

# **Bembridge Neighbourhood Plan**

## **Sustainability Appraisal**

### **Non-technical summary**



**September 2013**

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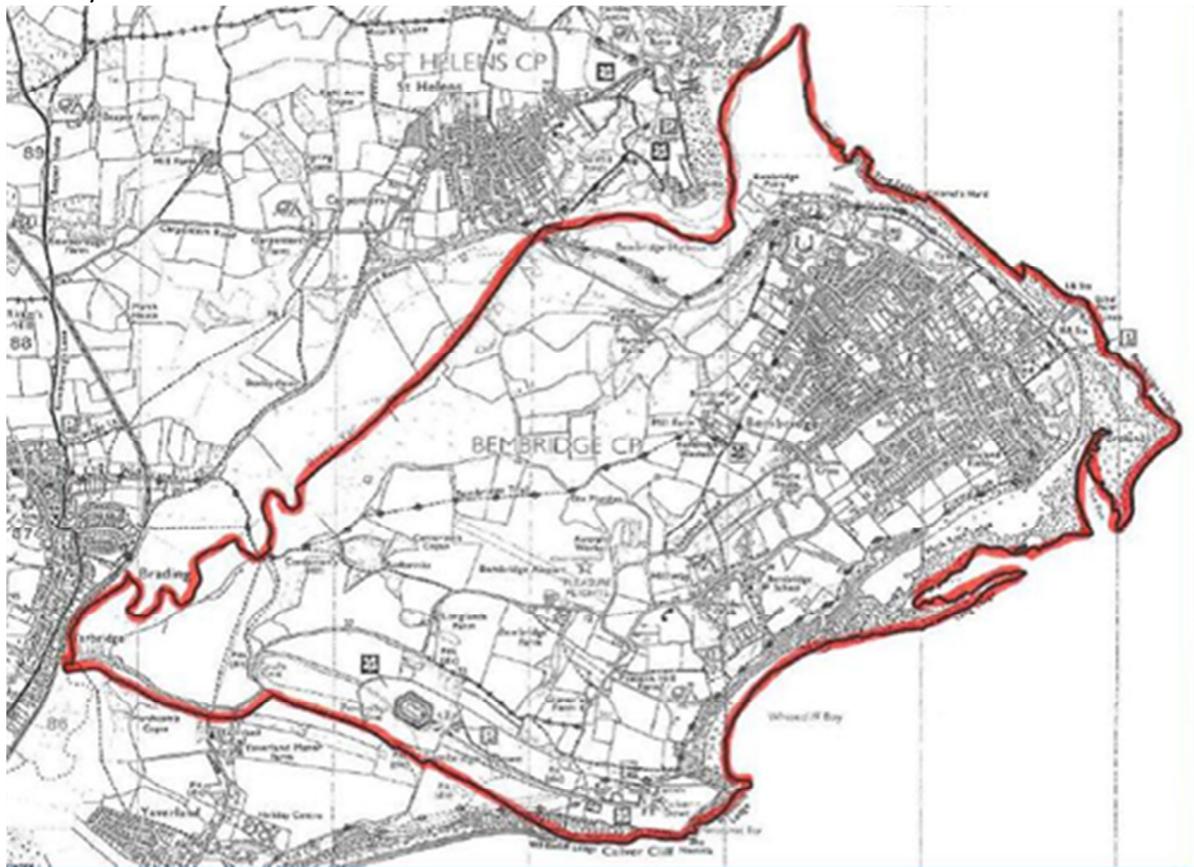
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## 1. Introduction

Bembridge Neighbourhood Plan covers 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.



Bembridge Parish Council has made a commitment to delivering a Neighbourhood Plan (BNHP) on behalf of its community.

The BNHP will be a Neighbourhood Development Plan for the Bembridge Parish. The ability to produce neighbourhood plans is a function of the Localism Act 2011. 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 BNHP 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 BNHP a determination will be made on the levels of housing to be delivered in Bembridge. (12 units per year on average over the next 5 years of which two thirds are to be affordable)

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.

## **2. Neighbourhood Plan vision and objectives**

The vision and objectives have been derived from the feedback from the community as part of the two public meetings held on 30<sup>th</sup> October and 1<sup>st</sup> November 2012, two resident's surveys plus feedback as part of the housing needs survey.

### **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 as a whole
- 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
- 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 and 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 and outlook from the network of public footpaths, bridleways and byways
- 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 refuge path for pedestrians and cyclists on land alongside the main Bembridge to Sandown Road
- To support the creation of a refuge path at High Street and Mill Road

#### 6. Leisure and well being

- To support enhanced medical provision or possible relocation of the surgery to a larger site To retain, maintain or improve the existing toilet facilities, library services, recreation and sport facilities, public open spaces and seashore (privately owned)
- To support the designation of a village green

#### 7. 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

#### 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

### **3. Sustainability framework**

The objectives of the Neighbourhood Plan were assessed against the localised sustainability objectives which demonstrated that the plan does not conflict with the aims of low level sustainable development.

<b>Environmental</b>		
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
<b>Social</b>		
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
<b>Economic</b>		
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

#### **4. Alternatives**

The alternatives have been derived from the feedback from the community as part of the two public meetings held on 30<sup>th</sup> October and 1<sup>st</sup> November 2012, two resident's surveys plus feedback as part of the housing needs survey. The working group developed a range of alternatives against the 27 sustainability objectives which are subject of testing exercises (assessment of alternatives appendix 1 and assessment of localised alternatives/conclusions appendix 2 of the NP).

<b>OVERVIEW &amp; LOCATION</b>	<b>Alternative 1</b>	<b>Alternative 2</b>
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	Business as usual	Only support applications that are classed as small scale

development schemes but to support small scale sustainable growth		sustainable growth
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<b>HOUSING</b>	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)
To provide an appropriate mix of housing types to meet local need	Business as usual	Work with local housing associations, local and national developers to provide affordable housing	Accept development that doesn't meet the local need but meets the demand		

<b>WORKING &amp; SHOPPING</b>	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 business units in Lane End Road	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 the village			
To ensure that new development is located so as to support and enhance the existing employment opportunities rather than detract	Business as usual	Ensure new development is located within the defined development settlement not detracting for the existing	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

from them		four key areas			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		

<b>TOURISM</b>	Alternative 1	Alternative 2	Alternative 3
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	Business as usual	Work with the holiday sites and existing providers of tourism accommodation and services to protect and enhance what they have to offer and support new sustainable tourism development which will complement and enhance the existing provision	Widely promote Bembridge as a visitor destination both on and off 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		
<b>GETTING AROUND</b>	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 refuge path for pedestrians and cyclists on land alongside the main Bembridge to Sandown Road	Business as usual	Support IWC in the creation of refuge path		Work with the land owners to create a refuge path
To support the creation of a refuge path at High Street and Mill Road	Business as usual	Support IWC in the creation of refuge path		Work with the land owners to create a refuge path
<b>LEISURE &amp; WELLBEING</b>	Alternative 1	Alternative 2	Alternative 3	Alternative 4
To support enhanced medical provision or possible relocation of the surgery to a larger site	Business as usual	Improve current surgery medical provision	Support relocation of surgery to a larger site	
To retain, maintain or improve the existing toilet facilities, library services, recreation and sport facilities, public open spaces and seashore (privately owned)	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 designation of a village green	Business as usual	Support the provision of a Village Green at the Point	Support the provision of a Village Green on the school	Support the provision of a Village Green at

			playing fields	Fisherman's Walk
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<b>ENVIRONMENT &amp; HERITAGE</b>	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

<b>DESIGN</b>	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

## **5. Preferred alternatives**

As a result of the testing exercises below shows the preferred alternative in relation to each community objective. The Neighbourhood Plan policies have then been developed in line with the preferred alternatives.

<b>Community Objective</b>	<b>Preferred Alternative</b>
<b>Overview and Location</b> - 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 rural area
<b>Overview and location</b> - 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
<b>Overview and location</b> - 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
<b>Overview and location</b> - 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
<b>Housing</b> – To meet the Island Plan requirements	Developments inside the settlement boundary

	on brownfield sites (1-12 units)
<b>Housing</b> – To provide an appropriate mix of housing types to meet the local need	Work with local housing associations, local and national developers to provide affordable housing
<b>Working and shopping</b> - 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
<b>Working and shopping</b> - 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 for the existing four business centres
<b>Working and shopping</b> - To improve public car parking facilities in the business centres	Promote alternative travel uses to cars
<b>Working and shopping</b> - 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
<b>Working and shopping</b> - To support the continuance of the existing industrial development within the Embankment Industrial Zones	Support the continuance of the existing industrial development within the Embankment Industrial Zones
<b>Working and shopping</b> - 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
<b>Tourism</b> - 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
<b>Tourism</b> - To retain and enhance the existing tourism accommodation and uses	Promote Bembridge as a visitor destination
<b>Tourism</b> - To ensure that new development does not result in the loss of existing tourism accommodation	Ensure that tourism accommodation has been advertised for 12 months at a fair market price before being declared not viable
<b>Tourism</b> - 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
<b>Getting around</b> - 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
<b>Getting around</b> - 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
<b>Getting around</b> - To encourage provision of a designated cycle path along the course of the former railway track from Station Road to link up	Support IWC with the compulsory purchase of land

with Laundry Lane in St Helens (neighbouring parish)	
<b>Getting around</b> - To support the creation of a refuge path for pedestrians and cyclists on land alongside the main Bembridge to Sandown Road	Support IWC and/or land owners to create a refuge path Bembridge to Sandown Road
<b>Getting around</b> - To support the creation of a refuge path at High Street and Mill Road	Support IWC and/or land owners to create a refuge path at High Street and Mill Road
<b>Leisure and wellbeing</b> - To support enhanced medical provision or possible relocation of the surgery to a larger site	Improve current surgery medical provision
<b>Leisure and wellbeing</b> - To retain, maintain or improve the existing toilet facilities, library services, recreation and sport facilities, public open spaces and seashore (privately owned)	Support the community with existing rolling maintenance programme and develop improvement plans if none are in place
<b>Leisure and wellbeing</b> - To support the designation of a village green	Support the designation of a village green on the school playing fields as its already publically owned and accessible
<b>Environment and heritage</b> - 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
<b>Environment and heritage</b> - To support protection of land and property from coastal erosion	Support the Environment Agency with the Eastern Yar flood and erosion risk management strategy and IWC with the shoreline man plan
<b>Design</b> - 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
<b>Design</b> - 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

## **6. 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.

## **7. Monitor and review**

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

<b>What needs to be monitored</b>	<b>Who will monitor</b>	<b>How often will this be monitored</b>	<b>What response should there be if monitoring shows problems</b>
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

## **8. Next steps**

The draft Bembridge Neighbourhood Plan and associated documents are to be submitted to Isle of Wight Council on 1<sup>st</sup> 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.