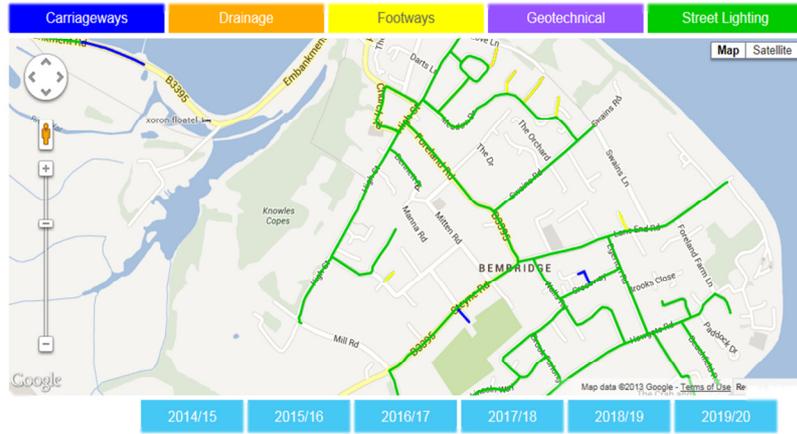
3.1.11 Nature conservation

There are no specific local nature reserves in Bembridge. There is a site of importance for Nature Conservation which is St Lukes Churchyard, Lane End Road owned and managed by Holy Trinity Church. Another site of importance for Nature Conservation is Steyne Wood, Sandown Road which is also classed as ancient woodland. Advice has been sought from IWC Ecology Officer, Archaeologist and Tree Officer and there are no significant concerns of the potential effects with the proposals of low level sustainable development in Bembridge. Individual applications will continue to be assessed for the potential effects upon Nature Conservation.

3.1.12 Material Assets

The Isle of Wight Council's Local Transport Plan (LTP) sets out the framework for the development of a sustainable transport strategy on the Isle of Wight from 2011-2038. The Isle of Wight Council has been successful in achieving a Highways PFI to run for 25 year from 2013. The majority of the design, reconstruction and maintenance improvements to the Highways will take place over the first 7 years. This includes the roads, structures, footways, cycle ways, street lighting and drainage. Three main roads within Bembridge are over capacity for drainage and therefore will be included in major infrastructure works as part of the Highways PFI project.¹⁶

¹⁶ Isle of Wight Council Local Transport Plan 2011-2038



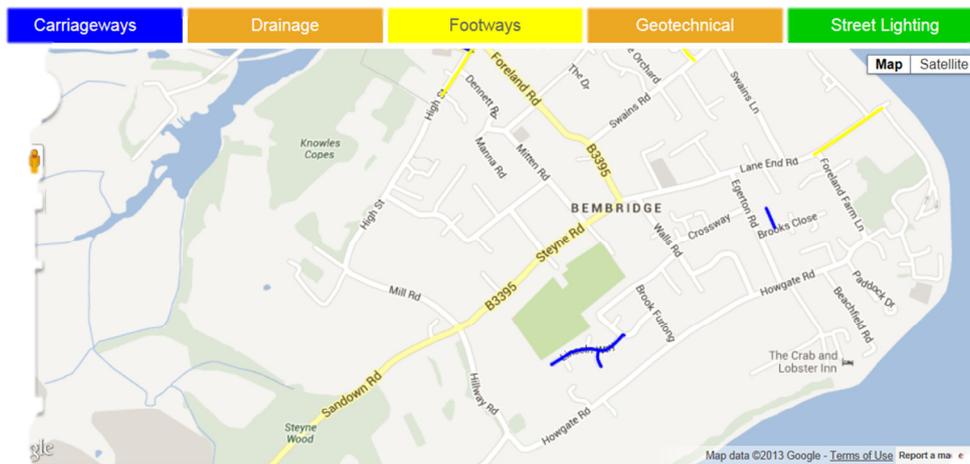
Island Road proposed works for Bembridge 2013/14



Island Roads proposed works for Bembridge 2014/15



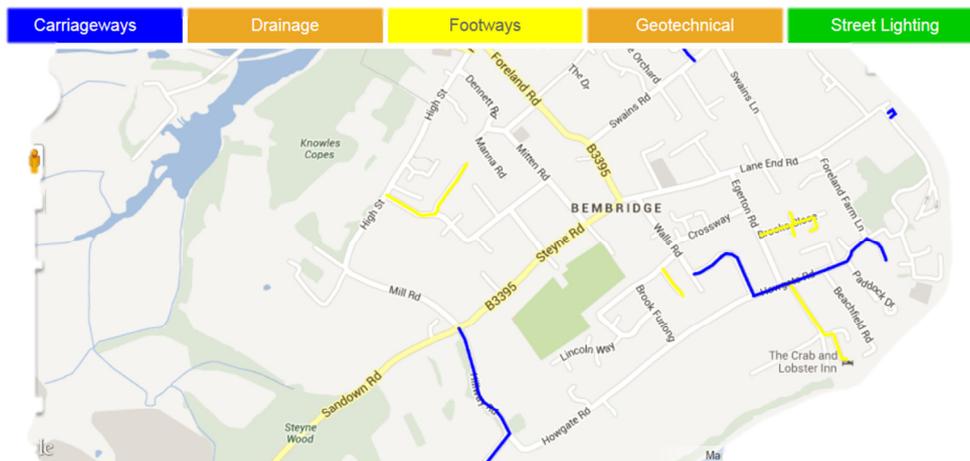
Island Roads proposed works for Bembridge 2015/16



Island Road proposed works for Bembridge 2016/17



Island Roads proposed works for Bembridge 2017/18



Island Roads proposed works for Bembridge 2018/19



Island Roads proposed works for Bembridge 2019/20¹⁷

Bembridge supports the efforts of Island Roads with the Highways Capital PFI project to upgrade the current Highways infrastructure over the first 7 years of the 25 year contract and welcomes the specific drainage project to increase capacity at Steyne Road for the wider area.

Local traffic congestion is a growing problem particularly at peak commuter/users times due to poor traffic management in the village centre. With no car parking facilities close to the village centre, vehicles park in the main road causing severe congestion problems. This is especially problematic for large lorries and buses which have considerable difficulty in manoeuvring around the centre. This situation is made even worse whenever road works are undertaken in the area. It is a high priority to find a solution to resolve the issue of car parking in the village centre.

There is a similar problem at the Lane End shopping area and the Primary School area where there is some provision for car parking but not enough, and vehicles park in the main road or block driveways, the fire station exit or park illegally. There have been a number of (albeit minor) accidents in these areas.

Bembridge is situated on the eastern tip of the Isle of Wight and as such is not on the main thoroughfares of the Island. It is a mostly self-contained village with a wide variety of shops which need to be retained. Lack of parking at both locations is potentially harmful to traders.

The Parking Assessment sets out evidence of the issues faced particularly at the High Street and Lane End shopping areas plus the Primary School area in Walls Road.

The Isle of Wight Council has an objective to reduce the amount of waste going to landfill. The system of waste collection was changed in January 2012 to fortnightly recycling collection and fortnightly waste collection to ensure the majority of the public increased its recycling efforts. Bembridge Parish Council and the community encourage residents to recycle as much as possible to

¹⁷ <http://www.islandroads.com/32-works-in-your-district.html>

contribute to the objective of reducing the overall landfill waste of the Island. Fly tipping and dumping has not been a particular problem within the village.

For a community of some 4000 Bembridge has a raft of community provision. Below is a list of the Parish Councils assets:-

5-7 High Street Inc. public conveniences rear yard and Nissan hut

Parish Office, 5 Foreland Road

Village Hall, High Street

Steyne Park Inc. public conveniences, changing rooms, children's play area, skate park, basketball court and petanque court

Bembridge Youth & Community Centre

The Point, Station Road, Public Conveniences

Lane End Cemetery, Lane End Road

Scout Hut & Field/Bowling Club, Mitten Road

Grade I telephone box, High Street

Palmer Memorial, The Point, Embankment Road

War Memorial and gardens, Swiss Corner, Church Road

25 benches

2 cycle racks

3 notice boards

van and trailer

¹⁸

Bembridge Parish Council will strive to retain and maintain assets that are of community value.

3.1.13 Population

The village has a population of 3688 according to the 2011 Census. Household spaces with residents are 1703 with second residence or holiday accommodation accounting for 269 households.¹⁹

Estimated percentage of households with fuel poverty in Bembridge is 15-17.5%.

The living environment deprivation is 21-40% least deprived area in England.

This measures the quality of individuals' immediate surroundings both within and outside the home, falling into two sub-groups: 'Indoors' living environment – the quality of housing; and 'Outdoors' living environment.

Indoors: Social and private housing in poor condition; Houses with central heating

Outdoors: Air quality; Road traffic accidents²⁰

3.1.14 Health

Health and disability deprivation Bembridge is 21-40% least deprived area in England.

This measures premature death and the impairment of an individual's quality of life due to poor health, with consideration given to both physical and mental health. While factors such as morbidity, disability and premature mortality were included, aspects of behaviour or environment that may be predictive of future health deprivation were not included.

Four indicators were applied:

Years of potential life lost (premature death);

Comparative Illness and Disability Ratio (morbidity and disability);

Measures of acute morbidity (rate of emergency admissions to hospital);

Proportion of adults under 60 years of age suffering from mood or anxiety disorders.²¹

¹⁸ Bembridge Parish Council Asset Register

¹⁹ Office for National Statistics Census data 2011

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadDatasetList.do?a=7&b=11120590&c=Bembridge&d=16&g=6401995&i=1001x1003x1032&m=0&r=1&s=1372765987568&enc=1&domainId=61>

²⁰ Isle of Wight Council Business Effectiveness Unit

Health services are provided in Bembridge by St Helens medical centre at the branch surgery which is open Monday to Friday mornings. The specialist clinic/services provided are as follows:- Ante-natal, anti-coagulant, asthma, baby clinic, blood pressure, cervical smears, child development clinic, child immunisation clinic, chiropody service, chronic obstructive pulmonary disease, contraception/family planning, coronary heart disease, counselling, diabetes clinic, Doppler, emigration medicals, epilepsy, HRT, maternity services, minor operations, phlebotomy, physiotherapy, smoking cessation, travel clinic, well man and women. There is also a pharmacy within the local Boots store. ²²

3.1.15 Employment and Jobs

Employment deprivation for Bembridge North is among 21-40% least deprived area in England and Bembridge South ward is broadly in line with the England average.

This measures the level of employment deprivation in an area, based on the numbers of individuals of working age who were not voluntarily choosing to be excluded from the job market. Outcomes were calculated using a combined count of numbers within each LSOA, of individuals considered as 'deprived of employment' averaged over 4 quarterly intervals, for each of the following groups:

Claimants of Jobseeker's Allowance (women aged 18-59 and men aged 18-64);

Claimants of Incapacity Benefit (women aged 18-59 and men aged 18-64);

Claimants of Severe Disablement Allowance (women aged 18-59 and men aged 18-64);

Claimants of Employment Support Allowance (women aged 18-59 and men aged 18-64);

Participants in New Deal for those aged 18-24 years, not in receipt of Jobseeker's Allowance;

Participants in New Deal for those aged 25+ years, not in receipt of Jobseeker's Allowance;

Participants in New Deal for Lone Parents aged 18+ years (after initial interview).

Income deprivation for Bembridge North ward is among 21-40% least deprived in England and Bembridge South ward is broadly in line with the England average.

This measures the proportion of the population in an area experiencing deprivation related to low income. Outcomes were calculated through combining the results for the numbers of Adults and Children in each Lower Super Output Area (LSOA) who were in:

Income Support families;

Income-based Jobseeker's Allowance families;

Pension Credit (Guarantee) families;

Child Tax Credit families (not in receipt of either Income Support, Income based Jobseeker's Allowance or Pension Credit) whose equivalent combined income (excluding housing benefit) fell below a level equivalent to 60% of the midpoint for incomes, before housing costs were paid ;

Asylum seekers in receipt of subsistence support, accommodation support or both. ²³

There are no big employers or industry within Bembridge. The Harbour enables many businesses to operate and achieve a successful living which is greater enhanced during the holiday season.

3.1.16 Education and Skills

Education, Skills and Training deprivation for Bembridge North ward is among 21-40% least deprived in England and Bembridge South ward is broadly in line with the England average.

This measures the extent of deprivation in terms of education, skills and training in an area. The indicators were split into: Children & young people and Adult skills, each designed to reflect the 'flow' and 'stock' of educational disadvantage within an area.

²¹ Isle of Wight Council Business Effectiveness Unit

²² St Helens Medical Centre

²³ Isle of Wight Council Business Effectiveness Unit

Children/young people:

Average points score of pupils taking: English Maths and Science both at KS2 and KS3 exams;

Average capped point score of pupils taking KS4 (GCSE equivalent) exams;

Proportion of young people not staying on in school or non-advanced education above age 16;

Secondary school absence rate;

Proportion of those aged Under 21 years of age not entering Higher Education.

Adult skills:

Proportion of adults aged 25-54 with no, or low qualifications. ²⁴

Bembridge has a primary school for some 200 children and has gained an outstanding report from Ofsted 2011/12. There is also a Windmills pre-school service for children over 2 years old and a Montessori provision for younger children. ²⁵

3.1.17 Issues, problems and trends

Crime and disorder deprivation for Bembridge North ward is among 21-40% least deprived in England and Bembridge South ward is among 20% least deprived area in England.

This measures the rate of recorded crime in an area for four major crime types representing the risk of personal and material victimisation at a small area level.

Violence – reported violent crimes (19 types) per 1,000 at risk population;

Burglary – reported burglaries (4 types) per 1,000 at risk population;

Theft – reported thefts (5 types) per 1,000 at risk population;

Criminal damage – reported crimes (11 types) per 1,000 at risk population.

The Island continues to remain as one of the safest places to live in England.

Bembridge is a relatively safe area for residents to live and enjoy. There are active neighbourhood watch schemes, a cold calling zone and many good neighbour schemes in operation throughout the village. ²⁶

The baseline data shows that Bembridge has a good environment with many legal designations. The village has one of the lowest levels of deprivation compared to other area on the Isle of Wight and generally 21-40% least deprived England.

The village is however ageing and the high cost of housing prevents young people from staying in the village and there are concerns about traffic volume and congestion plus retaining the local shops and services that the community has become accustomed to.

3.1.18 Focus on development

The focus for development is the Parish Boundary and is concentrated on the village and not the wider rural area as this is to be protected and enhanced, which complies with the requirements of the Island Plan. DM11 – Historic and Built Environment supports proposals that positively conserve and enhance the special character of the Island's historic and built environment. The policy confirms demolition or substantial harm to non-designated heritage assets and their settings will be resisted and demolition or substantial harm to designated heritage assets and their settings will only be permitted in wholly exceptional circumstances.

²⁴ Isle of Wight Council Business Effectiveness Unit

²⁵ Ofsted

²⁶ Isle of Wight Council Business Effectiveness Unit

3.2 Environmental, Social and Economic sustainability problems

The identification of sustainability problems facing Bembridge in the scoping report assists in the choice of objectives and in evaluation of potential development sites. The sustainability problems listed under environmental, social and economic are listed in the tables below:-

Social Problem	Comment
High price of housing causes young villagers to leave	Bembridge is an expensive location to buy housing. With the need for high levels of deposits local housing is too expensive for first time buyers. Access to the local housing market is very limited for first time buyers on average wages.
Needs of an ageing population	Lack of dedicated medical centre and limited number of social activities Allotment provision requested
Needs of youth	Insufficient engaging social activities for the younger members of the community Tennis courts suggested
Geography / location	Bembridge is on the eastern tip of the Isle of Wight and is not en route to anywhere. This could potentially isolate the community
Transport	Isle of Wight bus service runs hourly service but due to size of village elderly residents are not always close enough to bus stops
Employment	Most of the working members of the community travel outside the village for work

Environmental Problem	Comment
Flood Risk	River Yar bursts its banks at times of heavy or prolonged rainfall. Embankment needs increased sea defences in the form of a sea wall to protect 263 properties
Car parking	The village is in need for car parking in the village centre
Traffic congestion	Lane End shopping area, village centre and school area all become congested and increase safety risks
Unsafe cycling on Bembridge Roads	Lack of dedicated cycle tracks
Incomplete network of footpaths	No access from embankment to footpaths alongside Brading Marshes and to Brading Continually closes coastal path for the past three years
Poor Drainage System	Impact upon residents at Steyne Road and Lane End Road during heavy rainfall
Coastal and Harbour defences	Impact of predicted sea level rises Coastal erosion Continual silting-up of harbour, with on-going dredging requirement
Public realm	Signposts/signage inconsistent and cluttered, flowerbeds, amenity areas, street lighting and furniture need continued attention and improvements
Highways network	Roads and pavements in poor condition which worsens with extreme weather

Economic Problem	Comment
Pockets of deprivation in an	Deprivation in Bembridge is considered to be one of the lowest

otherwise affluent area	on the Isle of Wight, but there are some small areas of deprivation
Village vitality	High housing costs prevent younger families moving into the village and therefore the population becomes older. There is a tendency for the village to be seen as a retirement centre.
Infrastructure to support future growth	The current village infrastructure (such as roads, public transport, health and social care, water supply, drainage, sport and leisure) may not be adequate to support future development.
Transport costs	Whilst the bus service is adequate in terms of its timing it is expensive and younger members of our community are not always able to afford it. If bus passes are ever removed the cost will affect older people as well
Tourism	Need to retain and enhance village as an attractive tourist/visitor destination – accommodation, facilities, attractions and general appearance.
Local shops and services	Trading incomes and activity levels are low and need to attract continued support and growth to ensure longevity

The sustainability issues are also set out under the headings of economic, environmental and social and are provided as a SWOT (strengths, weaknesses, opportunities and threats) table below:-

1. ECONOMICAL	
<p>STRENGTHS</p> <ul style="list-style-type: none"> Well educated local population. Availability of space for new business development. 	<p>WEAKNESSES</p> <ul style="list-style-type: none"> The bus service is limited in terms of its timing and it is expensive and younger members of our community are not always able to afford it. If bus passes are ever removed the cost will affect older people as well Bembridge may not be viewed as a serious business location No clear framework to improve business areas Employment sites being lost to other uses. High retail spend out of Bembridge
<p>OPPORTUNITIES</p> <ul style="list-style-type: none"> Consider redevelopment options for existing employment areas. Work with business association in particular on improvements to employment areas 	<p>THREATS</p> <ul style="list-style-type: none"> High housing costs prevent younger families moving into the village and therefore the population becomes older. There is a tendency for the village to be seen as a retirement centre. The current village infrastructure (such as roads, public transport, health and social care, water supply, drainage, sport and leisure) may not be adequate to support future development. Loss of key employment sites.

	<ul style="list-style-type: none"> • Loss of important local businesses from the village. • Most of the working members of the community travel outside the village for work
--	--

2. ENVIRONMENTAL	
STRENGTHS <ul style="list-style-type: none"> • Bembridge considered to be a village containing a high quality residential environment. • Contains a number of conservation areas and listed buildings. • Good air quality levels. 	WEAKNESSES <ul style="list-style-type: none"> • The village is in need for car parking in the village centre • The recent (2012) increase in rainfall has again demonstrated that the drainage system cannot cope. • Lack of adequate water supplies in hot weather have resulted in hose pipe bans every summer in recent years • Lane End shopping area, village centre and school area all become congested • Limited bus service and high use of cars creating noise and pollution
OPPORTUNITIES <ul style="list-style-type: none"> • Provide opportunities to walk, cycle and use public transport around • Create list of assets of community value • Build new houses to a high sustainable code rating. 	THREATS <ul style="list-style-type: none"> • Business sector will suffer through lack of adequate parking for locals and visitors • Loss of open space through development • Limited funds to maintain/enhance open space • Increased pollution and noise • Increased traffic congestion • Local flooding in some areas • Loss of local character and quality of residential areas due to back land development • Loss of designated sites and landscapes

3. SOCIAL	
STRENGTHS <ul style="list-style-type: none"> • Bembridge is a self-contained community • Considered to be a village with a good quality environment and a pleasant place to live and work • A range of residential property available • A strong sense of community • Considered to be safe • Good standard of local school • Healthy population and relatively limited pockets of deprivation 	WEAKNESSES <ul style="list-style-type: none"> • Needs of an ageing population. The medical centre is only a satellite centre, and the lack of social activities • Insufficient social activities (e.g. youth clubs) for the younger members of the community • Bembridge is on the eastern tip of the Isle of Wight and is not en route to anywhere. This potentially isolates the community • IW bus service runs hourly service but

<ul style="list-style-type: none"> • Adequate places of worship 	<p>due to size of village elderly residents are not always close enough to bus stops</p> <ul style="list-style-type: none"> • Over-reliance on the car for transport • House prices are high compared to local wages • High level of out commuting to work outside the village
<p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Work with village partnership to improve quality of village centre • Encourage new retail opportunities within the village • Provide enhanced and new walkways and cycle routes • Consider community transport options • Provide an action programme to improve local community facilities where needed • Ensure accessibility for all age groups and community groups in new development 	<p>THREATS</p> <ul style="list-style-type: none"> • Bembridge is an expensive location to buy housing, and with the need for high levels of deposits local housing is too expensive for first time buyers. High price of housing causes young villagers to leave • Aging population • Loss of services such as bus, local shops • Limited funds to upkeep/improve/build new community facilities • New developments come forward without adequate provision for open space and local facilities • No overall plan or coordination across the village that brings together the needs to village, its neighbourhoods and communities • Limited new affordable housing provided

3.3 Sustainability Framework

In order to undertake the sustainability appraisal it is necessary to identify sustainability objectives and weight them for priority purposes to enable an assessment to be made of the emerging options of the Neighbourhood Plan. The sustainability objectives and weighting combined are known as the sustainability framework.

The primary aim of the sustainability framework is to assess all relevant and realistic options for the Neighbourhood Plan in order to determine which option is the most sustainable, given alternatives. The weighting has been developed to provide a mechanism to measure how the Neighbourhood Plan, once adopted, is contributing towards sustainable development.

The following table provides a list of sustainability objectives taken from the Island Plan Core Strategy and indicates those which are relevant to Bembridge.

Environmental			Relevant to Bembridge?
1	Air quality	To reduce air pollution and ensure air quality continues to improve	Yes but limited input
2	Coasts	To reduce the risk to people and property from coastal erosion and stability	Yes
3	Water	To maintain and improve the water quality of the Islands groundwater, rivers and coasts and to achieve sustainable water resources management	Yes

4	Landscape, archaeology and heritage	To protect and enhance the Islands natural and historic environment and character and to achieve sustainable development within a sensitive landscape	Yes
5	Biodiversity, fauna and flora	To conserve and enhance the Islands biodiversity, fauna and flora	Yes
6	Soil, geology and land use	To ensure appropriate land use in relation to soil and geology functionality and to improve efficiency in land use	Yes but limited input
7	Waste	To reduce waste generation and disposal and to achieve the sustainable management of waste	Yes
8	Climate change mitigation	To minimise future climate change through reducing emissions of carbon dioxide and greenhouse gases	Yes
9	Climate change adaptation	To reduce the risks to people and properties from the effects of climate change	Yes
Social			
10	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	Yes
11	Population	To develop and maintain a balanced and sustainable population structure on the Island	Yes
12	Crime and safety	To reduce crime and the fear of crime and ensure safety in the public realm	Yes
13	Health	To improve the health and wellbeing of the population and reduce inequalities in health	Yes
14	Social inclusion	To reduce the level and distribution of poverty and social exclusion across the Island	Yes
15	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	Yes
16	Access	To improve accessibility to all services and facilities	Yes
Economic			
17	Material assets	To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors	Yes
18	Employment	To ensure high and stable levels of	Yes but limited input

		employment so everyone can benefit from the economic growth of the Island	
19	Investment in business	To stimulate economic revival in priority regeneration areas	No Bembridge is not a priority regeneration area
20	Economic	To sustain economic growth and competitiveness	Yes

The weaknesses and threats identified as part of the SWOT analysis have been compared to the sustainability objectives in the Island Plan Core Strategy and gaps identified. Bembridge has created additional sustainability objectives to cover these gaps. The comparative exercise is shown in the table below:-

SWOT		Sustainability Objectives	
ENVIRONMENTAL WEAKNESSES	The village is in need for car parking in the village centre	Add A	<i>To encourage provision of a car park in the village centre</i>
ENVIRONMENTAL WEAKNESSES	The recent (2012) increase in rainfall has again demonstrated that the drainage system cannot cope.	7	To reduce waste generation and disposal and to achieve the sustainable management of waste
ENVIRONMENTAL WEAKNESSES	Lack of adequate water supplies in hot weather have resulted in hose pipe bans every summer in recent years	3	To maintain and improve the water quality of the Islands groundwater, rivers and coasts and to achieve sustainable water resources management
ENVIRONMENTAL WEAKNESSES	Lane End shopping area, village centre and school area all become congested	Add B	<i>To reduce the level of traffic congestion in the village centre, Lane End shopping area and the Primary School</i>
ENVIRONMENTAL WEAKNESSES	Limited bus service and high use of cars creating noise and pollution	8	To minimise future climate change through reducing emissions of carbon dioxide and greenhouse gases
SWOT		Sustainability Objectives	
ENVIRONMENTAL THREATS	Business sector will suffer through lack of adequate parking for locals and visitors	Add	<i>Covered by A above</i>
ENVIRONMENTAL THREATS	Loss of open space through development	4	To protect and enhance the Islands natural and historic environment and character and to achieve sustainable development within a sensitive landscape
ENVIRONMENTAL THREATS	Limited funds to maintain/enhance open space	4	To protect and enhance the Islands natural and historic environment and character and to achieve sustainable development within a sensitive landscape
ENVIRONMENTAL	Increased pollution and	8	To minimise future climate change

THREATS	noise		through reducing emissions of carbon dioxide and greenhouse gases
ENVIRONMENTAL THREATS	Increased traffic congestion	Add	<i>Covered by B above</i>
ENVIRONMENTAL THREATS	Local flooding in some areas	3	
ENVIRONMENTAL THREATS	Loss of local character and quality of residential areas due to garden development	10	To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity
ENVIRONMENTAL THREATS	Loss of designated sites and landscapes	4	To protect and enhance the Islands natural and historic environment and character and to achieve sustainable development within a sensitive landscape

SWOT		Sustainability Objectives	
ECONOMICAL WEAKNESSES	The bus service is adequate in terms of its timing it is expensive and younger members of our community are not always able to afford it. If bus passes are ever removed the cost will affect older people as well	17	To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors
ECONOMICAL WEAKNESSES	Bembridge may not be viewed as a serious business location	17	To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors
ECONOMICAL WEAKNESSES	No clear framework to improve business areas	19	To stimulate economic revival in priority regeneration areas
ECONOMICAL WEAKNESSES	Employment sites being lost to other uses.	19	To stimulate economic revival in priority regeneration areas
ECONOMICAL WEAKNESSES	High retail spend out of Bembridge	19	To stimulate economic revival in priority regeneration areas
SWOT		Sustainability Objectives	
ECONOMICAL THREATS	High housing costs prevent younger families moving into the village and therefore the population becomes older. There is a tendency for the village to be seen as a retirement centre.	17	To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors
ECONOMICAL	The current village	17	To ensure the provision of adequate

THREATS	infrastructure (such as roads, public transport, health and social care, water supply, drainage, sport and leisure) may not be adequate to support future development.		infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors
ECONOMICAL THREATS	Loss of key employment sites.	19 F	To stimulate economic revival in priority regeneration areas <i>Covered by F below</i>
ECONOMICAL THREATS	Loss of important local businesses from the village.	19 F	To stimulate economic revival in priority regeneration areas <i>Covered by F below</i>
ECONOMICAL THREATS	Most of the working members of the community travel outside the village for work	19 F	To stimulate economic revival in priority regeneration areas <i>Covered by F below</i>

SWOT		Sustainability Objectives	
SOCIAL WEAKNESSES	Needs of an ageing population. Satellite medical centre only	13	To improve the health and wellbeing of the population and reduce inequalities in health
SOCIAL WEAKNESSES	Bembridge is on the eastern tip of the Isle of Wight and is not en route to anywhere. This potentially isolates the community	Add C	<i>To ensure that elderly members of the community do not become isolated</i>
SOCIAL WEAKNESSES	Insufficient social activities (e.g. youth clubs) for the younger members of the community	Add D	<i>To improve the social provision for the younger members of the community</i>
SOCIAL WEAKNESSES	IW bus service runs hourly service but due to size of village elderly residents are not always close enough to bus stops	16	To improve accessibility to all services and facilities
SOCIAL WEAKNESSES	Over-reliance on the car for transport	16	To improve accessibility to all services and facilities
SOCIAL WEAKNESSES	House prices are high compared to local wages	17	To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors
SOCIAL WEAKNESSES	High level of out commuting to work outside the village	18	
SWOT		Sustainability Objectives	

SOCIAL THREATS	Bembridge is an expensive location to buy housing, and with the need for high levels of deposits local housing is too expensive for first time buyers. High price of housing causes young villagers to leave Aging population	Add E	<i>To ensure that all future development includes a level of affordable houses</i>
SOCIAL THREATS	Ageing population	13	To improve the health and wellbeing of the population and reduce inequalities in health
SOCIAL THREATS	Loss of services such as bus, local shops	Add F	<i>To encourage local businesses</i>
SOCIAL THREATS	Limited funds to upkeep/improve/build new community facilities	14	To reduce the level and distribution of poverty and social exclusion across the Island
SOCIAL THREATS	New developments come forward without adequate provision for open space and local facilities	17	To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors
SOCIAL THREATS	No overall plan or coordination across the village that brings together the needs to village, its neighbourhoods and communities	Add G	<i>To coordinate all social activities to ensure that all groups of the community are covered</i>
SOCIAL THREATS	Limited new affordable housing provided	add	<i>Covered by E above</i>

Added 7 (A to G above) objectives to the Island Plan Core Strategy Sustainability Objectives list to create Bembridge Sustainability Objectives.

As a result of the SWOT analysis in section 3.2 of this report Bembridge has generated an additional 7 sustainability objectives which are also included in the sustainability framework table below:-

Environmental		
1	Air quality	To reduce air pollution and ensure air quality continues to improve
2	Coasts	To reduce the risk to people and property from coastal erosion and stability
3	Water	To maintain and improve the water quality of the Islands groundwater, rivers and coasts and to achieve sustainable water resources management
4	Landscape, archaeology and heritage	To protect and enhance the Islands natural and historic environment and character and to achieve sustainable development within a sensitive landscape
5	Biodiversity, fauna and flora	To conserve and enhance the Islands biodiversity, fauna and flora
6	Soil, geology and land use	To ensure appropriate land use in relation to soil and geology functionality and to improve efficiency in land use
7	Waste	To reduce waste generation and disposal and to achieve the sustainable management of waste

8	Climate change mitigation	To minimise future climate change through reducing emissions of carbon dioxide and greenhouse gases
9	Climate change adaptation	To reduce the risks to people and properties from the effects of climate change
10	Car Park	To encourage provision of a car park in the village centre
11	Traffic Congestion	To reduce the level of traffic congestion in the village centre, Lane End shopping area and the Primary School
Social		
12	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
13	Population	To develop and maintain a balanced and sustainable population structure on the Island
14	Crime and safety	To reduce crime and the fear of crime and ensure safety in the public realm
15	Health	To improve the health and wellbeing of the population and reduce inequalities in health
16	Social inclusion	To reduce the level and distribution of poverty and social exclusion across the Island
17	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
18	Access	To improve accessibility to all services and facilities
19	Elderly Isolation	To ensure that elderly members of the community do not become isolated
20	Insufficient Youth Social Activities	To improve the social provision for the younger members of the community
21	Affordable Housing	To ensure that all future development includes a level of affordable housing
22	Local Business	To encourage local business
23	Co-ordinate social activities	To co-ordinate all social activities to ensure that all groups of the community are covered
Economic		
24	Material assets	To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors
25	Employment	To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Island
26	Investment in business	To stimulate economic revival in priority regeneration areas
27	Economic	To sustain economic growth and competitiveness

Appendix 1 shows the assessment of alternatives against the 27 sustainability objectives above.

3.4 Statutory consultee responses from sustainability scoping report and changes made

Bembridge Neighbourhood Development Plan Sustainability Appraisal Scoping Report was sent for statutory consultation on 30th April 2013 to 6th June 2013 a total of 5 weeks. Responses were received from English Heritage, Natural England, Environment Agency and Isle of Wight Council Planning Policy. All of the comments made have been listed below against how we have responded to the comments and made changes to the document accordingly.

English Heritage received 15th May 2013	
Comments	How we responded to the comments
'we would also hope that the community has a desire to conserve and enhance the historic environment of Bembridge through means other than resisting inappropriate development'	Working with other community groups on restoration and improvement projects. Explanation included
'In 2.1, the Historic Environment Register is properly known as the Historic Environment Record, is not a policy document and should not be identified in this table.'	Remove
'Page 15 Strategic Housing Land Availability Assessment (not Analysis). This is recognised on page 4 of the Report, but the wording on page 15 could be misconstrued.'	Change analysis to assessment
'not dealing with all heritage assets under one sub-section, or at least consecutive sub-sections, gives a rather fragmented baseline for the historic environment.'	Insignificant no change
'the historic development of Bembridge is of interest, but the consequences of this for the character of the village could be explained in more detail.'	Explanation included
'may be interested in undertaking a historic characterisation of the village listing Heritage assets in the village on a map.'	Insignificant no change
'listed buildings, the list could be set out a little more clearly.'	Insignificant no change
'Reference to non-designated heritage assets of local interest – to be noted in the Historic Environment Record.'	Make reference to the non-designated heritage assets from the historic environment record
'Seek advice from County Archaeologist and/or IWC Conservation Officer on potential archaeological interest of the 4 SHLAA sites.'	Not allocating sites therefore information irrelevant
'welcome sustainability objective 4, although we prefer to use "conserve" than "protect".'	Cannot change as this refers to an IWC sustainability objective
It may be helpful to identify sub objectives also known as decision making criteria. It will also be necessary to identify indicators to demonstrate if it has achieved sustainability objectives.	Alternatives have been derived and a system of testing established following the Levett-Therivel guidance. If it was change to follow English Heritage guidance the approach would become confusing – no change
Environment Agency received 5th June 2013	
Comments	How we responded to the comments
'suggest that with regards the Strategy Boundaries and Flood risk map on page 27, useful to clearly state whether this is current or predicted future risk.'	State current or future risk
Natural England received 6th June 2013	
Comments	How we responded to the comments
'nationally and internationally designated sites, as well as a protected landscape, and as such these areas should feature strongly in the SA.'	Include in 3.1.1 as below

'Scoping report should demonstrate that these features will be a priority in the development of the NP.'	Are considered but will not necessarily be the priority of BNDP	
3.1.10 "should outline the context of the NP area in relation to internationally and nationally designated sites.'	Add internationally and nationally designated sites and protected landscape to 3.1.1	
'advise that the context of designated sites should be given similar weight in the SA of the NP.'	Not designating sites therefore irrelevant	
3.2 ' does not include any reference to the challenges of accommodation development while protecting and enhancing the natural environment.'	Add sustainability objective to accommodate development whilst protecting and enhancing the natural environment	
'need to balance development with environmental protection.'	Noted	
'Similarly, in the SWOT analysis for environmental issues, designated sites and landscapes are not considered.'	Added designated sites and landscapes to the SWOT analysis	
'threats to designated sites and landscapes should also be taken into account.'	Yes via SWOT	
'pleased to note the inclusion of sustainability objectives relating to landscape and biodiversity, as well as those to protect air and water quality.'	Noted	
'objective 6 of NP is vague in its aim to protect the natural environment- should outline that the plan will protect and enhance the area's natural environment and specifically refer to the designated areas.'	Changed objective 6 to become more action based and not aspirational	
Isle of Wight Council Planning Policy received 6th June 2013 – Scoping Report		
Ref	Comments	How we responded to the comments
Page 3 Para 1.1	It would be useful to reference where the definition comes from	Include reference
Page 3 Para 1.1	It might be worth highlighting that as well as being a requirement it's actually a useful tool to inform the plan-making process and increasing sustainability.	Incorporate
Page 3 Para 1.1	It sets out what are currently considered to be the key issues, the consultation on this Scoping document will help establish whether there are any gaps in the baseline data and therefore issues.	Incorporate
Page 4 Para 1.1	Would suggest it should be local and national	Incorporate
Page 4 Para 1.1	Only the strategic policies of it (SP1-9).	Incorporate
Page 4 Para	and the Wider Rural Area	Incorporate

1.1		
Page 4 Para 1.1	If it is helpful to you it is not really the role of the core strategy to look at site allocations apart from those that are strategic for the whole of the Island. From our perspective the number and location is an issue which you may like to consider through the BNHP and is something that we can help you work on, but we are not in the position of dictating what the number should be	BPC through the HNS and NP will determine the level of housing it plans for within the overall context of 980 across the Island
Page 4 Para 1.1	Assessment, not Analysis	Change
Page 4 Para 1.1	in Bembridge	Incorporate
Page 4 Para 1.1	What do you mean by large-scale development? Usually major development is a site of 10+	Agree. We state small scale as 12 or less. Add definition here
Page 4 Para 1.1	We assume that the maps are going to be added at a later date	Maps to be included
Page 5 Para 1.2	We support your use of this approach as this can then give greater confidence in the process.	Noted
Page 6 Para 1.2	Out of interest, why these two examples?	Not sure. Any examples will always pose the question why.
Page 6 Para 1.2	Could just say ..relied on the Island Plan.	Change
Page 9 Para 1.3	There will need to be a full discussion of the options considered and discarded at this stage in the draft SA. We are happy to provide additional support when you are at this stage to help you work through this.	We agree that discussion is needed and will do so with the working group and IWC planners
Page 9 Para 1.3	is it worth mentioning the residents in this section?	Yes include
Page 10 Para 1.4	2012?	Change
Page 12 Ch 2	Would suggest you only need to reference the Island Plan here.	We have followed L-T and other plans so I think we should leave as is. No change
Page 12 Para 2.1	In the previous paragraph it is stated that national policy won't be reviewed so it is worth thinking about whether you need to change the previous para	Change previous paragraph to review National policy

	or review what you have in this section.	
Page 12 Para 2.1	Perhaps this table should be split between plans & programmes / Background technical documents. Even if not, are you happy that you've listed all the relevant background documents? Biodiversity Action Plan, for example?	Split the table into plans and programmes
Page 15 Para 2.1	as having some potential for development would be a more appropriate phrase as the SHLAA does not allocate sites for development it only shows the potential.	Incorporate
Page 16 Para 3.1	Would it make more sense to have this sort of information upfront and early in the document?	Move to 1.1
Page 24 Para 3.1.6	This must be a significant issue that gets identified later on in the document.	Covered in SA framework
Page 24 Para 3.1.6	What, if any, are the implications for Bembridge from this?	Covered in SA framework
Page 29 Para 3.1.11	This paragraph should be updated - could use Island Roads website (which also has useful maps showing when works will be undertaken).	Include maps of the proposed works for Bembridge years 1-7
Page 29 Para 3.1.11	How has this issue been identified and what is the evidence for it?	Parking Assessment
Page 29 Para 3.1.11	Again, what is the evidence to support this statement?	Parking Assessment
Page 29 Para 3.1.12	Wouldn't this sit better with 3.1.4 and 3.1.5?	Yes moved
Page 31 Para 3.1.13	Most of the 2011 Census has now been published, should this section (and the following few) be updated. http://www.iwight.com/Council/OtherServices/Isle-of-Wight-Facts-and-Figures/Ward-Area-Data	Updated using Census 2011 data

Isle of Wight Council Planning Policy received 6th June 2013 –Points from covering letter	
Comments	How we responded to the comments
The SA Scoping Report will inform the draft SA Report, which will test the policies of the Neighbourhood Plan against a bespoke	The SHLAA is seen as an important document and therefore warrants mention

<p>sustainability framework. As this stage is to inform the identification of the sustainability framework for the later assessment of the policy (and potentially development) options, it is unclear why there are repeated reference to the SHLAA sites at this stage.</p>	
<p>On the housing issue there is a focus on need, which is good, but there should also be a consideration of the demand element of the housing market or the evidence to demonstrate that there is no demand.</p>	<p>Neighbourhood Plans are about empowering local communities to have a major say in the future of their neighbourhood and therefore local needs are the only consideration. This has been debated previously and agreed</p>
<p>It is considered that whilst some good baseline information is identified and there is an appreciation of various designations, there doesn't always seem to be a finer appreciation of what it specifically means for Bembridge. For example, the AONB designation is identified. But it only covers a relatively small part of the parish, and more fundamentally what impact does the designation have on Bembridge (both negatively and positively)?</p>	<p>Specific meaning for Bembridge included</p>
<p>A number of the topics identified in Section 3 have a lot of background information, which, whilst interesting, the relevance of them to Bembridge and the Scoping Report is not always obvious.</p>	<p>Specific meaning for Bembridge included</p>
<p>The Neighbourhood Plan area is the whole Parish, yet the information in the Scoping Report is very Bembridge village orientated, it would be useful if you could provide additional information on the Parish as a whole, or alternatively if there is a reason that the information is concentrating on the village, why that is the case.</p>	<p>Addressed under 3.1.18</p>
<p>Is the heading 'Evidence' in table in 3.2 the right one? If so, the statements in the boxes should be referenced to the issue identified in the previous section (and the The Neighbourhood Plan area is the whole Parish, yet the information in the Scoping Report is very Bembridge village orientated, it would be useful if you could provide additional information on the Parish as a whole, or alternatively if there is a reason that the information is concentrating on the village, why that is the case.</p>	<p>Change evidence to comment Addressed under 3.1.18</p>
<p>It is good to note the sustainability framework, which has taken the sustainability objectives from the Core Strategy and then applied further, locally-derived objectives to plug gaps. However, it is considered that the majority of the objectives are still too generic as they operate at the Island level, and are unlikely to assist later on in the process when options are assessed – you</p>	<p>We decided that we needed to test any alternatives that we come up with against the Island objectives – if any alternatives fail against Island objectives we would need to rethink.</p> <p>We have now added more alternatives</p>

<p>need to be able to identify the local impact of policies so the objectives against which you compare them need to be phrased in a way that is locally meaningful. It is recommended that the objectives are re-worked to be more Bembridge-specific, to avoid duplicating existing (Core Strategy) SA work and policies.</p> <p>For example it is picked up that the Shoreline Management Plan identifies that <i>‘potentially, in the long term, all key access routes across the valley floor to the communities of Bembridge and Forelands will be affected by breaches or increasingly regular tidal inundation’</i>. However, the sustainability objective for this issue is the somewhat sterile <i>‘To reduce the risks to people and properties from the effects of climate change’</i>. It is suggested that potentially, a more appropriate and locally-relevant objective could be <i>‘To reduce the risks to people and properties in Bembridge, particularly in the Embankment Road area, from the effects of climate change’</i> and/or <i>‘To reduce the likelihood of breaches of flood and coastal defences or increasingly regular tidal inundation in Bembridge’</i></p>	<p>May need to discuss. We have always felt that our objectives may need development</p> <p>The sterile objective is an Island one</p>
<p>There are still sustainability framework objectives that specifically refer to ‘across the Island’ and these will need to be reviewed as you will appreciate that it is not for your neighbourhood plan to address issues outside of your designated neighbourhood area.</p>	<p>We will not address issues outside our area, but as stated above we feel we do need to test our alternatives against Island objectives first and then more local to Bembridge</p>
<p>It is considered that the sustainability framework section would benefit from strengthening by showing more clearly how the local issues were identified and why the objectives are required. This will show a clear link between the works that you have done with the community to identify local issues and your draft SA.</p>	<p>We are drafting a consultation statement as required by the Neighbourhood Plan Regulations 2012 and an evidence log to link the consultation responses with issues raised and community objectives and policies to demonstrate a clear link</p>

Chapter 4. Alternatives

4.1 List of alternatives that have been derived

The alternatives have been derived from the feedback from the community as part of the two public meetings held on 30th October and 1st November 2012, two resident’s surveys for which we received 123 and 48 responses plus feedback as part of the housing needs survey 454 returns. The working group developed a range of alternatives against the 27 sustainability objectives which are subject of a testing exercise (assessment of alternatives appendix 1).

OVERVIEW & LOCATION		Alternative 1	Alternative 2		
To protect the village from uncontrolled expansion beyond its current built up boundaries	Business as usual	Only support applications within or adjacent to the settlement boundary or existing tourism or employment sites in the wider rural area			
To ensure any new development within the wider rural area is restricted to uses which benefit the rural landscape and economy	Business as usual	Only support applications that are of benefit to the rural landscape and economy within the wider rural area			
To ensure all new development and payments derived from development schemes benefit the parish	Business as usual	Develop a Neighbourhood Action Plan that aims to deliver the community priorities			
To protect the village and surrounding countryside from inappropriate, large scale development schemes but to support small scale sustainable growth	Business as usual	Only support applications that are classed as small scale sustainable growth			
HOUSING	Alternative 1	Alternative 2	Alternative 3	Alternative 4	Alternative 5
To meet island plan requirement	Business as usual	Developments inside the settlement boundary on brownfield sites (1-12 units)	Developments inside the settlement boundary on greenfield sites (1-12 units)	Developments adjacent to settlement boundary in a small scale settlement specific threshold (1-12 units)	Developments outside the settlement boundary (1-4 units)

WORKING & SHOPPING	Alternative 1	Alternative 2	Alternative 3	Alternative 4	Alternative 5
To protect the existing range of shops and services to maintain the vitality and viability of the village with particular emphasis on the village centre cluster at Sherbourne Street/High Street/Forelands Road and the parade and	Maintain business as usual at all four key areas	Arrange events and promote the shops/services, work with the BBA and shop owners to Identify gaps in provision to promote the overall shopping experience to retain the expenditure in			

business units in Lane End Road		the village			
To ensure that new development is located so as to support and enhance the existing employment opportunities rather than detract from them	Business as usual	Ensure new development is located within the defined development settlement not detracting for the existing four key areas	Ensure new development is located on previously developed land along the Embankment	Ensure new development is located on previously developed land at the Airport	Ensure new development is located on previously developed land at Warners, Whitecliff, Sandhills and Culver
To improve public car parking facilities in the business centres	Business as usual	Provide a car park in the village centre	Provide a car park within the settlement boundary with a park and ride scheme	Increase the provision of parking spaces within the business centres	Promote alternative travel uses to cars
To retain and maintain the character and fine views of the Harbour from Embankment Road	Business as usual	Only allow development if it retains the character and fine views of the Harbour			
To support the continuance of the existing industrial development within the Embankment Industrial Zones	Business as usual	Support the continuance of existing industrial development within the Embankment Industrial Zone			
To protect the employment opportunities afforded by the existing buildings at Bembridge Airport	Business as usual	Maintain existing employment at Bembridge Airport	Work with Brittan Norman, BAE and Strainstall to increase employment opportunities at Bembridge Airport		

TOURISM	Alternative 1	Alternative 2	Alternative 3
To protect and enhance the features of the Parish that contribute to the holiday offer of Bembridge	Business as usual	Work with the holiday sites and existing providers of tourism accommodation and services to protect and enhance what they	Widely promote Bembridge as a visitor destination both on and off

and to support new sustainable tourism development which will complement and enhance these existing features		have to offer and support new sustainable tourism development which will complement and enhance the existing provision	Island
To retain and enhance the existing tourism accommodation and uses	Business as usual	Work with the holiday sites and all providers of tourism accommodation and services to preserve and enhance what they have to offer	Promote Bembridge as a visitor destination
To ensure that new housing development does not increase the existing supply of second homes	Business as usual	Work with local housing associations and all developers to provide a local incentive scheme for the affordable housing	

GETTING AROUND	Alternative 1	Alternative 2	Alternative 3
To ensure that any new development is provided with an adequate level of off road parking spaces to prevent increased street congestion	Business as usual	Ensure that new development provides 1 parking space if 1-2 bedrooms or 2 parking spaces if 3 and over and that sheltered housing units provide a minimum of 1 parking space per 2 units, 1 warden space, and a ratio of 1 visitor space per 4 units	
To protect public access and outlook from the network of public footpaths, bridleways and byways	Business as usual	Support and work with IWC Rights of Way and land owners in reinstating the existing rights of way network to an acceptable standard	Protect the outlook from over development
To encourage provision of a designated cycle path along the course of the former railway track from Station Road to link up with Laundry Lane in St Helens (neighbouring parish)	Business as usual	Support IWC with the compulsory purchase of the land	Establish a safer alternative route away from former railway track
To support the creation of a safer route for pedestrians and cyclists on land alongside the main Bembridge to Sandown Road and the upper High Street	Business as usual	Support IWC in the creation of refuge path	Work with the land owners to create a refuge path

LEISURE & WELLBEING	Alternative 1	Alternative 2	Alternative 3	Alternative 4
To support the relocation of the medical centre to	Business as usual	Improve current surgery medical	Support relocation of	

Bembridge and/or improve existing facilities at Bembridge		provision	surgery to a larger site in Bembridge	
To retain, maintain or improve the existing toilet facilities, library services, recreation and sport facilities, public open spaces and seashore	Business as usual	Support the community with a rolling maintenance programme	Develop improvement plans for all community facilities, services and open spaces	To protect existing Seashore from over development
To support the creation of a village greens	Business as usual	Support the provision of a Village Green at the Point	Support the provision of a Village Green on the school playing fields	Support the provision of a Village Green at Fisherman's Walk

ENVIRONMENT & HERITAGE	Alternative 1	Alternative 2	
To protect the existing character of the built environment, heritage assets, undeveloped landscape and the beaches and coastline from development which would have an adverse impact, particularly by encroachment of undeveloped and/or designated areas	Business as usual	To protect the existing character of the built environment, heritage assets, undeveloped landscape, beaches and coastline from over development	
To protect the existing trees, hedgerows and woodland from loss through development proposals	Business as usual	To protect the existing trees, hedgerows and woodland from loss through development proposals	
DESIGN	Alternative 1	Alternative 2	Alternative 3
To ensure that the design of new development complements and enhances the character and design of the existing surrounding development and/or rural landscape	Business as usual	Ensure that new development complies with the VDS, HNS, AONB, Conservation Area, SSSI, SNCI and other designations	Accept innovation and change whilst respecting the existing design and appearance
To ensure that design of new development maintains the traditional character of the village centre	Business as usual	Ensure that new development complies with the VDS, HNS, AONB, Conservation Area, SSSI, SNCI and other designations	Accept innovation and change whilst respecting the existing design and appearance

Chapter 5. Assessment of Alternatives

5.1 Sustainability Framework

Appendix 1 shows the assessment of alternatives against the 27 sustainability objectives above using the sustainability framework in 3.3 above. Following this exercise and advice from the Isle of Wight Council Planning Policy department it was agreed to review the sustainability objectives to become

more localised as many of the Island Plan sustainability objectives assessed posed no impact. 8 sustainability objectives were removed as they posed no impact at all. The 8 are:-

1. Water
2. Biodiversity, fauna and flora
3. Soil, geology and land use
4. Crime and safety
5. Social inclusion
6. Education and training
7. Co-ordinate social activities
8. Investment in business

Waste and population did show some negative impact but low level sustainable development would ensure the levels of contribution are kept to a minimum therefore these two have also been removed from further assessment. Elderly isolation and insufficient youth social activity were revised and combined to become more relevant. A new community objective was added along with 3 alternatives to be assessed for potential impacts.

The remaining 15 sustainability objectives were reviewed to become more localised which form the final sustainability framework below:-

Environmental		
1	Air quality	To reduce air pollution and ensure air quality continues to improve in Bembridge
2	Coasts	To support IWC and EA hold the existing lines of defence against the current and future 100 year risks of tidal inundation in Bembridge Parish
3	Landscape, archaeology and heritage	To protect and enhance the natural and historic environment and character and to achieve low level sustainable development within a sensitive landscape within Bembridge Parish and to encourage maintenance of historic buildings and features and support development schemes that improve or enhance historic buildings
4	Climate change mitigation	To minimise future climate change through reducing emissions of carbon dioxide and greenhouse gases in Bembridge
5	Climate change adaptation	To support EA to hold the existing lines of defence against current and future 100 year boundary and flood risks in Bembridge Parish particular Embankment Road and The Point
6	Traffic congestion and car parking	To reduce the level of traffic congestion in the village centre, Lane End shopping area and the Primary School area by increasing opportunities for additional parking and promoting alternative travel uses to cars
Social		
7	Culture and local distinctiveness	To maintain and protect the local culture, traditions and civic pride of Bembridge and increase engagement in cultural activity
8	Health	To improve the health and wellbeing of the population and reduce inequalities in health in Bembridge
9	Access	To improve accessibility to all services and facilities in Bembridge
10	Community Activities/Isolation	To provide sufficient social activities for the whole community of Bembridge
11	Affordable Housing	To ensure that all future development includes a level of affordable housing in Bembridge settlement boundary or adjacent to it
12	Local Business	To retain local business in Bembridge
Economic		
13	Material assets	To retain and maintain assets of community value and support providers of infrastructure in Bembridge

14	Employment	To retain the existing levels of employment in Bembridge to contribute to the economic growth of the Island
15	Economic	To sustain economic growth in Bembridge

Appendix 2 shows the assessment of alternatives against more localised 15 sustainability objectives as shown above. Each table contains a conclusion to explain the preferred alternative.

5.2 Explanation of how the assessment of alternatives was conducted

The assessment of alternatives was undertaken by the Neighbourhood Plan working group and changes made as a result of these meetings are detailed below:-

NPWG 25th April 2013

Alan looked at Burgess Hill, Thame and Woodcotes SA scoping report to see how they produced the sustainability framework and concluded that a SWOT analysis is required which has been drafted. The SWOT analysis has thrown up some Bembridge Sustainability objectives which will be added to the Sustainability framework which currently lists the 20 IWC sustainability objectives. Each Neighbourhood Plan objective will need to be assessed against the Sustainability objectives. This process will demonstrate how the conclusion of the alternatives has been reached and will be the evidence to show the process. This process has identified that the alternatives are somewhat lacking in detail. Therefore all members are urged to review them and bring back alternatives to the next Neighbourhood Plan working group meeting on 10th May 2013.

RESOLVED: Members to consider alternatives and bring back examples to the next meeting.

NPWG 10th May 2013

The alternatives have been derived from the feedback from the community as part of the two public meetings held on 30th October and 1st November 2012, two resident's surveys for which we received 123 and 48 responses plus feedback as part of the housing needs survey 454 returns. The working group developed a range of alternatives against the 27 sustainability objectives which are subject of a testing exercise (assessment of alternatives appendix 1).

A run through of the alternatives drafted took place. It is difficult to choose between some alternatives as they are all valid options and should be ranked in preferred order. NP and SA work alongside each other. Full Sustainability appraisal will include the assessment of the alternatives 21 tables against the 27 sustainability objectives. From the outcomes an action plan will be produced.

Change do nothing to business as usual.

Housing 1 change develop to developments.

Housing 2 remove names and combine 2, 3 and 4.

Working and Shopping 1 combine 3, 4 and 5.

Working and Shopping 2 ok.

Working and Shopping 3 remove 2, 3 and 4. Include provide a car park in the village centre or provide a car park within the settlement boundary including a park and ride scheme.

Working and Shopping 4 break down the objective into 2.

Working and Shopping 5 ok.

Tourism 1 combine 2 and 4.

Tourism 2 ok.

Tourism 3 ok.

Tourism 4 combine 2-5.

Getting Around 1 combine 2 and 3.

Getting Around 2 combine 2 and 3.

Getting Around 3 ok.

Getting Around 4 ok.

Include an objective for a refuge path at High Street and Mill Road due to safety concerns. Leisure and Wellbeing 1 objective to be changed to support enhanced medical provision or possible relocation of the surgery to a larger site. Alternatives become move to another site or improve current site provision.

Leisure and Wellbeing 2 Seashore is privately owned. Add alternative 4 to protect existing seashore from over development.

Leisure and Wellbeing 3 ok.

Environment and Heritage remove the text within objective 1 there is an overwhelming desire of the community. Combine 2-6.

Environment and Heritage 2 combine 2 and 3.

Design combine 2-5.

RESOLVED: Agree alternatives once above amendments made.

NPWG 1st August 2013

Change housing alternatives 2, 3 and 4 following the outcome of the housing needs survey from 1-9 units to 1-12 units to reflect the annual need of 12 housing units.

Design policy community objectives will remain as 2 therefore change in the SA and rework the alternatives.

The assessment of alternatives against the 27 sustainability objectives received feedback from IWC that it needed to be more localised. Following this it was agreed to review the sustainability objectives to become more localised as many of the Island Plan sustainability objectives assessed posed no impact. 8 sustainability objectives were removed as they posed no impact at all.

Waste and population did show some negative impact but low level sustainable development would ensure the levels of contribution are kept to a minimum therefore these two have also been removed from further assessment. Elderly isolation and insufficient youth social activity were revised and combined to become more relevant. A new community objective was added along with 3 alternatives to be assessed for potential impacts.

The remaining 15 sustainability objectives were reviewed to become more localised which form the revised sustainability framework.

RESOLVED: Agree the localised sustainability objectives.

SAG 13th August 2013

The sustainability sub group met on 13th August and carried out a testing exercise of the localised sustainability framework. The preferred alternatives were listed and conclusion of the preferred alternatives stated on each assessment table in appendix 2.

5.3 Preferred alternatives

The testing exercise below show the preferred alternatives and conclusions in relation to each of the community objectives. The Neighbourhood Plan policies have then been developed in line with the preferred alternatives.

Community Objective	Preferred Alternative	Conclusion
Overview and Location - To protect the village from uncontrolled expansion beyond its current built up boundaries	Only support applications within or adjacent to the settlement boundary or existing tourism or employment sites in the wider	To protect the wider rural area

	rural area	
Overview and location - To ensure any new development within the wider rural area is restricted to uses which benefit the rural landscape and economy	Only support applications that are of benefit to the rural landscape and economy within the wider rural area	To protect the wider rural area
Overview and location - To ensure all new development and payments derived from development schemes benefit the parish as a whole	Develop a Neighbourhood Action Plan that aims to deliver the community priorities	To ensure realistic delivery of Neighbourhood Plan policies
Overview and location - To protect the village and surrounding countryside from inappropriate, large scale development schemes but to support small scale sustainable growth	Only support applications that are classed as small scale sustainable growth	To maintain the growth of the village in a small scale and sustainable manner for the lifetime of the Neighbourhood Plan
Housing – To meet the Island Plan requirements	Developments inside the settlement boundary on brownfield sites (1-12 units)	Brownfield sites inside the settlement boundary are preferred for development to retain the village boundary and protect the wider rural area
Working and shopping - To protect the existing range of shops and services to maintain the vitality and viability of the village with particular emphasis on the village centre cluster at Sherbourne Street/High Street/Forelands Road and the parade and business units in Lane End Road	Arrange events and promote the shops and services, work with the BBA and shop owners to Identify gaps in provision to promote the overall shopping experience and to retain the expenditure in the village	To be proactive in retaining the shops and services within Bembridge business centres to contribute to the local economy
Working and shopping – To ensure that new development is located so as to support and enhance the existing employment opportunities rather than detract from them	Ensure new development is located within the defined development settlement not detracting from the existing four business centres	To be proactive in retaining the shops and services within Bembridge business centres and keep development inside the settlement boundary to protect the wider rural area
Working and shopping – To improve public car parking facilities in the business centres	Promote alternative travel uses to cars	Reducing car use will eliminate the need for additional parking spaces and also contribute to a healthier lifestyle choice
Working and shopping – To retain and maintain the character and fine views of the Harbour from Embankment Road	Only allow development if it retains the character and the fine views of the Harbour	To be proactive in retaining the fine views of the Harbour whilst supporting development
Working and shopping – To support the continuance of the existing industrial development	Support the continuance of the existing industrial development within the Embankment	To support continuance of development to contribute to the economy

within the Embankment Industrial Zones	Industrial Zones	
Working and shopping – To protect the employment opportunities afforded by the existing buildings at Bembridge Airport	Work with Brittan Norman, BAE and Strainstall to increase employment opportunities at Bembridge Airport	To be proactive in increasing employment opportunities to contribute to the economy
Tourism – To protect and enhance the features of the Parish that contribute to the holiday offer of Bembridge and to support new sustainable tourism development which will complement and enhance these existing features	Work with the holiday sites and all providers of tourism accommodation and services to preserve and enhance what they have to offer	To be proactive in enhancing tourism accommodation to attract visitors to Bembridge
Tourism – To retain and enhance the existing tourism accommodation and uses	Promote Bembridge as a visitor destination	To be proactive in promoting Bembridge as a visitor destination to contribute to the local economy
Tourism – To ensure that new housing development does not increase the existing supply of second homes	Work with local housing associations and all developers to provide a local incentive scheme for affordable housing	To be proactive in the delivery of affordable housing to meet the local housing needs for local people
Getting around – To ensure that any new development is provided with an adequate level of off road parking spaces to prevent increased street congestion	Ensure that new development provides 1 parking space if 1-2 bedrooms or 2 parking spaces if 3 and over and that sheltered housing units provide a minimum of 1 parking space per 2 units, 1 warden space, and a ratio of 1 visitor space per 4 units	To provide adequate parking spaces to ensure that traffic congestion is not dispersed onto the street
Getting around – To protect public access and outlook from the network of public footpaths, bridleways and byways	Support and work with IWC Rights of Way and land owners in reinstating the existing rights of way network to an acceptable standard	To protect and enhance the natural environment and contribute to healthier lifestyles
Getting around – To encourage provision of a designated cycle path along the course of the former railway track from Station Road to link up with Laundry Lane in St Helens (neighbouring parish)	Support IWC with the compulsory purchase of land	To provide a safe alternative for pedestrians and cyclists and contribute to healthier lifestyles
Getting around – To support the creation of a safer route for pedestrians and cyclists on land alongside the main Bembridge to Sandown Road and upper High Street	Support IWC and/or land owners to create a refuge path Bembridge to Sandown Road	To provide a safe alternative for pedestrians and cyclists and contribute to healthier lifestyles
Leisure and wellbeing – To support the relocation of the	Support improved current surgery medical provision	To provide an enhanced service for residents and not detract

medical centre to Bembridge and/or improve existing facilities at Bembridge		the existing service from our Neighbouring Parish
Leisure and wellbeing – To retain, maintain or improve the existing toilet facilities, library services, recreation and sport facilities, public open spaces and seashore	Support the community with existing rolling maintenance programme and develop improvement plans if none are in place	A combination of two alternatives to enable retention and adequate maintenance of community facilities
Leisure and wellbeing – To support the creation of village greens	Support the designation of a village green on the school playing fields	Its already publically owned and accessible
Environment and heritage – To protect the existing character of the built environment, heritage assets, undeveloped landscape and the beaches and coastline from development which would have an adverse impact, particularly by encroachment of undeveloped and /or designated areas	Work with community groups to deliver restoration and improvement projects	To contribute to protecting an improving the built environment and heritage assets
Environment and heritage – To protect the existing trees, hedgerows and woodland from loss through development proposals	Protect the existing trees, hedgerows and woodland from loss	To retain the amenity value of the village
Design - To ensure that the design of new development complements and enhances the character and design of the existing surrounding development and/or rural landscape	Ensure that new development complies with the VDS, HNS, AONB, Conservation Area, SSSI, SNCI and other legal designations	To support new design of developments and ensure it complies with all designations
Design - To ensure that design of new development maintains the traditional character of the village centre	Ensure that new development complies with the VDS, HNS, AONB, Conservation Area, SSSI, SNCI and other legal designations	To support new design of developments and ensure it complies with all designations

Chapter 6. Fine tuning of the plan

6.1 Summary assessment table

The table below shows the impact of each community objective against the sustainability objective and what the cumulative impact is.

ENVIRONMENTAL	SOCIAL	ECONOMIC
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Alternative Number		Air Quality	Coasts	archaeology & heritage	Climate change mitigation	Climate change adaptation	Traffic congestion & car parking	Culture and local distinctiveness	Health	Access	Community activities/isolation	Affordable housing	Local business	Material assets	Employment	Economic
Overview & Location 1	1															
	2						Red					Green				
Overview & Location 2	1															
	2			Green			Red									
Overview & Location 3	1															
	2						Green			Green	Green	Green	Green	Green	Green	Green
Overview & Location 4	1															
	2						Red					Green				
Housing 1	1															
	2											Green				
	3											Green				
	4											Green				
	5			Red								Green				
Housing 2	1															
	2						Red	Red				Green				
	3						Red	Red				Red				
Working & Shopping 1	1															
	2						Green	Green		Green			Green			Green
Working & Shopping 2	1															
	2														Green	Green
	3															
	4															
	5															
Working & Shopping 3	1															
	2						Green	Green		Green						
	3						Green	Green		Green						
	4	Green			Green		Green	Green		Green						
Working & Shopping 4	1															
	2			Green												
Working & Shopping 5	1															
	2	Red			Red										Green	Green
Working & Shopping 6	1															
	2												Green		Green	
	3												Green		Green	Green
Tourism 1	1															
	2									Green						
	3						Red	Red		Green						Green
Tourism 2	1															

Changed objectives

Add action

6.2 How the summary table was analysed and what changes were made as a result

The summary assessment table was analysed by the sustainability sub group. There are two issues arising from the assessment table. The sustainability objective traffic congestion and car parking has attracted a high number of negative impacts cumulatively across the preferred alternatives. As a result of this the community objective originally 'To provide a car park in the village centre' has been changed to 'To improve public car parking facilities in the business centres'. The preferred alternative for this community objective is 'To promote alternative uses to travel' and subsequently contributes to a healthier lifestyle. The NPWG agree that this change reduced the negative impacts against the sustainability objective.

The sustainability objective for culture and distinctiveness attracted no impact at all across the preferred alternatives. This outcome has indicated that additional actions need to be introduced in the Neighbourhood Plan to deliver this sustainability objective 'To maintain and protect the local culture, traditions and civic pride of Bembridge and increase engagement in cultural activity'. As the Neighbourhood Plan is for land use policies this objective will be delivered through the Village Partnership and not the Neighbourhood Plan.

6.3 Recommendations of the Sustainability Appraisal

The sustainability appraisal concluded that implementation of the draft Neighbourhood Plan policies will result in no negative impact on the localised sustainability objectives of Bembridge Parish. The overall effect of the implementation of the plan will contribute to the objectives of low level sustainable development in Bembridge.

It is advised that to avoid any potential negative impact development applications should be considered in light of the entire policies of Bembridge Neighbourhood Plan, Island Plan Core Strategy and the National Planning Policy Framework.

Chapter 7. Next steps

The draft Bembridge Neighbourhood Plan and associated documents are to be submitted to Isle of Wight Council on 1st November 2013 for feedback. A local consultation will then be held during November 2013 where feedback will be taken on board and any changes made to the draft plan and associated documents as required. The final draft will be submitted to Isle of Wight Council mid-December 2013.

The Isle of Wight Council will then appoint an independent examiner and conduct a statutory consultation for the public (minimum of six weeks). It is likely that a referendum may be arranged to coincide with the European elections scheduled for May 2014. Bembridge Neighbourhood Plan will be adopted if more than 50% of the votes are in favour of the plan.

7.1 Monitoring the effects of the Neighbourhood Plan

Below is the programme and timescales set to monitor and review the Neighbourhood Plan and associated documents over its lifespan.

What needs to be monitored	Who will monitor	How often will this be monitored	What response should there be if monitoring shows problems
Delivery Strategy & Neighbourhood Action Plan	Village Partnership	6 monthly	Review and decide if the strategy and plan need amending
Sustainability Appraisal	Village Partnership	Annually	Review and decide if the appraisal needs updating
Habitat Regulations	Village Partnership	Annually	Review and decide if the screening report needs updating
Equality impact assessment	Village Partnership	Annually	Review and decide if the assessment needs updating
Housing Needs Survey	Village Partnership	5 yearly	Complete a new housing needs survey, analysis and report

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