

## Isle of Wight Council

### Proposed Brightstone Neighbourhood Development Plan Decision Statement

#### 1. Summary

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

Planning Reception, Seaclose Offices, Fairlee Road, Newport, Isle of Wight, PO30 2QS  
Brightstone Community Library, North Street, Brightstone, Isle of Wight, PO30 4B

#### 2. Background

- 2.1 On 24 September 2013, Isle of Wight Council designated Brightstone as a neighbourhood area to enable Brightstone Parish Council, as the qualifying body, to bring forward a neighbourhood plan.
- 2.2 Following the submission of the proposed Brightstone Neighbourhood Development Plan (Brightstone NDP) to the council, the proposed plan was publicised and representations were invited. The consultation period ended on 7 March 2016.
- 2.3 The council, with the agreement of Brightstone Parish Council, appointed Mr John Slater to undertake the independent examination into the proposed Brightstone 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 Brightstone NDP meets the Basic Conditions and should proceed to a referendum. The Parish Council, as the qualifying body, and the council, entered into further discussions, and agreed changes to the proposed NDP which meant that officers could recommend taking the proposed NDP forward to a referendum.

- 2.5 The council's Executive agreed on 19 June 2016 that the proposed Brightstone NDP should proceed to referendum.

#### 3. Decision and Reasons

- 3.1 The council, following the examiner's report and discussions with the Brightstone NDP Steering Group, has made a number of modifications to the proposed Brightstone NDP. The main proposed modifications, and reasons for them (included those proposed by the examiner and agreed by both councils), 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 examiner did not recommend altering the Brightstone 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	Policy H1, P23	<p><del>Proposals for a</del><u>New</u> housing development in Brightstone Parish will be supported provided:</p> <ul style="list-style-type: none"><li><del>it is small scale (small scale is defined as between 1 and 10 units on sites of no more than 0.5 hectares in size) and</del></li><li><u>it meets local need based primarily on the findings of the Brightstone Parish Housing Needs Report 2014 and its future updates and</u></li><li><del>is of a design and layout which is in keeping with their location in a rural village/area and complementing the properties in the local area (also see Brightstone Parish Design Statement)</del></li><li><u>it complies with the requirement of Policy D1, and</u></li><li><u>it is small scale, which is generally expected to be up to 10 dwellings and/or no more than 0.5 hectares in area. However, it is recognised that a situation may arise which warrants flexibility within the spirit of a smaller scale approach (as set out above and in the Island Plan Core Strategy) and that this may result in more dwellings and/or a larger site area. In these exceptional circumstances, the applicant will be expected to demonstrate that the proposal will not result in an unacceptable level of harm.</u></li></ul> <p>All new housing development should consider design criteria to allow people to remain in their own homes for as long as possible before there is a need to move to alternative accommodation due to old age or infirmity.</p>	Recommended by the examiner, and following discussions between the parish council and officers
	9.2.3	...the use of an eligibility criteria binding on first and future occupants. <del>Eligibility criteria are set out in Appendix 1...</del>	Consequential change following recommendation by the examiner
	Policy H2, P25	...In addition to meeting the requirements of policy H1 the Neighbourhood Plan supports:	Recommended by the

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		<ul style="list-style-type: none"> <li>the on-site delivery of affordable housing as part of any new housing proposal of <b>10 units or more</b></li> </ul> <p><b>For sites with 9 units or less, the Neighbourhood Plan supports:</b></p> <ul style="list-style-type: none"> <li>preferably on-site delivery of affordable housing as part of new housing development (as this is likely to be the predominant local need) or financial contributions towards the cost of affordable housing</li> </ul> <p><b>In all cases, affordable housing (whether to buy, with shared equity or to let) should be for people with a local connection to the Parish and this must be secured through the use of an eligibility criteria binding on first and future occupants. Such eligibility criteria should be based on a cascading local connection approach; Brightstone Parish first, then neighbouring parishes then the Isle of Wight and by the timescales and other qualifying factors set out in the Island Homefinder Allocation Policy.</b></p>	examiner, and following discussions between the parish council and officers
	9.2.6.1, P25	This would be secured through a Local Connection Eligibility Criteria via planning condition or legal agreement. See Appendix 1 which sets out more detail on who would qualify.	Consequential change following recommendation by the examiner
	Policy H3, P25	<ul style="list-style-type: none"> <li>are located in an appropriate position, <del>and</del></li> <li><del>can be secured for long term community benefit through local connection criteria</del></li> </ul> <p>Potential over supply (significantly above any identified local need) of specialist housing for older people should be avoided as this could lead to such units being offered to persons with no local connection to the area.</p>	Recommended by the examiner

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		<p><b><u>Essential Rural Worker Housing</u></b></p> <p>Individual houses for essential rural workers in the wider rural area of the parish will be supported provided that proposals:</p> <ul style="list-style-type: none"> <li>• demonstrate a <u>local functional</u> need for such accommodation, and</li> <li>• justify a requirement for their siting away from Brightstone Village (the Rural Service Centre), and...</li> </ul>	
	Policy POE1, P31	<p><del>The Neighbourhood Plan requires the conservation and wherever possible enhancement of the landscape, natural and historic environment of the area in line with the Island Plan and the aims and objectives of the Isle of Wight AONB Management Plan.</del></p> <p><del>Development proposals should demonstrate how the landscape, natural and historic environments of the Parish have been considered.</del></p> <p><u>When it is necessary to assess the likely impact of a development proposal, proportionate information should be submitted to demonstrate how the landscape, natural and historic environment of the Parish has been considered.</u></p>	Recommended by the examiner, and following discussions between the parish council and officers
	Policy POE2, P32	<p><del>Tranquillity is an important part of the character of Brightstone Parish.</del></p> <p><del>Proposals for development should include measures to conserve and where possible enhance tranquillity, such as lighting plans * to minimise light pollution and protect dark night skies, and ways to reduce noise.</del></p> <p><del>Development should avoid the provision of new street lighting in order to conserve the dark night skies of the area.</del></p>	Recommended by the examiner

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		<p><del>* See Isle of Wight AONB Partnership guidance</del></p> <p><del>There will be a presumption against proposals that detrimentally affect the tranquility of the area including through unnecessary lighting, that results in the loss of night time dark skies or through the generation of unnecessary noise.</del></p>	
	Policy TT2, P37	<p>The Plan supports the provision of small scale public car parking as part of proposals in areas where a specific need for this has been identified. For example, the provision of parking for the disabled patients using the Doctors' Surgery in New Road, and parking for school drop off and pick up times.</p> <p><del>Other developments with public access, including those located outside of Brightstone village, will be expected to provide sufficient off road spaces to provide for likely need and alleviate any potential on road parking pressure.</del></p>	Recommended by the examiner
	Policy TT3, P38	<p><del>Major development proposals on existing business sites along the Military Road (Zone 2) will need to provide commensurate details, through the submission of a Transport Study or Assessment, on likely traffic generation and identify ways to mitigate this, such as through the use of public transport and the public rights of way network.</del></p> <p><del>The Neighbourhood Plan does not expect proposed small scale development at these sites to trigger a requirement under this policy. For example a change to signage, or minor alterations to existing buildings.</del></p>	Recommended by the examiner
	Policy JE1, P44	<ul style="list-style-type: none"> <li><del>that the premises have been kept in a good state of repair and safe condition</del></li> </ul> <p><del>The Neighbourhood Plan supports proposals for new businesses in this zone providing that: proposals conform with other relevant policies in this plan.</del></p> <ul style="list-style-type: none"> <li><del>they complement existing businesses and are in keeping with the rural village setting</del></li> </ul>	Recommended by the examiner, and following discussions between the parish council and officers

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	Policy JE3, P46	<ul style="list-style-type: none"> <li>the scheme is compliant with other <u>relevant</u> policies in this plan such as D1, POE1 and TT1.</li> </ul>	Recommended by the examiner
	Policy D1, P49	<p>The design of new development will be expected to be in line with the relevant design principles and guidelines set out in the Brightstone Parish Design Statement including by:</p> <ul style="list-style-type: none"> <li>being in keeping with the local area by being of an appropriate scale and mass, height, size, layout, density, <del>through and</del> the use of locally appropriate materials, <u>and</u></li> <li>not adversely impacting on the amenity of neighbouring properties, <u>and</u></li> <li>including appropriate landscaping which complements and enhances the character of the area, <u>and</u></li> <li>taking into account any impact on the open and green space and its contribution to the overall character of the local area * <i>See the Brightstone Parish Green Space Audit</i></li> <li>by considering views to and from settlements, downland and the coast * <i>See the Brightstone Parish Green Space Audit.</i></li> </ul> <p>In addition to the above, any new housing development will also be expected to provide sufficient garden space, <del>parking for the size of the proposed development and in line with that seen in the immediate local area.</del></p>	Recommended by the examiner
	Policy ICS1, P53	<p>Proposals for new community facilities will be supported provided that they:</p> <ul style="list-style-type: none"> <li><del>meet a proven local need, and</del></li> <li>include a full consideration of existing community facilities <u>and</u> showing no negative impact upon them.</li> </ul> <p>The <del>definition of what constitutes need and the information needed in support of an application should be dependent upon and commensurate with the type and size of development being proposed.</del></p>	Recommended by the examiner, and following discussions between the parish council and officers

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	Policy ICS2, P54	<p><u>Detimental</u> Changes to any of these important access opportunities will only be considered favourably if a strong justification for doing so is clearly demonstrated. Any <u>adverse impact</u> should be mitigated in other ways, such as through the creation of new routes or areas.</p>	Following discussions between the parish council and officers
	Policy CSC1, P58	<p><i>Delete policy and supporting text in its entirety. Consequential policy and paragraph renumbering</i></p>	Recommended by the examiner and consequential
	9.8.4.2	<p>The consultation work undertaken for the Neighbourhood Plan identified that flooding and the risk of flooding was an issue the community felt strongly about. Because of this a policy relating to flood risk was proposed in the consultation draft of this plan. However, in his report into the draft plan the Examiner recommended the removal of the policy as the issue of flood risk was sufficiently addressed in the Island Plan Core Strategy, and this was supported by the Local Planning Authority. Accordingly, there is no policy in this plan relating to flood risk. However, the Parish Council, on behalf of the community, expects applicants to submit proportionate information to demonstrate how flood risk has been considered, in line with the policy requirements of policy DM14 of the Island Plan Core Strategy.</p>	Following discussions between the parish council and officers
	Policy CSC2, 59	<p><b>BNP Policy CSC21: Coastal Development</b></p> <p>New development <del>on existing sites</del> along the coastline of the parish will be expected to fully consider the impact of coastal erosion and where appropriate design schemes to minimise future threat to property from coastal change.</p>	Recommended by the examiner
	Appendix 1	<p><i>Delete, and consequential renumbering</i></p>	Recommended by the examiner

Ref	Document Ref	Proposed change	Reason for change
	Whole plan	<i>Consequential page and paragraph re-numbering following the changes identified above and amendments to contents page</i>	Consequential
	Whole plan	<i>A number of minor typographical and grammatical amendments</i>	To correct typographical/ grammatical errors

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