



BRIGHSTONE PARISH NEIGHBOURHOOD PLAN



Brook Hulverstone Mottistone Brighstone Limerstone

BASIC CONDITION STATEMENT

December 2015

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1: Introduction

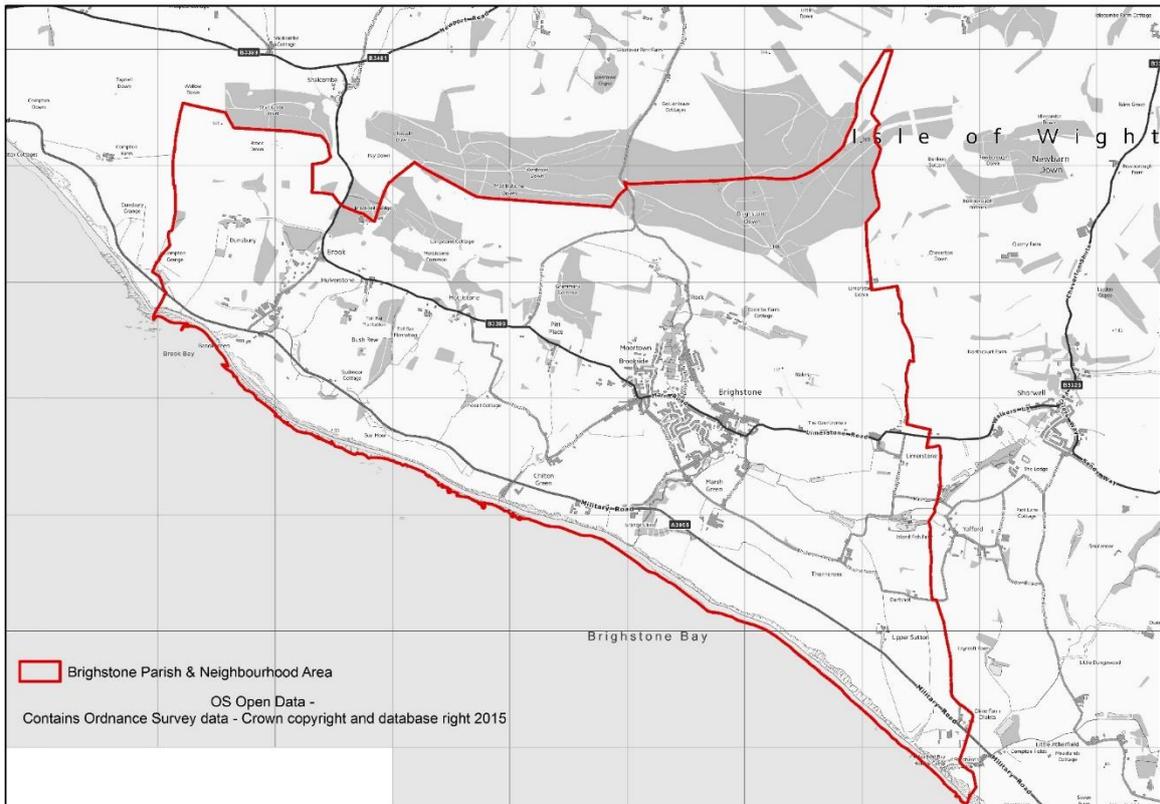
The Brighstone Parish Neighbourhood Plan is being submitted by the qualifying body Brighstone Parish Council. The qualifying body has been assisted in the creation of the plan by the Brighstone Parish Neighbourhood Plan Steering Group. The Steering Group includes volunteers and Parish Councillors. It has been supported by John Brownscombe (a Rural, Environmental and Landscape Consultant) contracted as Project Manager.

The Neighbourhood Plan proposals relate to planning matters (the use and development of land) and have been prepared in accordance with the statutory requirements of the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012. The Brighstone Parish Neighbourhood Plan will run to 2027 to coincide with the Island Plan.

This document constitutes the basic condition statement for the Brighstone Parish Neighbourhood Plan and provides the required detail to satisfy paragraph 8 schedule 4b of the Town and Country Planning Act 1990 as inserted by the Localism Act 2011.

The Brighstone Parish Neighbourhood Plan relates to Brighstone Parish and no other area. It does not deal with county matters, nationally significant infrastructure or any other matters set out in section 61k of the Town and Country Planning Act 1990. There are no other Neighbourhood Plans relating to the Brighstone Parish neighbourhood area.

Details of the Vision, Objectives and Policies of the Brighstone Parish Neighbourhood Plan are provided in Appendix 1.



Maps showing the extent of Brighstone Parish and Neighbourhood Plan area in relation to the Isle of Wight AONB, Heritage Coasts and other Rural Service Centres.

2: Outline Compliance Statement

A pre-submission consultation on the draft Brighstone Parish Neighbourhood Plan took place between 16th October and 27th November 2015. This was advertised locally and each household within the parish received a copy of the draft policies and covering letter detailing how the documents could be consulted. In addition email copies were sent to the statutory consultees (Natural England, Historic England, Environment Agency, Marine Management Organisation) the Isle of Wight Council, the Isle of Wight Area of Outstanding Natural Beauty Partnership, the National Trust. Twenty six responses were received (including detailed comments from the Isle of Wight Council) all of these were considered and discussed by the Steering Group and any necessary alterations made to the Plan.

The Neighbourhood Planning Regulations 2012 part 5 15 sets out the requirements for the qualifying body when submitting a neighbourhood plan to the Local Planning Authority as follows:

15 (1) Where a qualifying body submits a plan proposal to the local planning authority, it must include –

- a) a map or statement which identifies the area to which the proposed neighbourhood plan relates;*
- b) a consultation statement;*
- c) the proposed neighbourhood development plan; and*
- d) a statement explaining how to the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B of the 1990 Act.*

For the Brighstone Parish Neighbourhood Plan:

Part (a) is provided as a map within this document and shows the extent of Brighstone Parish which is the extent of the Neighbourhood Area for the purposes of the neighbourhood Plan. Parts (b) and (c) have been prepared as separate documents along with other supporting documentation and will be submitted as required

Part (d) is in effect this statement which in summary concludes that the Brighstone Parish Neighbourhood Plan meets the following basic conditions:

- it has regard to national policies and advice contained in guidance from the Secretary of State;
- it contributes to the achievement of sustainable development;
- it is in general conformity with the strategic policies contained in the development plan for the area of the local authority (in our case the Island Plan);
- it does not breach and is otherwise compatible with EU obligations; and
- prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with in connection with the proposals for the plan.

The Brighstone Parish Neighbourhood Plan and its associated documents were submitted to the Isle of Wight Council on 8th January 2016.

3: Summary of submission documents and supporting evidence

The following is a list of the documents submitted to the Isle of Wight Council.

	Document
1	Brighstone Parish Neighbourhood Plan
2	Brighstone Parish Design Statement
3	Brighstone Parish Green Space Audit
4	Consultation Statement
5	Evidence File Also act as appendices for the Consultation Statement: 1: Initial correspondence with the IWC 2: Steering Group Notes 3: Steering Group Project Manager Reports 4: Combined Sub-Group Notes 5: Communication Strategy 6: Survey Reports 7: Information Day Displays 8: Events 9: Consultation Days Comments Report 10: Leaflets and Maildrops 11: Publicity 12: Report on Pre-submission Consultation responses 13: Website screenshots
6	Defining the Extent of influence of the Brighstone Rural Service Centre Report
7	Sustainability Appraisal (incorporating a Strategic Environmental Assessment)
8	Habitat Regulations Screening Report
9	Brighstone Parish Housing Needs Survey Report

4: Basic Conditions

Published in March 2012, the National Planning Policy Framework (NPPF) states that at the heart of the framework is the presumption in favour of sustainable development (paragraph 14). However, it recognises that this presumption requires restriction in certain ‘sensitive’ areas (footnote 9). This is important for the Brighstone Parish Neighbourhood Plan as the whole of the area is within the Isle of Wight Area of Outstanding Natural Beauty, the coastline and a large part of the hinterland is within the Tennyson Heritage Coast, parts of the downland and coastline are internationally and nationally designated for their nature conservation interest, and there are many designated heritage assets within the area.

The NPPF goes on to provide a framework for Neighbourhood Plans (paragraphs 16, 183-185), stating that they should be in general conformity with the strategic policies of the Local Plan (in our case the Island Plan).

As part of the process to formulate our Neighbourhood Plan we have undertaken an in deep Sustainability Appraisal. This has been informed by evidence from many sources and provides an environmental, social and economic profile of the area. The following plans and programmes were reviewed and incorporated into the Sustainability Appraisal:

Table 1: Policy and Programmes consulted and used to inform the formulation of the Neighbourhood Plan

Policy Document	Its main purpose	How this relates to the Brighstone Parish Neighbourhood Plan
National Planning Policy Framework (NPPF)	Sets out the national (England) policy context and framework for the production of Local Development Frameworks and Neighbourhood Plans	The Isle of Wight has an adopted Local Development Framework (Island Plan) which sets out the Isle of Wight context for national policy. This has been subjected to its own SA, SEA and Habitat Regulations processes. The Brighstone Parish Neighbourhood Plan will need to be in compliance with this.
Island Plan Core Strategy	Sets out the strategic spatial objectives and planning policies for the Isle of Wight. This includes an hierarchical approach to future development focusing on the key regeneration areas, followed by the smaller regeneration areas, followed by the Rural Service Centres and lastly the wider rural area.	The village of Brighstone is described as a Rural Service Centre in the Island Plan. The remaining area of the parish outside of the defined settlement boundary is deemed by the Island Plan as being in the wider rural area. As mentioned above the Neighbourhood Plan will need to be compliant with the Island Plan giving more local definition to its policies.
Isle of Wight Area of Outstanding Natural Beauty (AONB) Management Plan 2009-2014 (and forthcoming 2014-2019).	This statutory plan sets out the policy for the conservation and enhancement of the AONB in line with its statutory purposes.	All of the Neighbourhood Plan area is within the designated AONB and the whole coastline falls within the Tennyson Heritage Coast. NPPF requires specific consideration of these designations as a necessary development restriction requiring great weight in plan making and decision taking.

Policy Document	Its main purpose	How this relates to the Brighstone Parish Neighbourhood Plan
Isle of Wight Local Transport Plan (Island Transport Plan) 2011-2038	Sets out the strategic transport objectives for the Isle of Wight and incorporates the Rights of Way Improvements Plan.	The Neighbourhood Plan considered the strategic objectives of this plan
Isle of Wight Strategic Housing Land Availability Assessment (SHLAA)	Compiled as part of the formulation of the Island Plan this document sets out information on known potential sites for housing development across the Isle of Wight.	Although this document doesn't necessarily indicate that the SHLAA sites will be developed it is important for the Neighbourhood Plan to be aware of this Island Plan background document.
Isle of Wight Strategic Housing Market Assessment (SHMA)	Compiled as part of the formulation of the Island Plan and subject to a recent review. This document identifies the Island's housing stock and identified housing need.	The Neighbourhood Plan considered the results of the revised SHMA as part of its development.
Isle of Wight Strategic Flood Risk Assessment (SFRA)	Compiled as part of the Island Plan process this document identifies and maps areas which may be likely to experience flooding.	This influenced the Brighstone Parish Neighbourhood Plan as there are parts of the parish which are at risk of flooding.
Isle of Wight Biodiversity Action Plan (BAP)	Sets out the value of biodiversity on the Isle of Wight, its habitats and species and the management needs for these.	Targets within the BAP are important for the wildlife within Brighstone Parish, particularly for designated sites.
Brighstone Parish Housing Needs Survey Report	A Housing Needs Survey was undertaken and a Housing Needs Assessment written as a result.	The results of the Housing Needs Survey helped to structure the policies in the NP and also defined the local need for future development for the period 2014-2019.
Brighstone Parish Village Design Statement 2008	This document describes the key characteristics of the built environment of Brighstone Parish and sets out objectives and policies to ensure that these are conserved.	The NP incorporated the relevant findings from this previous community developed and ratified document. Remaining guidance was then included in a new Brighstone Parish Design Statement.
Brighstone Parish Conservation Area Appraisals	Provides details of the history, character and enhancing and detracting features of the Brighstone, Hulverstone, Mottistone and Brook Conservation Areas	The NP considered the findings of these reports.
Brighstone Parish Plan updated 2009	The community ratified plan setting out the issues affecting the area and the aspirations of the community for the future.	This is an important record of an earlier community consultation and will be compared to the results of various Neighbourhood Plan consultation events.

Policy Document	Its main purpose	How this relates to the Brighstone Parish Neighbourhood Plan
Isle of Wight Tourism Development Plan 2005	Sets out strategic objectives relating to the tourism sector and its offer.	The Neighbourhood Plan considered the strategic objectives of this plan.

The Brighstone Parish Neighbourhood Plan has had due regard for all of the above policies and programmes which have been fully reviewed and where appropriate incorporated into the objectives and policies of the Neighbourhood Plan.

Achieving Sustainable Development

Sustainable development is largely accepted as being defined as:

‘Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.’ (World Commission on Environment and Development 1987).

As mentioned earlier, the NPPF requires Local Plans to take a necessary restrictive approach to be taken towards development where specific policies elsewhere in the NPPF indicate that development should be restricted. NPPF paragraphs 115 and 116 state:

115. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Boards and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important in all these areas and should be given great weight in National Parks and the Broads.

116. Planning permission should be refused for major development in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

- *the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- *the cost of, and scope of, developing elsewhere outside the designated area, or meeting the need for it in some other way; and*
- *any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.*

As the whole of Brighstone Parish is located within the Isle of Wight Area of Outstanding Natural Beauty this NPPF stipulation applies.

Natural England are the governmental agency responsible for AONBs and provide further definition of the purpose of the AONB designation and this is repeated in the latest Isle of Wight AONB Management Plan (2014-2019):

The primary purpose of AONB designation is the conservation and enhancement of natural beauty (which includes wildlife and cultural heritage, as well as scenery). In pursuing the primary purpose of designation, account should be taken of the needs of agriculture, forestry, other rural industries and the social and economic needs of local communities. Recreation is not an objective of the designation, but the demand for recreation should be met, in so far as this is consistent with the conservation of natural beauty and the needs of agriculture, forestry and other land uses.

The Town and Country Planning (Development Management Procedure) (England) Order 2010 provides the definition for what constitutes major development:

“major development” means development involving any one or more of the following —

- (a) the winning and working of minerals or the use of land for mineral-working deposits;*
- (b) waste development;*
- (c) the provision of dwellinghouses where —*
 - (i) the number of dwellinghouses to be provided is 10 or more; or*
 - (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);*
- (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or (e) development carried out on a site having an area of 1 hectare or more;”*

This national policy context is consistent with the strategic approach taken in the Island Plan in that it seeks to steer the majority of development away from the Isle of Wight AONB (SP15.20) allowing for small-scale incremental growth within and adjacent to identified Rural Service Centres and the wider rural area to address identified local need. Brighstone village is identified in the Island Plan as a Rural Service Centre one of eleven such villages across the isle of Wight. Only two of these are fully within the Isle of Wight AONB (Brighstone and Yarmouth) with others having AONB designated areas in parts of their defined settlement boundary or immediately adjacent to it (except St Helens which is some distance from the AONB). Strategic Policies in the Island Plan do not provide detailed figures for the development that should take place within each Rural Service Centre but emphasise that it is expected to be at a smaller-scale.

The Brighstone Parish Neighbourhood Plan sets the local approach in section 9.1 Overview and Spatial Strategy. It is concluded that the extent of influence of the Brighstone Rural Service Centre includes the whole of Brighstone Parish and to some extent, the adjacent parish of Shorwell. The spatial approach to development is defined as:

- *New development should be small scale and located within or immediately adjacent to the settlement boundary of Brighstone village – such development should be subject to a sequential test to use any previously developed land over any greenfield sites, in keeping with or an enhancement to the area’s character, and meet an identified local need.*
- *Outside of this area in the ‘Wider Rural Area’ of the parish (as defined by the island Plan) development will be limited, must be in keeping and enhance the local area and meet an identified local need.*
- *There are three zones in relation to development for business and tourism*
 - *Zone 1: Brighstone Village Centre*
 - *Zone 2: Former or existing large scale tourism related sites along the Military Road*
 - *Zone 3: smaller scale tourism and rural development in support of farming, forestry and other land based sectors in the rest of the parish.*

The approach to these is set out in the Jobs and Local Economy section of the Neighbourhood Plan.

Our approach has also been influenced by the Development Management Policies of the Island Plan.

The Sustainability Appraisal considered the social, environmental and economic context of Brighstone Parish against the sustainability objectives of the Island Plan. Alternatives were considered having been derived from community objectives and then assessed. This led to the preferred option which then informed the development of the Brighstone Parish Neighbourhood Plan policies. The outcome of the Sustainability Appraisal and the national and local policy context demonstrate that small scale sustainable development is acceptable on Brighstone and such an approach will not have any adverse impact over the life of the plan.

Conformity with strategic policies

The Local Plan strategic policies are confirmed as policies SP1 to SP9 of the Island Plan Core Strategy. The formulation of the Brighstone Parish Neighbourhood Plan has included consultation with the Isle of Wight Council as Local planning Authority and such discussions have resulted in some wording amendments (See Consultation Statement and Evidence File Appendix 12).

We have set out details of the Island Plan Strategic Policies and the conformity of the Brighstone Parish Neighbourhood Plan in Table 2 below.

Compatibility with EU legislation

A Sustainability Appraisal incorporating the requirement for a Strategic Environmental Assessment (SEA) of the Brighstone Parish Neighbourhood Plan has been prepared and has shaped the development of the final Neighbourhood Plan.

Required by the EC Directive 2001/42/EC its purpose is to ensure that principles of sustainable development are incorporated into all levels of planning policy. This is enshrined within UK law through the Environmental Assessment of Plans and Programmes Regulations 2004 and applies to all plans with significant environmental effects. It is usually delivered through a screening assessment using criteria set out in Annex II of the SEA Directive.

The Sustainability Appraisal assesses the environmental, social and economic effects likely to result from the adoption of the Neighbourhood Plan and to ensure that its policies contribute to and promote sustainable development. The Brighstone parish Neighbourhood Plan Sustainability Appraisal concluded that there would be no negative impacts on the localised sustainability objectives through the implementation of the Neighbourhood Plan, and that it will contribute favourably to small scale sustainable development in the area.

Article 6 (3) of the European Habitat Directive states:

'Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implications for the site and subject to the provision of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.'

The Screening Assessment of the Brighstone Parish Neighbourhood Plan policies has indicated that there is no likely significant effect upon the European sites in and within 10km of the Neighbourhood Plan areas boundary. This means that a full Habitat Regulations Assessment is not required. (See Brighstone Parish Neighbourhood Plan Habitat Regulation Assessment Screening Report). This is confirmed by the pre-submission consultation response received from Natural England:

'It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils), that there are unlikely to be significant environmental effects from the proposed plan.'

As a result, it is considered that the Brighstone Parish Neighbourhood Plan is compatible with the European Convention on Human Rights within the meaning of the Human Rights Act 1998.

5: National Policy and Local Policy

The following table provides details of the conformity of the Brighstone Parish Neighbourhood Plan (BPNP) with the National Planning Policy Framework (NPPF) and the strategic policies of the Island Plan.

Table 2: Brighstone Parish Neighbourhood Plan Conformity

BPNP Policy/Section	Policy area	Conformity with NPPF	Conformity with Island Plan Strategic Policies
9.1	Overview and Spatial Approach	CROSS CUTTING ALL BELOW Conforms with: Paragraph 14 (footnote 9) - requires more restrictive approach in sensitive areas such as the AONB in relation to presumption in favour of sustainable development. Paragraph 115 and 116 regarding protection of AONB and presumption against major development in AONB	Conforms with: SP1 – Location of development based on hierarchy of settlements. Majority of development steered away from the AONB. Small scale development in Rural Service Centres to meet an identified local need and exceptionally in the wider rural area to meet an identified local need.
H1	New Housing	Conforms with Paragraph 49 – in relation to presumption in favour of sustainable development also see paragraph 14 (footnote 9). Paragraph 50 – identifying the size and type of housing needed by the local community.	Conforms with SP1 re small scale approach in Rural Service Centres to meet local need and within or adjacent to settlement boundary and ability to provide housing in wider rural area where there is an identified local need.
H2	Affordable Housing	Conforms with: Paragraph 50 - by providing for the needs of different groups in the community.	Conforms with: SP1 and SP2 in terms of identifying and meeting a local need. And none strategic Development management policy DM4 in terms of specific approach to affordable housing.

H3	Specialist Housing	Conforms with: Paragraph 50 - by providing for the needs of different groups in the community.	Conforms with: SP1 and SP2 in terms of identifying and meeting a local need. Also relates to non-strategic policy DM5
POE1	Conserving and enhancing our environment	Conforms with: Paragraph 58 - to ensure that development will function well and add to the overall quality of the area and establish a strong sense of place. Paragraph 109 - ensuring contribution to and enhancement of the natural and local environment. Paragraph 109 contribute to and enhance the natural and local environment. Paragraph 115 - great weight given to conserving the AONB. Paragraph 126 - promotes the desirability of new development making a positive contribution to local character and distinctiveness of the historic environment.	Conforms with: SP5 by protecting, conserving and or enhancing the Island's natural and historic environments. Also non-strategic policy DM12
POE2	Tranquillity	Conforms with: Paragraph 109 - ensuring contribution to and enhancement of the natural and local environment. Paragraph 115 – great weight given to conserving and enhancing the AONB.	Conforms with: SP5 by protecting, conserving and or enhancing the Island's natural and historic environments. Also non-strategic policy DM12
TT1	Private car parking for new development	Conforms with: Paragraph 17 – seeking to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings. Paragraph 39 – setting local parking standards	Conforms with: SP5 – by ensuring that new development will protect, conserve and/or enhance the existing environment by not increasing parking congestion. SP7 - to protect the lower level road network from negative impacts of development.

TT2	Additional car parking space for public benefit	Conforms with: Paragraph 17 – seeking to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings. Paragraph 39 – setting local parking standards	Conforms with: SP5– by ensuring that new development will protect, conserve and/or enhance the existing environment by not increasing parking congestion. SP7- to protect the lower level road network from negative impacts of development.
TT3	Traffic and sites along the Military Road	Conforms with: Paragraph 32 – requirements for transport statement/Transport Assessment for larger scale developments. Paragraph 34 – location of development to minimise the need to travel and use of sustainable transport modes maximised. Paragraph 35 – sustainable transport and movement of goods and people.	Conforms with: SP5– by ensuring that new development will protect, conserve and/or enhance the existing environment by not increasing parking congestion. SP7- to protect the lower level road network from negative impacts of development (Military Road is an A Road but not identified in the Island Plan as part of the strategic road network Map 5.13)
JE1	Jobs and Local Economy – Brighstone Village Centre	Conforms with: paragraph 28 by supporting sustainable growth in rural areas and communities.	Conforms with: SP3 which supports local sustainable employment. SP5– expecting development proposals to protect, conserve and/or enhance the natural environment with special regard to designated land.
JE2	Jobs and Local Economy – Existing large scale tourism related business close to the coast	Conforms with: paragraph 28 – supporting sustainable rural tourism and leisure developments that benefit businesses in the community.	Conforms with SP1 and SP4 which support tourism development.
JE3	Jobs and Local Economy – Rural business and tourism in the rest of the parish.	Conforms with: paragraph 28 – supporting sustainable growth and expansion of all types of business and enterprise in rural areas, including the conversion of existing buildings.	Conforms with SP1 and SP4 which support tourism development.

D1	Design	Conforms with: paragraph 17 – seeking to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Paragraph 59 – content of design policies whilst not stifling innovation and originality, as required by paragraph 60. Paragraph 109 - ensuring contribution to and enhancement of the natural and local environment. Paragraph 115 - great weight given to conserving the AONB. Paragraph 126 - promotes the desirability of new development making a positive contribution to local character and distinctiveness of the historic environment.	Conforms with SP1 and SP5 by ensuring new development enhances the character and context of the local area.
ICS1	Improving Community Services – Community Facilities/Services	Conforms with: paragraph 28 promoting the retention and development of local services and community facilities in villages. Paragraph 70 ensuring that established businesses are able to develop and modernise in a way that is sustainable and retains their benefit for the local community.	Conforms with: SP1 by meeting a local need and being commensurate with location in Rural Service Centre.
ICS2	Improving Community Services – Public Access	Conforms with: paragraph 17 to make the fullest use of walking and cycling opportunities. Paragraph 29 promoting sustainable transport and giving people a real choice of how to travel. Paragraph 75 – protecting and enhancing public rights of way	Conforms with: SP7 in encouraging safe alternative means of travel to the car.

CSC1	Creating a Sustainable Community – Flood Risk	Conforms with: paragraph 100 directing development away from areas of highest flood risk, but where it is necessary to make it safe without risking flood risk elsewhere.	Conforms with: SP5 by ensuring new development considers the natural environment (flood plains, land form etc).
CSC2	Creating a Sustainable Community – Coastal Development	Conforms with: paragraph 106 regarding the reduction of risk associated with coastal change. Paragraph 109 contribute to and enhance the natural and local environment. Paragraph 115 regarding the conservation and enhancement of the AONB. Paragraphs 117 & 118 regarding the conservation and enhancement of biodiversity	Conforms with: : SP5 by ensuring new development considers the natural environment (coastal environments). Also strategic policy DM15 Coastal Management.
Overall		<p>The policies of the Brighstone parish neighbourhood Plan conform with paragraph 16 of NPPF by supporting the strategic policies of the Island Plan Core Strategy, and by providing policies which positively support, shape and direct the type of development outside of the strategic elements of the Island Plan (paragraph 85 of NPPF).</p> <p>Our Plan is an opportunity to achieve the core planning principle (paragraph 17) by empowering our community to shape its surroundings and provide a practical framework to guide decisions on planning applications.</p> <p>The Brighstone parish neighbourhood plan policies conform with paragraph 58 through developing robust and comprehensive policies that set out the quality of development that will be expected for the area.</p>	<p>The policies of the Brighstone Parish Neighbourhood Plan conform with the strategic policies of the Island plan and have been developed to also inform its Development Management policies.</p> <p>None of the policies of the Brighstone parish Neighbourhood Plan conflict with Island Plan strategic policies SP8 (Waste) or SP9 (Minerals).</p>

Appendix 1: Brighstone Parish Neighbourhood Plan – Vision, Objectives and Policies.

5.2 Vision of Brighstone Parish in 2027:

- 5.2.1 In 2027 Brighstone Parish continues to be a beautiful rural area in a nationally protected landscape.
- 5.2.2 Brighstone village is the main focus of settlement and has retained and improved its facilities for the benefit of the local area providing services for its residents, people from other parts of the parish and , for some people from neighbouring areas and tourists visiting the area.
- 5.2.3 New housing has been built to provide homes to meet local need, including some affordable housing which has been secured for people with a local connection to the parish. This small scale and incremental approach has maintained the area’s character and through careful design and siting has helped to conserve and enhance the area. This has largely taken place in and around the settlement boundary of Brighstone village with only limited housing in other parts of the parish where this has been necessary to meet an identified rural housing need.
- 5.2.4 Tourism remains an important economic activity with visitors being drawn to the area to enjoy its coast and countryside setting, dark night time skies and tranquillity. Farming and forestry are the main land use activities, contributing to the area’s rural appeal and through stewardship to the conservation of its wildlife, landscape and the historic environment.
- 5.2.5 A regular bus service connects Brook, Hulverstone, Mottistone, Brighstone and Limerstone with the towns of Newport, Freshwater and the port town of Yarmouth for connection to the mainland allowing those without a car to access services not provided locally. Traffic has been managed to control and minimise any speeding and parking issues. The many public rights of way are well maintained and provide opportunities to access the surrounding countryside and travel between parish settlements without the need to use a car.
- 5.2.6 The parish has continued to adapt to the influence of climate change. Flood risk has been minimised by any new development being sited away from potential future flood risk and by better management of run off and highway drainage during heavy rain or prolonged periods of wet weather.
- 5.2.7 Brighstone Parish is a good place to live. People are healthy, happy and have a strong sense of belonging to a community.

Community Objectives

Derived from the consideration of the results of the Residents and Business Surveys, other sources of evidence and the Sustainability Framework, the following were set as the Community Objectives for the Brighstone Parish Neighbourhood Plan:

Housing

Small-scale approach to new housing provision with sites having 10 or less units.

Housing development should prioritise the redevelopment of previously developed land where such land is available, suitable and viable for development before new undeveloped land is used (a sequential approach).

The focus of the location of new development should primarily be within or immediately adjacent to the settlement boundary of Brighstone Village.

Proposals should be based on meeting identified local housing need.

Affordable housing (whether to buy, with shared equity or to let) should be for people with a local connection to the area and this must be secured through the use of an eligibility criteria binding on first and future occupants.

Some specialist housing may be needed to allow people to stay in the local community as they get older.

Housing in the wider rural area of the parish should be an exception and only for a genuine local rural need which requires it to be located away from the Rural Service Centre.

Protecting Our Environment

Conserve and wherever possible enhance the landscape, natural and historic environments of the parish.

Protection of the dark night skies and tranquillity of the parish.

Traffic and Transport

A more frequent bus service, a service which is extended to operate into the evenings and the reinstatement of a direct connection to Yarmouth. (The community regrets changes to the bus service which have seen the loss of a connection to the ferry port town of Yarmouth and a decrease in the number of buses).

Retention of existing on-street parking and support improvements to car parking provision in Brighstone Village.

Improvements to road safety, road maintenance (including issues relating to drainage of surface water and run off from adjacent land onto roads) and pavement maintenance.

Greater pedestrian and cycle access both within and to Brighstone Village and in the wider parish, perhaps including additional pavements and cycle routes in some areas.

Avoid new street lighting to protect the areas dark night skies.

Maintain and improve signage and surfaces of public rights of way.

Ensure that any changes to the highways network take into account the rural character of the local area.

Jobs and the Local Economy

Retain existing businesses and allow for limited small scale business growth in the farming, rural business and tourism related sectors.

Larger scale development is not widely supported and this includes the need to carefully consider the future use of existing large sites such as former holiday camps located on the coastline.

There is no individual major employer in the parish and no evidence of business or community support for this to change in the future.

When considering future change there are three distinct zones within the parish which may require slightly different approaches.

Design

Design should be in keeping with the local character of the area in terms of scale, mass, siting and materials.

Design should complement its rural location helping to conserve and enhance the local area.

Improving Community Services

Retain and where possible improve existing community services and facilities within the parish. Particular attention should be given to accessibility issues for disabled people and those who are less mobile.

Support for proposals for new facilities where there is a proven local need, and where there has been a full consideration of the potential impact on existing facilities.

Protect local open space – this includes all of the public rights of way network, open access land, and other areas as set out in the local audit of open/green space.

Creating a Sustainable Community

Minimise flood risk both in relation to Flood Zones 2 and 3 but also on other sites in and adjacent to the settlement boundary of the Brighstone Village and also other parts of the parish.

Consider the implications of run off and surface water flooding from adjacent higher land after heavy rain or prolonged periods of wet weather.

Support domestic solar generation (subject to considerations of the visual impact of panels on the character of the area) and farm based anaerobic digestion to turn farm waste into energy.

Community Safety

There are no specific Neighbourhood Plan objectives relating to Community Safety but there may be some specific actions which can be pursued by the Parish Council.

Brighstone Parish Neighbourhood Plan Policies

Topic	Policy No.	Policy Wording
Housing	H1	<p>BPNP Policy H1: New Housing Development</p> <p>In general any proposed new housing development should be located within or immediately adjacent to the settlement boundary of Brighstone Village, reflecting its Rural Service Centre role as defined in the Island Plan.</p> <p>However there may be exceptions to this where there is a proven local need for new housing in the wider rural area of the parish (see policy H3).</p> <p>In all cases, proposals should prioritise the redevelopment of previously developed land where such land is available, suitable and viable for the development proposed.</p> <p>Proposals for new housing development in Brighstone Parish will be supported provided:</p> <ul style="list-style-type: none"> • 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 • meet local need based primarily on the findings of the Brighstone Parish Housing Needs Report 2014 and its future updates and • 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 Brighstone Parish Design Statement) • 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

Topic	Policy No.	Policy Wording
Housing	H2	<p>BNP Policy H2: Affordable Housing</p> <p>The Neighbourhood Plan supports the provision of affordable housing for local people.</p> <p>The current housing needs assessment shows the predominant need to be for affordable housing. It is expected that this will remain the case in the future.</p> <p>In addition to meeting the requirements of policy H1 the Neighbourhood Plan supports:</p> <ul style="list-style-type: none"> • the on-site delivery of affordable housing as part of any new housing proposal of 10 units <p>For sites with 9 units or less the Neighbourhood Plan supports:</p> <ul style="list-style-type: none"> • 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 <p>In all cases, affordable housing (whether to buy, with shared equity or to let) should be for people with a local connection to the area and this must be secured through the use of an eligibility criteria binding on first and future occupants. Eligibility criteria are set out in Appendix 1</p>

Topic	Policy No.	Policy Wording
Housing	H3	<p>BPNP Policy H3: Specialist Housing</p> <p>The Neighbourhood Plan recognises that there may be a requirement for some limited specialist housing within the parish. Proposals for this must include evidence of local need and be for the benefit of people with a local connection to the area.</p> <p><u>Housing for older people</u></p> <p>In addition to meeting the requirements of policy H1 accommodation for older people will be supported provided that proposals:</p> <ul style="list-style-type: none"> • meet a local need, and • are small scale, and • are of an appropriate design, scale and layout, and • are located in an appropriate position, and • can be secured for long-term community benefit through local connection criteria <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> <p><u>Essential Rural Worker Housing</u></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"> • demonstrate a local need for such accommodation, and • justify a requirement for their siting away from Brighstone Village (the Rural Service Centre), and • have an appropriate occupancy condition to limit their use to people actively or, if retired, last employed in the qualifying rural business or their immediate dependent family members.

Topic	Policy No.	Policy Wording
Protecting our Environment	POE1	<p>BPNP Policy POE1: Conserving and enhancing our environment</p> <p>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</p> <p>Development proposals should demonstrate how the landscape, natural and historic environments of the Parish have been considered.</p>
Protecting our Environment	POE2	<p>BPNP Policy POE2: Tranquillity</p> <p>Tranquillity is an important part of the character of Brighstone Parish.</p> <p>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.</p> <p>Development should avoid the provision of new street lighting in order to conserve the dark night skies of the area.</p> <p><i>* See Isle of Wight AONB Partnership guidance.</i></p>

Topic	Policy No.	Policy Wording
Traffic and Transport	TT1	<p>BNP Policy TT1: Private Car Parking for New Development</p> <p>New housing development will be expected to provide at least one off road parking space for 1 to 2 bedroom properties and at least two car parking spaces for 3 or more bedroom properties.</p> <p>Other developments (including when located outside of Brighstone village) will be expected to provide sufficient off road spaces to provide for likely need and alleviate any potential for on road parking pressure.</p>
Traffic And Transport	TT2	<p>BNP Policy TT2: Additional Car Parking Space for public benefit</p> <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 Doctor's Surgery in New Road, and parking for school drop off and pick up times.</p> <p>Other developments with public access, including those located outside of Brighstone village, will be expected to provide sufficient off road spaces to provide for likely need and alleviate any potential on road parking pressure.</p>
Traffic And Transport	TT3	<p>BNP Policy TT3: Sites along the Military Road</p> <p>Development proposals on existing business sites along the Military Road (Zone 2) will need to provide commensurate details on likely traffic generation and identify ways to mitigate this, through the use of public transport and the public rights of way network.</p> <p>The Neighbourhood Plan does not expect proposed small scale development at these sites to trigger requirement under this policy. For example a change of signage, or minor alteration to existing buildings.</p>

Topic	Policy No.	Policy Wording
Jobs and the Local Economy	JE1	<p>BPNP Policy JE1: Zone 1 - Brighstone Village Centre</p> <p>The Neighbourhood Plan supports the retention of the existing businesses in this zone and wants to support businesses to remain viable.</p> <p>Whilst the primary focus of the Neighbourhood Plan is to support the retention of existing businesses in this zone, it recognises that there may be rare occasions where business use is no longer viable. Proposals seeking to change use away from business use for the shops, public house or other business premises in this zone will only be supported if it can be shown that:</p> <ul style="list-style-type: none"> • an attempt has been made to sell the premises at a suitable market price for at least a year to secure the continuation of its use by a new owner, and • the existing use is no longer needed or is not viable for an alternative and suitable business or retail use, and • that the premises have been kept in a good state of repair and safe condition <p>The Neighbourhood Plan supports proposals for new businesses in this zone providing that:</p> <ul style="list-style-type: none"> • they complement existing businesses and are in keeping with the rural village setting
Jobs and the Local Economy	JE2	<p>BPNP Policy JE2: ZONE 2 - Existing large scale tourism related businesses close to the coast.</p> <p>The Neighbourhood Plan supports the retention of the existing businesses in this zone and wants to support businesses to remain viable, but recognises that the area is also sensitive for its landscape and nature conservation value.</p> <p>Businesses located on existing sites in this zone will be supported to improve their facilities provided that proposals:</p> <ul style="list-style-type: none"> • are for an appropriate use, are of a scale and design in keeping with the location, are predominantly within the existing footprint and pay reference to the historic development of the site concerned, and • have fully considered changes to traffic generation, landscape and the tranquillity of the area, and • have incorporated opportunities to conserve and where possible enhance the landscape and natural and historic environment in the area • for larger schemes, have included a contribution to infrastructure through legal agreement or via a Community Infrastructure Levy where this is required under the relevant national policy and guidance tests

Topic	Policy No.	Policy Wording
Jobs and the Local Economy	JE3	BPNP Policy JE3: ZONE 3 - Rural business and tourism in the rest of the parish The Neighbourhood Plan supports the conversion, re-use or adaptation of rural buildings for small scale business or tourism purposes provided that: <ul style="list-style-type: none"> • the building is capable of conversion without substantial reconstruction • the scheme is compliant with the other policies in this plan such as D1, POE1 and TT1

Topic	Policy No.	Policy Wording
Design	D1	<p>BPNP Policy D1 – Design Criteria</p> <p>The design of new development will be expected to be in line with the relevant design principles and guidelines set out in the Brighstone Parish Design Statement including by:</p> <ul style="list-style-type: none"> • being in keeping with the local area by being of an appropriate scale and mass, height, size, layout, density, through the use of locally appropriate materials • not adversely impacting on the amenity of neighbouring properties • including appropriate landscaping which complements and enhances the character of the area • taking into account any impact on the open and green space and its contribution to the overall character of the local area * See the Brighstone Parish Green Space Audit. • not adversely impacting on important views to and from settlements, downland and the coast * See the Brighstone Parish Green Space Audit. <p>In addition to the above any new housing development will also be expected to:</p> <ul style="list-style-type: none"> • provide sufficient garden space, parking for the size of the proposed development and in line with that seen in the immediate local area

Topic	Policy No.	Policy Wording
Improving Community Services	ICS1	<p>BNP Policy ICS1: Community Facilities/Services</p> <p>The Neighbourhood Plan wishes to see the retention of existing community facilities/services in Brighstone Parish.</p> <p>Proposals from premises which seek to improve existing community facilities will be supported, particularly where they increase accessibility for those with disabilities or who are less mobile.</p> <p>Proposals for new community facilities will be supported provided that they:</p> <ul style="list-style-type: none"> • meet a proven local need and • include a full consideration of existing community facilities and show no negative impact upon them. <p>The 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.</p> <p>In all cases it is important to fully understand how such proposals will impact on the viability of existing facilities in the area to ensure that these are not put at risk.</p>
Improving Community Services	ICS2	<p>BNP Policy ICS2: Public Access.</p> <p>Proposals which seek to maintain or enhance the Public Rights of Way network, and open access land the parish will be supported.</p> <p>Changes to any of these important access opportunities will only be considered favourably if a strong justification for doing so is clearly demonstrated. Any impact should be mitigated in other ways, such as through the creation of new routes or areas.</p>

Topic	Policy No.	Policy Wording
Creating a Sustainable Community	CSC1	<p data-bbox="600 308 949 336">BPNP Policy CSC1: Flood Risk</p> <p data-bbox="600 344 2078 373">The Neighbourhood Plan encourages design approaches which seek to alleviate any flood risk from surface or ground water.</p> <p data-bbox="600 432 2040 531">New development proposed in areas of known flood risk will need to comply with the policies of the Island Plan and obligations of the Environment Agency regarding an assessment of potential flood risk at a level commensurate with the development being proposed and its siting.</p> <p data-bbox="600 587 2056 647">Outside of known flood risk areas, developers are encouraged to include a consideration of ground conditions and surface run off both off and onto the site of their proposal.</p>
Creating a Sustainable Community	CSC2	<p data-bbox="600 791 1084 820">BPNP Policy CSC2: Coastal Development</p> <p data-bbox="600 828 2063 888">New development on existing sites along the coastline of the parish will be expected to fully consider the impact of coastal erosion and to design schemes to minimise future threat to property from coastal change.</p> <p data-bbox="600 948 2078 1008">There is a presumption against any major development that would reduce or prevent natural rates of coastal erosion due to the coastline's landscape and ecological importance.</p> <p data-bbox="600 1067 2085 1128">Proposals will need to be in line with the Isle of Wight Shoreline Management Plan and the Isle of Wight AONB Management Plan.</p>