

Isle of Wight Council

Proposed Brading Neighbourhood Development Plan Decision Statement

1. Summary

- 1.1 Following an independent Examination, the Isle of Wight Council confirms that the proposed Brading Neighbourhood Development Plan will proceed to a referendum.
- 1.2 This Decision Statement may be viewed online at www.iwight.com/bradingndp or paper copies are available during advertised office hours at:

Customer Services, County Hall, High Street, Newport, Isle of Wight, PO30 1UD

Planning Reception, Seaclose Offices, Fairlee Road, Newport, Isle of Wight, PO30 2QS

The Brading Centre, West Street, Brading, Isle of Wight, PO36 0DR

2. Background

- 2.1 On 29 May 2012, Isle of Wight Council designated Brading as a neighbourhood area to enable Brading Parish Council, as the qualifying body, to bring forward a neighbourhood plan.
- 2.2 Following the submission of the proposed Brading Neighbourhood Development Plan (Brading NDP) to the council, the proposed plan was publicised and representations were invited. The consultation period ended on 3 November 2014.
- 2.3 The council, with the agreement of Brading Town Council, appointed Mr Nigel McGurk to undertake the independent examination into the proposed Brading NDP to determine whether it should proceed to a referendum.
- 2.4 The Examiner, in his report, concluded that subject to making the recommended modifications, the proposed Brading NDP meets the Basic Conditions and should proceed to a referendum.
- 2.5 The council's [Executive](#) agreed on 13 January 2015 that the proposed Brading NDP should proceed to referendum.

3. Decision and Reasons

- 3.1 The council, following the examiner's report and discussions with the Brading NDP Steering Group, has made a number of modifications to the proposed Brading NDP. The main proposed modifications, and reasons for them, are set out in Table 1. Proposed modifications to correct typographical and grammatical errors and consequential changes following these are set out in Table 2.
- 3.2 The steering group identified three modifications proposed by the examiner that it accepted, but wished to see alternative wording to provide the maximum clarity, ensure that the outcomes of public consultation were reflected and by doing so ensuring that the basic conditions were met. These are set out in Table 1.

- 3.3 A further modification relating to the scale of development sites in light of changes to Government guidance on a threshold of when contributions to affordable housing cannot be sought was agreed. Whilst this was not addressed by the examiner in his report, the council and the steering group agreed that such a modification was necessary to meet the basic conditions. These are set out in Table 1.
- 3.4 Following the executive's decision, a small number of further typographical and grammatical errors were identified. Modifications to correct these were agreed between Brading Town Council, the Head of Planning and Regulatory Services and the Executive Member for Planning and Regulatory Services (in line with the executive's decision) and these are set out in Table 3.
- 3.4 The examiner did not recommend altering the Brading Neighbourhood Development Plan area, and the council agrees that this is not necessary.

Additions are shown with an underline and deletions with a ~~strikethrough~~.

Table 1: Proposed Modifications

Ref	Document Ref	Proposed change	Reason for change
1	P6-7, para 2.2-2.8	Delete paragraphs 2.2 – 2.8 and replace with: <u>Public Consultation was central to the production of the Neighbourhood Plan. A Consultation Statement, providing full details of the consultation undertaken, was submitted in support of the Neighbourhood Plan. This is available on the Town Council’s website, together with other background information relating to the Neighbourhood Plan.</u>	Recommended by the examiner
2	General	The Neighbourhood Plan is checked against the representations with regards all typographical and grammatical errors (and such errors corrected).	Recommended by the examiner
3	Proposals Map	Produce a Proposals Map and include it in the Neighbourhood Plan. This should show each of the allocations referred to in Policies HD2, JE1 and E1. In the interest of clarity, it should not seek to repeat designations or allocations from documents other than the Neighbourhood Plan.	Recommended by the examiner
4	P19, new para following para 8.5	<u>In order to reflect the collective results gained from the Housing Needs Survey (para 8.5), and also to comply with National Planning Policy Guidance on Section 106 agreements, issued on 28th November 2014, proposals for development of 10 and 25 homes will only be supported where the proposal includes on-site affordable housing.</u>	Consequential to a modification agreed by BNDP steering group and IWC officers in order to ensure the proposed plan meets the basic conditions.
5	P19-20, para 8.7	...The community’s preference was for developments to be smaller-scale with preferably no more than 10 dwellings on an individual site. However, in planning terms 1-9 dwellings or a site under 0.5 hectares is considered minor development, whereas 10+ dwellings are considered a ‘major’ development. Therefore, the housing policies within this plan limit development to ‘minor’ development of 1-9 dwellings. Proposals for more than nine dwellings may be considered but there would be an expectation that such schemes would provide justification of the need for such scale of development, which could include an open book viability assessment. The principle of residential development located within or immediately adjacent is set out in policy SP1 of the Core Strategy.	Recommended by the examiner
6	P20, paras 8.9-8.11	8.9 Where a proposal for a major residential development is located outside and not	Recommended by the

Ref	Document Ref	Proposed change	Reason for change
		<p>immediately adjacent to the settlement boundary the applicant will need to demonstrate that there are no previously developed sites available within or not immediately adjacent to the Rural Service Centre settlement boundary of Brading. To establish this it is expected that applicants will identify any previously developed land and provide evidence as to why it is not available, suitable and achievable: see tests set out in Table 5.1 of the Island Plan Core Strategy www.iwight.com/azservices/documents/1321-Core%20Strategy%20-%20Adopted%20Mar%202012.pdf).</p> <p>8.10 For agricultural workers' dwellings proposals will need to demonstrate how they are meeting an essential need, as per the requirements of paragraph 55 of the National Planning Policy Framework: www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf. This would include tests of functional need and financial viability. By demonstrating this, applicants would therefore demonstrate that a local need is being met, therefore, ensuring that such developments respect the rurality of the landscape.</p> <p>8.11 It is important to the community that new development provides the necessary level of infrastructure to ensure it does not negatively impact on existing residents or the environment. Therefore, proposals for new residential developments should demonstrate how the design has taken into account the sustainability and accessibility of the site for all forms of transport. This is particularly important in the parish of Brading where a number of the roads are narrow. Please see the Sustainable Community chapter for further policies on this issue.</p>	examiner
7	P20, para 8.12	<p>The Plan considers that infrastructure requirements include, but are not necessarily limited to water, waste water, gas, electricity and broadband. Where appropriate, development applicants are expected to demonstrate that discussions have been held with the relevant infrastructure providers.</p>	Recommended by the examiner
8	P21, policy HD2	<p>Policy HD2 Residential development should be located within or immediately adjacent to the defined Rural Service Centre settlement boundary of Brading, as shown on the Island Plan Policies <u>Proposals</u> Map. Proposals should:</p> <p>a) result in no more than nine <u>ten</u> new homes on any individual site; and</p> <p>b) demonstrate, where appropriate, how they provide housing types and tenures that contribute to meeting the most up-to-date housing needs survey report for the parish of</p>	<p>Recommended by the examiner.</p> <p>Agreed by BNDP steering group and IWC officers in order to ensure the proposed</p>

Ref	Document Ref	Proposed change	Reason for change
		<p>Brading. c) give consideration to the scale of future developments <u>Proposals for 10-25 new homes will be supported when on-site affordable housing is provided.</u></p> <p>Where proposals for residential development are located outside and not immediately adjacent to the defined Rural Service Centre settlement boundary of Brading, as shown on the Island Plan Policies <u>Proposals</u> Map they should:</p> <p>d) c) result in no more than nine ten new homes on any individual site; and e) d) demonstrate it is meeting a proven local need, appropriate to the rural area; and. f) there are no previously developed sites available within or not immediately adjacent to the Rural Service Centre settlement boundary of Brading. Proposals for agricultural workers' dwellings will be particularly supported where an essential need has been sufficiently demonstrated.</p>	<p>plan meets the basic conditions.</p>
9	P21, policy HD3	<p><u>Policy HD3</u> Proposals for residential developments should demonstrate how they have considered: a) the sustainability and accessibility of the site for all forms of transport; and b) the development's infrastructure requirements. Where necessary the developments shall facilitate improvements to local infrastructure.</p>	<p>Recommended by the examiner</p>
10	P23, para 9.5	<p>9.5 20th century residential development has surrounded the medieval townscape at Brading. Future developments should recognise and respect the surviving elements of the medieval town plan as well as the historic built environment. Future development proposals must therefore consider the impact on the surrounding area and setting of Heritage Assets to ensure that new development does not compromise historic landscape character of both rural and urban areas of Brading parish. They should set out how the location, design and use of future development can contribute to the local historic identity and distinctiveness of Brading. Changes which have the potential to be harmful to the historic interest and character of Brading include (this list is not considered exhaustive):</p> <ul style="list-style-type: none"> • Housing development in rural settlements; • Housing development in and around Brading Town core; • Agricultural change causing farm buildings to be converted for residential, tourism or light industrial use. 	<p>Recommended by the examiner</p>

Ref	Document Ref	Proposed change	Reason for change
		<ul style="list-style-type: none"> • Agricultural processes destroying existing drainage patterns, field boundaries, buried remains and earthworks. • Increased seasonal rainfall and flooding events contributing to above and below ground building damage. 	
11	P24, para 9.9	<p>9.9 The land around the town of Brading has been shaped by agricultural practices and land management. The community would like to see this continue. Part of the way that this can be achieved is through the retention of historic field patterns. Development proposals should not impact on the conservation of the historic parks, gardens, cemeteries and public open spaces of Brading parish.</p>	Recommended by the examiner
12	P25, policy HE1	<p>Policy HE1</p> <p>Development proposals should respect, conserve and wherever possible enhance the historic environment within Brading Parish and the Heritage Assets, both designated and undesignated, therein and their settings. Specifically development proposals should, where relevant, consider the following factors:</p> <ol style="list-style-type: none"> a) the retention and/or <u>sensitive</u> re-use of designated and non-designated heritage assets. b) how it contributes to the individual character, local distinctiveness and sense of place. c) the retention of historic field patterns. d) traditional/appropriate agricultural practices. e) minimising disturbance of waterlogged deposits. f) the conservation <u>and/or enhancement</u> of historic parks, gardens, cemeteries and public open spaces. g) conserving or enhancing the character recognised in the adopted Conservation Areas Appraisal for the designated Brading Conservation Area. 	Recommended by the examiner
13	P25, policy HE2	<p>Policy HE2</p> <p>Development proposals should demonstrate how they have considered any impact on important views and skylines. Examples are:</p> <ol style="list-style-type: none"> a) The High Street b) St Mary's Church c) Nunwell House d) The Mall These views together with justification for their importance are shown in the Policies Map (Supporting Document 15). 	Recommended by the examiner

Ref	Document Ref	Proposed change	Reason for change
14	P27, paras 10.9-10.13	<p>10.9 The High Street / Bull ring / New Road area is important to Brading – it is highly prominent the main route through the town and is the main area for shops, offices, pubs and cafes/takeaways. It is considered critical to the ongoing health of Brading Town and Parish that the function of this area is at the very least maintained and preferably enhanced. Because of this, planning applications for the loss of non-residential uses within the Primary Frontage Area (as shown on the Policies Map) will be resisted. If proposals are for the loss of non-residential uses within the Primary Frontage Area, they should include robust justification for the loss of the use and demonstrate that other non-residential uses have been considered. The retention and enhancement of employment facilities is supported, and the Town Council consider employment facilities to be any use that provides jobs regardless of how the use is classified in the General Use Classes Order.</p> <p>10.10 Tourism plays a significant role in the economy of Brading. Community of Brading want to see this continue and expand. Proposals for tourism development should focus on improving existing tourism-related facilities or providing new higher-end tourism proposals that can bring maximum economic benefit to the parish and the town. Proposals for large scaled development would need to demonstrate clearly the benefits to Brading.</p> <p>10.11 Proposals that provide training and work experience opportunities will particularly be supported.</p> <p>10.12 If economic development proposals are located outside and not immediately adjacent the settlement boundary, then robust justifications should be provided to demonstrate why the proposal needs to be in that location and how it would contribute to meeting an identified local need. It is expected that this exercise would illustrate the development's support for the rural economy.</p> <p>10.13 Furthermore, and to ensure the most efficient use of land, proposals should demonstrate that there is no suitable previously developed land available within or immediately adjacent the settlement boundary. Whether a site is suitable is likely to depend on issues such as the nature of the use proposed, the size of the site, the accessibility of the site and the potential impact on the surrounding uses.</p>	Recommended by the examiner
15	P28, Policy JE1	<p>Policy JE1 Proposals that sustain and create economic growth and jobs in the parish should be located within or immediately adjacent to the defined Rural Service Centre settlement boundary of Brading, as shown on the Island Plan Policies <u>Proposals</u> Map. <u>Proposals which</u></p>	Recommended by the examiner

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		<p><u>achieve the following will be supported:</u> <u>Proposals should primarily focus on:</u> a) maintaining or improving the vitality and viability within the Primary Frontage Area, as shown on the <u>Policies Proposals Map</u>; or b) retaining or enhancing employment facilities and sustain existing jobs; or c) providing tourism-related development d) maintaining business use rather than residential use in the Primary Frontage Area Where possible new land uses should provide opportunities for training and work experience. <u>Sustainable rural tourism and leisure developments that benefit rural businesses, communities and visitors will be supported provided they are in keeping with, and do not harm, the character of the countryside.</u> Where proposals that sustain and create economic growth and jobs in the parish are located outside and not immediately adjacent to the defined Rural Service Centre settlement boundary of Brading, as shown on the <u>Island Plan Policies Proposals Map</u>, proposals should: e) demonstrate it is meeting a proven local need or creates a positive impact by creating jobs f) there are no suitable previously developed sites available within or not immediately adjacent to the Rural Service Centre settlement boundary of Brading; and g) demonstrate how it would support the economy of the parish.</p>	
16	P30-31, paras 11.6-11.8	<p>11.6 The Brading Neighbourhood Development Plan supports appropriate new developments that meet the needs of the local community and recognises the importance of the protection, conservation and enhancement of the natural environment and the contribution it makes to the quality of life of Brading residents and for the appeal of the area to tourists. The community recognise the importance of preserving and protecting the ancient woodlands, the downland, reed beds and ancient meadows in line with the Biodiversity Action Plan and encouraged developer to demonstrate how they would mitigate any adverse impact on these natural environmental features.</p> <p>11.7 There is are a number of sites within the parish designated for their landscape and nature conservation importance. The weight given and approaches taken to the various levels of designations are already embedded in the planning system. All designations can be</p>	Recommended by the examiner, and in relation to the modification to 11.9 as requested by the steering group

Ref	Document Ref	Proposed change	Reason for change
		<p>seen on the Isle of Wight Council's online Policies Map.</p> <p>11.8 It is important to preserve the character of Brading town and maintain its separate identity. Therefore there is a presumption against inappropriate development within the areas identified as strategic gaps on the Policies Map. Development proposals located in these areas are therefore required to demonstrate that the benefit of the proposal would not outweigh the harm to the openness of the strategic gap. Further guidance on what is considered appropriate development is available in paragraphs 89 and 90 of the NPPF and in Planning Policy Guidance on greenbelts. www.gov.uk/government/publications/national-planning-policy-framework-2</p> <p>11.9 In line with the National Planning Policy Framework the community has identified areas of local green space, that are of particular importance to them. These are shown on the Policies Map. Within these areas development is ruled out other than in very special circumstances. A watching brief will be maintained against coalescence between Ryde and Brading.</p> <p>11.10 The Isle of Wight Area of Outstanding Natural Beauty (AONB) Unit has published advice relating to dark skies and the reduction of light pollution. Whilst this was targeted to the AONB, which covers part of the parish of Brading, there is community support to extend it to the whole parish.</p> <p>11.11 It should be emphasised that this area is particularly beautiful and large parcels of land are earmarked by the AONB. It is therefore, particularly important to preserve the views of Brading from the surrounding downland to the west, particularly Nunwell Down, and the marshes and downland from the east.</p>	
17	P31, E1	<p>Policy E1</p> <p>The Brading Neighbourhood Development Plan supports development proposals that respect, conserve and wherever possible enhance the natural environment and the important views, noted in this plan, within Brading parish. Specifically, development proposals should consider their impact on designated sites in the light of the reasons for those designations and should consider the following factors: a) designated sites and the reasons for their designations. b) areas of local strategic gap. c) areas of local green space. d) the Dark Skies Advice produced by the Isle of Wight AONB Unit.</p>	Recommended by the examiner

Ref	Document Ref	Proposed change	Reason for change
		<u>Local Green Spaces are redesignated at Beechgrove Green, Broadstone Crescent and Lower Furlong. These are identified on the Proposals Map. Development will only be permitted within Local Green Spaces in very special circumstances.</u>	
18	P34, paras 12.14-12.15	<p>12.14 Two important areas for the purposeful adaptation of the historic environment to climate change are modifying drainage and rainwater goods in historic buildings and the discreet provision of irrigation and water storage in parks and gardens. These make sense even if there were no climate change, as abstraction rates for water from aquifers and groundwater sources are already very high. All development, whether new or the redevelopment of existing structures, will be expected to implement sustainable draining systems (SuDS) for the disposal of surface water in order to ensure there is no net loss of flood storage capacity or impact on water quality.</p> <p>12.15 Areas of Brading are already subject to flooding, with further areas identified at risk. The extent of this area will increase over time, due to climate change. All development proposals should take a risk-based sequential approach to flood risk in Brading, using both the Isle of Wight Council's Strategic Flood Risk Assessment and the Environment Agency's Flood Zones to both identify risk and apply a sequential approach. Where proposals are made that affect historic assets, these will need to demonstrate how they have taken the advice issued in English Heritage's publication 'Flooding and Historic Buildings' into account.</p>	Recommended by the examiner
19	P34, para 12.17	12.17 New development should not increase the pressure for on-street parking within Brading. Proposals should demonstrate that an appropriate level of off-road parking is provided, and how it contributes to a well-designed scheme. Furthermore, the safety of all road users should be a prime concern with the design of any new development.	Recommended by the examiner
20	P35, para 12.19	12.19 The policies within this chapter reflect those on sustainability within the Island Plan Core Strategy and the NPPF.	Recommended by the examiner
21	P35, Policy SC1	Policy SC1 The Brading Neighbourhood Development Plan supports development that is accessible and environmentally sustainable.	Recommended by the examiner
22	P35, Policy SC2	Policy SC2 <u>Community Action Sustainable Community Guidance</u> Development proposals should take into account the principles of sustainable development. Specifically, development proposals should consider the following factors: <u>The Town Council will encourage developer to take account of:</u>	Recommended by the examiner, and in relation to modification to the title as requested by the steering group

Ref	Document Ref	Proposed change	Reason for change
		<p>a) the use and sensitive placement of energy efficiency and conservation systems. b) the use of sustainable drainage systems and the prevention of flooding c) avoiding increasing vulnerability to a range of impacts arising from climate change. d) the prioritisation of land outside of Flood Zones 2 and 3.</p> <p>In all cases development proposals should <u>Developers will also be encouraged to</u> take account of the character areas and the design recommendations of the Brading Design Statement Information for developers (Supporting Document 6).</p>	
23	P35, Policy SC3	<p>Policy SC3 Community Action Sustainable Community Guidance Development proposals should consider the following factors: <u>The Town Council will encourage developers to take account of:</u> a) the appropriate level of provision for off-road parking. b) the provision of safe and appropriate access. c) increasing the number of footpaths, cycleways, bridleways and safe routes to school.</p> <p>Developers will be expected to give specific consideration to the physical limitations of all roads within the parish of Brading in their proposals. In particular, special consideration should be given to roads around Quay Lane, Cross Street, West Street, Wrax Road, Church Lane and Old Morton Road and all roads in Upper and Lower Adgestone.</p>	Recommended by the examiner, and in relation to modification to the title as requested by the steering group
24	Whole plan	Consequential page and paragraph re-numbering following the changes identified above and amendments to contents page	Consequential

Table 2: Typographical and grammatical changes

Ref	Document ref	Proposed change	Reason for change
25	Contents, Supporting Document 12	Residents’_	To correct a typographical error
26	Acknowledgements, Deb Gardiner, penultimate para	Residents’_	To correct a typographical error
27	P3, Steve Lockett para	Insert full stop at the end	To correct a typographical error
28	P3, Sue Birch and Peter Ratcliffe paras	Reduce font size for text	To correct a typographical error
29	P3, Irene Burkett para	Remove extra space before “Brading Neighbourhood Plan” and insert full stop at the end	To correct a typographical error
30	P3, Mark Powell para	Pre-school <u>pre-school</u>	To correct a typographical error
31	P3, Robin Attwood para	TrafficandTransportation <u>trafficandtransportation</u> Remove extra space before “Brading Neighbourhood Plan”	To correct a typographical error
32	P5, green box	DepartmentforCommunitiesandLocalGovernmentstate: <u>Departmentfor CommunitiesandLocalGovernmentstates:</u>	To correct a grammatical error
33	P6, para 2.1, line 3	...natural environment of boththehistorictownandthewiderparishof Brading asa historictown.	To correct an error
34	P6, 2.1, sentences 4 and 5	ThePlanwasinitiatedandwillbemonitoredbytheBradingTownCouncil. Theirapplicationfordesignationofaneighbourhoodareawasapprovedon May 29th 2012. ItwasinitiatedandwillbemonitoredbyBradingTownCouncilwhose applicationfordesignationofaneighbourhoodplanwasapprovedon29th May 2012.	Clarity of expression and to bring in line with other dates in the document
35	P6, para 2.1, line 4	marsh-land	To correct a typographical error
36	P7, para 2.10, line 1	... 2014-2027, which, for the most part, is co-terminus with the Island’s Local Development Framework, known as...	To correct a grammatical error
37	P7, para 2.11	The Plan reflects the views of local people on protecting, conserving and, wherever possible, enhancing ... takes place in their community over the	To correct grammatical errors

Ref	Document ref	Proposed change	Reason for change
		next 153 years.	
38	P9, para 4.1, line 1	brought	To correct a typographical error
39	P11, para 5.1, line 2	Residents'	To correct a typographical error
40	P11, para 5.1, last line	...Vision for Brading:	To correct a typographical error
41	P12, para 6.1, line 1	Residents'	To correct a typographical error
42	P12, para 6.1, last line	Add "of the number issued"	For clarity of expression
43	P12, para 6.3, line 1	Add comma after "Plan"	To correct a grammatical error
44	P12, para 6.3, line 2	r Resident's' s Survey	To correct a typographical error
45	P12, para 6.3, line 2	we have undertaken <u>we undertook</u>	To correct a grammatical error
46	P12, para 6.3, bullet points 1 to 6	Insert a full stop at the end of each sentence	To correct a typographical error
47	P12, para 6.3, final bullet point	To ensure that no new development <u>will not</u> increase flood risk	For the purpose of clarity
48	P13, para 6.4	They are not intended to be read in isolation and should be considered collectively, with developers needing <u>Developers need</u> to consider the appropriateness of combining policies and demonstrating how these policies will be addressed.	For the purpose of clarity
49	P14, para 7.1, line 4	north east <u>west</u> and north western <u>eastern</u> area	To correct an error
50	P14, para 7.3, line 2	T town	To correct a typographical error
51	P15, para 7.4, line 8	176 th	To correct an error
52	P15, para 7.4, line 8 and 9	...also includes its 17 th Century parkland and gardens.	To correct an error
53	P15, para 7.6	Remove semi-colons and replace with commas	To correct grammatical errors
54	P15, para 7.6, line 1	that <u>comprise</u> at the heart of	For the purpose of clarity

Ref	Document ref	Proposed change	Reason for change
55	P16, para 7.7, line 2	T own <u>town</u>	To correct a typographical error
56	P16, para 7.7, line 3	w <u>W</u> omen's I nstitute	To correct a typographical error
57	P16, para 7.8, line 1 and 2	well equipped, multi-functional	To correct typographical errors
58	P16, para 7.8, line 2	C ommunity and C hurch	To correct a typographical error
59	P16, para 7.10, line 2	v <u>V</u> illage	To correct a typographical error
60	P16, para 7.10, line 5	C hurch	To correct a typographical error
61	P16, para 7.10, penultimate line	H <u>h</u> all	To correct a typographical error
62	P16, para 7.10, penultimate line	C hurch	To correct a typographical error
63	P17, para 7.12, last line	catering <u>for</u> the 4 – 11 age groups	To correct a typographical error
64	P17, para 7.13, line 2	marsh-land	To correct a typographical error
65	P17, para 7.13, line 2	down-land	To correct a typographical error
66	P17, para 7.13, line 2	farm-land	To correct a typographical error
67	P18, para 8.1	<ul style="list-style-type: none"> • A smaller supply of housing association rented houses <u>small proportion of privately rented/shared ownership housing</u> • A small proportion of privately rented/shared ownership housing <u>smaller supply of housing association rented houses</u> 	To correct an error
68	P18, para 8.2	...and including: Georgian and Victorian homes; a multitude of 1960s/70s detached modern bungalows; 1950s brick built two, three and four	To correct grammatical errors

Ref	Document ref	Proposed change	Reason for change
		bedroomed terraced, semi-detached and detached houses; and, in the rural areas of the parish, converted agricultural workers' cottages, colonial style bungalows and 20 th century brick homes.	
69	P18, para 8.3, line 4	r Resident's' s Survey	To correct a grammatical error
70	P18, para 8.3, line 4	The results Both Reports	For the purpose of clarity
71	P18, para 8.3, lines 5 and 6	The data Data fromthe2011census	For the purpose of clarity
72	P19, para 8.4, lines 1 and 2	...smaller homes, of one, two and three bedroom accommodations particularly one and two bedroom accommodation...	To correct an error
73	P19, para 8.4, line 6	Whilst the h Housing n Needs s Survey does not show this as an implied <u>explicit</u> requirement...	To correct an error
74	P19, para 8.4, line 10	These properties could, r potentially, r provide...	To correct a grammatical error
75	P19, para 8.6	...2011 Census; r public consultations; r meetings with landowners and developers; r ward profiles from the IWC Business Unit; r the...	To correct grammatical errors
76	P19, para 8.7, line 3	specific but, r rather, r to	To correct a grammatical error
77	P20, para 8.8, line 1	Core Strategy, r as being	To correct a grammatical error
78	P21, Policy HD2 a)	a) r result	To correct a typographical error
79	P22, para 9.1, line 6	Planning Policy Framework.—A Heritage Asset is:	To correct a typographical error
80	P22, para 9.1	Increase font size of Heritage Asset definition	To correct a typographical error
81	P22, para 9.1, line 3	All surviving physical archaeological and historical remains which survive within the modern landscape of Brading Parish are defined as "Heritage Assets" in the National Planning Policy Framework.	For the purpose of clarity
82	P22, para 9.2, line 6	N ational i mportance <u>national importance</u>	To correct a typographical error
83	P22, para 9.2, first bullet point	Remove inverted commas	For the purpose of clarity

Ref	Document ref	Proposed change	Reason for change
84	P23, para 9.3, line 4	...medieval town, route-ways and field...	To correct a typographical error
85	P23, Para 9.4, line 2	...medieval urban buildings on the Island...	To correct a typographical error
86	P23, para 9.4, line 3	...(St Mary's Church) and the earliest secular building in an Island town (Tudor House).	To correct a typographical error
86	P23, para 9.5, bullet points 1 and 2	Remove semi-colons and replace with full stops	To correct a grammatical error
87	P23, para 9.5, bullet point 2	Town	To correct a typographical error
88	P24, para 9.6, line 3	...or with change of use, are, for the most part...	To correct a grammatical error
89	P24, para 9.7, line 3	... proposals, as a minimum, respect...	To correct a grammatical error
90	P24, para 9.9, lines 1 and 2	The land around the town of Brading has been shaped by agricultural practices and land management: the community would like to see this continue.	For the purpose of clarity
91	P24, para 9.10, line 1	Brading Conservation Area	To correct a typographical error
92	P24, para 9.10, penultimate and last lines	... proposals, as a minimum, preserved...	To correct a grammatical error
93	P24, Policy HE1, line 1	Development proposals in Brading parish should respect, conserve and, wherever possible, enhance the historic environment, comprising the Heritage Assets, both designated and undesignated, and their settings.	For the purpose of clarity
94	P25, Policy HE1 b)	how they contributes to...	To correct a grammatical error
95	P26, para 10.1, line 1	As <u>hometo</u> one of the Island's oldest towns, Brading parish is proud of its rich historical environment <u>makingitajortouristattraction withmuchto offvisitorsthroughouttheyear.</u>	For the purpose of clarity
96	P26, para 10.2, line 6	<u>St Street</u>	To standardise an abbreviation

Ref	Document ref	Proposed change	Reason for change
97	P26, para 10.2, line 7	S Street	To standardise an abbreviation
98	P26, para 10.2, line 7	e Conservation a Area	To correct a typographical error
99	P26, para 10.3, line 3	...monuments, shown on the Isle of Wight Historic Environment Record, and...	To correct a grammatical error
100	P26, para 10.5	Another important tourist attraction in Brading Pparish is the 17th Century Nunwell House, which sits <u>within its 17th Century gardens and parklands.</u> Nunwell House attracts many visitors and was built c.1609 for Sir John Oglander on site of an older Manor house. Its gardens have been designated as a Grade II rRegistered Park and Gardens. <u>It has been a family home since 1522 and its charm lies in the blend of many styles from across the subsequent centuries as well as in its beautiful setting.</u>	To correct errors
101	P27, para 10.6, line 1	It is the historical environment and the outstanding natural environment...	To correct a grammatical error
102	P27, para 10.6, last line	rResident's' sSurvey	To correct a typographical error
103	P27, para 10.7, line 1	Respondents felt that the Brading Neighbourhood...	To correct a typographical error
104	P27, para 10.7, line 3	...retail sector; or that...	To correct a grammatical error
105	P27, para 10.9, line 1	Bull-ring	To correct a typographical error
106	P27, para 10.9, line 2	...it is <u>the</u> highly prominent the main route through the town and is the main <u>principal area</u> for shops, offices, pubs and cafes/takeaways.	To correct a grammatical error
107	P27, para 10.9, line 4	Brading T town and Pparish	To correct a grammatical error
108	P28, Policy JE1 a) & b)	of .	To correct a grammatical error
109	P29, para 11.2	...clay; the varied landform with the flat flood plains of the Eastern Yar; rolling countryside south of the chalk; the...	To correct grammatical errors
110	P29, para 11.2, line 6	Livestock graze the reclaimed marshland of the former Brading Haven, the	To correct grammatical errors

Ref	Document ref	Proposed change	Reason for change
		wet meadows of the Eastern Yar, parkland around Nunwell...	
111	P30, para 11.4, line 4	The advantages of reducing light pollution includes: the a massive saving on energy; the increased visibility of the night sky, for science and for us all; and the benefits to wildlife, nocturnal birds and animals being increasingly disturbed. <u>and preventing the disturbance of nocturnal birds and animals.</u>	For the purpose of clarity
112	P30, para 11.4, line 7	has	To correct a grammatical error
113	P30, para 11.4, line 10	indicate that “ development policies should	To correct a grammatical error
114	P30, para 11.5	<u>Environmental designations found within the parish include: The Isle of Wight Area of Outstanding Natural Beauty (AONB); Special Area of Conservation (SAC) ; Special Protection Area (SPA) ; Ramsar site; Sites of Special Scientific Interest (SSSI) and Sites of Importance for Nature Conservation (SINC) including the R.S.P.B nature reserve area all found within the Parish.</u>	To correct a grammatical error
115	P32, para 12.1, line 1	r Resident's' s Survey	To correct a typographical error
116	P32, para 12.3, line 3	1950's	To correct a typographical error
117	P32, para 12.3, line 9	also	To correct a grammatical error
118	P32, para 12.3, line 10	S station	To correct a typographical error
119	P32, para 12.3, line 11	...and “ in 2009, grants...	To correct a grammatical error
120	P32, para 12.3, line 13	S signal B box	To correct a typographical error
121	P32, para 12.4, line 3	The - Brading Neighbourhood...	To correct a typographical error
122	P32, para 12.4, line 4	...transport; “ especially...	To correct a grammatical error

Ref	Document ref	Proposed change	Reason for change
123	P33, para 12.4, line 7	...Steam Railway, would be welcomed; both...	To correct a grammatical error
124	P33, para 12.4, last line	...to Brading's tourism appeal.	To correct a typographical error
125	P33, para 12.5, line 6	And therefore...	To correct a grammatical error
126	P33, para 12.7, line 2	However, the majority...	To correct a grammatical error
127	P33, para 12.8, line 1	Resident's	To correct a typographical error
128	P33, para 12.8, line 1	...better placement of and an...	To correct a grammatical error
129	P33, para 12.8, line 3	The -Brading Neighbourhood...	To correct a typographical error
130	P33, para 12.9, line 1	The -Brading Neighbourhood...	To correct a typographical error
131	P33, para 12.10, line 1	... than by car, bus or rail, by encouraging...	For the purpose of clarity
132	P33, para 12.12, line 1	Brading's Brading Neighbourhood Development Plan...	To correct a typographical error
133	P33, para 12.12, line 2	development to be, "meeting the	To correct a grammatical error
134	P34, para 12.12, line 5	...how these (points a to dg in the policy <u>sustainablecommunityguidance</u>) - have been...	To reflect examiner's modifications
135	P34, para 12.13, line 3	Where appropriate, applicants should	To correct a grammatical error
136	P34, para 12.14	Reduce line spacing	To correct a typographical error
137	P34, para 12.15, line 5	...Flood Zones to both identify risk...	For the purpose of clarity
138	P35, para 13.1, penultimate line	...wellbeing <u>well-being</u> of the...	To correct a grammatical error
139	P36, para 13.1, penultimate line	Resident's' sSurvey	To correct a typographical

Ref	Document ref	Proposed change	Reason for change
			error
140	P36, para 13.2, last line	...the T town's stocks back...	To correct a typographical error
141	P36, para 13.3, line 4	...in West St Street...	To standardise an abbreviation
142	P36, para 13.3, penultimate line	r Resident's' s Survey	To correct a typographical error
143	P37, para 14.1, line 1	The B Brading Neighbourhood...	To correct a typographical error
144	P37, para 14.3, penultimate line	...be more "free" parking, residents'_ parking...	To correct a typographical error
145	P37, para 14.6, line 1	r Resident's' s Survey	To correct a typographical error
146	Contents page and whole document	Consequential page and paragraph re-numbering following the changes identified above	Consequential

Table 3: Typographical and grammatical changes made post 13 January 2015

Ref	Document ref	Proposed change	Reason for change
147	P6, para 2.1, line 9	The Plan was initiated and will be monitored by <u>BradingTownCouncil</u> ...	To correct a typographical error
148	P6, para 2.3, line 1	...for the period 2014 5 – 2027, which, for...	To correct a typographical error
149	P10, Vision statement line 4	...which meets the needs of the community, is supported...	To correct a grammatical error
150	P19, Policy HD2	Where a proposals for residential development are is located outside and not immediately adjacent to the defined Rural Service Centre settlement boundary of Brading, as shown on the Island Plan Proposals Map they it should: c) Result in no more than ten new homes on any individual site; and d) Demonstrate it is meeting a proven local need appropriate to the rural area.	To correct a grammatical error

