



# BRIGHSTONE PARISH NEIGHBOURHOOD PLAN

Brook Hulverstone Mottistone Brighstone Limerstone

## **SUSTAINABILITY APPRAISAL**

(INCORPORATING STRATEGIC ENVIRONMENTAL ASSESSMENT)

### **BRIGHSTONE PARISH** **NEIGHBOURHOOD PLAN**

**JANUARY 2016**

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## **1: Introduction and Methodology**

The John Brownscombe Rural, Environmental and Landscape Consultancy has been commissioned by Brighstone Parish Council to complete a Sustainability Appraisal as part of the development of the Brighstone Parish Neighbourhood Plan.

The Brighstone Parish Neighbourhood Plan will be a key local document helping to define how the policies of the Island Plan are implemented in the areas

### **Sustainability Appraisal**

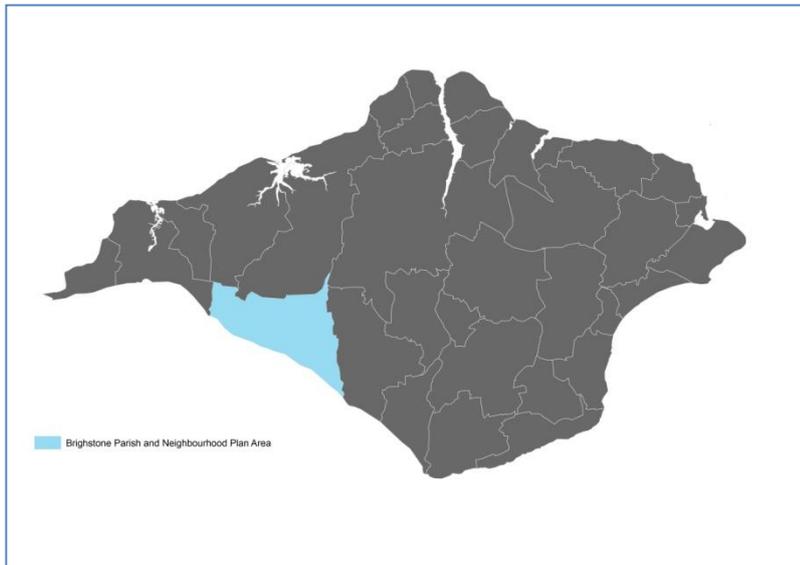
The purpose of sustainability appraisal is to ensure that the principles of sustainable development are incorporated in all levels of planning policy. Sustainability appraisal is a requirement of European Community Directive on the assessment of the effects of certain plans and policies on the environment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

The SA seeks to predict and assess the social, economic and environmental effects that are likely to arise from the formal adoption of the Brighstone Parish Neighbourhood Plan; and to ensure that these promote and contribute to sustainable development.

Sustainable development is defined as 'development that meets the needs of the present without compromising the ability for future generations to meet their own needs'. This requires social, economic and environmental issues and objectives to be considered in an holistic, integrated and balanced way.

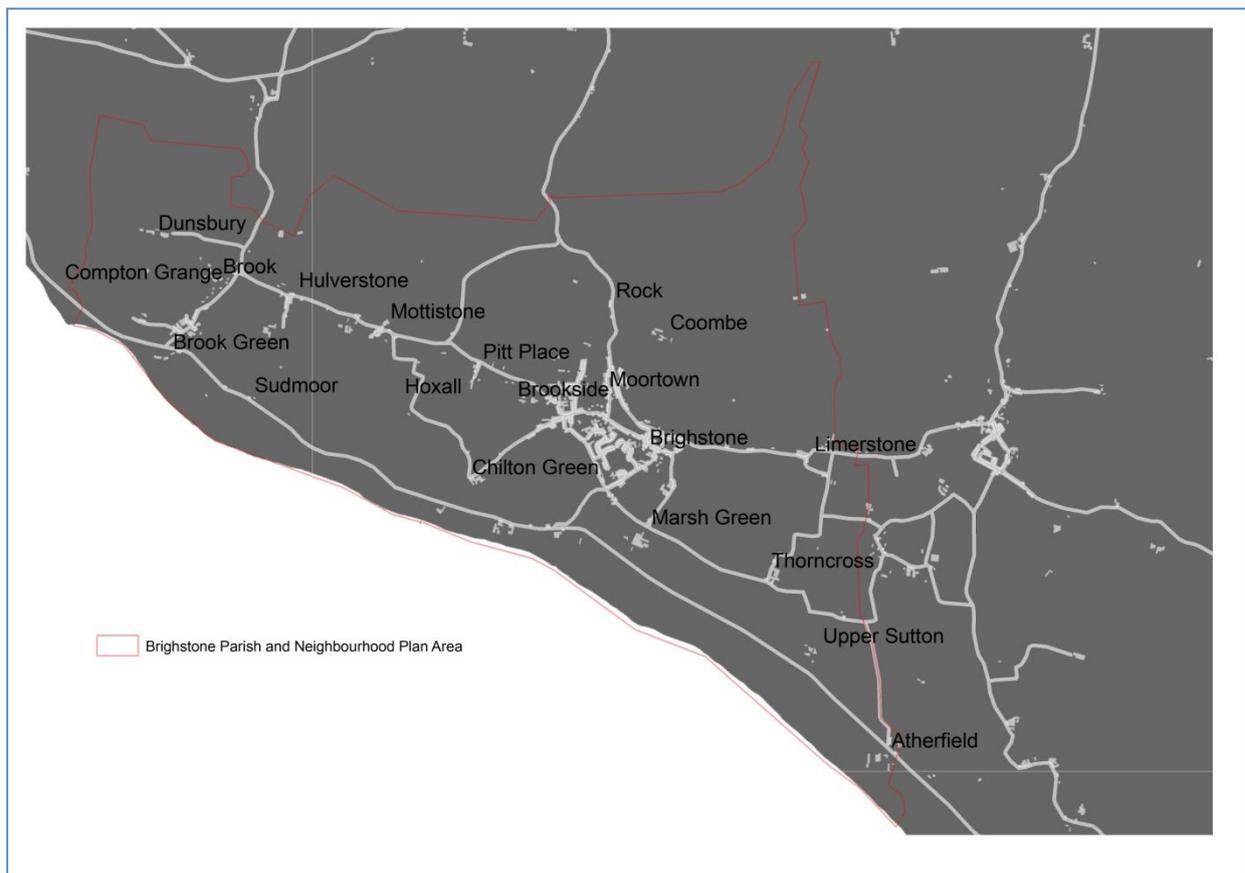
Neighbourhood Plans are a relatively new level of planning policy and no precedent has been set regarding their environmental significance. In order to reflect the hierarchy of planning policy documents, Neighbourhood Plans have to be in conformity with the relevant Local Development Framework (LDF) and the National Planning Policy Framework (NPPF). In the case of the Brighstone Parish Neighbourhood Plan, the relevant LDF is also known as the Island Plan.

The Island Plan has had its own SA and SEA and it can be inferred that providing that the policies and objectives of the Brighstone Parish Neighbourhood Plan conform to those of the Island Plan they should also conform with its SA and SEA. However as Neighbourhood Plans can cover a range of issues, including the potential location of new development, in order to ensure that the Brighstone Parish Neighbourhood Plan meets the needs of legislation, it has been decided that it should undertake its own Sustainability Appraisal. Information will be drawn from the Island Plan and other relevant sources to inform this process.



*Map of the Isle of Wight showing the location of Brighstone Parish and Neighbourhood Plan*

The parish covers an area of some 1,975 hectares (4880 acres) and is located in the southwest of the Isle of Wight off the south coast of England.



*Brighstone Parish / Brighstone Neighbourhood Plan area*



*Brighstone Village showing the Rural Service Centre / Settlement boundary*

## The Brighstone Parish Neighbourhood Plan

The Brighstone Parish Neighbourhood Plan will be a Neighbourhood Development Plan for the whole parish of Brighstone. The ability to produce a Neighbourhood Plan is a result of the Localism Act 2011, the aim being to give communities greater control over what happens in their area.

The process to create a plan was initiated and is being led by the Brighstone Parish Council. A small steering group was established in 2013 and consists of local residents and parish councillors collectively known as the Brighstone Parish Neighbourhood Plan Steering Group. A number of sub groups have been set to deliver particular aspects of the work to develop a Neighbourhood Plan such as, Events, Consultation, Publicity, Parish Profile and Communication. These groups have and continue to have input into the plan making process, helping to represent and also discuss the views of the local community.

Alongside the representation and input into the discussions of the steering group, to date resident's views have been sought and captured through two surveys delivered to each household. The first was a Housing Survey with a return rate of over 70% its results will inform the Neighbourhood Plan and have led to a Housing Needs Assessment. The second was a Residents Survey which had a return rate of around 51% and included questions on the following topics - Providing Housing (further questions on housing), Jobs and Local Economy, Protecting our Environment, Improving Community Services, Creating a Sustainable Community, Traffic and Transport, Community Safety. Alongside this important information from the community, the Parish Profile sub group has considered and summarised key information from other sources to better enable the group to understand the issues, strengths and weaknesses of the environmental, community and economy of the local area. This work and details of the Neighbourhood Plan process was also presented to the community at two Information Days.

The village of Brighstone is identified in the Island Plan as a 'Rural Service Centre', one of eleven such areas across the Isle of Wight. Rural Service Centres are settlements with a population of around 3,000 or less. They provide important facilities for their local residents and also for people living nearby smaller more rural villages, hamlets and isolated properties. They were defined as a result of a Rural Sustainability Matrix which considered what local facilities and services were located within the area such as transport networks, doctors, schools, local shops, health provision, etc. The rest of the parish is identified as being within the 'wider rural area'.

Over the life of the Island Plan (2012-2027), it calls for 980 houses to be built across the eleven Rural Service Centres and wider rural area. No figures are given for the proportion of these expected to be delivered in Brighstone Parish but the Island Plan states that smaller scale development in the Rural Service Centres and the wider rural area should:

- Meet an identified local need.

- Demonstrate that there is no previously developed land within the settlement boundary of the Rural Service Centre which could deliver the proposed development.

- Be commensurate to the size, scale, design and character of the settlement.

- Not significantly adversely change the size, scale, design and character of the settlement; and

- Be sustainably situated close to local services and facilities by being focused within or immediately adjacent to the Rural Service Centres.

The Neighbourhood Plan sets out an overarching vision for the area with some broad objectives. It will then consider a number of themes as used in the Residents Survey each being given its own chapter and more detailed objectives and policies. A number of other key companion documents have been formulated as part of the development of the Neighbourhood Plan including: Brighstone Parish Green Space Audit; Brighstone Parish Design Statement; Defining the Extent of Influence of the Brighstone Rural Service Centre; and the Brighstone Parish Housing Needs Assessment. This will provide more information and evidence about Brighstone Parish.

## **Stages in Sustainability Appraisal Process**

DIY Sustainability Appraisal of Neighbourhood Plans' by Levett-Therivel 2011 provides guidance on the various stages of a Sustainability Appraisal for Neighbourhood Plans. It sets out a number of stages to follow (underlined).

### **Stage one – Identifying what your neighbourhood plan must do and cannot do.**

*Identify and capture the sustainability objectives of other plans, policies or programmes that will influence the development of the Brighstone Parish Neighbourhood Plan. Completed.*

### **Stage two – Identify the characteristics of your neighbourhood.**

*The capture of baseline data will establish a starting point from which to assess the likely impact of the objectives of the Brighstone Parish Neighbourhood Plan. Completed*

The SEA regulations encourage the SA to describe this baseline in terms of:

- Nature Conservation
- Landscape and Townscape
- Heritage and Archaeology
- Material Assets
- Human Population
- Human Health
- Soils and Geology
- Water
- Air Quality
- Climate factors

### **Stage three – Identify possible things to include in the plan (options/alternatives).**

*This then provides a better understanding of the context for Brighstone Parish Neighbourhood Plan, from the consideration of the information established in stages one and two of the Sustainability Appraisal.*

### **Stage four – Prepare and consult on a SA Scoping Report**

*This document*

**Stage five – Assess the environmental, social and economic impacts of the alternatives, choose a set of preferred alternatives (the draft neighbourhood plan), and explain the reason for the choice.**

**Stage six** – If the draft Neighbourhood Plan would have any significant adverse impacts seek to minimize these by fine tuning the draft.

**Stage seven** – Prepare a final SA report and make it available alongside the draft Neighbourhood Plan for comment by the public bodies and expert bodies.

**Monitoring** – Following the adoption of the Neighbourhood Plan and its accompanying Sustainability Appraisal the legislation requires Brighstone Parish Council to monitor the significant effects of the plan. Most or all of the monitoring of the neighbourhood plan will be carried out by the local authority or at a national level. However, some impacts may warrant local level monitoring, and it is anticipated that this will be undertaken by Brighstone Parish Council to make sure the Neighbourhood Plan works in the way it was intended to.

Table 1 below sets out the stages in the Sustainability Appraisal and how this relates to the development of the Neighbourhood Plan.

Stage in developing the plan*	SA step	SA outputs
<ul style="list-style-type: none"> <li>Getting started and organised</li> </ul>		
<ul style="list-style-type: none"> <li>Review existing plans and strategies for the area</li> </ul>	1. Identify what the neighbourhood need and need not do	
<ul style="list-style-type: none"> <li>Create a profile of your community</li> <li>Audit existing infrastructure and designations</li> <li>Carry out surveys and needs assessments</li> <li>Summarise findings and consider how to tackle the issues</li> </ul>	2. Identify the characteristics of the neighbourhood, including existing issues/problems	
<ul style="list-style-type: none"> <li>Draft a vision and objectives for the area</li> <li>Feedback and further community involvement</li> </ul>	3. Identify possible things to include in the plan (options/alternatives)	
	4. Prepare an SA 'scoping report' and check with expert bodies to make sure that the SA process so far is OK	Formal SA 'scoping report'
<ul style="list-style-type: none"> <li>Assess impact of alternatives</li> <li>Choose preferred alternatives and draw up proposals</li> <li>Check for conformity with strategic policies in the development plan</li> <li>Consult on proposals</li> </ul>	5. Assess the environmental, social and economic impacts of the alternatives, choose a set of preferred alternatives (the draft neighbourhood plan), and explain the reason for the choice	Ongoing documentation of the assessment findings to inform the development of the neighbourhood plan
<ul style="list-style-type: none"> <li>Fine tune your plan to minimise overall impacts</li> <li>Agree monitoring, evaluation and review</li> </ul>	6. If the draft neighbourhood plan would have any major impacts, try to minimise these by fine-tuning the draft plan	
<ul style="list-style-type: none"> <li>Prepare final neighbourhood plan document</li> <li>Consultation</li> </ul>	7. Prepare a final SA report and make it available alongside the draft neighbourhood plan for comment by the public and expert bodies	Formal final SA report
<ul style="list-style-type: none"> <li>Independent examination</li> <li>Recommended alterations</li> <li>Referendum and adoption</li> </ul>	Where appropriate, additional cycles of steps 3, 5, 6 and 7 to deal with changes to the plan	Possibly other SA report(s)

\* Based on Rural Community Council of Essex / Essex Planning Officers' *Neighbourhood Planning Guide*; to the best of our knowledge in August 2011; details may well still change although the broad steps are likely to remain

## **The Brighstone Parish Neighbourhood Plan Process**

The development of the Neighbourhood Plan started in earnest in 2013 with the formation of the Steering Group.

The first task was to design and circulate a Housing Survey to all households in the parish. This was delivered by hand by volunteers who also called back at least once to collect or remind residents to complete their survey. The survey could be handed to the volunteer or deposited in a collection box at the village shop. This personal approach (and perhaps the fact that there is a live planning application for housing in Brighstone village) resulted in a high return rate of over 70%.

The work of the Parish Profile sub group was put on display at two Information Days held in Brook and Brighstone village. We set out the profile of the area under a number of topic headings with information coming from the 2011 Census, Isle of Wight Council data on housing and empty properties, national data sets on employment and benefits, comparison data with other Isle of Wight Rural Service Centres (in particular in relation to public transport), and information on the landscape, natural and historic environments.

A Residents Survey was then distributed to each household with the ability for completion as a household or as an individual where there was no consensus of opinion. This was targeted at all adults (aged 16 and over) in the parish. A return rate of around 50% was achieved.

A Youth Survey was designed and promoted. This uses Survey Monkey an online survey platform. This was advertised through the Church Youth group, and local children's clubs and societies. The local school was also approached (although we were mindful of its wider appeal beyond just children from the local parish). This survey is still live and to date has had a disappointingly low response rate. We hope to further promote this through the rest of the development of the Neighbourhood Plan.

A Business Survey was sent either by e-mail or via the post to all identified businesses in the parish. This was also promoted through the Residents Survey to encourage those self-employed sole traders operating from home to also complete a Business Survey.

The Steering Group is now looking at the evidence from the Parish Profile, the wider Policy Context, the results of the various surveys and the emerging SEA to identify a direction of travel for the Neighbourhood Plan. It is our intention to share our thinking in late February and early March at two Consultation Days where we will present the findings and set out what we believe this is telling us in relation to the formation of our draft policies.

A Housing Needs Analysis Report has been written based on the results of the Housing Needs Survey questions within the Housing Survey.

All the above documents, other background documents and copies of minutes of meetings of the Steering Group are available on request from the Parish Clerk and can also be found on the Neighbourhood Plan pages of the Parish Council website.

This report will accompany the draft Neighbourhood Plan when it is put out for public consultation in the autumn of 2015.

## 2: Policy Context

### National and Local Policy Context

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

International and national policies other than the new National Planning Policy Framework (NPPF) have not been reviewed as it is assumed that the relevant sustainability objectives within these documents have been incorporated within local policy.

The review is however an ongoing process and should any further relevant plans or programs be identified then these will be reviewed and incorporated within the assessment. For example the recent national changes in relation to affordable housing provision and developer contributions will be considered and incorporated.

The National Planning Policy Framework (NPPF) was issued in March 2012. It sets out the government's planning policies for England in a succinct document that replaces all of the previous Planning Policy Statements and Planning Policy Guidance notes.

The NPPF states that there must be a presumption in favour of sustainable development being a 'golden thread' running through plan-making and decision-taking.

The NPPF sets out 12 core land use planning principles that should underpin both plan making and decision taking. In summary, these are that planning should:

- be genuinely plan led
- not simply be about scrutiny but instead be a creative exercise
- drive and support sustainable economic development
- always seek to secure high-quality design
- take account of the different roles and character of different areas
- support the transition to a low carbon future
- contribute to conserving enhancing the natural environment
- encourage the effective use of land by re-using land that has been previously developed (brownfield land)
- promote mixed use developments
- conserve heritage assets
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling
- take account of and support local strategies to improve health social and cultural well-being for all.

The following table sets out the relationship between key policy documents and the Brighstone Parish Neighbourhood Plan:

<b>Policy Document</b>	<b>Its main purpose</b>	<b>How this relates to the Brighstone Parish Neighbourhood Plan</b>
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.
Isle of Wight Tourism Development Plan 2005	Sets out strategic objectives relating to the tourism sector and its offer.	The Neighbourhood Plan will need to consider the strategic objectives of this 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 will need to consider 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 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 will need to consider the results of the revised SHMA as part of its development.

<b>Policy Document</b>	<b>Its main purpose</b>	<b>How this relates to the Brighstone Parish Neighbourhood Plan</b>
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 will influence 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	A Housing Needs Survey has been undertaken and a Housing Needs Assessment written as a result.	The results of the Housing Survey will help to structure the policies in the NP and also define the local need for future development.
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 will incorporate the relevant findings from this previous community developed and ratified document. It will also see those elements which cannot be incorporated being included in an updated and expanded VDS
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 will need to consider the findings of this report.
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 alongside the various consultation events will help to influence the policies of the Neighbourhood Plan.

### 3: Sustainability Context

#### Baseline information

This section of the report outlines a summary of the environmental baseline information for Brighstone Parish. This provides the basis for predicting and monitoring purposes and helps to identify any sustainability problems. At the next stage in the SA process this information can be used to identify different options that can help best maintain this baseline and hopefully improve it.

#### Nature conservation and landscape

Brighstone Parish includes many international, national and locally designated sites valued for their wildlife and landscape conservation interest.



#### *Special Areas of Conservation*

***The South Wight Maritime Special Area of Conservation (SAC)*** is located around the Island's coastline from Bembridge around the south coast to Totland. It is identified as being of international importance for its reefs; vegetated sea cliffs and submerged and partly submerged sea caves and the habitats and species in these environments.

***Isle of Wight Downs Special Area of Conservation (SAC)*** is located inland at Mottistone and Compton Downs. It is of international importance for its chalk grassland under maritime influence, its dry heaths on superficial deposits over chalk and semi-natural dry grassland and the habitats and species associated with these such as fescues, grassland lichens, the Dartford Warbler and orchids.

**Sites of Special Scientific Interest (SSSI)** There are three SSSI areas in the parish all of which are also within the SACs:

The first is fully within the parish at Mottistone Down. This area of chalk and neutral grasslands are of great specific and nature conservation importance for species richness of chalk grassland communities and the occurrence of a neutral to acidic flora on superficial drift deposits which cap the ridge. Species include grasses, sedges, downland herbs and the nationally rare early gentian. The superficial deposits include both calcicole and calcifuge species growing alongside each other.

The second is Compton Down which falls partly within the parish. The area which extends out of the parish to Afton Down is cited as being probably the best example in Britain of chalk downland under maritime influence. The southern slope is very exposed to salt winds and sunshine and heavily grazed by rabbits. This results in areas of short and tall vegetation and also exposed loose chalk rubble.



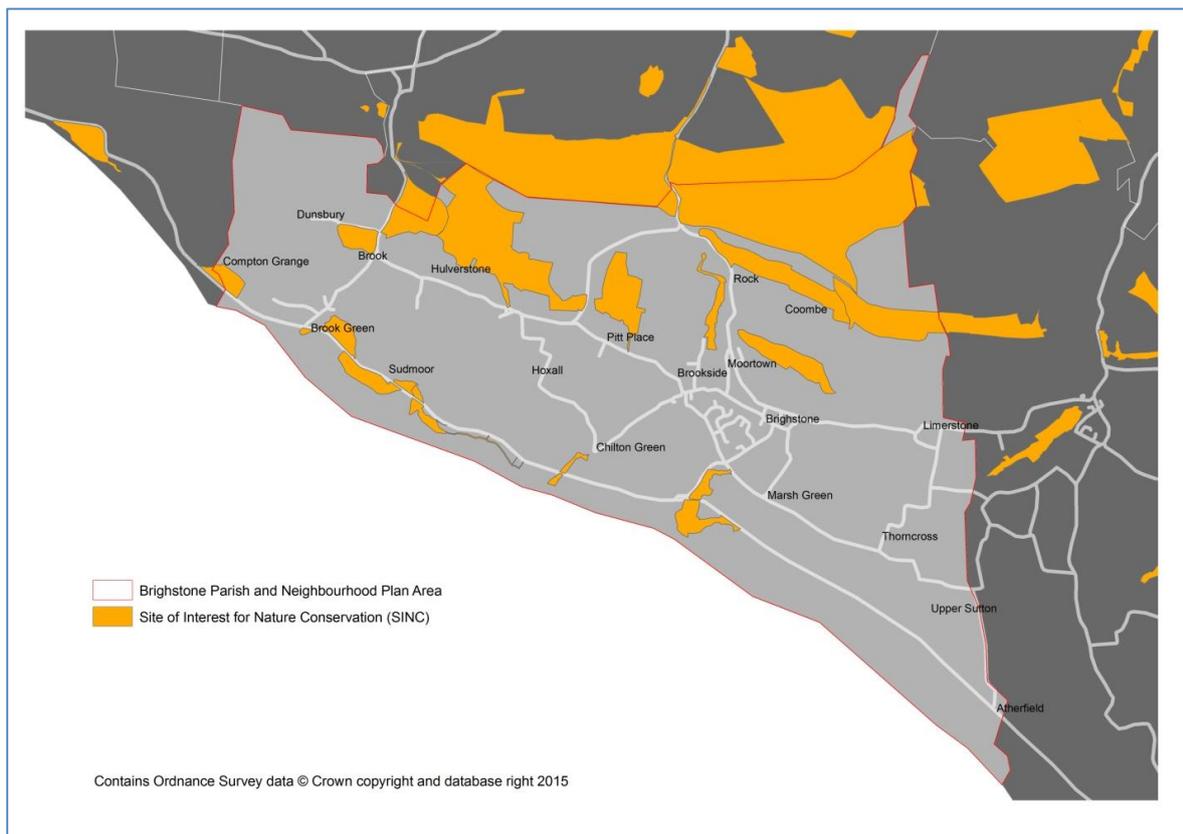
*Sites of Special Scientific Interest*

It is extremely species rich including vetches, orchids, early gentian and juniper. By contrast the north facing slopes have taller grassland with cowslips and frog orchids. On deeper superficial deposits gorse, bramble and hawthorn are found. The whole downland is also important for butterfly, moth (Lepidoptera), grasshopper and cricket species (Orthoptera).

The third area is the part of the Compton to Steephill Cove SSSI which falls within the parish. This area is of national importance for its vegetated maritime cliffs and slopes, species rich unimproved chalk grassland, nationally rare plant species, an assemblage of nationally scarce plants and an outstanding assemblage of nationally rare and scarce invertebrates, exposed and moderately exposed rocky shores (littoral rock) and nationally important coastal geomorphology. Also the cliffs

and foreshore are a nationally important geological site for successions of the Wealden Group and overlying Lower Greensand Group.

**Sites of Interest for Nature Conservation (SINCs)** – locally designated for their importance for nature conservation there are fourteen SINCs within Brighstone Parish: Mottistone Common, Brook Hill, Brook House Wood, Sudmoor Dyke, Compton Grange, Grammar's Common, Chilton Chine, Grange Chine, Row Down, Buddle Brook, Brighstone Down, Brighstone Forest, Limerstone Down, Westover Down. Their interest varies from site to site but includes examples of ancient woodland, plantation woodland, acid heathland, waterlogged moor, chalk downland and acid grassland.



*Sites of Interest for Nature Conservation*

### *Isle of Wight Area of Outstanding Natural Beauty (AONB)*

The whole of the parish is within the Isle of Wight AONB. The purpose of this national designation is the conservation and enhancement of the natural beauty of the area. Natural beauty is defined as all the features of an area which when combined contribute to the character of the landscape. These include but are not limited to wildlife, land form, cultural associations, historic sites and buildings, tranquillity (including the conservation of dark skies), traditional farming and forestry practices, geology and geomorphology.



*Isle of Wight Area of Outstanding Natural Beauty*

*Hamstead and Tennyson Heritage Coasts*

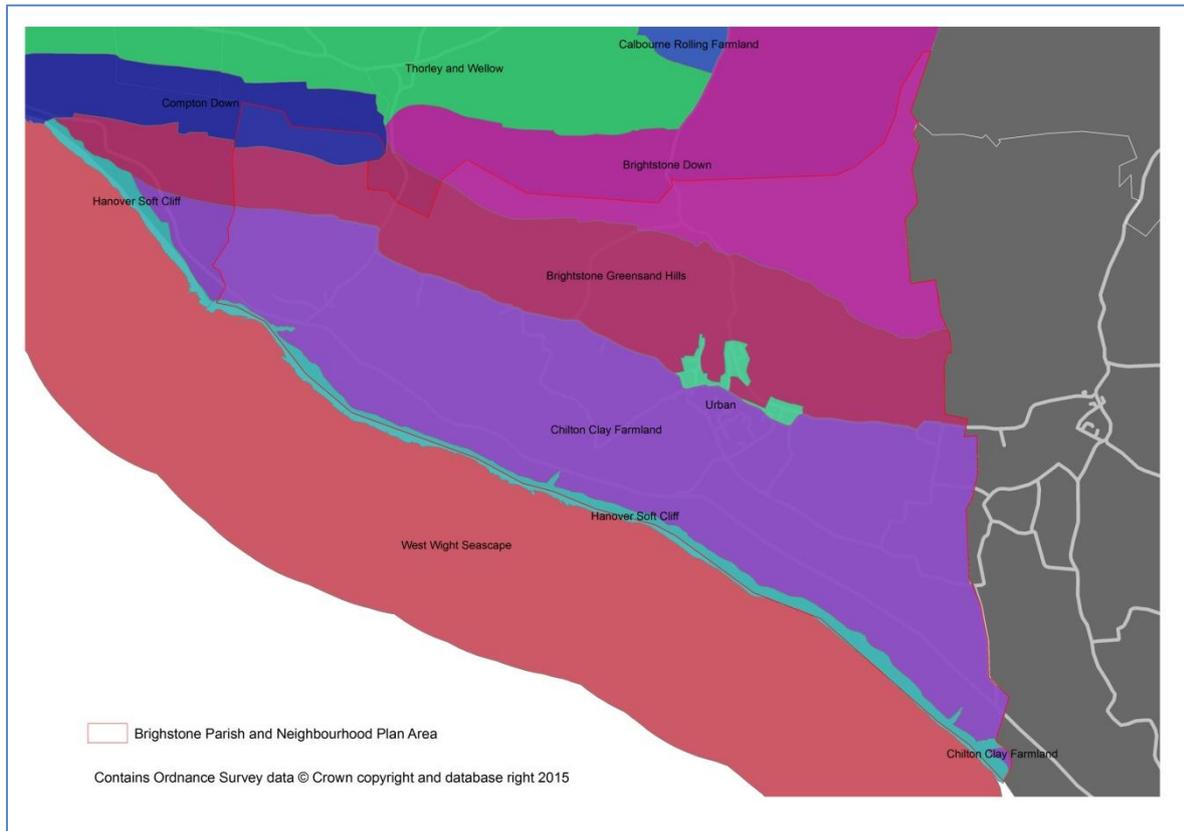


The statutory Isle of Wight AONB Management Plan sets out the objectives and policies for the area and its delivery plan details the actions being taken by members of the AONB Partnership to deliver these over a five year period (reviewed annually). AONBs are equivalent to National Parks in terms of their planning considerations

### *Tennyson Heritage Coast*

The Tennyson Heritage Coast is one of two Heritage Coasts defined along the Isle of Wight coastline, nationally recognised for their scientific value, scenic beauty and the opportunities they afford for quiet enjoyment of these. The Heritage Coasts are managed as part of the AONB due to their co-location with the national designation. Policies for their management are included in the AONB Management Plan.

*West Wight Landscape Character Assessment (LCA)* was completed for the West Wight Landscape Partnership Scheme in 2006. The assessment identified ten Landscape Character Types (LCT) across the West Wight and five of which are found in Brighthstone Parish. Each of these is distinct in its character as a result of a combination of geology, landform, land use and enclosure. These are described with their key characteristics and management aims listed.

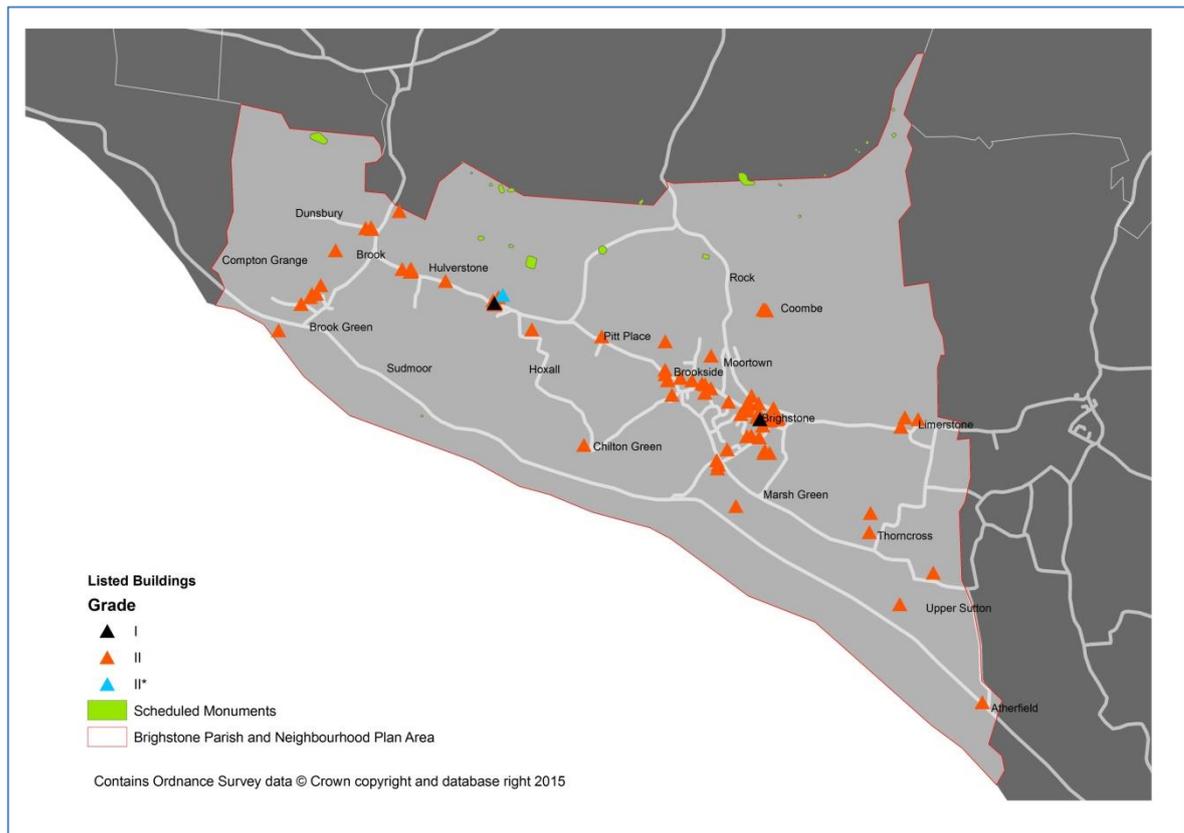


*West Wight Landscape Character Assessment*

## Historic Environment

Heritage Assets are collectively called the “Historic Environment” and are identified as being of great cultural, social, economic and environmental value by English Heritage, the government’s advisers on the Historic Environment (EH 2011). Brighstone Parish has a rich historic environment.

The English Heritage National Heritage List provides details of nationally designated sites within Brighstone Parish these are:



*Listed buildings and scheduled monuments*

### *Listed buildings and structures*

- Grade I : 2 (Church of St Mary Brighstone Church of St Peter and St Paul, Mottistone.)
- Grade II\*: 1 (Mottistone Manor, Dower House)
- Grade II: 80

### *Scheduled Monuments (sites can be individual or groups)*

- Bowl barrows: 19
- Round barrows: 3
- Long barrow: 1
- Roman Villa: 1
- Earthwork: 1
- Enclosure: 1

## *Conservation Areas*

There are four Conservation Areas in Brighstone Parish. For each Conservation Area an individual Appraisal document describes its historic context; setting; building materials; height, mass and scale; typical details; positive elements and negative elements.

### 1) Brighstone Conservation Area - consisting of:

- Brighstone Village
- Waytes Court
- Hunny Hill
- Brookside



### *Brighstone Conservation Area*

The appraisal document for the Brighstone Conservation Area defines negative elements as -

- Higher traffic volumes in summer
- Inappropriate replacement window units in some properties
- Some erosion of traditional boundary treatments
- Predominance of overhead wires and associated poles
- Badly positioned and unnecessary road signs and markings

## Mottistone Conservation Area

The Appraisal document for the Mottistone Conservation Area defines the following negative elements:

- Higher traffic volumes in summer
- Inappropriate replacement window units in some properties
- Some erosion of traditional boundary treatments



### *Mottistone and Hulverstone Conservation Areas*

## Hulverstone Conservation Area

The Appraisal document for the Hulverstone Conservation Area defines the following negative elements:

- Higher traffic volumes in summer
- Inappropriate replacement window units in some properties
- Some erosion of traditional boundary treatments
- Dominance of overhead wires

Brook Conservation Area consisting of:

- Brook Village
- Brook Green and Coastguard Cottages
- St Mary's Church and Brook House



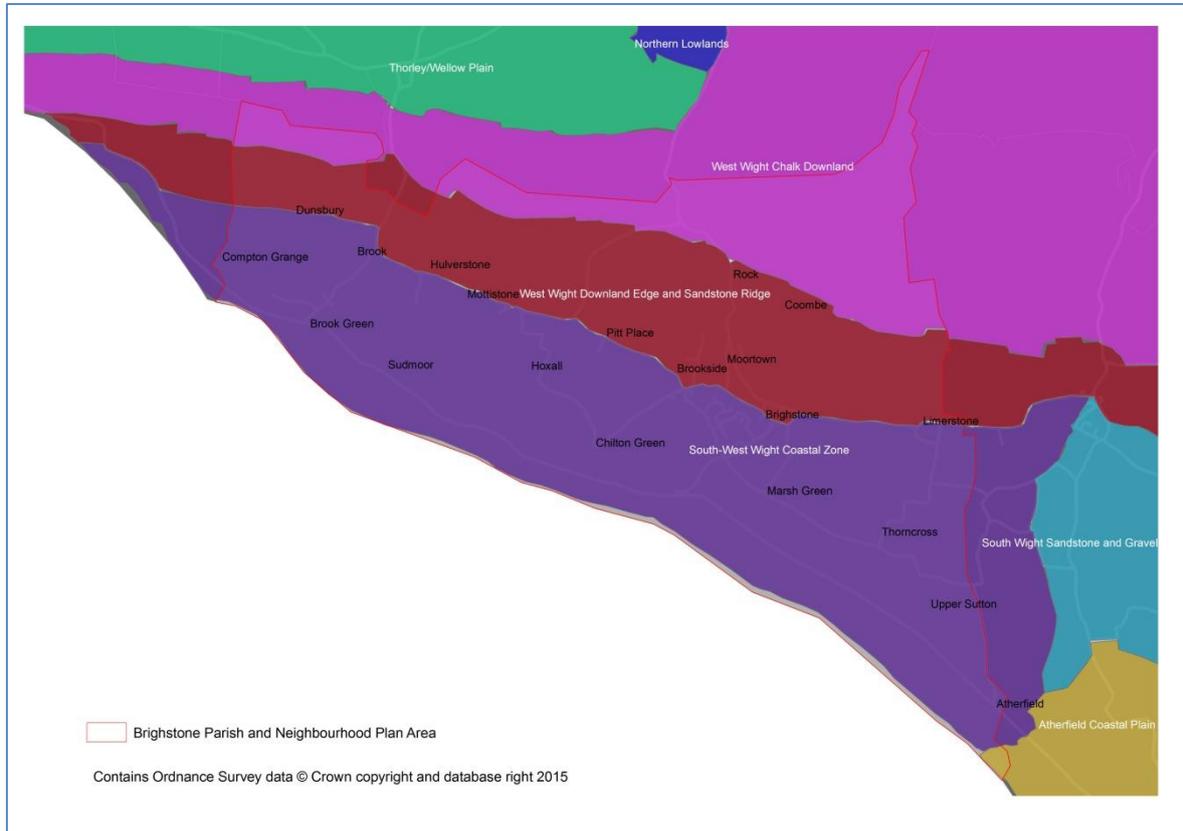
### *Brook Conservation Area*

The Appraisal document for the Brook Conservation Area defines negative elements as -

- Higher traffic volumes in summer
- Inappropriate replacement window units in some properties
- Some erosion of traditional boundary treatments

### *Historic Landscape Characterisation (HLC)*

HLC is a nationally recognised methodology for the description of the historic landscape and how it influences the present day landscape. A full HLC for the Isle of Wight was completed in 2008. This process identified a number of character areas called HLC Areas where historic landscape processes have culminated in distinct combination of features.



*Isle of Wight Historic Landscape Characterisation Areas*

These HLC Areas are then described in more detail in a series of Historic Environment Action Plans (HEAPs) for each HLC Area. The HEAPs provide information on:

- Analysis and assessment of the HLC
- Vulnerability
- Conservation and Management
- Future Management

Within the Brighstone Parish there are three HLC Areas; West Wight Downland, South West Wight Coastal Zone, West Wight Downland Edge and Sandstone Ridge.

### *Heritage at Risk*

English Heritage maintain an Heritage at Risk Register and publish an annual list of Heritage at Risk. The 2014 list for the Isle of Wight gives details of twenty seven sites, buildings, parks and gardens and scheduled monuments at risk across the whole county. Only one of these is partially within Brighstone Parish. It is a scheduled monument, a bowl barrow on Newbarn Down 1.1km southwest of Rowridge. It is said to be in a declining condition due to a number of unsatisfactory major isolated problems. The Heritage at Risk Register does not consider undesignated heritage assets or Grade II Listed buildings/structures.

### *Local List*

The Isle of Wight Council keeps a list of undesignated heritage assets which have been nominated for their local significance. In Brighstone Parish the Local List includes:

- Brook House gardens and parkland
- Mottistone Manor gardens
- The Lodge in Brighstone
- Brighstone War Memorial
- Brighstone Holiday Chalets
- World War II Pill Box on the Military Road
- Lime Kiln in Strawberry Lane

### *Other undesignated heritage assets*

The Isle of Wight Council maintain an historic environment record which includes details of all the heritage assets that have been recorded across the Isle of Wight. In addition to the designated heritage assets listed above and the Local List, the HER includes many more records of undesignated heritage assets. These are too numerous to be listed in this document but will also require consideration when formulating policy in the Neighbourhood Plan.

### *Historic Characterisation study*

English Heritage Guidance recommends the completion of a characterisation of an area as part of the process of developing a Neighbourhood Plan. Detailed characterisations have been completed for the Conservation Areas and are included in their Conservation Area Appraisals. Due to time and budget constraints it has not been possible to complete a detailed characterisation for the whole of Brighstone Parish. However, the revised Brighstone Parish Design Statement now includes details of areas outside of the Conservation Areas including photographs of buildings and a description of the settlements across the parish. We have also considered the findings of the Isle of Wight HLC and also information included in the doctorate thesis of Dr H. V. Basford (2013) 'The Isle of Wight in the English Landscape: Medieval and Post-medieval rural settlement and land use.'

### *Air/Climate*

#### *Traffic and Transport*

The A3055 passes through Brighstone Parish along the Military Road. This coastal road was originally built in the 19th century to allow rapid transit between important coastal defence installations along the south west coastline. In the 1930s the road was improved by widening and being given a sealed surface as part of a 'Marine Drive' connecting Shanklin with Freshwater Bay via the Undercliff and southwest coastline. It remains an important arterial route today particularly for tourism traffic.

The B3399 runs parallel to the Military Road inland connecting the villages within the parish, continuing eastwards to Shorwell and northwards to Shalcombe and Chessell.

The road network in the parish is very rural in character including the A and B roads and the other minor road network.

#### **Car ownership/access**

Census 2011 data indicates 88% of the households in the parish are shown to own at least one vehicle with only 12% having no vehicle (Figure 1).

### **Travel to work**

The 2001 Census provides some information on travel to work patterns. There was no similar question in the 2011 Census to enable direct comparison (Figure 2).

We asked households to indicate if they travelled to work as one of the questions in the Housing Survey and it is generally consistent with the 2001 Census (Figure 3).

### **Public transport**

Southern Vectis provide the public bus service on the Isle of Wight. Two services run through the parish.

Service number 12 connecting Brighstone with Newport and Totland (via Freshwater Bay). Operating every day with a limited evening and weekend service.

Service number 35 which operates three times a week from Newport to Newbridge via Shorwell, Brighstone and Calbourne.

A comparison with the other eleven Rural Service Centres on the Isle of Wight carried out in spring of 2014 showed that Brighstone was the least well served community for public transport. Equalled only by Niton which has had its service reduced due to the closure of the Undercliff Drive. (Figure 4)

### **School Transport**

Brighstone Church of England controlled Primary School is located in the village. Places are normally allocated to those pupils living within the catchment area of the school but parental requests for admission of pupils living outside the area are considered if spaces are available.

The Isle of Wight Council works in partnership with Southern Vectis to provide the Vectis Blue, school transport bus service.

We asked the school for details of modes of transport used by their pupils to get to school. It can be seen that the majority are taken to school by private cars (Figure 5).

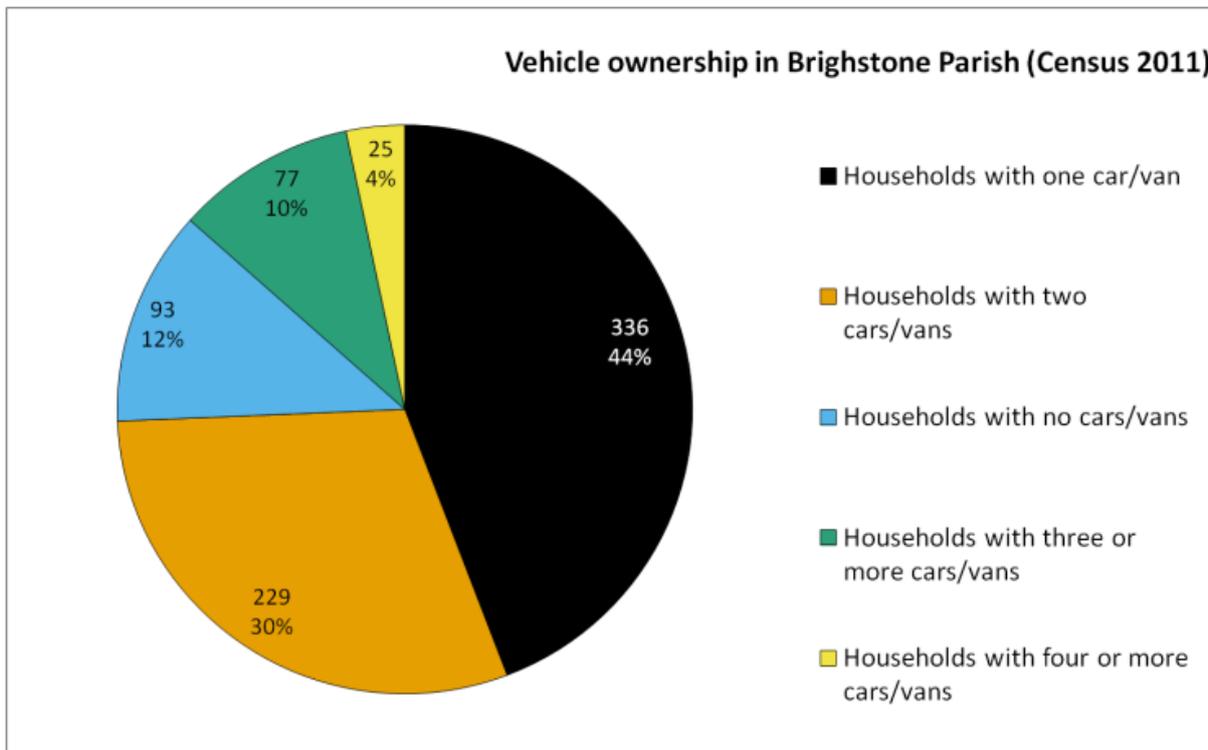


Figure 1 - Vehicle Ownership

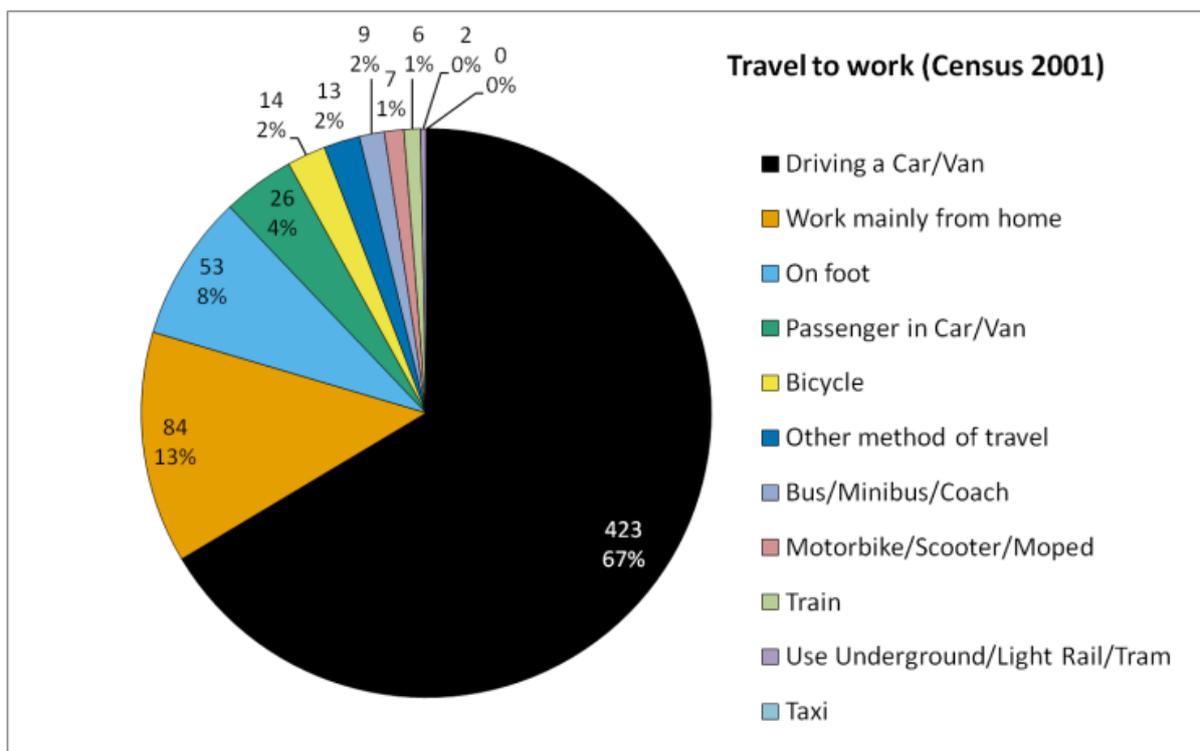


Figure 2 - Travel to Work (2001)

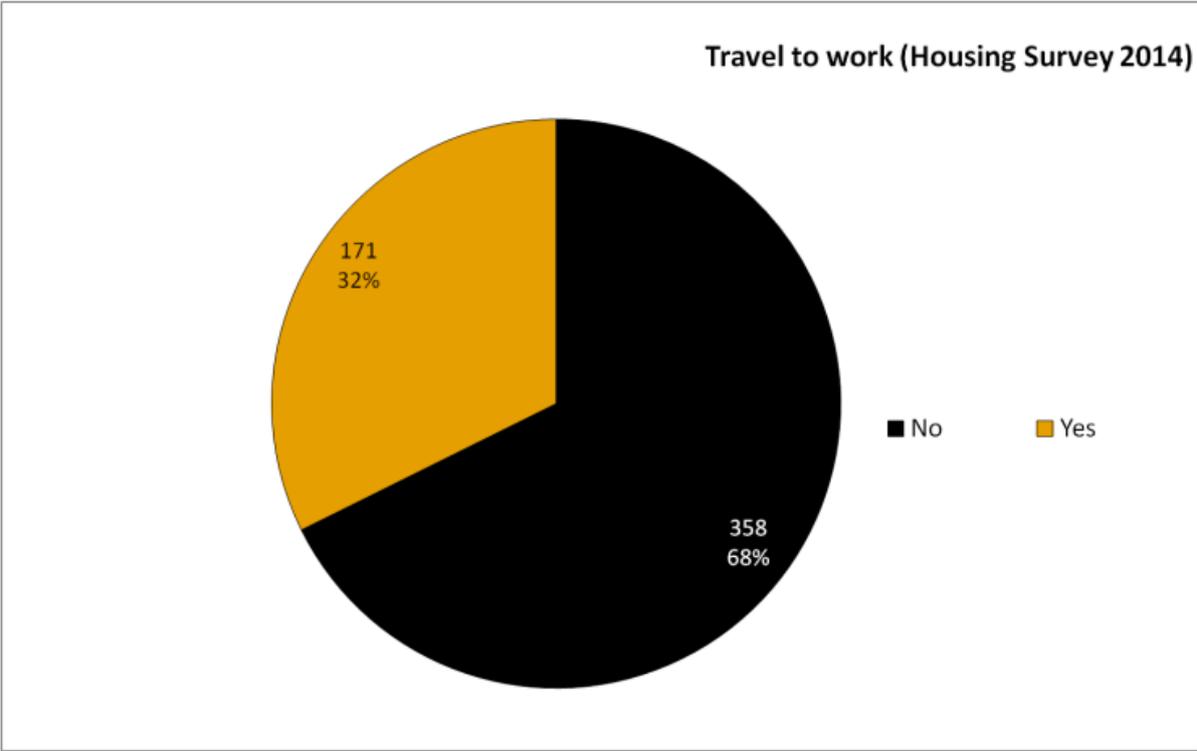


Figure 3 - Travel to Work (2014)

Date	Rural Service Centre	Bus Service	Route	Average Weekday Service Interval (minutes)				Service AM Pre 8am	Service PM Post 8pm	Port Connection ?
				10	30	60	120			
2014/15	Arreton	Number 8	Newport - Ryde - Newport (via Bembridge)		x					
2015/16	Arreton	Number 8	Newport - Ryde - Newport (via Bembridge)		x		Y	Y	Ryde	
2014/15	Bembridge	Number 8	Newport - Ryde - Newport (via Bembridge)		x					
2015/16	Bembridge	Number 8	Newport - Ryde - Newport (via Bembridge)		x		Y	Y	Ryde	
2014/15	Brading	Number 2	Newport - Ryde - Newport	x						
2015/16	Brading	Number 2	Newport - Ryde - Newport	x			Y	N	Ryde	
2014/15	Brading	Number 3	Newport - Ryde - Newport (via Shanklin)	x						
2015/16	Brading	Number 3	Newport - Ryde - Newport (via Shanklin)	x			Y	Y	Ryde	
2014/15	Brighstone	Number 12	Newport - Totland - Newport			x				
2015/16	Brighstone	Number 12	Newport - Totland - Newport			x	Y*	N	No	
2014/15	Brighstone	Number 35	Newport - Newbridge - Newport				x			
2015/16	Brighstone	Number 35	Newport - Newbridge - Newport				No Service	N/A	N/A	
2014/15	Godshill	Number 2	Newport - Ryde - Newport	x						
2015/16	Godshill	Number 2	Newport - Ryde - Newport	x			Y	Y	Ryde	
2014/15	Godshill	Number 3	Newport - Ryde - Newport (via Shanklin)	x						
2015/16	Godshill	Number 3	Newport - Ryde - Newport (via Shanklin)	x			Y	Y	Ryde	
2014/15	Niton	Number 6	Newport - Ventnor - Newport			x				
2015/16	Niton	Number 6	Newport - Ventnor - Newport			x	N	N	No	
2014/15	Rookley	Number 3	Newport - Ryde - Newport (via Shanklin)	x						
2015/16	Rookley	Number 3	Newport - Ryde - Newport (via Shanklin)	x			Y	Y	Ryde	
2014/15	St Helens	Number 8	Newport - Ryde - Newport (via Bembridge)		x					
2015/16	St Helens	Number 8	Newport - Ryde - Newport (via Bembridge)		x		Y	Y	Ryde	
2014/15	Wootton	Number 34	Wootton - East Cowes - Wootton				x			
2015/16	Wootton	Number 34	Wootton - East Cowes - Wootton				? No Service	N	N	
2014/15	Wootton	Number 4	East Cowes - Ryde - East Cowes		x					
2015/16	Wootton	Number 4	East Cowes - Ryde - East Cowes		X		Y	Y	East Cowes / Ryde	
2014/15	Wootton	Number 9	Newport - Ryde - Wootton		x					
2015/16	Wootton	Number 9	Newport - Ryde - Wootton	x			Y	Y	Ryde	
2014/15	Wroxall	Number 3	Newport - Ryde - Newport (via Shanklin)		x					
2015/16	Wroxall	Number 3	Newport - Ryde - Newport (via Shanklin)		x		Y	Y	Ryde	
2014/15	Yarmouth	Number 7	Newport - Alum Bay - Newport		x					
2015/16	Yarmouth	Number 7	Newport - Alum Bay - Newport		x		Y	Y	Yarmouth	
2014/15	Yarmouth	Number 21	Newport - Yarmouth - Newport				x			
2015/16	Yarmouth	Number 21	Newport - Yarmouth - Newport				No Service	N/A	N/A	

\*07:55 from Brighstone village to Newport

Figure 4 - Public Transport Comparison (Autumn/Winter 2014/15) See Defining the Extent of the Rural Service Centre Report for more recent analysis.

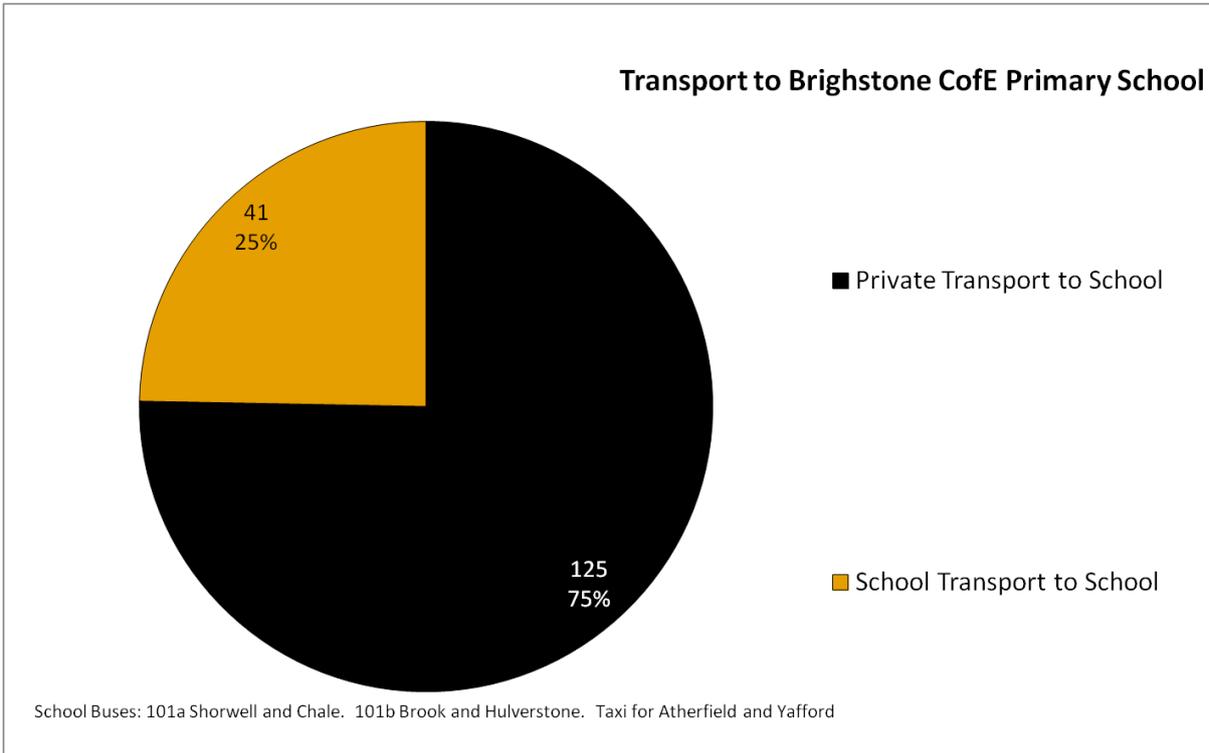


Figure 5 - School Transport

***Air Quality***

There are currently no Air Quality Management Areas on the Isle of Wight. The Isle of Wight Council has the responsibility to continuously monitor this as part of the local air quality management regime and report the findings to Defra (Department for the environment food and rural affairs).

**Water**

***Flooding***

Brighstone Brook and Shorwell Stream are both classified as Environment Agency Main Rivers.

In 2010 the Isle of Wight Council commissioned Entec to complete a ***Strategic Flood Risk Assessment (SFRA)*** for the Isle of Wight. This is an important background document for the Island Plan. Appendix G provides a detailed report for Brighstone.

It sets out a number of criteria that should be followed when considering development and flood risk in the area:

- Principle of avoidance should be used with no development taking place in the identified flood zones.
- Redevelopment of any existing sites within the flood zones will require the satisfaction of sequential and exception tests to demonstrate that no other more suitable sites are available.

A sequential approach to flood risk should also be used on individual sites with less valuable assets (such as green space/gardens) situated in low lying parts of any site in or close to a flood risk area.

First floor levels of buildings should be set above the 1 in 100 year fluvial and 1 in 200 year risk tidal flood levels.

Buildings should be designed to have safe access and egress in the event of experiencing flooding.

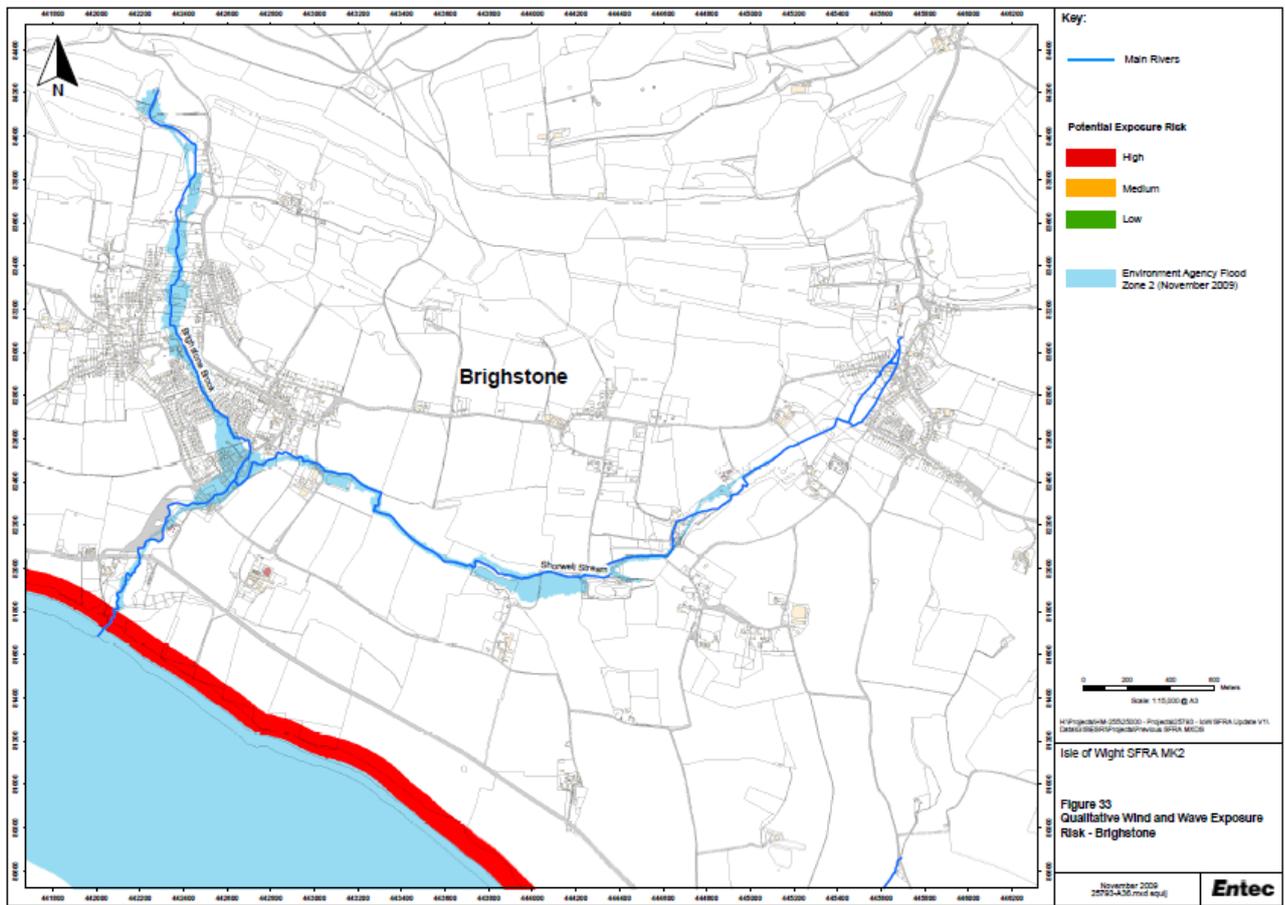
Development should not increase the risk of flooding elsewhere by displacement.

Buildings should be designed to be flood resilient and/or resistant.

Development should use recognised sustainable urban drainage solutions (SUDs)

Local knowledge has identified a number of areas affected by run-off and flood risk during prolonged periods of rain.

The map below is taken from Appendix G of the SFRA and shows Brighstone Brook and Shorwell Stream, the extent of Flood Zone 2 and the area of potential exposure risk to flooding from waves based on future projections.



Strategic Flood Risk Assessment - Brighstone Map

### ***Wastewater***

The village of Brighstone is partly on the mains sewer system and has its own water treatment works located off of the Military Road close to Marsh Green. Other parts of the parish are off of the main sewer system and rely on domestic cesspits and septic tanks.

We can find no reports of there being any problems with the quality of the wastewater treatment at Brighstone Wastewater Treatment Works.

### ***Nitrate Vulnerable Zones (NVZ)***

Parts of Brighstone Parish are shown as being within Nitrate Vulnerable Zones. The downland is within a Eutrophic NVZ, with the downland in the east of the parish also being within the Ground Water NVZ and a very small part of the very east of the parish close to Atherfield being within the Surface Water NVZ. Excessive nitrates in the waterbodies can cause excessive plant growth (including algal blooms) and lead to an imbalance in the normal water ecosystem impacting on habitats and species. Diffuse pollution from agriculture and sewage treatment discharge, both have the ability to introduce nitrate into the environment. Farmers are required to carefully manage the storage and use of manure from livestock and the use of artificial nitrogen based fertilizers.

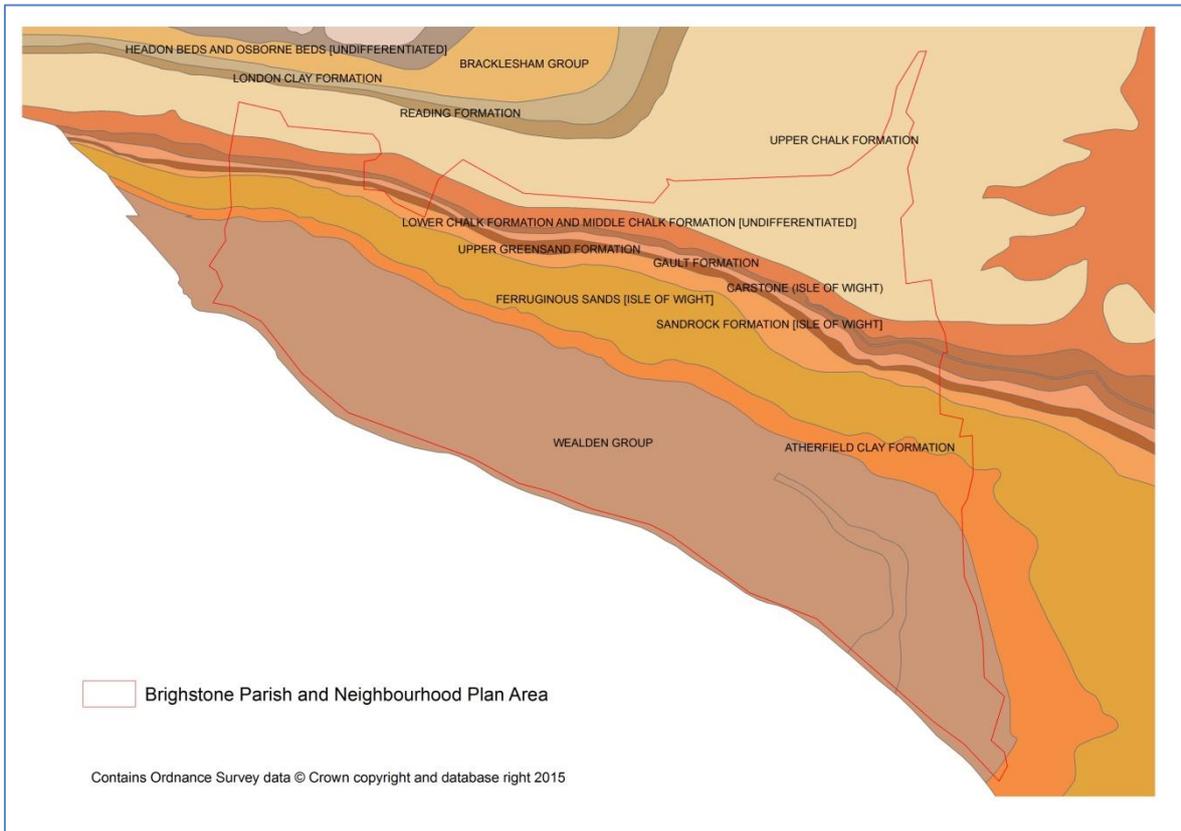
### ***Catchment Sensitive Farming***

The Hampshire and Isle of Wight Wildlife Trust run the England Catchment Sensitive Farming initiative for the Isle of Wight in partnership with Natural England and the Environment Agency. This approach seeks to minimize diffuse pollution, effectively manage soil run off and erosion thus helping with meeting the requirements of the Water Framework Directive and helping with cross-compliance. Part of Brighstone falls within the Isle of Wight South West Coast Catchment area and can benefit from the Catchment Grant Scheme under Environmental Stewardship.

## **Soil**

### ***Geology and soils***

Brighstone Parish has a mix of soil types due to the diverse underlying geology within the area. The Wealden formation of fossil rich clays (these have yielded important dinosaur finds) are found at the coast and on the coastal plain. As the landscape rises the Wealden and Atherfield Clay formations give way to rolling sandstones. These rise to a ridge before they dip into a valley parallel to the central ridge found at the north of the parish. Drift geology provides more diversity with areas of river deposit gravels overlying clay soils, peat and alluvium deposits close to watercourses, pockets of brick earth and an expansive area of clay with flints on the chalk downland.



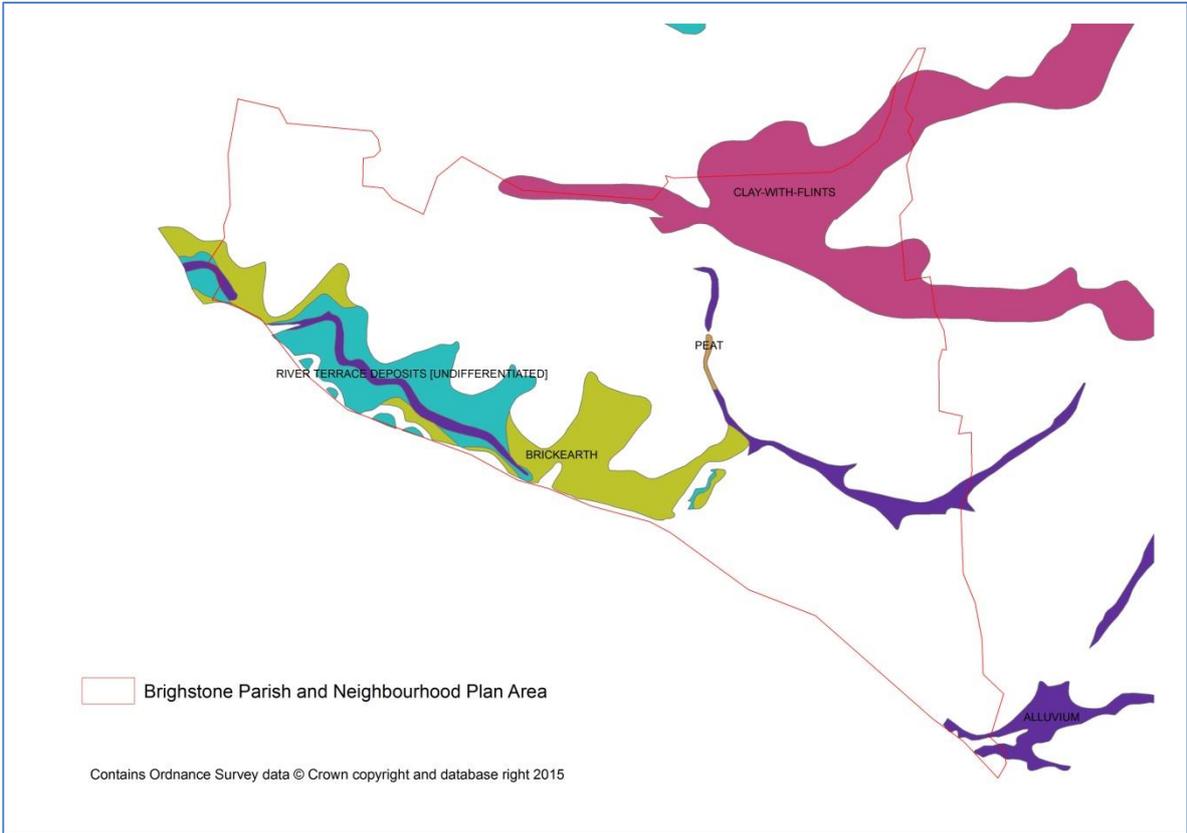
### *Solid geology*

#### ***Agricultural Land Classification***

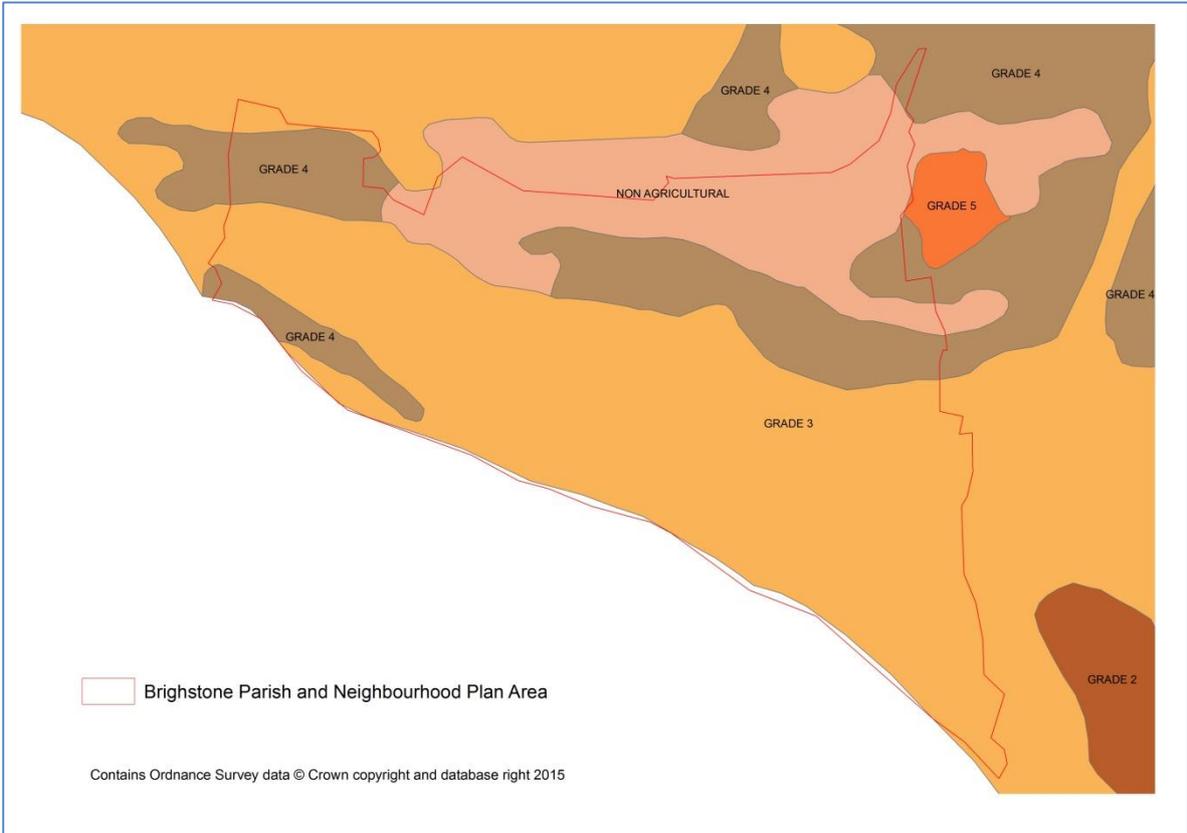
The national Agricultural Land Classification shows the parish as having Grade 3 (good to moderate) and Grade 4 (poor) land from an agricultural production perspective and also an area shown as non-agricultural land (although conversely being valuable for wildlife and also subject to grazing).

#### ***Soil erosion***

Land management practices can have a significant impact on soil erosion. Farms which are eligible for single farm payment can benefit from initiatives such as Catchment Sensitive Farming (see Water above), but smaller land holdings are not covered by the scheme although cumulatively their impact can be significant.



*Drift geology*



*Agricultural Land Classification*

## Material Assets

### *Highway infrastructure*

The Island Transport Plan 2011-2038 (Local Transport Plan) sets out the framework for the development of a sustainable transport strategy for the Isle of Wight. In 2013, the Isle of Wight Council entered into a Private Finance Initiative (PFI) with Island Roads. This includes the roads, cycleways, footways, street lighting, drainage and street furniture. Island Roads will be undertake design, reconstruction, and maintenance improvements over the next twenty five years. The majority of the reconstruction work is due to take place in the first seven years of the contract.

The proposed programme of works is shown on the Island Roads website. These show works scheduled between 2015 and 2022 and detail various carriageway, footway, and drainage works. Street lights have recently been changed to the new LED system with lower power use and lower light spillage levels (helping to conserve and enhance the night skies).

### *Public Rights of Way*

Brighstone Parish has many public rights of way (Figure 6). These footpaths, bridleways and byways offer opportunities to access the countryside and landscape of the parish on foot, by bike on horseback and by off road vehicle. These routes are also an important historic record showing patterns of transit from village to down and coast. They can also be important wildlife corridors.

### *Refuse and Waste*

The Isle of Wight Council has recently undertaken the required procurement process to provide a new waste contract from November 2015. As at August 2015 it has announced that AmeyCespa are the preferred bidder and Veolia as the reserve bidder for this contract. The new contract is designed to increase on Island recycling and minimize landfill whilst also delivering cost savings.

### *Community Assets*

The resident population of Brighstone is 1603 (2011 Census). There are a number of community facilities and assets in the parish including:

- Brighstone C of E Primary School
- Brighstone Community Library
- Scout Hut / Youth Hostel
- Wilberforce Hall
- Anglican Churches and Methodist Church
- The Exchange
- Seely Hall
- Recreation Ground
- Doctors Surgery
- Village Shop and Post Office
- Village Stores
- Hairdressers
- Reading Room
- Tourism Attractions - various
- Seven Café/Bistro
- 2 x public houses

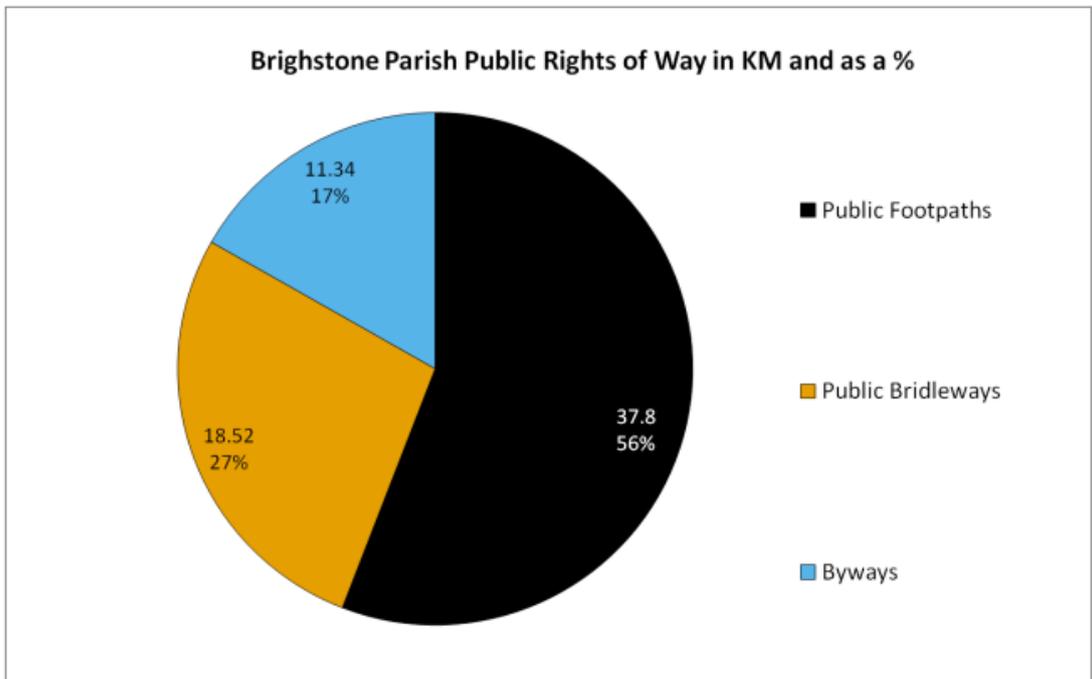


Figure 6 - Public Rights of Way

### Population and housing

The 2011 Census shows a population of 1603 with 874 individual dwellings. The adult demographic profile of the parish taken from the 2011 Census, shows a greater proportion of the population of the parish is between 16 and 64 years old than 65 or over (Figure 7).

Most people live in a detached house or bungalow with 90% of the community living in detached or semi-detached accommodation (Figure 8). 40% of Brighstone Households are either single pensioner or pensioner only households (Figure 9). Most properties are owned outright (Figure 10).

Most properties fall within Council Tax band D and E (Figure 11).

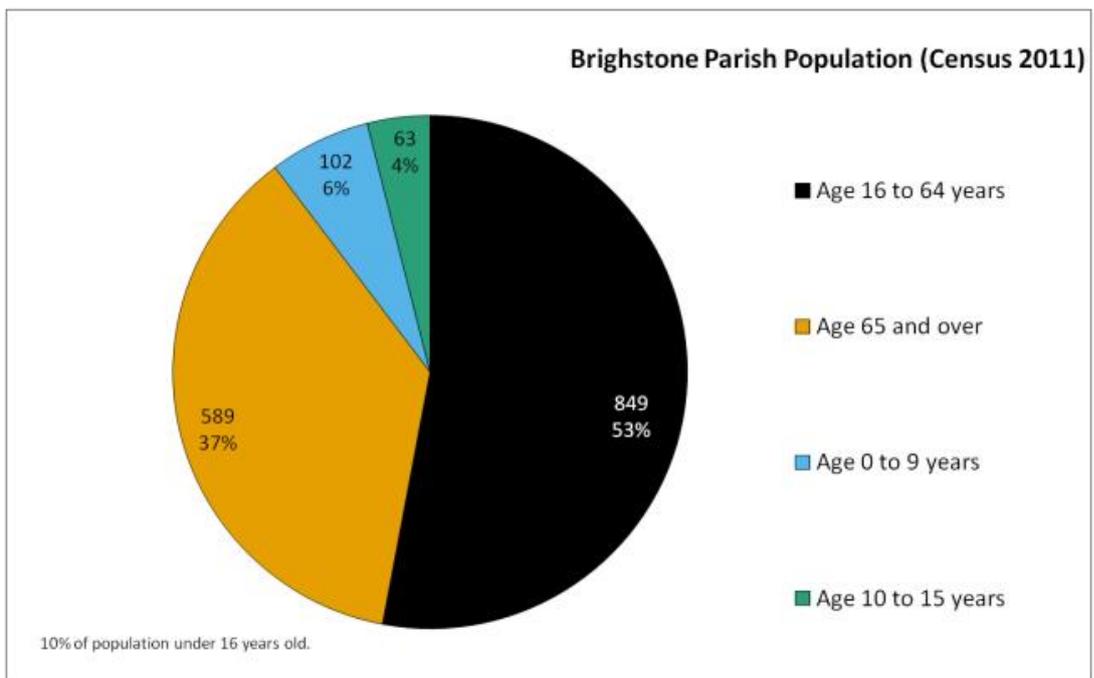


Figure 7 - Population

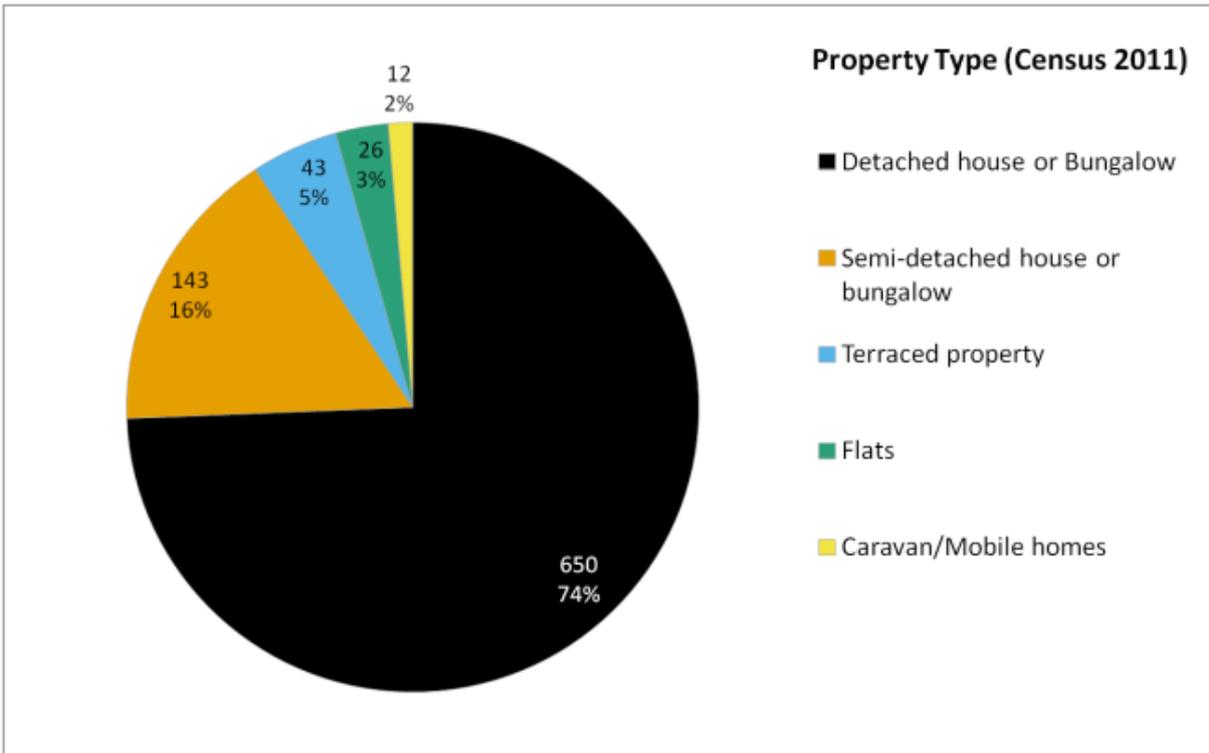


Figure 8 - Property Types

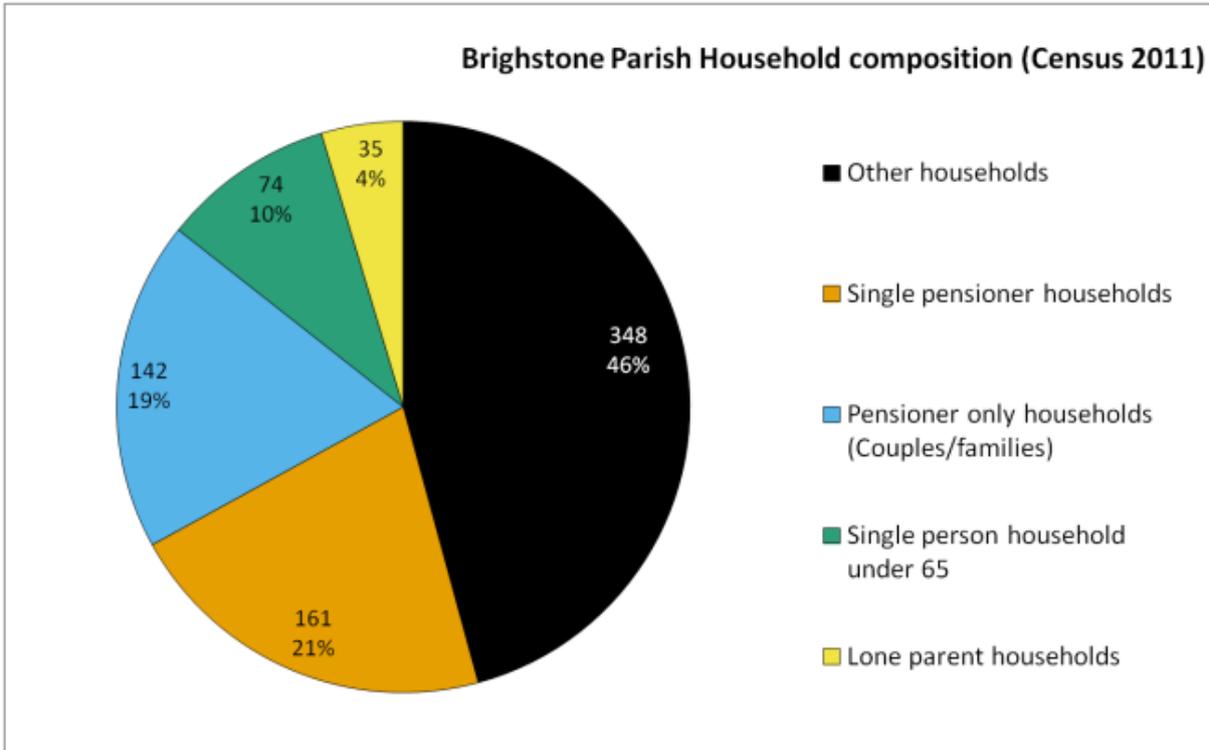


Figure 9 – Household Composition

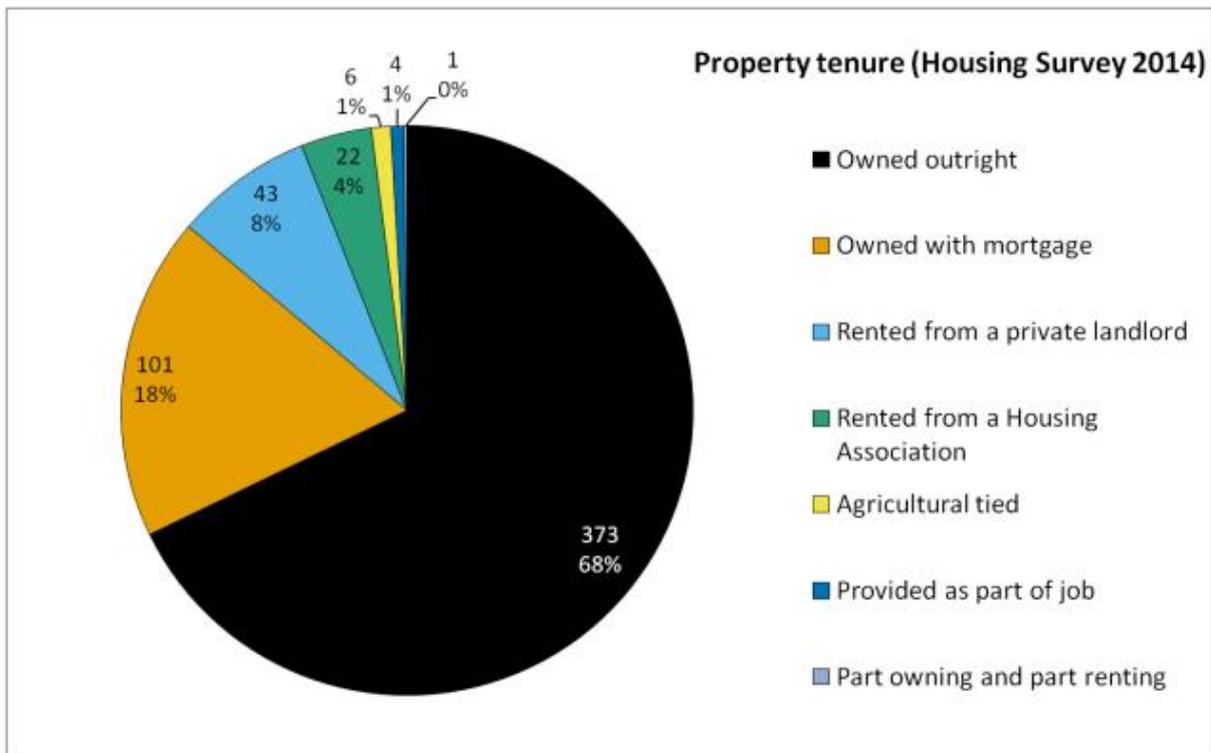


Figure 10 - Property Tenure

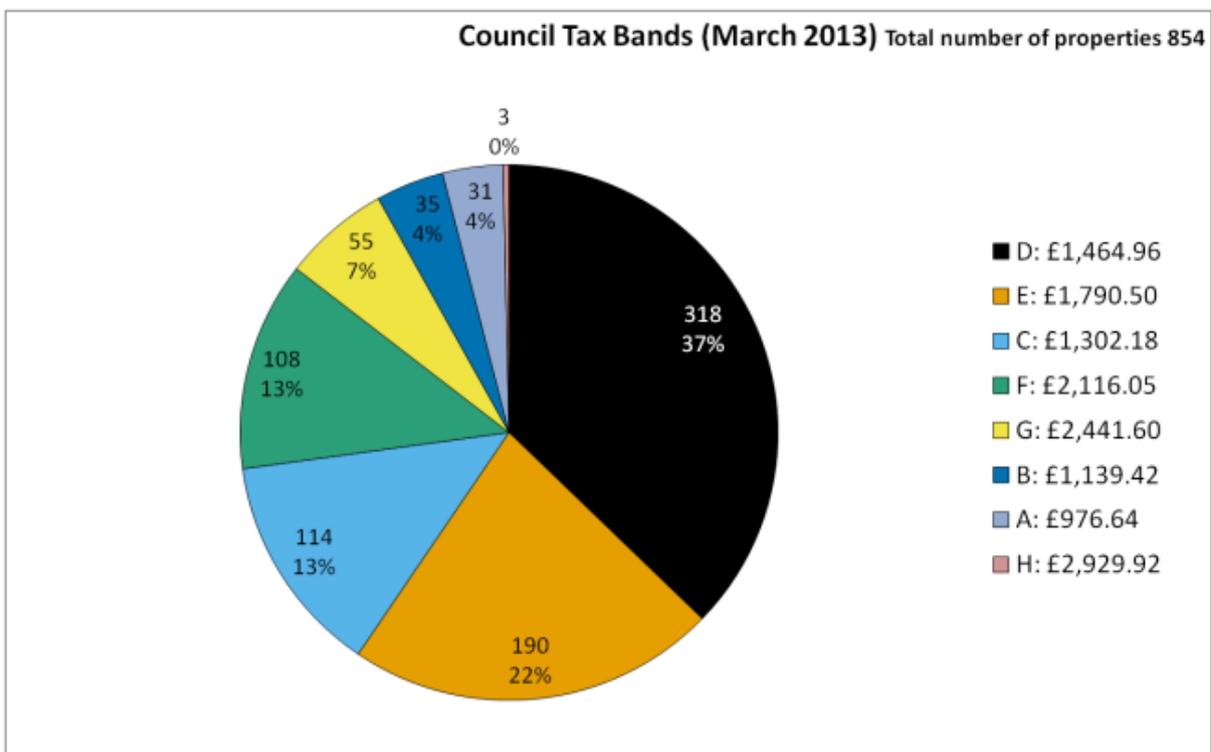


Figure 11 - Council Tax Bands

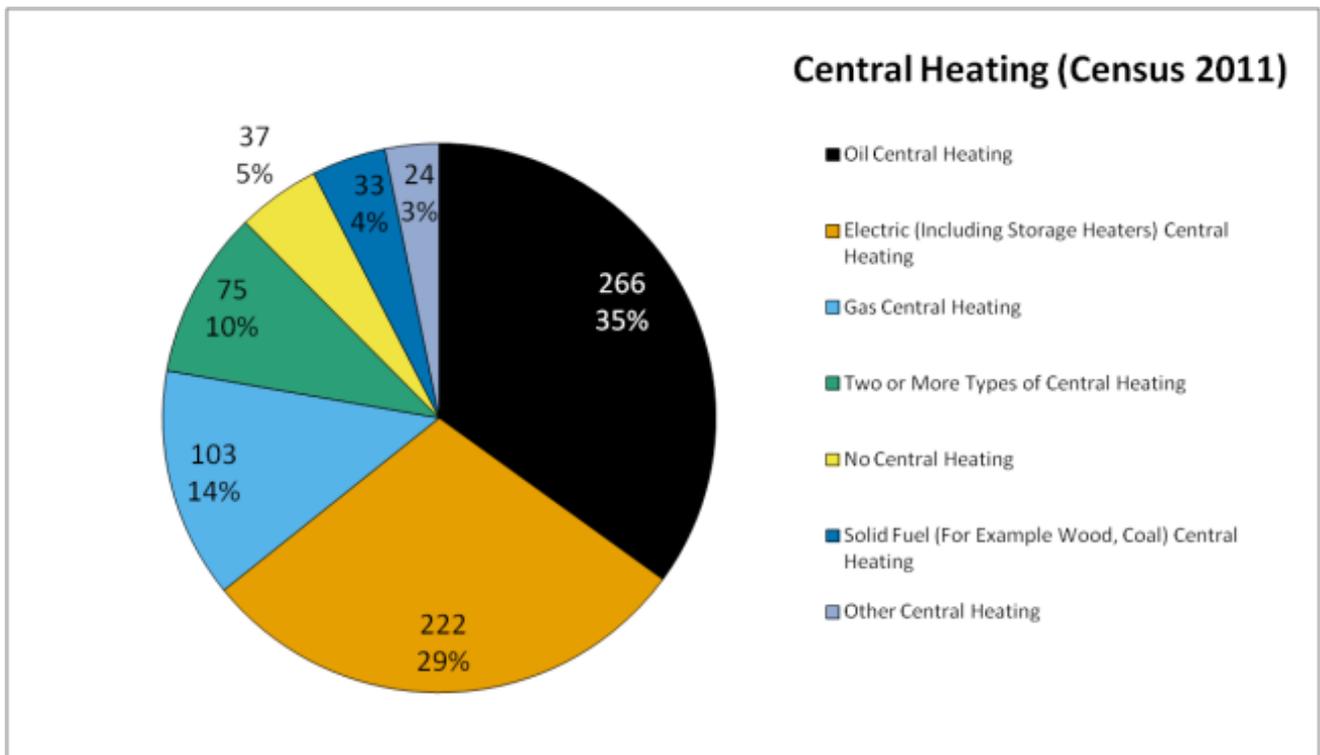


Figure 12 - Central Heating 2011

### *Fuel Poverty*

The Census 2011 provides information on the central heating facilities of households within the parish (Figure 12).

It can be seen that the majority of properties are reliant upon oil and electricity as their main form of heating. Those shown as using gas will be using Liquefied Petroleum Gas.

We also asked the community for information on how they heated their homes as part of the Residents Survey (Figure 13).

The Isle of Wight Joint Needs Assessment 2011 briefing note gives details of fuel poverty across the Island. The majority of Brighstone Parish is shown as being in the top 25% of areas deemed to be in fuel poverty. The village of Brighstone fairs slightly better. Fuel poverty is defined by the Department of Energy and Climate Change (DECC) as when a household needs to spend more than 10% of its income on fuel to maintain a satisfactory heating regime (usually 21 degrees for main living areas and 18 degrees for other occupied rooms). Whether a household is in fuel poverty or not is determined by the interaction of a number of factors and in particular - the energy efficiency of the property, the cost of energy and household income.

The higher levels in Brighstone Parish are thought to be predominantly due to the lack of mains gas and the increased cost of alternatives in rural areas combined with the relative income levels.

### *Indices of Deprivation*

Information from the 2010 indices of deprivation provides a ranking for Brighstone in the national context. There is no part of the parish within the top 20% of most deprived areas in England for any of the individual indices of deprivation or the combined multiple indices (IMD) of deprivation.

According to IMD data in 2010 10% of the adult working age population of Brighstone Parish was in receipt of out of work benefits. Data from 2011 indicates that the number of people in Brighstone Parish in receipt of Pension Credit or Income Support were below the average Isle of Wight or England figures. The 2011 Census also indicates the number of households with no adults in employment with dependent children as 1.6% being below the Island average of 3.8%.

Oil	174 (25.6%)	Wood	138 (20.3%)
Electric	279 (41%)	Liquefied Petroleum Gas (LPG)	89 (13.1%)
Other(s) please specify			
Coal/Stove nuts	28	Underground heat pumps	1
Solid fuel / Multifuel	7	Wood chip pellets	1
Solar panels	1	Storage heaters	1
PV Panels	3	Solar panels for hot water	1
Biomass	4	Air Source heat pumps	1
Calor Gas / Bottled Gas	2		

Figure 13 - Responses from the Residents Survey

### Health

The number of households with one or more person with a limiting long term illness in the 2011 Census is high at 33.3% but lower than in 2001 (42.7%). However the 2011 figure is higher than the Isle of Wight average of 29.5%.

The Census also asks people to self-assess their level of health (Figure 14).

This indicates that the majority of people believe that they are in Very Good to Fair health.

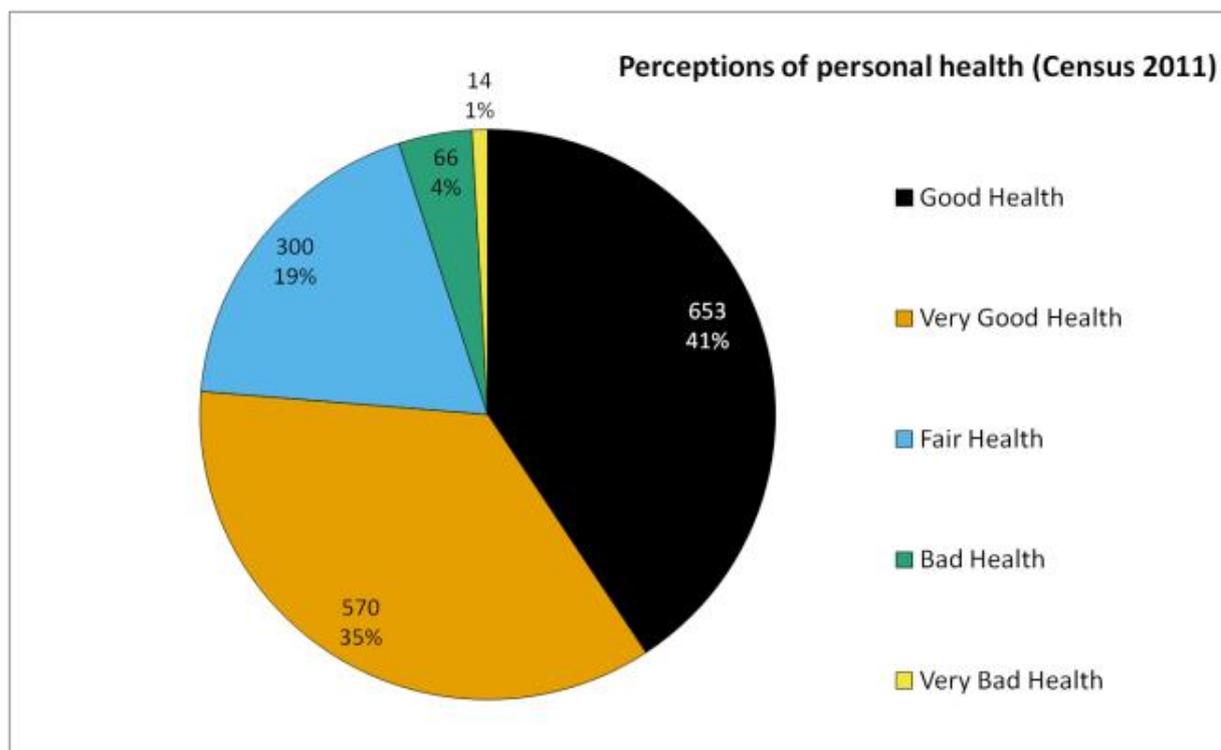
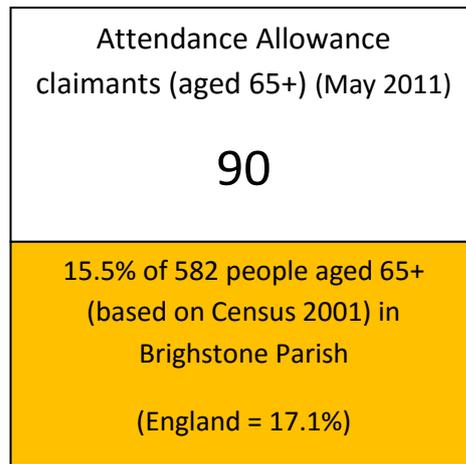


Figure 14 - Perception of personal health



**Provision of Unpaid Care**

The Census provides information on the provision of unpaid care.

In 2001 14.2% of the population indicated that they provided unpaid care, this had risen to 15.5% in 2011 with 3% stating that they provide over 50 hours a week.

This is higher than the Isle of Wight, regional and national averages.

**Employment, Jobs and Benefits**

According to the 2011 Census, 653 (57.8%) persons of working age were deemed to be economically active and 476 (42.2%) persons of working age were deemed to be economically inactive within the parish (economically inactive means either the person was unemployed or not working for another reason for example retired, looking after home/family, permanently sick or disabled). Working age is defined as 16 to 74 years old (Figure 15).

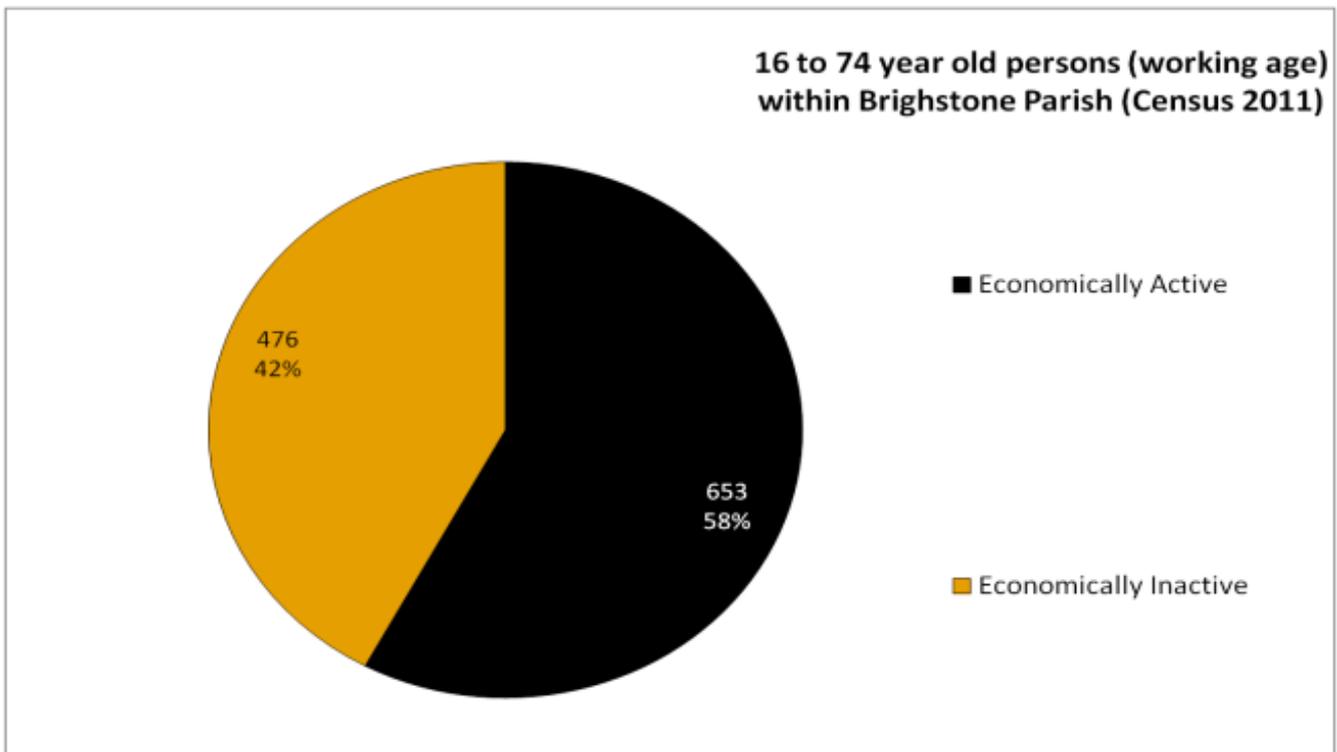


Figure 15 - Economic Activity of Working Age Population

The Census also shows 301 (26.7%) persons of working age in full-time employment, 168 (14.9%) as self-employed, 156 (13.8%) in part-time work. 91 (14.3%) were working more than 49 hours a week and 84 (7.4%) were working mainly at or from home.

The largest employment sector is in Health and Social Care 98 people (15.4%), followed by 82 (12.9%) working in Wholesale/Retail sectors and the third largest employment sector being Education with 63 (9.9%)

Census 2011 also provides details of occupations(Figure 16).

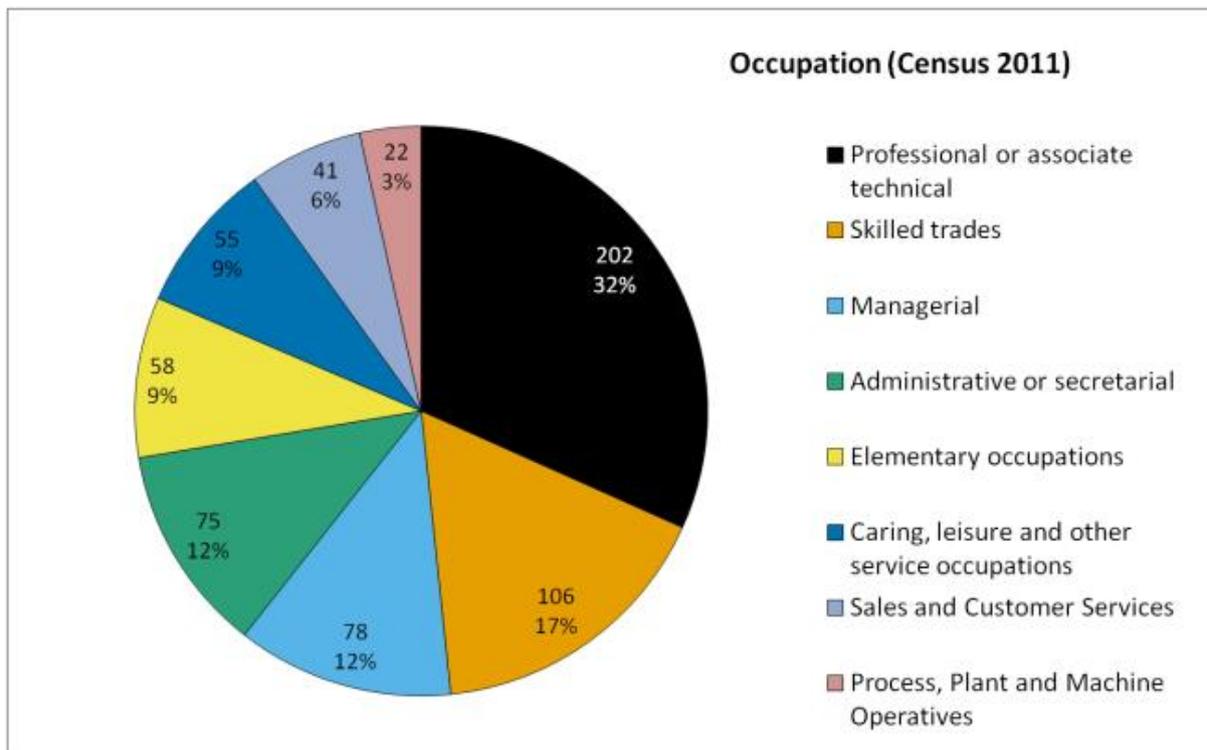
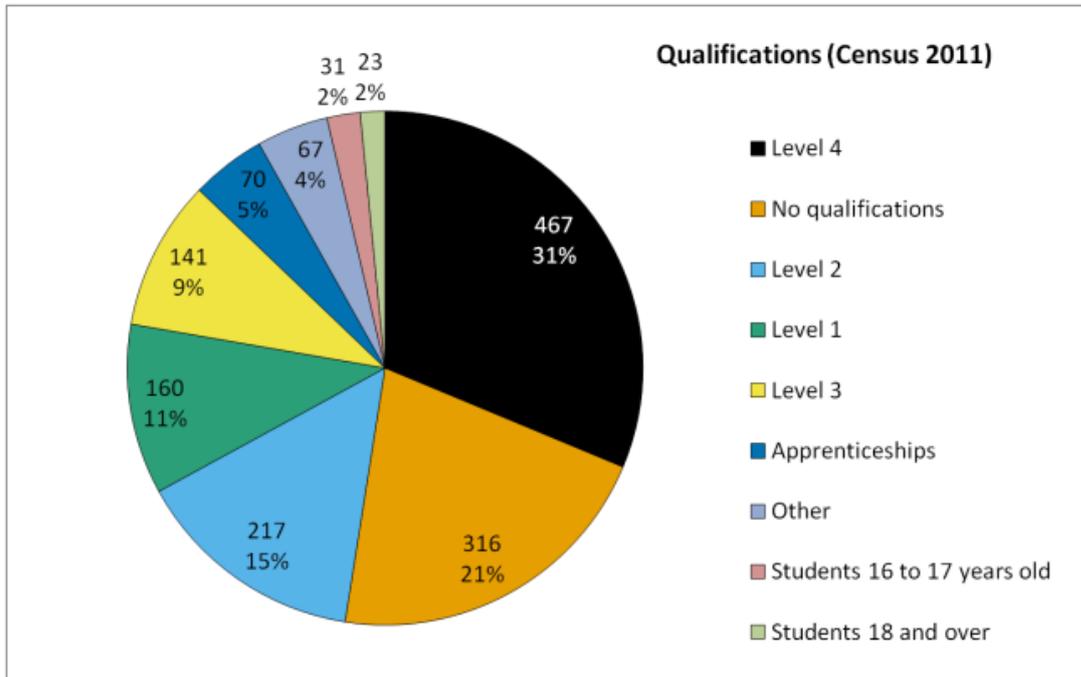


Figure 16 - Occupation

### Education, Skills and Training

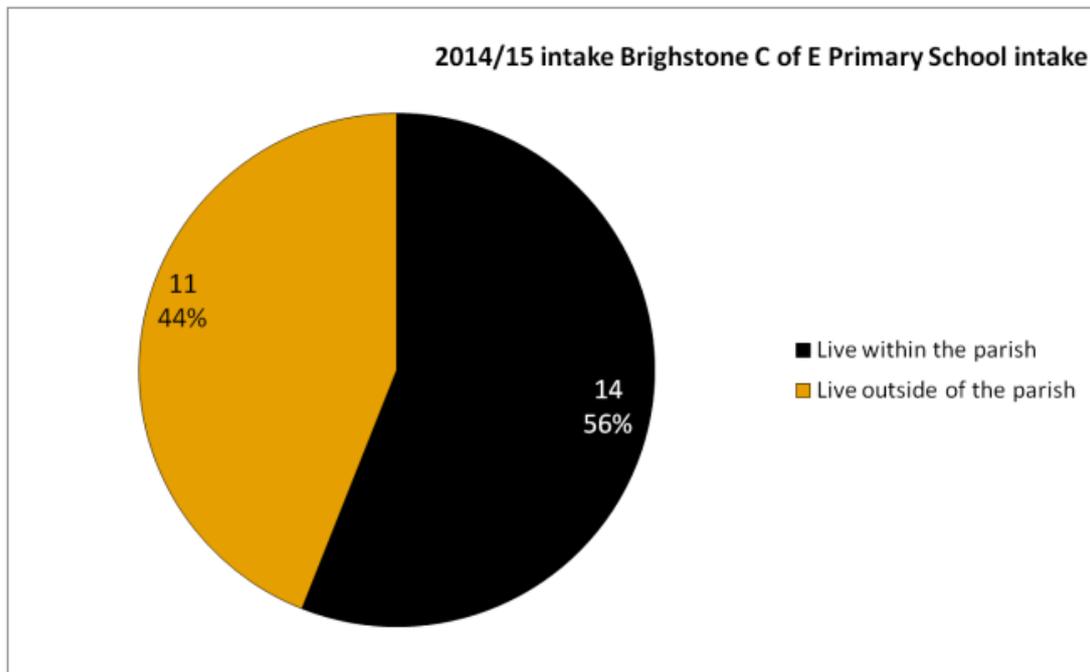
The 2011 Census provides information on the level of academic qualifications of the population of Brighstone.



**Figure 17 – Qualifications** Level 1 ( 1-4 O Levels/CSE/GCSEs (any grades), or equivalent) - Level 2 ( 5+ O Level (Passes)/CSEs (Grade 1)/GCSEs Grades A\*-C), or equivalent) - Level 3 (2+ A Levels/VCEs, 4+ AS Levels, Higher School Certificate, or equivalent) - Level 4 (Degree (BA, BSc), Higher Degree (MA, PhD, PGCE), NVQ Level 4-5, or equivalent) - Other (Vocational/Work-related Qualifications, Foreign qualifications(Not stated/ level unknown))

This shows that most of the population are either educated to degree level or above or have no formal qualifications.

Brighstone Church of England Primary School is situated in Brighstone Village (Figures 18).



**Figure 18 - Brighstone C of E Primary School intake**

### ***Crime and Disorder***

The 2010 Indices for Crime and Disorder shows Brighstone as being in the 5<sup>th</sup> quintile relating to crime and disorder deprivation meaning that the parish has a relatively low level of crime and disorder being in the bottom 20% for level of reported crimes in England. The [www.police.uk](http://www.police.uk) crime map shows a total of thirty one crimes reported between December 2013 and November 2014.

### **Summary of baseline information**

Brighstone Parish has a rich natural and historic environment demonstrated by the wealth of designations of international, national and local significance for sites and buildings throughout the area. There is flood risk alongside Brighstone Brook and Shorwell Stream. There is a strong community which, in common with many other parts of the Island, has a significant number of elderly residents. The village of Brighstone is not particularly well served by public transport in comparison with other Rural Service Centres on the Isle of Wight. Maintenance of the highway network, occasional congestion in the village centre and parking issues are of concern to residents. Brighstone Parish scores highly for fuel poverty largely due to the lack of mains gas availability in the area. There are concerns of the capacity of the existing mains sewer network to cope with new development in the area.

In general Brighstone Parish scores low in the indices of deprivation meaning it is generally not deprived. A large number of people are providing unpaid care within the parish and most people identify themselves as having very good, good or fair health. There are no major employers within the parish with most people of working age commuting out of the parish for work. There are many self employed people. The local shops and services in Brighstone village support its role as a Rural Service Centre. It is felt that the heritage and surrounding countryside of Brighstone Parish is an asset which is important for tourism in the area with the existing shops and services benefiting from visitor spend. A number of attractions and tourism related businesses (camp sites, Bed and Breakfast, Self catering accommodation) are also located in the parish.

## Sustainability issues and problems

The issues facing Brighstone Parish are broadly in line with those set out in the Island Plan namely:

**Housing:** The Brighstone Parish Housing Survey included questions concerning housing need within the parish. This has identified need for a mix of housing types and some limited growth in and around the edges of the Rural Service Centre to provide housing to meet the identified housing need. Alongside this need is a strong community concern that any development includes a local connection criteria and that new development does not undermine the village's character and appeal. Details of this are provided in the Housing Needs Assessment Report and Housing Survey Report which can be accessed on the Neighbourhood Plan pages of the Brighstone Parish website.

**Economy:** The Isle of Wight as a whole has some of the highest levels of deprivation in the south east England region. The Isle of Wight continues to have a lower wage levels than neighbouring areas and the south east average. The seasonal nature of the tourism economy has an impact of jobs in the winter months. The recent recession and the advent of the 'staycation' has seen numbers of visitors increase including short breaks in the spring and autumn helping to extend the season. Being an Island has an impact on all aspects of the economy both positive and negative. The Island Plan recognises the important role played by the tourism sector and the wider rural economy. This is of particular importance to Brighstone Parish.

**Environment:** The Isle of Wight is a special place and valued by those who live in and visit the area. The quality and attractiveness of the environment has a direct link to the health and wellbeing of the community and local economy and employment. It is important to ensure that development is located in the most suitable and sustainable locations. The Island Plan wishes to see development which also conserves and enhances the natural environment. It should also plan to avoid, mitigate and adapt to flood risk and have a focus on quality of design to reinforce sense of place. Being fully within the Isle of Wight AONB and with our coastline being part of the Tennyson Heritage Coast, these factors are of particular significance to Brighstone Parish. The parish also has a rich historic environment and this also needs to be conserved and where possible enhanced. The Conservation Area Appraisals have identified negative influences on these areas which require attention. There is one Heritage at Risk site within the parish.

**Travel:** Car ownership is slightly higher than the national average on the Isle of Wight and in Brighstone Parish and the majority of those in employment use their own vehicle to commute. Promoting development in the most sustainable locations will help to reduce further pressure for the need to travel by car. Limited development in and around Brighstone Village that addresses an identified local need and reflects its Rural Service Centre status will help to meet this objective. A particular problem is the reduced public bus service with Brighstone village being the least well served of any of the Rural Service Centres.

**Waste:** Severance from the mainland by the Solent has implications for the Island's approach to waste management. It reduces the opportunities for waste management to be shared across administrative boundaries and increases pressure for the Island to identify local solutions. There is a need to increase diversion from landfill in the medium to long term by identifying reuse and recycling alternatives. It is unlikely that waste will feature in the Neighbourhood Plan as there is limited scope to address this through local planning approaches.

**Minerals:** There is a need to ensure that there is an appropriate supply of land won aggregates to serve the expected demand from development on the Island. There are no active mineral sites in Brighstone Parish but a number of historic quarries along the sides of the chalk downs demonstrate how important locally sourced material has been in the past. These sites often have significant landscape, natural and historic environmental importance. There are also significant mineral safeguarding areas within the parish shown in the Island Plan, with a presumption against development which may negate their future potential.

**Infrastructure:** This includes highways infrastructure and utility infrastructure. The highways PFI (see above) will result in an improvement to the maintenance of the highway network and its associated infrastructure (pavements, signage, street lighting, shelters, seats etc) over the next twenty four years. There are concerns over whether the current foul water infrastructure can cope with significant increases in new development in Brighstone Village and this will require careful consideration in all proposals for development. There is no mains gas provision in the Parish and this is thought to be a major factor in the comparatively high level of fuel poverty in the area.

### **Brighstone Parish Neighbourhood Plan Residents and Business Surveys**

A Residents Survey was delivered to every household in Brighstone Parish by volunteers. Aimed at capturing the views of all adults (persons over the age of 16) volunteers returned to each household at least once to either encourage completion or to collect completed surveys which could also be dropped off at a collection point in the Village shop. This Neighbourhood Plan Residents Survey has given useful information on the views of the community which alongside the baseline evidence will be used to formulate the objectives and draft policies of the Neighbourhood Plan. Local businesses were emailed a link to an online business survey or sent a paper version to complete. Around 50% of those approached responded.

## 4. Sustainability Framework

The list of sustainability issues set out in Chapter 3 has been used to formulate the sustainability objectives which form the basis of the Sustainability Framework. The Framework is set out in the table below (Table 1) and is based on the Sustainability Framework for the Core Strategy of the Island Plan being the overarching spatial planning policy document for the area.

The framework has been used the stages of the development of the Brighstone Parish Neighbourhood Plan to:

*Assess the Vision, Objectives, Themes and Policies of the Neighbourhood Plan – and if required – make adjustments to them to make them more sustainable.*

*Appraise different approaches and options.*

In order to comply with the SEA regulations the environmental effects of options and approaches will also need to be tested for their significance against the criteria contained in Annex II of the regulation which are as follows:

*Criteria for determining the likely significance of effects referred to in Article 3(5).*

### *1. The characteristics of plans and programmes, having regard, in particular, to*

- The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources*
- The degree to which the plan or programme influences other plans or programmes including those in a hierarchy.*
- The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.*
- Environmental problems relevant to the plan or programme.*
- The relevance of the plan or programme for the implementation of EU Community legislation on the environment (e.g. plans and programmes linked to waste management and water protection).*

### *2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to*

- The probability, duration, frequency and reversibility of effects.*
- The cumulative nature of effects.*
- The transboundary nature of the effects.*
- The risks to human health or the environment (e.g. due to accidents).*
- The magnitude and spatial extent of the effects (geographical area and size of population likely to be affected).*
- The value and vulnerability of the area likely to be affected due to:*
- Special natural characteristics or cultural heritage.*
- Exceeded environmental quality standards or limit values.*
- Intensive land-use.*
- The effects on areas or landscapes which have a recognised national, EU Community or international protection status.*

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**Table 1: Brighstone Parish Neighbourhood Plan Sustainability Appraisal Framework**

The sustainability appraisal framework is the set of objectives, developed from the Sustainability Assessment Scoping Report, against which the sustainability of the draft policies of the Brighstone Parish Neighbourhood Plan have been assessed.

Environmental			<i>Island Plan Appraisal sub-criteria</i>	<i>Relevant to Brighstone Parish?</i>	<i>Likely to feature in the Neighbourhood Plan?</i>
1	Air quality	To reduce air pollution and ensure air quality continues to improve.	<p><i>Reduce the amount of congestion on the Island's roads.</i></p> <p><i>Increase the proportion of people using public transport, cycling and walking,</i></p> <p><i>Reduce the number of car trips</i></p> <p><i>To maintain or decrease the current levels of air pollutants from ferry activity and other polluting activities.</i></p>	Although there are no Air Quality Management Zones on the Isle of Wight there is a need to keep a watching brief. Although some concerns have been voiced over congestion, speeding issues and highway maintenance which will need to be considered as we develop the Neighbourhood Plan these are of a very small scale and unlikely to adversely impact on air quality.	Unlikely – Not directly relevant to the Neighbourhood Plan.
2	Water	To maintain and improve the water quality of the Island's groundwater, rivers and coasts to achieve sustainable water resources management.	<p><i>Limit abstraction on the Isle of Wight to a sustainable level.</i></p> <p><i>Ensure the efficient and sustainable use of water and reduce the reliance on water imported to the Island.</i></p> <p><i>Protect the quality of water by controlling development likely to adversely affect groundwater, surface water, bathing water and estuaries quality.</i></p> <p><i>Maintain groundwater and surface water levels and flows of designated sites.</i></p>	Catchment Sensitive Farming helps to reduce diffuse pollution from agriculture. Previously a number of winter filled reservoirs have been built to enable to the capture of rain water for use in summer months for crop irrigation.	Limited –. Diffuse pollution from agriculture is covered by other initiatives such as the AONB Management Plan and Environmental Stewardship (Catchment Sensitive Farming).

3	Landscape. Archaeology and Heritage	To protect and enhance the Island's natural and historic environment and character, and to achieve sustainable development within a sensitive landscape.	<p><i>Conserve and enhance the AONB in line with its designated status, purpose and the AONB Management Plan</i></p> <p><i>Conserve and enhance the Tennyson and Hamstead Heritage Coasts in line with their status purpose and the AONB Management Plan.</i></p> <p><i>Protect tranquil areas on the Island and avoid risk to them from light and noise pollution and increases in traffic.</i></p> <p><i>Protect the landscape and settlement character of the Island and ensure that any change in land use does not negatively impact on the existing character of the area. Positively enhance landscape and settlement character</i></p> <p><i>Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings recorded on the Isle of Wight Historic Environment Record; including historic parks and gardens; maritime and coastal heritage; listed buildings and conservation areas</i></p> <p><i>Conserve and enhance Conservation Areas in line with their adopted appraisals and management plans.</i></p>	<p>Brighstone Parish has a rich and diverse landscape and historic environment, all of which contributes to the area's special character and appeal. Many sites, buildings and areas designated in recognition of their local, national importance.</p> <p>The parish lies fully within the Isle of Wight AONB and around half of the parish lies within the Tennyson Heritage Coast.</p> <p>These aspects are important to the local community as evidenced by responses to the Residents Survey.</p> <p>Negative impacts on the Conservation Areas have been identified in the Conservation Areas Appraisals. There is one Heritage at Risk site in the Parish.</p> <p>There are numerous undesignated Heritage Assets across the area and the state of these has not been assessed as part of this appraisal due to the resource requirements.</p>	Yes – The Neighbourhood Plan will include objectives and policies seeking to conserve and where possible enhance the landscape and historic environment of Brighstone Parish.
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4	Biodiversity, fauna and flora	To conserve and enhance the Island's biodiversity, flora and fauna.	<p><i>Maintain and increase biodiversity and the variety of habitats on the Island.</i></p> <p><i>Provide opportunities for people to come into contact with wildlife places whilst also encouraging respect and raising awareness of the sensitivity of these sites and avoiding adverse effects on their integrity.</i></p> <p><i>Avoid net loss, damage to, or fragmentation of designated wildlife sites and their qualifying habitats and species.</i></p>	<p>The varied geology and landscape of Brighstone Parish contributes to its rich biodiversity with its many different habitats, plants and animals.</p> <p>The importance of this is reflected in the international, national and local designations for the natural environment across the Parish.</p>	<p>Yes – As per objective 3 the Neighbourhood Plan will need to include objectives and policies which mitigate for any negative impact and seek to conserve and enhance the natural environment.</p>
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5.	Soil, geology and land use	To ensure appropriate land use in relation to soil and geology functionality and improve efficiency in land use.	<p><i>Protect the function of designated geological sites on the Island as scientific and educational resources.</i></p> <p><i>Ensure that regional quotas for mineral extraction are met whilst minimising environmental and social impact of extraction.</i></p> <p><i>To support the viability of agriculture and forestry to ensure that they build upon local and Island specific markets and create local employment.</i></p> <p><i>Encourage the remediation and re-use of contaminated and brown-field land.</i></p> <p><i>Protect areas which have value for their mineral resource, coastal position, employment land etc.</i></p> <p><i>Protect soils, and their functionality in land use planning and sustainably manage soils as a finite multi-functional resource, specifically including best and most versatile agricultural land.</i></p>	<p>The varied geology of Brighstone Parish has provided locally available natural resources, and dictated how land has been used for farming and woodland management.</p> <p>The Rural Service Centre designation of the boundary of Brighstone Village focuses development in the parish within this area where it can be demonstrated to provide for an identified local need. Brown-field land is in limited supply and it is important to ensure that the best use of this resource is secured.</p> <p>Catchment Sensitive Farming helps to protect the soils and water resources (aquifer) in the parish.</p>	<p>Limited –</p> <p>Relating to supporting the land use sector and rural economy and the sequential test use of ‘brownfield’ land first and also the spatial location of development largely within or immediately adjacent to the Rural Service Centre.</p>
6	Waste	To reduce waste generation and disposal and to achieve the sustainable management of waste.	<p><i>Minimise the future land take for landfill on the Island</i></p> <p><i>Minimise the production of waste then re-use, or recover through recycling, composting or energy recovery.</i></p>	<p>Specific questions were asked in the Residents Survey and will be considered. Some aspects may feature in the Neighbourhood Plan and others may need to be fed into other approaches outside of the NP process.</p>	<p>Limited – unlikely to be any direct reference to waste management or policies regarding this in the Neighbourhood Plan as the Island wide approach is sufficient.</p>

7	Climate Change Mitigation	To minimise future climate change through reducing emissions of carbon dioxide and other greenhouse gases	<p><i>Reducing the need to travel</i></p> <p><i>Ensure the efficient use of energy on the Island</i></p> <p><i>Increase the use of renewable resources to generate electricity and use of combined heat and power.</i></p>	Within Brighstone Parish, the village of Brighstone is defined in the Island Plan as a Rural Service Centre. This recognises its significance for the provision of services for people within its settlement boundary and also the wider rural area.	Yes – focus of small scale new development within or adjacent to the Rural Service Centre to take advantage of existing (albeit limited) public transport reducing the need to travel.
8	Climate Change Adaptation	To reduce the risks to people and properties from the effects of climate change.	<p><i>New development should not be at risk from flooding</i></p> <p><i>Ensure development does not increase flood risk.</i></p> <p><i>Increase the capacity for climate change adaptation through the provision of Green Infrastructure.</i></p> <p><i>Increased opportunities for sustainable travel, including public transport, walking and cycling.</i></p>	The Strategic Flood Risk Assessment (SFRA) has detail in Appendix G specific to Brighstone Parish. Brighstone Brook and Shorwell Stream are both shown as having potential flood risk and this will need to be considered as part of the NP process. Also in heavy periods of prolonged rain and when ground conditions cause run off there are a number of particular locations in the parish known to suffer from highway flooding.	<p>Yes – very relevant due to presence of flood risk zones close to the Rural Service Centre and settlement boundary. There may be some implications regarding additional buildings and the impact on surface and foul water drainage.</p> <p>The NP will need to ensure that its objectives and policies do not exacerbate flood risk. Sustainable Urban Drainage Solutions/Systems (SUDS) will need to be incorporated into new development.</p>

9	Culture and local distinctiveness	To maintain and protect the local culture, traditions and civic pride of Island towns and villages and increase engagement in cultural activity.	<i>To secure better opportunities for people on the Island to have access to a range of cultural activities/facilities/events.</i>	Brighstone Parish has a strong community and active Parish Council. The community facilities in the Rural Service Centre such as the School; The Doctors; Brighstone Museum and Community Library; The Recreation Ground; The Wilberforce and Seely Hall; the Scout Hut and Youth Hostel; The Reading Room; The Churches and Chapel are all valued and well used.	Limited – the NP will recognize the importance of the existing facilities in the community and identify if there are any particular issues or potential for improvement via developer contributions or Community Infrastructure Levies.
10	Population	To develop and maintain a balanced and sustainable population structure on the Island.	<i>To achieve a balanced population structure on the Island. To balance the needs of permanent residents and visitors</i>	In common with many other parts of the Island, Brighstone Parish has a large number of residents over 65 years old. There are many single pensioner households and a high level of unpaid care provided. The NP will need to consider all of the community and acknowledge its likely future needs.	Limited – small scale approach to new development. NP will need to consider demographic profile.
11	Crime and Safety	To reduce crime and the fear of crime and ensure safety in the public realm	<i>To reduce the fear of crime To cut levels of crime and disorder, including anti-social behaviours.</i>	Brighstone Parish is a safe place to live. Although there are occasional problems, statistical crime levels are low and people feel safe.	Unlikely – Not directly related to the Neighbourhood Plan but likely to feature as a n Action for the Parish Council to take forward if necessary.

Social		Appraisal sub-criteria		Likely to feature in the Neighbourhood Plan?	
3	Health	To improve the health and well-being of the population and reduce inequalities in health.	<p><i>To cut levels and inequalities in incidence and mortality from cancer, coronary heart disease, suicide and accidents.</i></p> <p><i>To keep an appropriate balance between services provided on the Island and the mainland.</i></p> <p><i>To support social services and health agencies to safeguard a range of residential and nursing home provision for Island residents.</i></p> <p><i>Ensuring adequate access to the natural environment in contributing to people's physical and mental wellbeing and also encouraging increased opportunities for walking and cycling.</i></p>	<p>Brighstone Parish has its own Doctors Surgery in New Road, Brighstone Village.</p> <p>There is excellent access to the wider countryside and coast.</p> <p>As already mentioned, the Census provides information on the population and provision of unpaid care. This does not include persons in receipt of care either via personal budgets (social care) or through private payment for assistance. 95% of people said that their health was either very good, good or fair in the 2011 Census.</p>	Limited – The Neighbourhood Plan may include measures to protect local green space and supporting the provision of services for the local community but is unlikely to have specific policies for this. There may be actions that can be taken forward by the Parish Council.
14	Social Inclusion	To reduce the level and distribution of poverty and social exclusion across the Island	<p><i>Promote community involvement and access to information and to empower local communities to become more involved in making local decisions.</i></p> <p><i>To address the level and the distribution of wealth across the Island.</i></p> <p><i>To ensure there is an equitable distribution of services and facilities for all sectors of society.</i></p>	<p>Brighstone Parish has a thriving community with many clubs, societies and activities. A regular newsletter is delivered to each household and the Parish Council provides information via its own website. Youth Survey low response rate despite our best efforts.</p>	Limited – possible link with the Parish Housing Needs Assessment and the provision of affordable homes for local people.

15.	Education and training	To raise educational achievement levels across the Island and develop opportunities for everyone to acquire the skills they need to find and remain in work.	<p><i>Ensure that there is adequate provision of education facilities associated with new developments.</i></p> <p><i>Improve education attainment levels in school leavers.</i></p> <p><i>Improve skills and qualifications in the workforce.</i></p> <p><i>To help in the provision of learning opportunities that match skills supply to the demand of the local economy and businesses.</i></p>	There is a Church of England aided Primary School in Brighstone Village. The school role includes both local children and children from other areas whose parents have chosen to take them to Brighstone Primary School.	Unlikely - Other than in relation to local housing and families with children of primary school age supporting the local school, the Neighbourhood Plan is unlikely to have any direct influence on this Island Plan objective.
16.	Access	To improve accessibility to all services and facilities.	<p><i>To ensure transport is accessible for all sectors of the community including those with mobility problems.</i></p> <p><i>Improving access to services and facilities (e.g.retail, sporting, cultural, communication, open space etc).</i></p> <p><i>Improve access to jobs, higher level education, skills and training.</i></p> <p><i>Improve access for permanent residents to affordable housing</i></p> <p><i>Improve access to smaller residential units for smaller households</i></p>	<p>Concern has been raised over the state of the maintenance of the road network within the parish.</p> <p>Brighstone Village is not as well served by public transport as it has been in the recent past due to changes in the route and frequency of the bus service. It has the least frequent bus service of any Rural Service Centre (only equaled by Niton at present due to the closure of the Undercliff Drive). There is no longer a direct service to any of the Island's ports to connect to the mainland.</p>	Yes – Local Housing Needs Assessment to identify affordable housing requirements for local people. Retention of shops and facilities in the Rural Service Centre.

17	Material assets	To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	<p><i>Improve the condition of dwellings on the Island</i></p> <p><i>To meet housing needs on the Island</i></p> <p><i>Ensure that existing utilities infrastructure is sufficient to support existing and new development.</i></p> <p><i>To improve the physical quality of the Island's transport infrastructure network through appropriate investment.</i></p>	<p>The Housing Needs Survey and Census data tell us that there is a specific need for new housing in the parish. This is summarised in the Housing Needs Assessment Report and Housing Survey Report which can be accessed on the NP pages of the Parish Council website.</p> <p>It will be important to consider the capacity of the drainage system in relation to any new developments.</p> <p>The lack of mains gas has implications for the cost of fuel in the area and is thought to be a major contributor to comparatively high fuel poverty levels.</p>	<p>Yes – as per objective 15 regarding the local housing need. Concentration of development in or adjacent to the settlement boundary of the Rural Service Centre.</p> <p>Also issues regarding occasional congestion, speeding issues and highway maintenance.</p>
18	Employment	To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Island.	<p><i>Create opportunities to diversify the employment base.</i></p> <p><i>Increase average wages to achieve a better paid workforce</i></p> <p><i>Reduce distances people travel to work</i></p> <p><i>Improve opportunities for permanent and less seasonal employment on the Island.</i></p> <p><i>Reduce unemployment.</i></p>	<p>Levels of unemployment in the parish are below the Island average.</p> <p>Early indications from the Resident's Survey show support for the provision of units for working from home</p>	<p>Yes– because of its location it is the focus will be on businesses in the Rural Service Centre and in the wider area on land use sector (farming/forestry/appropriate rural business) and tourism sector businesses.</p>

Economic		Appraisal sub-criteria		Relevant to Brighstone Parish	Likely to feature in the Neighbourhood Plan?
19	Investment in business	To stimulate economic revival in priority regeneration areas	<p><i>Provide opportunities for growth within small businesses and SMEs.</i></p> <p><i>Provide opportunities for development and enhancement of traditional and local business and industry.</i></p> <p><i>To create opportunities for and facilitate inward investment for a range of business size</i></p> <p><i>Improve quality of tourism accommodation and attractions.</i></p>	<p>There are a number of shops and facilities in the Rural Service Centre of Brighstone village. These need to be supported to ensure the continued viability of the area.</p> <p>The wider rural area includes a number of small scale tourism attractions and accommodation providers which also need consideration and support.</p>	Yes – as per objective 18. The Neighbourhood Plan is likely to have a focus on business in the Rural Service Centre and in the wider rural area land use sector / rural business and tourism.

20	Economic performance	To sustain economic growth and competitiveness.	<p><i>Increase GVA/GDP</i></p> <p><i>Increase the number of products 'exported' from the Island (to mainland and other countries)</i></p> <p><i>Link local consumers to local markets to help provide a viable farming and forestry sector.</i></p> <p><i>Link local consumers to local markets to help provide a viable farming and forestry sector.</i></p> <p><i>Improve the balance from net importers of goods etc. to being more self-sufficient.</i></p> <p><i>Increase the proportion of the community who are economically active.</i></p> <p><i>Encourage the development of a buoyant, sustainable tourism sector and to increase the diversity of the tourism sector</i></p> <p><i>Promote the Island as a year round visitor destination.</i></p> <p><i>Increased wealth creation on the Island.</i></p>	<p>The Rural Service Centre provides shops and other facilities. Land based industries such as farming and forestry and other small scale rural business and tourism activities also contribute to the economic activities in the parish.</p>	<p>Limited – in relation to retention of existing businesses in the Rural Service Centre and also the support of the land use and appropriate rural business and tourism businesses in the wider rural area.</p>
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### **Statutory responses to the Sustainability Appraisal Scoping Report**

In line with the guidance and regulations concerning Sustainability Appraisal, a Scoping Report was sent for statutory consultation for a five week period. Responses were received from Natural England, The Environment Agency, English Heritage and the Isle of Wight Council Planning Policy. Comments made are provided in table form in Appendix 1a. The tables include an indication of how this final version of the Sustainability Appraisal has changed as a result of the comments received.

## **Brighstone Parish Neighbourhood Plan Vision and Objectives**

### **Vision**

The following is the Vision agreed by the Steering Group.

#### *Vision of Brighstone Parish in 2027:*

*In 2027 Brighstone Parish continues to be a beautiful rural area in a nationally protected landscape.*

*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.*

*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.*

*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.*

*A regular bus service connects Brook, Hulverstone, Mottistone, Brighstone Village 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.*

*The parish continues 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.*

*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.*

## 5. Alternatives

The Steering Group discussed the findings of the various consultation processes undertaken with the community and also the baseline evidence. It then sought to draft objectives and policies to address the identified needs whilst also meeting the relevant legislative requirements and the Sustainability Framework outlined in this document.

Alternatives were considered. The default position being ‘business as usual’ meaning no Neighbourhood Plan and a reliance on the Island Plan policies. The following sets out the alternatives considered it also includes the conclusions reached when assessed against the Sustainability Framework shown completely in Appendix 2.

Table 2: Alternatives

HOUSING	Alternative One	Alternative Two	Alternative Three	Alternative Four
Location of housing development	Business as usual	Development inside or adjacent to the settlement boundary of the Rural Service Centre no density or size specified	Development inside or adjacent to the settlement boundary of the Rural Service Centre but with preferably no site exceeding more than 10 homes	Development inside or adjacent to the settlement boundary of the Rural Service Centre on sites defined in the Neighbourhood Plan
Conclusion brought forward from Appendix 2: Alternatives 2,3 and 4 have equal positive impact. Due to the lack of strong opinion from the local community on any sites that should be developed regarding and the expertise and budget constraints on the Neighbourhood Plan process, alternative 4 was ruled out. Alternative 2 provides no additional detail over the existing policy context of the Island Plan and was therefore ruled out. Alternative 3 was chosen as the approach for the Neighbourhood Plan, the justification for this being the location of the whole parish within the Isle of Wight AONB which is a sensitive area (as defined by the NPPF allowing for necessary constraint on new development including a presumption against major development other than in exception circumstances – with major development in relation to housing being defined in the Town and Country Planning Act 1990 <sup>1</sup> as “(c) the provision of dwelling houses 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);”				

<sup>1</sup> As amended by the Town and Country Planning (Development Management Procedure) (England) Order 2010.

Housing types	Business as usual	Proposals consist of housing types and tenures to meet an identified local need including affordable accommodation for people with a local connection.
<p>Conclusion brought forward from Appendix 2: In general neutral with Alternative Two scoring more highly in relation to some of the objectives. <b>Alternative Two was chosen as the preferred approach</b> for the Neighbourhood Plan. The justification for this being the clear identified local need for affordable housing from the Housing Survey and resulting Brighstone Parish Housing Needs Assessment; the support from the local community for provision of small scale incremental development (see above) including affordable housing for those with a local connection with the area and in recognition of the price premium on local properties due to the desirability of the locality.</p>		
Wider rural area	Business as usual	Away from the Rural Service Centre and its settlement boundary proposals for housing will need to address a proven need and necessity to be located away from the Rural Service Centre.
<p>Conclusion brought forward from Appendix 2: Generally neutral impact with Alternative Two having some positive impact. <b>Alternative Two was chosen as the approach</b> to be pursued as it will allow for development where there is an identified local need and/or a requirement for this to be located away from the Rural Service Centre. This will support genuine cases for specialist housing for the elderly or for essential rural workers.</p>		

PROTECTING OUR ENVIRONMENT	Alternative One	Alternative Two
Designated sites	Business as usual	Development should not adversely impact on designated sites within the parish important for their landscape and nature conservation importance. (SPA, Ramsar, SSSI, AONB, SINC)
Dark Skies	Business as usual	Development should comply with the AONB Dark Skies guidance through the use of low light pollution lighting systems to minimize light spillage.
Historic character of settlements	Business as usual	Proposals conserve and enhance the settlements within Brighstone Parish including the Conservation Areas.

Historic character of the wider parish	Business as usual	Proposals respect the historic character of the wider parish informed by the Historic Environment Record.
Use and re-use of historic properties	Business as usual	Proposals ensure the conservation and sustainable use of historic properties that contribute to the individual character, local distinctiveness and sense of place Brighstone Parish.
Heritage assets	Business as usual	Proposals support the conservation and enhancement of heritage assets across the parish.
<p>Conclusion brought forward from Appendix 2: Generally neutral impact with the Alternative Twos having some positive impact. The <b>Alternative Twos were chosen to be pursued</b> in the policies of the Neighbourhood Plan. Whilst it is accepted that the Island Plan already provides the policy context for the conservation and enhancement of the landscape, natural and historic environments of the Isle of Wight the location of Brighstone Parish within the Isle of Wight AONB and the other international, national and local designations for the natural and heritage assets in the area are felt to necessitate our own policy in the plan. This is further supported by the importance placed on the rural character, natural environment and heritage of the area and how this contributes to its appeal and value for local residents and visitors to the area (see Residents Survey). Also, the particular importance of the dark night sky resource in the parish, the level of support for its protection as evidenced from the Residents Survey and the fact that the whole parish is located within an AONB.</p>		

TRAFFIC AND TRANSPORT	Alternative One	Alternative Two
Private Car Parking	Business as usual	Minimum standards of off road parking for new development to alleviate additional pressure for on street parking.
<p>Conclusion: Generally neutral in impact Alternative Two has some albeit minor positive impact. <b>Alternative Two was chosen to be pursued</b> in the Neighbourhood Plan. The justification for this being the comments received during the consultation processes and the need to ensure that existing concerns from on street parking are not exacerbated by additional pressure due to lack of parking space in new properties.</p>		
Car parking for public benefit	Business as usual	Opportunities to create additional parking which is of public benefit (such as close to the Doctors Surgery and School).
<p>Conclusion brought forward from Appendix 2: Generally neutral impact of the alternative approaches with Alternative Two having a slightly more positive effect. <b>Alternative Two was chosen to be pursued</b> in the Island Plan. Consultation identified particular parking issues in New Road associated with patients using the Doctors Surgery and also school drop off and pick up times. It was felt that this issue was something that would warrant policy in the Neighbourhood Plan.</p>		

Military Road sites and traffic generation	Business as usual	Large scale tourist sites and the need to consider traffic generation in relation to new/re development.
<p>Conclusion brought forward from Appendix 2: Generally neutral impact of the alternative approaches with Alternative Two having a slightly more positive effect. <b>Alternative Two was chosen to be pursued</b> in the Neighbourhood Plan. Justification for this approach relates to the likely requirement for development on these sites to require access by car and the increase in resulting traffic in the local area, alternatives to private vehicle use would be a more sustainable approach.</p>		

JOBS AND THE LOCAL ECONOMY	Alternative One	Alternative Two
Shops and businesses in Brighstone Village	Business as usual	Proposals help to protect and retain existing businesses in Brighstone Village with any new business proposals complementing what is on offer.
<p>Conclusion: Generally neutral impact of the alternative approaches with Alternative Two having a slightly more positive effect. <b>Alternative Two was chosen to be pursued</b> in the Neighbourhood Plan. The justification of this being the need to encourage the retention of existing business in the area and the ability to accommodate new business in the village centre and the villages Rural Service Centre status.</p>		
Larger tourism related sites situated along the Military Road	Business as usual	Proposals are of a scale and type of development appropriate in this sensitive location whilst acknowledging the past and continued tourism related use of these sites.
<p>Conclusion: Generally neutral impact of the alternative approaches with Alternative Two having a slightly more positive effect. <b>Alternative Two was chosen to be pursued</b> in the Neighbourhood Plan. The justification for this being the recognition of the value that these sites have to the local and Isle of Wight tourism economy; the policy context of the Island Plan; they are all located in the AONB and on the Heritage Coast; they are also close to or within international and national nature conservation areas and have particular importance for dark night sky conservation.</p>		
Rural business and tourism in the wider parish	Business as usual	Proposals should be focused on appropriate tourism development and/or rural business activity.
<p>Conclusion brought forward from Appendix 2: Generally neutral impact of the alternative approaches with Alternative Two having a slightly more positive effect. <b>Alternative Two was chosen to be pursued</b> in the Neighbourhood Plan. The justification for this is the recognition of the importance of the rural economy to the local area and the existing and potential for small scale appropriate tourism business activities in the area.</p>		

IMPROVING COMMUNITY SERVICES	Alternative One	Alternative Two
Existing and new community facilities/services	Business as usual	Support improvements to existing services / facilities. Ensure that proposals for new facilities/services consider how they will impact on existing facilities/services,
<p>Conclusion: Generally neutral impact of the alternative approaches with Alternative Two having a slightly more positive effect. Alternative Two was chosen to be pursued in the Neighbourhood Plan. It was felt that the Neighbourhood Plan needed to recognise the importance of the existing community facilities, their need to carry out relevant improvements and updates and the potential for new facilities to be built to either complement or replace outdated premises.</p>		
Public Access,	Business as usual	Maintain and enhance open access and the PRIW network,. Any changes should mitigate for any loss by creation of new routes or areas.
<p>Conclusion brought forward from Appendix 2: Generally neutral impact of the alternative approaches with Alternative Two having a slightly more positive effect. <b>Alternative Two was chosen to be pursued</b> in the Neighbourhood Plan. This decision was taken as access (use of open access land and the public rights of way network) featured fairly strongly in the Residents Survey. The Neighbourhood Plan should look to ensure that these are conserved and where possible enhanced. .</p>		

DESIGN	Alternative One	Alternative Two
Design and landscaping	Business as usual	Design and landscaping should be used to mitigate any adverse visual impact on the landscape which includes the inclusion of energy efficient systems and all types of energy conservation. Further information given in the Brighstone Parish Design Statement.
Green space and views	Business as usual	Design and landscaping take into account the findings of the Brighstone Parish Green Space Audit which identifies green space and views of importance to the character of the area.
<p>Conclusion brought forward from Appendix 2: Generally neutral impact of the alternative approaches with Alternative Two having a slightly more positive effect. <b>Alternative Two was chosen to be pursued</b> in the Neighbourhood Plan. Being fully within the Isle of Wight AONB and having a number of Conservation Areas it is important that the existing character of the parish is conserved and where possible enhanced in proposals for new development. The previous Brighstone Parish Village Design Statement was completed in 2008 and provides information on the area, this will be superseded by the Neighbourhood Plan. However some parts of the VDS can be taken forward into a new Parish Design Statement, a complementary document to the Neighbourhood Plan. In relation to Green Space and Views a decision was taken not to identify 'Local Green Space' in the Neighbourhood Plan as defined by the NPPF but to carry out an audit of areas which contribute to the character of settlement areas, these are listed in the Brighstone Parish Green Space Audit.</p>		

CREATING A SUSTAINABLE COMMUNITY	Alternative One	Alternative Two
Climate Change / Flood Risk	Business as usual	New proposals should ensure that they avoid increased vulnerability to a range of impacts arising from climate change. This includes consideration of information on potential flood risk provided by the Environment Agency and through local knowledge.
<p>Conclusion brought forward from Appendix 2: Generally neutral impact of the alternative approaches with Alternative Two having a slightly more positive effect. <b>Alternative Two was chosen to be pursued</b> in the Neighbourhood Plan. The local community have highlighted concerns over flood risk and in particular highway drainage, ground water and surface water runoff. The Neighbourhood Plan should support the existing requirements for new development regarding flood risk minimisation and also encourage developers to include additional beneficial approaches.</p>		

Coastal erosion and defence	Business as usual	Ensure that any new development on coastal sites fully considers the impact of coastal erosion and has a design which minimise future threat to property from coastal change.
<p>Conclusion brought forward from Appendix 2: Generally neutral impact of the alternative approaches with Alternative Two having a slightly more positive effect. <b>Alternative Two was chosen to be pursued</b> in the Neighbourhood Plan. As the whole parish is located within the AONB and the coastline is part of the Tennyson Heritage Coast, a Site of Special Scientific Interest and within the South Wight Maritime Special Area of Conservation it has high nature conservation and landscape value. Natural coastal processes are required to ensure that this value is retained and this requires an allowance for these to continue in the future. This will need careful consideration in any proposals seeking to invest in development on sites in this area.</p>		

## **Assessment of alternatives**

The alternatives were then assessed against the Brighstone Parish Sustainability Framework to establish their impact. This is provided in table form with conclusions in Appendix 2.

In order to help quantify the likely effects of producing a Neighbourhood Plan and the impact of the policies within it, a 'Do Nothing' option has also been assessed. This identifies the likely sustainability impacts that would occur if the Neighbourhood Plan was not adopted and existing policies at the national, and Island Plan were in place.

The results of this then helped to shape the Steering Group discussions and the development the draft policies of the Brighstone Parish Neighbourhood Plan. Discussions took place on a topic by topic basis.

In relation to housing this led to a decision not to identify specific sites for potential development. It was agreed that a small scale and incremental approach to new development was in keeping with the policy context of the Island Plan and also reflects the protected landscape and rural setting of the parish and the Brighstone Rural Service Centre. This approach is clearly favoured by the local community. Small sites of 10 units or less to meet an identified local need and with any affordable housing also having a local connection criteria.

This led to the retention of the Vision (see above) and the draft policies listed in full at the end of this document.

### **Assessing the Neighbourhood Plan**

The appraisal of the Neighbourhood Plan has been undertaken as a whole plan assessment, where the planning policies of the Neighbourhood Plan as a whole are assessed against each of the SA objectives.

## **6: Fine Tuning the Plan**

The Summary Assessment Table (Table 3) shows the impact of each of the policy objectives of the Brighstone Parish Neighbourhood Plan against the sustainability framework in a way to allow for consideration of cumulative impacts.

The summary table was analyzed and discussed. There have been no identified negative impacts from the draft policies of the Brighstone Parish Neighbourhood Plan. The table clearly shows the positive impact of the policies on the landscape, archaeology, heritage and natural environment of the parish. It also shows some positive impact of the policies on employment, business, access and material assets. Housing policy H1 seeks to focus the development of new housing in or adjacent to the settlement boundary of Brighstone village (the Rural Service Centre) and for individual sites to have no more than 10 units, this is recognized as being a sustainable approach.

The Sustainability Appraisal has concluded that the implementation of the Brighstone Parish Neighbourhood Plan will result in no negative impact on local sustainability objectives within Brighstone Parish. The overall effect of implementing the plan resulting in appropriate sustainable development in Brighstone, thereby contributing and conforming to the Island Plan and National Planning Policy.

Table 3: Brighstone Parish Neighbourhood Plan Sustainability Assessment Matrix

		Objective Key								
		✓✓	✓	?	x	xx	-			
		Positive effect	Possible positive effect	Uncertain overall effect	Possible Negative effect	Negative effect	No direct relationship or impact			
		Brighstone Parish Neighbourhood Plan Draft Policies								
SA Objective		H1	H2	H3	POE1	POE2	TT1	TT2	TT3	JE1
1	Air quality	✓	-	-	-	-	-	-	✓	✓
2	Water	-	-	-	✓✓	✓✓	-	-	-	-
3	Landscape, Archaeology and Heritage	✓	-	-	✓✓	✓✓	-	-	✓	✓
4	Biodiversity fauna and flora	-	-	-	✓✓	✓✓	-	-	-	-
5	Soil, geology and land use	✓	-	-	✓✓	✓✓	-	-	-	-
6	Waste	-	-	-	-	-	-	-	-	-
7	Climate change - mitigation	✓	-	-	-	-	-	-	✓	-
8	Climate change - adaptation	✓	-	-	-	-	-	-	-	-
9	Culture and local distinctiveness	-	-	-	-	-	-	-	-	-

SA Objective		H1	H2	H3	POE1	POE2	TT1	TT2	TT3	JE1
10	Population	-	✓	✓	-	-	-	-	-	-
11	Crime and safety	-	-	-	-	-	-	-	-	-
12	Health	-	✓	✓	-	-	-	-	-	-
13	Social inclusion	-	✓	✓	-	-	-	-	-	-
14	Education and training	-	-	-	-	-	-	-	-	-
15	Access	✓✓	-	-	-	-	-	-	-	-
16	Material assets	✓	-	-	-	-	-	-	✓	-
17	Employment	-	-	-	-	-	-	-	-	✓✓
18	Investment in business	-	-	-	-	-	-	-	-	✓✓
19	Economic performance	-	-	-	-	-	-	-	-	✓✓

Objective Key					
✓✓	✓	?	x	xx	-
Positive effect	Possible positive effect	Uncertain overall effect	Possible Negative effect	Negative effect	No direct relationship or impact

Brighstone Parish Neighbourhood Plan Draft Policies

SA Objective		JE2	JE3	D1	ICS1	ICS2	CS1	CS2
1	Air quality	-	-	-	-	-	-	-
2	Water	-	-	✓	-	-	✓✓	✓✓
3	Landscape, Archaeology and Heritage	?	?/-	✓✓	-	✓	✓✓	✓✓
4	Biodiversity, fauna and flora	-	-	-	-	?	✓✓	✓✓
5	Soil, geology and land use	-	-	-	-	?	✓	✓
6	Waste	-	-	-	-	-	-	-
7	Climate change - mitigation	-	-	✓	-	-	✓	✓
8	Climate change - adaptation	-	-	✓✓	-	-	✓✓	✓✓

SA Objective		JE2	JE3	D1	ICS1	ICS2	CS1	CS2
9	Culture and local distinctiveness	-	-	-	✓✓	✓	-	-
10	Population	-	-	-	-	-	-	-
11	Crime and safety	-	-	-	-	-	-	-
12	Health	-	-	-	✓	✓	✓	-
13	Social inclusion	-	-	-	✓	-	-	-
14	Education and training	-	-	-	✓	-	-	-
15	Access	-	-	-	✓	-	-	-
16	Material assets	-	-	-	✓✓	-	-	-
17	Employment	✓✓	✓✓	-	-	-	-	-
18	Investment in business	✓✓	✓✓	-	-	-	-	-
19	Economic performance	✓✓	✓✓	-	-	-	-	-

## **7: Next steps**

The final version of this document will be submitted to the Isle of Wight Council who will appoint an independent external examiner to review the plan. They will also conduct a statutory public consultation (minimum of 6 weeks). Any further minor changes will be made and this will be followed by a referendum where local registered electors (resident Brighstone Parish) will be asked to vote for or against the formal adoption of the Neighbourhood Plan. If more than 50% of those voting, vote in favour the plan will be adopted.

## 8: Monitoring

Many of the issues covered in the Brighstone Parish Neighbourhood Development Plan will be subject to a monitoring process as part of the Isle of Wight Council's requirement for the Island Plan. The Parish Council will request Brighstone Parish specific reports from the Isle of Wight Council to help with monitoring of the Neighbourhood Development Plan. This will include information based on the determination of planning applications including conditions set to conserve and enhance the landscape, natural and historic environment.

However, there may be localized elements of the Neighbourhood Development Plan which require monitoring by the Parish Council and in particular the Parish Council's planning committee. In any case good practice should dictate that the following outline timetable is used to monitor implementation and effectiveness of the Neighbourhood Development Plan.

What needs to be monitored?	Who by?	How often?	What response may be needed?
Implementation of the Neighbourhood Development Plan and any associated Action Plans	Parish Council	6 monthly	Review and decide if action plans need amending. Identify if there are obstacles to Plan delivery.
Sustainability Appraisal	Brighstone Parish Council and its Planning Committee	5 yearly	Review and decide if updating is needed
Housing Needs Survey	Brighstone Parish Council	5 yearly	Complete, analyze and report to update Housing Needs figures.

**Table 5: Draft Policies of the Brighstone Parish Neighbourhood Plan**

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"> <li>• 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</li> <li>• meet local need based primarily on the findings of the Brighstone Parish Housing Needs Report 2014 and its future updates and</li> <li>• 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)</li> <li>• 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</li> </ul>

Housing	H2	<p>BNPN Policy H2: Affordable Housing</p> <p>The Neighbourhood Plan supports the provision of affordable housing for local people. 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"> <li>• the on-site delivery of affordable housing as part of any new housing proposal of 10 units</li> </ul> <p>For sites with 9 units or less the Neighbourhood Plan supports:</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>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>
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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"> <li>• meet a local need, and</li> <li>• are small scale, and</li> <li>• are of an appropriate design, scale and layout, and</li> <li>• are located in an appropriate position, and</li> <li>• can be secured for long-term community benefit through local connection criteria</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> <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"> <li>• demonstrate a local need for such accommodation, and</li> <li>• justify a requirement for their siting away from Brighstone Village (the Rural Service Centre), and</li> <li>• 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.</li> </ul>

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>BNPN 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>BNPN 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>BNPN 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"> <li>• 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</li> <li>• the existing use is no longer needed or is not viable for an alternative and suitable business or retail use, and</li> <li>• that the premises have been kept in a good state of repair and safe condition</li> </ul> <p>The Neighbourhood Plan supports proposals for new businesses in this zone providing that: they complement existing businesses and are in keeping with the rural village setting</p>

Topic	Policy No.	Policy Wording
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"> <li>• 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</li> <li>• have fully considered changes to traffic generation, landscape and the tranquillity of the area, and</li> <li>• have incorporated opportunities to conserve and where possible enhance the landscape and natural and historic environment in the area</li> </ul> <p>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</p>
Jobs and the Local Economy	JE3	<p>BPNP Policy JE3: ZONE 3 - rural business and tourism in the rest of the parish</p> <p>The Neighbourhood Plan supports the conversion, re-use or adaptation of rural buildings for small scale business or tourism purposes provided that:</p> <ul style="list-style-type: none"> <li>• the building is capable of conversion without substantial reconstruction</li> </ul> <p>the scheme is compliant with the other policies in this plan such as D1, POE1 and TT1</p>

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"> <li>• 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</li> <li>• not adversely impacting on the amenity of neighbouring properties</li> <li>• including appropriate landscaping which complements and enhances the character of the area</li> <li>• 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.</li> <li>• not adversely impacting on important views to and from settlements, downland and the coast * See the Brighstone Parish Green Space Audit.</li> </ul> <p>In addition to the above any new housing development will also be expected to: provide sufficient garden space, parking for the size of the proposed development and in line with that seen in the immediate local area</p>

Topic	Policy No.	Policy Wording
Improving Community Services	ICS1	<p>BPNP Policy ICS1: Community Facilities/Services</p> <p>The Neighbourhood Plan wishes to see the retention of existing community facilities/services in Brighstone Parish. 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"> <li>• meet a proven local need and</li> <li>• include a full consideration of existing community facilities and show no negative impact upon them.</li> </ul> <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>BPNP 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	CS1	<p>BNPN Policy CSC1: Flood Risk</p> <p>The Neighbourhood Plan encourages design approaches which seek to alleviate any flood risk from surface or ground water.</p> <p>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>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	CS2	<p>BNPN Policy CSC2: Coastal Development</p> <p>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>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>Proposals will need to be in line with the Isle of Wight Shoreline Management Plan and the Isle of Wight AONB Management Plan.</p>

## Appendix 1a: Statutory Consultation Responses on Scoping Report and our action

The following table sets out the responses received as part of the statutory consultation on the scoping document for this Sustainability Report.

Consultee	Part of Scoping document it relates to	Comment	Action
Isle of Wight Council	Whole document	With reference to Brighstone it might help the reader if it is made clearer whether the settlement or being referred to, or the parish.	Agreed - Have altered all reference to Brighstone to either Brighstone Parish or Brighstone Village to make clearer.
Isle of Wight Council	Page 32 Highway Infrastructure	"The proposed programme of works is shown on the Island Roads website." It would be helpful to know what this would mean to the plan	Agreed - Have provided more detail on the types of work shown until 2022.
Isle of Wight Council	Page 32 Refuse and Waste	This section may benefit from more up to date information, such as information on the waste contract procurement project on the council's website.	Agreed - Have altered wording accordingly
Isle of Wight Council	Page 32 Community Assets	Is it worth considering whether pubs should be catergorised as a community asset?	Agreed - 2 x pubs now listed under community assets.

Isle of Wight Council	Page 43 2 <sup>nd</sup> paragraph Summary of baseline information	Due to the level and nature of utility infrastructure provision within the parish (such as sewerage and heating/gas), I wonder whether there would be benefit in including these in this section?	Agreed - Now included reference to these in this section.
Isle of Wight Council	Page 45 2 <sup>nd</sup> paragraph Infrastructure	I would suggest that it would be helpful to set out what this means for Brighstone? This would then provide the local context.	Agreed - Wording altered to make more locally specific.
Isle of Wight Council	Page 47 SA Framework Table – Air quality	‘Some concerns have been voiced over congestion, speeding issues and highway maintenance...” it is suggested that these are not Air quality issues and perhaps would be best placed in Material assets?	Agreed and changed.
Isle of Wight Council	Page 47 SA Framework Table – Water	It is suggested for future ease of use that this section should only cover diffuse pollution and abstraction/supply. Flood risk issues are probably more appropriately addressed under Climate Change Adaptation.	Agreed and changed
Isle of Wight Council	Page 49 SA Framework Table – Climate Change Adaptation	How does the content in the ‘Relevant to Brighstone?’ relate to the plan area? Text doesn’t appear to relate the S topic to the plan areas.	Agreed and changed to make wording more relevant.

Isle of Wight Council	Page 51 SA Framework Table – Social Inclusion	Is there any information that could be included in relation to the younger people and the issue of engagement/non-response to consultation?	Agreed – Have made reference to the low return rate of the Youth Survey.
Isle of Wight Council	Page 52 SA Framework Table – Material assets	Is connection to infrastructure that can provide the means for conventional heating, e.g. connection to gas etc.?	Agreed – made reference to lack of mains gas and likely impact on high levels of fuel poverty in the parish.
Environment Agency	General comment	We recommend an objective is included to protect and enhance the environment. Indicators should relate to the environmental constraints in your local area. This may include flood risk, water quality, biodiversity.	Agreed – Already have objectives and policies looking to conserve and enhance the natural environment and also relating to minimising flood risk.

Environment Agency	General comment	We also recommend your SA takes account of relevant policies, plans and strategies including your local Strategic Flood Risk Assessment, flood risk strategies ( <a href="https://www.gov.uk/government/collections/flood-risk-management-current-schemes-and-strategies">https://www.gov.uk/government/collections/flood-risk-management-current-schemes-and-strategies</a> ), and the South East River Basin Management Plan, available online at:  <a href="https://www.gov.uk/government/publications/south-east-river-basin-management-plan">https://www.gov.uk/government/publications/south-east-river-basin-management-plan</a>	These documents were used to inform the approach taken in the SA and in the Neighbourhood Plan.
Environment Agency	General comment	Together with Natural England, English Heritage and Forestry Commission, we have published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans.  This is available at:  <a href="http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf">http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf</a> .	This has been looked at as part of the process.
Environment Agency	SA Framework	Within Section 4 (Sustainability Framework), we welcome the inclusion of Climate Change Adaptation and the appraisal sub-criteria bullet points related to flood risk.	Noted.

Natural England	SA Framework	Our only comment on this is that we note that the first sub criteria under objective 4 Biodiversity, fauna and flora relate more to objective 3 and we suggest they are moved to this objective. In other regards, the table covers well the other environmental matters within our remit.	Agreed – altered reference to correct objective.
English Heritage / Historic England	General comment	The nature of the locally-led neighbourhood plan process is that the community itself should determine its own agenda based on the issues about which it is concerned. At the same time, as a national organisation able increasingly to draw upon our experiences of neighbourhood planning exercises across the country, our input can help communities reflect upon the special (heritage) qualities which define their area to best achieve aims and objectives for the historic environment. To this end information on our website might be of assistance <a href="http://www.english-heritage.org.uk/caring/get-involved/improving-your-neighbourhood/">http://www.english-heritage.org.uk/caring/get-involved/improving-your-neighbourhood/</a> .	This guidance has been looked at as part of the process.

English Heritage / Historic England	General comment	In addition, general guidance on Sustainability Appraisal and the historic environment is set out in English Heritage’s publication “Strategic Environmental Assessment, Sustainability Appraisal and The Historic Environment” ( <a href="http://www.english-heritage.org.uk/publications/strategic-environ-assessment-sustainability-appraisal-historic-environment/">http://www.english-heritage.org.uk/publications/strategic-environ-assessment-sustainability-appraisal-historic-environment/</a> ).	This guidance has been looked at as part of the process.
English Heritage / Historic England	Section 2 4 <sup>th</sup> paragraph	In the fourth paragraph of Section 2, it should be clarified that the caveats to which you refer (which also apply to designated heritage assets) are caveats to the approval of development which is sustainable without delay, not to the overall presumption in favour of sustainable development. That presumption applies whether development is sustainable or unsustainable because it would adversely affect sensitive environmental assets.	Agreed – text altered.
English Heritage / Historic England	Conservation Areas and baseline Historic Environment information	We welcome the reference to the Brighstone Parish Village Design Statement and Conservation Area Appraisals in the Table on page 11. We also welcome the section on the historic environment, which is generally very comprehensive. However, we would like to see a reference to non-designated heritage assets, such as a list of locally-important buildings and features if one exists (if not, this should be identified as a gap in the baseline information) and non-scheduled archaeological remains identified on the Isle of Wight Historic Environment Record.	Agreed – reference now made to the Local List and also non-designated heritage assets on the Isle of Wight Historic Environment Record (HER).

<p>English Heritage / Historic England</p>	<p>Characterisation</p>	<p>Has there been any characterisation of the parish outside the Conservation Areas ? (English Heritage considers that Neighbourhood Development Plans should be underpinned by a thorough understanding of the character and special qualities of the area covered by the Plan. We therefore suggest a characterisation study as a precursor to neighbourhood plans as such a study can help inform locations and detailed design of proposed new development, identify possible townscape improvements and establish a baseline against which to measure change).</p>	<p>An HLC has been completed for the whole Isle of Wight. Whilst a full local characterisation would no doubt be a very useful and informative document we are unable to complete this with the timescale and resources we have for the Neighbourhood Plan. However, we have sought to describe more of the character of the parish in the Brighstone Parish Design Statement which now includes many photographs and analysis of historic maps.</p>
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English Heritage / Historic England	Heritage at risk	It should also be explained that the English Heritage Heritage at Risk Register does not include grade II listed buildings at risk. Has a survey of these buildings been undertaken ? Again, if not, this should be identified as a gap in the baseline. (The preparation of the Neighbourhood Development Plan offers the opportunity to harness a community’s interest in the historic environment by getting them to help add to the evidence base, perhaps by undertaking historic characterisation surveys or creating or reviewing a local heritage list or surveying grade II listed buildings).	Reference to the scope on the Heritage at Risk Register is now included. Whilst the suggestion of undertaking an audit of Grade II Listed Buildings in the Parish is undoubtedly a useful undertaking, we do not have the resources to undertake this. We would also be concerned that making local judgements on individual private properties could be divisive.
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English Heritage / Historic England	Negative issues affecting heritage assets	We note that historic heritage is not identified as a sustainability issue or problem. If this is indeed the case, then clearly it is a good thing, but the Conservation Area Appraisals have identified a number of negative issues, so we would suggest that threats to and loss of special interest of the Conservation Areas is a sustainability issue or problem. In addition, without a grade II buildings at risk survey, it is not possible to conclude that there are no issues or problems for designated heritage assets. The parish contains one scheduled monument currently at risk. Do the HEAPs for the HLC areas identify any issues or problems ?	Agreed and now altered to include specific reference to Conservation Areas and Heritage at Risk.
English Heritage / Historic England	SA Framework	We welcome the objective to “protect and enhance the island’s natural and historic environment and character....” and the associated “Appraisal sub-criteria”, although the latter should be against 3. Landscape, Archaeology and Heritage rather than 4. Biodiversity, fauna and flora.	Agreed and now altered.

English Heritage / Historic England	Indicators	<p>The Scoping Report normally also sets out the “indicators”, with which the policies and/or site allocations can be assessed against the objectives and sub-objectives.</p> <p>Appendix 4 of the English Heritage advice contains a range of possible indicators for assessing and monitoring the performance of the policies and proposals of the Plan against a historic environment objective. Again, not all of these will be relevant, but we suggest that the following be considered:</p> <ul style="list-style-type: none"> <li>• the number and percentage of different heritage assets at risk;</li> <li>• the percentage of planning applications where archaeological investigations were required prior to approval; and</li> <li>• the percentage of planning applications where archaeological mitigation strategies were developed and implemented.</li> </ul>	<p>The final SA will include a section on monitoring. It is likely that the Parish Council will request a sub set of data from the local planning authority to assist with this as they are already monitoring the effectiveness of the Island Plan Local Development Framework.</p>
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## Appendix 1b: Pre-submission draft consultation responses relating to the Sustainability Appraisal

The following table sets out comment received from the pre-submission draft consultation on the Brighstone Parish Neighbourhood Plan, on matters relating to the Sustainability Appraisal.

Consultee	Part of document it relates to	Comment	Action
Isle of Wight Council	Section 5 Alternatives, Table 2 and Appendix 2	<p>The Sustainability Appraisal will be a useful tool in demonstrating that the Plan is contributing to sustainable development (and how it is done), which is a Basic Condition. In light of this it is considered that the appraisal would benefit from further explanation of how alternative policy approaches have been considered, where appropriate assessed and compared, and a clear justification for why they were ruled out. This could be achieved by starting with a long list of all possible options and then through a relatively quick process, screen out those which are not realistic, either using set criteria and/or providing some justification for the determination made.</p> <p>Following on from this point, it is considered that Table 2: Alternatives would benefit from an explanation of why and how potential options were ruled in or out as a summary of Appendix 2. Appendix 2 itself lacks any actual justification of assessment or rationale of the preferred identified option.</p>	In section 5 we have now provided detailed explanation of the alternatives and the preferred and chosen options. This detail is given in Appendix 2 and Table 2.

Isle of Wight Council	SEA / Mitigation	Within a Sustainability Appraisal one would normally expect to see details on proposed mitigation, suggested changes and policy iteration/development. It is not clear from the current document where these are and whether they meet the requirements of the SEA Directive.	Discussed at Steering Group –  We are confident that the SEA element of the document is commensurate with what is proposed in the Neighbourhood Plan and have had no contra-indication of this from Natural England in their consultation response, namely  <i>‘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’.</i>
Isle of Wight Council	Offer of further discussion	If it would be benefit officers can attend a meeting to go through these issues in more detail.	Noted
Natural England	SEA	Screening Request: Strategic Environmental Assessment 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.	Noted / no further action required

Natural England	SEA Directive and the Neighbourhood Plan	<p>Guidance on the assessment of Neighbourhood Plans in light of the SEA Directive is contained within the National Planning Practice Guidance<sup>i</sup>. The guidance highlights three triggers that may require the production of an SEA, for instance where:</p> <ul style="list-style-type: none"> <li>• A neighbourhood plan allocates sites for development</li> <li>• The neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan</li> <li>• The neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.</li> </ul> <p>We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.</p> <p>We are not aware of <u>significant</u> populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.</p> <p>Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.</p> <p>Please note that Natural England reserves the right to provide</p>	Noted – NE considers that NP proposals will not have significant effects on sensitive sites that it has a duty to protect. No further action required.
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		<p>further comments on the environmental assessment of the plan beyond this SEA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.</p> <p>For any queries relating to the specific advice in this letter <u>only</u> please contact Matt Taylor on 0300 060 4846. For any new consultations, or to provide further information on this consultation please send your correspondences to <a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>.</p> <p>We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.</p>	
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## APPENDIX 2: Assessment of Alternatives

Housing : Location and size of housing development

Alternatives -	Alternative One:	Alternative Two:	Alternative Three:	Alternative Four:
Sustainability Framework Objectives	Business as usual	Development inside or adjacent to the settlement boundary of the Rural Service Centre no density or size specified	Development inside or adjacent to the settlement boundary of the Rural Service Centre but with preferably no site exceeding more than 10 homes	Development inside or adjacent to the settlement boundary of the Rural Service Centre on sites defined in the Neighbourhood Plan
1: Air Quality To reduce air pollution and ensure air quality continues to improve.	0	0	0	0
2: Water Quality To maintain and improve the water quality of Brighstone's groundwater, rivers and coasts to achieve sustainable water resources management.	0	0	0	0
3: Landscape. Archaeology and Heritage To protect and enhance Brighstone's natural and historic environment and character, and to achieve sustainable development within a sensitive landscape	0	✓	✓	✓
4: Biodiversity, fauna and flora To conserve and enhance Brighstone's biodiversity, flora and fauna.	0	✓	✓	✓
5: Soil, geology and land use: To ensure appropriate land use in relation to soil and geology functionality	0	0	0	0

and improve efficiency in land use.				
6: Climate Change Mitigation To minimize future climate change through reducing emissions of carbon dioxide and other greenhouse gases.	0	✓	✓	✓
7: Climate Change Adaptation To reduce the risks to people and properties from the effects of climate change.	0	✓	✓	✓
8: Culture and local distinctiveness To maintain and protect the local culture, traditions and civic pride of Brighstone and increase engagement in cultural activity.	0	✓	✓	✓
9: Population To develop and maintain a balanced and sustainable population structure in Brighstone.	0	✓	✓	✓
10: Crime and Safety To reduce crime and the fear of crime and ensure safety in the public realm.	0	0	0	0
11: Health To improve the health and well being of the population and reduce inequalities in health.	0	0	0	0
12: Social Inclusion To reduce the level and distribution of poverty and social exclusion across in Brighstone.	0	✓	✓	✓
13: Education and Training To raise educational achievement levels and develop opportunities for everyone	0	0	0	0

to acquire the skills they need to find and remain in work.				
14: Access To improve accessibility to all services and facilities.	0	✓	✓	✓
15: Material assets To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	0	✓	✓	✓
16: Employment To ensure high and stable levels of employment so everyone can benefit from the economy in Brighstone.	0	0	0	0
17: Investment in business To stimulate economy revival in priority regeneration areas.	0	0	0	0
18: Economy performance To sustain economy growth and competitiveness.	0	0	0	0

Conclusion: Alternatives 2,3 and 4 have equal positive impact. Due to the lack of strong opinion from the local community on any sites that should be developed regarding and the expertise and budget constraints on the Neighbourhood Plan process, alternative 4 was ruled out. Alternative 2 provides no additional detail over the existing policy context of the Island Plan and was therefore ruled out. **Alternative 3 was chosen as the approach** for the Neighbourhood Plan, the justification for this being the location of the whole parish within the Isle of Wight AONB which is a sensitive area (as defined by the NPPF allowing for necessary constraint on new development including a presumption against major development other than in exception circumstances – with major development in relation to housing being defined in the Town and Country Planning Act 1990<sup>2</sup> as “(c) the provision of dwelling houses 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);”

<sup>2</sup> As amended by the Town and Country Planning (Development Management Procedure) (England) Order 2010.

Housing: Contributing to affordable housing

Alternatives -	Alternative One:	Alternative Two:
Sustainability Framework Objectives	Business as usual	Housing development delivers or contributes to the cost of affordable housing based on local need and with a local connection criteria
1: Air Quality To reduce air pollution and ensure air quality continues to improve.	0	0
2: Water Quality To maintain and improve the water quality of Brighstone's groundwater, rivers and coasts to achieve sustainable water resources management.	0	✓
3: Landscape, Archaeology and Heritage To protect and enhance Brighstone's natural and historic environment and character, and to achieve sustainable development within a sensitive landscape	0	0
4: Biodiversity, fauna and flora To conserve and enhance Brighstone's biodiversity, flora and fauna.	0	0
5: Soil, geology and land use: To ensure appropriate land use in relation to soil and geology functionality and improve efficiency in land use.	0	0
6: Climate Change Mitigation To minimize future climate change through reducing emissions of carbon dioxide and other greenhouse gases.	0	0
7: Climate Change Adaptation To reduce the risks to people and properties from the effects of climate change.	0	0
8: Culture and local distinctiveness To maintain and protect the local culture, traditions and civic pride of Brighstone and increase engagement in cultural activity.	0	0
9: Population To develop and maintain a balanced and sustainable population structure in Brighstone.	0	0

10: Crime and Safety To reduce crime and the fear of crime and ensure safety in the public realm.	0	0
11: Health To improve the health and well being of the population and reduce inequalities in health.	0	✓
12: Social Inclusion To reduce the level and distribution of poverty and social exclusion across Brighstone.	0	0
13: Education and Training To raise educational achievement levels and develop opportunities for everyone to acquire the skills they need to find and remain in work.	0	0
14: Access To improve accessibility to all services and facilities.	0	✓
15: Material assets To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	0	✓
16: Employment To ensure high and stable levels of employment so everyone can benefit from the economy in Brighstone.	0	0
17: Investment in business To stimulate economy revival in priority regeneration areas.	0	0
18: Economy performance To sustain economy growth and competitiveness.	0	0

Conclusion: In general neutral with Alternative Two scoring more highly in relation to some of the objectives. **Alternative Two was chosen as the preferred approach** for the Neighbourhood Plan. The justification for this being the clear identified local need for affordable housing from the Housing Survey and resulting Brighstone Parish Housing Needs Assessment; the support from the local community for provision of small scale incremental development (see above) including affordable housing for those with a local connection with the area and in recognition of the price premium on local properties due to the desirability of the locality.

Housing: Specialist housing

Alternatives -	Alternative One:	Alternative Two:
Sustainability Framework Objectives	Business as usual	Specialist housing – essential rural workers and the elderly
1: Air Quality To reduce air pollution and ensure air quality continues to improve.	0	✓
2: Water Quality To maintain and improve the water quality of Brighstone’s groundwater, rivers and coasts to achieve sustainable water resources management.	0	0
3: Landscape, Archaeology and Heritage To protect and enhance Brighstone’s natural and historic environment and character, and to achieve sustainable development within a sensitive landscape	0	✓
4: Biodiversity, fauna and flora To conserve and enhance Brighstone’s biodiversity, flora and fauna.	0	0
5: Soil, geology and land use: To ensure appropriate land use in relation to soil and geology functionality and improve efficiency in land use.	0	0
6: Climate Change Mitigation To minimize future climate change through reducing emissions of carbon dioxide and other greenhouse gases.	0	✓
7: Climate Change Adaptation To reduce the risks to people and properties from the effects of climate change.	0	✓
8: Culture and local distinctiveness To maintain and protect the local culture, traditions and civic pride of Brighstone and increase engagement in cultural activity.	0	0
9: Population To develop and maintain a balanced and sustainable population structure in Brighstone.	0	0

10: Crime and Safety To reduce crime and the fear of crime and ensure safety in the public realm.	0	0
11: Health To improve the health and well being of the population and reduce inequalities in health.	0	0
12: Social Inclusion To reduce the level and distribution of poverty and social exclusion across in Brighstone.	0	0
13: Education and Training To raise educational achievement levels and develop opportunities for everyone to acquire the skills they need to find and remain in work.	0	0
14: Access To improve accessibility to all services and facilities.	0	✓
15: Material assets To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	0	0
16: Employment To ensure high and stable levels of employment so everyone can benefit from the economy in Brighstone.	0	0
17: Investment in business To stimulate economy revival in priority regeneration areas.	0	0
18: Economy performance To sustain economy growth and competitiveness.	0	0

Conclusion: Generally neutral impact with Alternative Two having some positive impact. **Alternative Two was chosen as the approach** to be pursued as it will allow for development where there is an identified local need and/or a requirement for this to be located away from the Rural Service Centre. This will support genuine cases for specialist housing for the elderly or for essential rural workers.

Protecting our Environment: Conserving and enhancing the landscape, natural and historic environments

Alternatives -	Alternative One:	Alternative Two:
Sustainability Framework Objectives	Business as usual	Conserve and enhance the landscape, natural and historic environments of Brighstone Parish
1: Air Quality To reduce air pollution and ensure air quality continues to improve.	0	0
2: Water Quality To maintain and improve the water quality of Brighstone's groundwater, rivers and coasts to achieve sustainable water resources management.	0	0
3: Landscape, Archaeology and Heritage To protect and enhance Brighstone's natural and historic environment and character, and to achieve sustainable development within a sensitive landscape	0/✓	✓
4: Biodiversity, fauna and flora To conserve and enhance Brighstone's biodiversity, flora and fauna.	0/✓	✓
5: Soil, geology and land use: To ensure appropriate land use in relation to soil and geology functionality and improve efficiency in land use.	0/✓	✓
6: Climate Change Mitigation To minimize future climate change through reducing emissions of carbon dioxide and other greenhouse gases.	0	0
7: Climate Change Adaptation To reduce the risks to people and properties from the effects of climate change.	0	0
8: Culture and local distinctiveness To maintain and protect the local culture, traditions and civic pride of Brighstone and increase engagement in cultural activity.	0/✓	✓
9: Population To develop and maintain a balanced and sustainable population structure in Brighstone.	0	0

10: Crime and Safety To reduce crime and the fear of crime and ensure safety in the public realm.	0	0
11: Health To improve the health and well being of the population and reduce inequalities in health.	0	0
12: Social Inclusion To reduce the level and distribution of poverty and social exclusion across Brighstone.	0	0
13: Education and Training To raise educational achievement levels and develop opportunities for everyone to acquire the skills they need to find and remain in work.	0	0
14: Access To improve accessibility to all services and facilities.	0	0
15: Material assets To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	0	0
16: Employment To ensure high and stable levels of employment so everyone can benefit from the economy in Brighstone.	0	0
17: Investment in business To stimulate economy revival in priority regeneration areas.	0	0
18: Economy performance To sustain economy growth and competitiveness.	0	0

Conclusion: Generally neutral impact with Alternative Two having some positive impact. **Alternative Two was chosen to be pursued** in the policies of the Neighbourhood Plan. Whilst it is accepted that the Island Plan already provides the policy context for the conservation and enhancement of the landscape, natural and historic environments of the Isle of Wight the location of Brighstone Parish within the Isle of Wight AONB and the other international, national and local designations for the natural and heritage assets in the area are felt to necessitate our own policy in the plan. This is further supported by the importance placed on the rural character, natural environment and heritage of the area and how this contributes to its appeal and value for local residents and visitors to the area (see Residents Survey).

Protecting our Environment: Tranquillity

Alternatives -	Alternative One:	Alternative Two:
Sustainability Framework Objectives	Business as usual	Conserve and enhance the tranquillity of the parish, including the dark night skies.
1: Air Quality To reduce air pollution and ensure air quality continues to improve.	0	0
2: Water Quality To maintain and improve the water quality of Brighstone's groundwater, rivers and coasts to achieve sustainable water resources management.	0	0
3: Landscape. Archaeology and Heritage To protect and enhance Brighstone's natural and historic environment and character, and to achieve sustainable development within a sensitive landscape	0/✓	✓
4: Biodiversity, fauna and flora To conserve and enhance Brighstone's biodiversity, flora and fauna.	0/✓	✓
5: Soil, geology and land use: To ensure appropriate land use in relation to soil and geology functionality and improve efficiency in land use.	0	0
6: Climate Change Mitigation To minimize future climate change through reducing emissions of carbon dioxide and other greenhouse gases.	0	0
7: Climate Change Adaptation To reduce the risks to people and properties from the effects of climate change.	0	0
8: Culture and local distinctiveness To maintain and protect the local culture, traditions and civic pride of Brighstone and increase engagement in cultural activity.	0/✓	✓
9: Population To develop and maintain a balanced and sustainable population structure in Brighstone.	0	0

10: Crime and Safety To reduce crime and the fear of crime and ensure safety in the public realm.	0	0
11: Health To improve the health and well being of the population and reduce inequalities in health.	0	0
12: Social Inclusion To reduce the level and distribution of poverty and social exclusion across Brighstone.	0	0
13: Education and Training To raise educational achievement levels and develop opportunities for everyone to acquire the skills they need to find and remain in work.	0	0
14: Access To improve accessibility to all services and facilities.	0	0
15: Material assets To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	0	0
16: Employment To ensure high and stable levels of employment so everyone can benefit from the economy in Brighstone.	0	0
17: Investment in business To stimulate economy revival in priority regeneration areas.	0	0
18: Economy performance To sustain economy growth and competitiveness.	0	0

Conclusion: Generally neutral in impact Alternative Two has some positive impact. **Alternative Two was chosen to be pursued** in the Neighbourhood Plan.

The justification for this being the particular importance of the dark night sky resource in the parish, the level of support for its protection as evidenced from the Residents Survey and the fact that the whole parish is located within an AONB.

Traffic and Transport: Private Car Parking

Alternatives -	Alternative One:	Alternative Two:
Sustainability Framework Objectives	Business as usual	Ensure development provides sufficient off road parking to alleviate any pressure for street parking.
1: Air Quality To reduce air pollution and ensure air quality continues to improve.	0	0
2: Water Quality To maintain and improve the water quality of Brighstone's groundwater, rivers and coasts to achieve sustainable water resources management.	0	0
3: Landscape, Archaeology and Heritage To protect and enhance Brighstone's natural and historic environment and character, and to achieve sustainable development within a sensitive landscape	0	0
4: Biodiversity, fauna and flora To conserve and enhance Brighstone's biodiversity, flora and fauna.	0	0
5: Soil, geology and land use: To ensure appropriate land use in relation to soil and geology functionality and improve efficiency in land use.	0	0
6: Climate Change Mitigation To minimize future climate change through reducing emissions of carbon dioxide and other greenhouse gases.	0	0
7: Climate Change Adaptation To reduce the risks to people and properties from the effects of climate change.	0	0
8: Culture and local distinctiveness To maintain and protect the local culture, traditions and civic pride of Brighstone and increase engagement in cultural activity.	0	0
9: Population To develop and maintain a balanced and sustainable population structure in Brighstone.	0	0

10: Crime and Safety To reduce crime and the fear of crime and ensure safety in the public realm.	0	✓
11: Health To improve the health and well being of the population and reduce inequalities in health.	0	0
12: Social Inclusion To reduce the level and distribution of poverty and social exclusion across in Brighstone.	0	0
13: Education and Training To raise educational achievement levels and develop opportunities for everyone to acquire the skills they need to find and remain in work.	0	0
14: Access To improve accessibility to all services and facilities.	0	0
15: Material assets To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	0	0
16: Employment To ensure high and stable levels of employment so everyone can benefit from the economy in Brighstone.	0	0
17: Investment in business To stimulate economy revival in priority regeneration areas.	0	0
18: Economy performance To sustain economy growth and competitiveness.	0	0

Conclusion: Generally neutral in impact Alternative Two has some albeit minor positive impact. **Alternative Two was chosen to be pursued** in the Neighbourhood Plan. The justification for this being the comments received during the consultation processes and the need to ensure that existing concerns from on street parking are not exacerbated by additional pressure due to lack of parking space in new properties.

Traffic and Transport: Parking for public benefit

Alternatives -	Alternative One:	Alternative Two:
Sustainability Framework Objectives	Business as usual	Identify opportunities to provide parking for public benefit where needed in the parish (for example close to the Doctors Surgery and primary school).
1: Air Quality To reduce air pollution and ensure air quality continues to improve.	0	0
2: Water Quality To maintain and improve the water quality of Brighstone's groundwater, rivers and coasts to achieve sustainable water resources management.	0	0
3: Landscape. Archaeology and Heritage To protect and enhance Brighstone's natural and historic environment and character, and to achieve sustainable development within a sensitive landscape	0	0
4: Biodiversity, fauna and flora To conserve and enhance Brighstone's biodiversity, flora and fauna.	0	0
5: Soil, geology and land use: To ensure appropriate land use in relation to soil and geology functionality and improve efficiency in land use.	0	0
6: Climate Change Mitigation To minimize future climate change through reducing emissions of carbon dioxide and other greenhouse gases.	0	0
7: Climate Change Adaptation To reduce the risks to people and properties from the effects of climate change.	0	0
8: Culture and local distinctiveness To maintain and protect the local culture, traditions and civic pride of Brighstone and increase engagement in cultural activity.	0	0
9: Population To develop and maintain a balanced and sustainable population structure in Brighstone.	0	0

10: Crime and Safety To reduce crime and the fear of crime and ensure safety in the public realm.	0	0
11: Health To improve the health and well being of the population and reduce inequalities in health.	0	✓
12: Social Inclusion To reduce the level and distribution of poverty and social exclusion across in Brighstone.	0	0
13: Education and Training To raise educational achievement levels and develop opportunities for everyone to acquire the skills they need to find and remain in work.	0	0
14: Access To improve accessibility to all services and facilities.	0	✓
15: Material assets To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	0	0
16: Employment To ensure high and stable levels of employment so everyone can benefit from the economy Brighstone.	0	0
17: Investment in business To stimulate economy revival in priority regeneration areas.	0	0
18: Economy performance To sustain economy growth and competitiveness.	0	0

Conclusion: Generally neutral impact of the alternative approaches with Alternative Two having a slightly more positive effect. **Alternative Two was chosen to be pursued** in the Island Plan. Consultation identified particular parking issues in New Road associated with patients using the Doctors Surgery and also school drop off and pick up times. It was felt that this issue was something that would warrant policy in the Neighbourhood Plan.

Traffic and Transport: Large tourism related sites along the Military Road

Alternatives -	Alternative One:	Alternative Two:
Sustainability Framework Objectives	Business as usual	Ensure that proposals for development or re-development of larger tourism related sites on the Military Road incorporate traffic generation considerations.
1: Air Quality To reduce air pollution and ensure air quality continues to improve.	0	0
2: Water Quality To maintain and improve the water quality of Brighstone's groundwater, rivers and coasts to achieve sustainable water resources management.	0	0
3: Landscape. Archaeology and Heritage To protect and enhance Brighstone's natural and historic environment and character, and to achieve sustainable development within a sensitive landscape	0	✓
4: Biodiversity, fauna and flora To conserve and enhance Brighstone's biodiversity, flora and fauna.	0	0
5: Soil, geology and land use: To ensure appropriate land use in relation to soil and geology functionality and improve efficiency in land use.	0	0
6: Climate Change Mitigation To minimize future climate change through reducing emissions of carbon dioxide and other greenhouse gases.	0	0
7: Climate Change Adaptation To reduce the risks to people and properties from the effects of climate change.	0	0
8: Culture and local distinctiveness To maintain and protect the local culture, traditions and civic pride of Brighstone and increase engagement in cultural activity.	0	0
9: Population To develop and maintain a balanced and sustainable population structure in Brighstone.	0	0

10: Crime and Safety To reduce crime and the fear of crime and ensure safety in the public realm.	0	0
11: Health To improve the health and well being of the population and reduce inequalities in health.	0	0
12: Social Inclusion To reduce the level and distribution of poverty and social exclusion across in Brighstone.	0	0
13: Education and Training To raise educational achievement levels and develop opportunities for everyone to acquire the skills they need to find and remain in work.	0	0
14: Access To improve accessibility to all services and facilities.	0	✓
15: Material assets To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	0	0
16: Employment To ensure high and stable levels of employment so everyone can benefit from the economy in Brighstone.	0	0
17: Investment in business To stimulate economy revival in priority regeneration areas.	0	0
18: Economy performance To sustain economy growth and competitiveness.	0	0

Conclusion: Generally neutral impact of the alternative approaches with Alternative Two having a slightly more positive effect. **Alternative Two was chosen to be pursued** in the Neighbourhood Plan. Justification for this approach relates to the likely requirement for development on these sites to require access by car and the increase in resulting traffic in the local area, alternatives to private vehicle use would be a more sustainable approach.

Jobs and the Local Economy: Brighstone Village

Alternatives -	Alternative One:	Alternative Two:
Sustainability Framework Objectives	Business as usual	Support the businesses in Brighstone village
1: Air Quality To reduce air pollution and ensure air quality continues to improve.	0	0
2: Water Quality To maintain and improve the water quality of Brighstone's groundwater, rivers and coasts to achieve sustainable water resources management.	0	0
3: Landscape. Archaeology and Heritage To protect and enhance Brighstone's natural and historic environment and character, and to achieve sustainable development within a sensitive landscape	0	✓
4: Biodiversity, fauna and flora To conserve and enhance Brighstone's biodiversity, flora and fauna.	0	0
5: Soil, geology and land use: To ensure appropriate land use in relation to soil and geology functionality and improve efficiency in land use.	0	0
6: Climate Change Mitigation To minimize future climate change through reducing emissions of carbon dioxide and other greenhouse gases.	0	0
7: Climate Change Adaptation To reduce the risks to people and properties from the effects of climate change.	0	0
8: Culture and local distinctiveness To maintain and protect the local culture, traditions and civic pride of Brighstone and increase engagement in cultural activity.	0	✓
9: Population To develop and maintain a balanced and sustainable population structure in Brighstone.	0	0
10: Crime and Safety To reduce crime and the fear of crime and ensure safety in the public realm.	0	0

11: Health To improve the health and well being of the population and reduce inequalities in health.	0	✓
12: Social Inclusion To reduce the level and distribution of poverty and social exclusion across in Brighstone.	0	0
13: Education and Training To raise educational achievement levels and develop opportunities for everyone to acquire the skills they need to find and remain in work.	0	0
14: Access To improve accessibility to all services and facilities.	0	✓
15: Material assets To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	0	0
16: Employment To ensure high and stable levels of employment so everyone can benefit from the economy in Brighstone.	0	0/✓
17: Investment in business To stimulate economy revival in priority regeneration areas.	0	0/✓
18: Economy performance To sustain economy growth and competitiveness.	0	0

Conclusion: Generally neutral impact of the alternative approaches with Alternative Two having a slightly more positive effect. **Alternative Two was chosen to be pursued** in the Neighbourhood Plan. The justification of this being the need to encourage the retention of existing business in the area and the ability to accommodate new business in the village centre and the villages Rural Service Centre status.

Jobs and the Local Economy: Existing tourism related businesses along the Military Road

Alternatives -	Alternative One:	Alternative Two:
Sustainability Framework Objectives	Business as usual	Careful consideration is given to proposals for development or redevelopment of existing larger scale tourism sites along the Military Road.
1: Air Quality To reduce air pollution and ensure air quality continues to improve.	0	0
2: Water Quality To maintain and improve the water quality of Brighstone's groundwater, rivers and coasts to achieve sustainable water resources management.	0	0
3: Landscape, Archaeology and Heritage To protect and enhance Brighstone's natural and historic environment and character, and to achieve sustainable development within a sensitive landscape	0	✓
4: Biodiversity, fauna and flora To conserve and enhance Brighstone's biodiversity, flora and fauna.	0	✓
5: Soil, geology and land use: To ensure appropriate land use in relation to soil and geology functionality and improve efficiency in land use.	0	0
6: Climate Change Mitigation To minimize future climate change through reducing emissions of carbon dioxide and other greenhouse gases.	0	0
7: Climate Change Adaptation To reduce the risks to people and properties from the effects of climate change.	0	0
8: Culture and local distinctiveness To maintain and protect the local culture, traditions and civic pride of Brighstone and increase engagement in cultural activity.	0	✓
9: Population To develop and maintain a balanced and sustainable population structure in Brighstone.	0	0

10: Crime and Safety To reduce crime and the fear of crime and ensure safety in the public realm.	0	0
11: Health To improve the health and well being of the population and reduce inequalities in health.	0	0
12: Social Inclusion To reduce the level and distribution of poverty and social exclusion across in Brighstone.	0	0
13: Education and Training To raise educational achievement levels and develop opportunities for everyone to acquire the skills they need to find and remain in work.	0	0
14: Access To improve accessibility to all services and facilities.	0	0
15: Material assets To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	0	0
16: Employment To ensure high and stable levels of employment so everyone can benefit from the economy in Brighstone.	0	✓
17: Investment in business To stimulate economy revival in priority regeneration areas.	0	✓
18: Economy performance To sustain economy growth and competitiveness.	0	0

Conclusion: Generally neutral impact of the alternative approaches with Alternative Two having a slightly more positive effect. **Alternative Two was chosen to be pursued** in the Neighbourhood Plan. The justification for this being the recognition of the value that these sites have to the local and Isle of Wight tourism economy; the policy context of the Island Plan; they are all located in the AONB and on the Heritage Coast; they are also close to or within international and national nature conservation areas and have particular importance for dark night sky conservation.

Jobs and the Local Economy: Jobs/business in the rest of the parish

Alternatives -	Alternative One:	Alternative Two:
Sustainability Framework Objectives	Business as usual	Outside the Rural Service Centre and the larger sites along the Military Road, jobs and business should be focused on appropriate tourism development and/or rural business activities.
1: Air Quality To reduce air pollution and ensure air quality continues to improve.	0	0
2: Water Quality To maintain and improve the water quality of Brighstone's groundwater, rivers and coasts to achieve sustainable water resources management.	0	0
3: Landscape. Archaeology and Heritage To protect and enhance Brighstone's natural and historic environment and character, and to achieve sustainable development within a sensitive landscape	0	✓
4: Biodiversity, fauna and flora To conserve and enhance Brighstone's biodiversity, flora and fauna.	0	✓
5: Soil, geology and land use: To ensure appropriate land use in relation to soil and geology functionality and improve efficiency in land use.	0	✓
6: Climate Change Mitigation To minimize future climate change through reducing emissions of carbon dioxide and other greenhouse gases.	0	0
7: Climate Change Adaptation To reduce the risks to people and properties from the effects of climate change.	0	0
8: Culture and local distinctiveness To maintain and protect the local culture, traditions and civic pride of Brighstone and increase engagement in cultural activity.	0	0
9: Population To develop and maintain a balanced and sustainable population structure in Brighstone.	0	0

10: Crime and Safety To reduce crime and the fear of crime and ensure safety in the public realm.	0	0
11: Health To improve the health and well being of the population and reduce inequalities in health.	0	0
12: Social Inclusion To reduce the level and distribution of poverty and social exclusion across in Brighstone.	0	0
13: Education and Training To raise educational achievement levels and develop opportunities for everyone to acquire the skills they need to find and remain in work.	0	0
14: Access To improve accessibility to all services and facilities.	0	0
15: Material assets To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	0	0
16: Employment To ensure high and stable levels of employment so everyone can benefit from the economy in Brighstone.	0	✓
17: Investment in business To stimulate economy revival in priority regeneration areas.	0	✓
18: Economy performance To sustain economy growth and competitiveness.	0	0

Conclusion: Generally neutral impact of the alternative approaches with Alternative Two having a slightly more positive effect. **Alternative Two was chosen to be pursued** in the Neighbourhood Plan. The justification for this is the recognition of the importance of the rural economy to the local area and the existing and potential for small scale appropriate tourism business activities in the area.

Design: Design respects the Parish Design Statement and the character and local distinctiveness of the parish.

Alternatives -	Alternative One:	Alternative Two:
Sustainability Framework Objectives	Business as usual	Development is influenced by the Parish Design Statement and conserves and enhances the character and local distinctiveness of the parish.
1: Air Quality To reduce air pollution and ensure air quality continues to improve.	0	0
2: Water Quality To maintain and improve the water quality of Brighstone's groundwater, rivers and coasts to achieve sustainable water resources management.	0	0
3: Landscape. Archaeology and Heritage To protect and enhance Brighstone's natural and historic environment and character, and to achieve sustainable development within a sensitive landscape	0	✓
4: Biodiversity, fauna and flora To conserve and enhance Brighstone's biodiversity, flora and fauna.	0	0
5: Soil, geology and land use: To ensure appropriate land use in relation to soil and geology functionality and improve efficiency in land use.	0	0
6: Climate Change Mitigation To minimize future climate change through reducing emissions of carbon dioxide and other greenhouse gases.	0	0
7: Climate Change Adaptation To reduce the risks to people and properties from the effects of climate change.	0	0
8: Culture and local distinctiveness To maintain and protect the local culture, traditions and civic pride of Brighstone and increase engagement in cultural activity.	0	✓
9: Population To develop and maintain a balanced and sustainable population structure in Brighstone.	0	0

10: Crime and Safety To reduce crime and the fear of crime and ensure safety in the public realm.	0	0
11: Health To improve the health and well being of the population and reduce inequalities in health.	0	0
12: Social Inclusion To reduce the level and distribution of poverty and social exclusion across in Brighstone.	0	0
13: Education and Training To raise educational achievement levels and develop opportunities for everyone to acquire the skills they need to find and remain in work.	0	0
14: Access To improve accessibility to all services and facilities.	0	0
15: Material assets To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	0	0
16: Employment To ensure high and stable levels of employment so everyone can benefit from the economy in Brighstone.	0	0
17: Investment in business To stimulate economy revival in priority regeneration areas.	0	0
18: Economy performance To sustain economy growth and competitiveness.	0	0

Conclusion: Generally neutral impact of the alternative approaches with Alternative Two having a slightly more positive effect. **Alternative Two was chosen to be pursued** in the Neighbourhood Plan. Being fully within the Isle of Wight AONB and having a number of Conservation Areas it is important that the existing character of the parish is conserved and where possible enhanced in proposals for new development. The previous Brighstone Parish Village Design Statement was completed in 2008 and provides information on the area, this will be superseded by the Neighbourhood Plan. However some parts of the VDS can be taken forward into a new Parish Design Statement, a complementary document to the Neighbourhood Plan. In relation to Green Space and Views a decision was taken not to identify 'Local Green Space' in the Neighbourhood Plan but to carry out an audit of areas which contribute to the character of settlement areas.

Improving Community Services: Existing and new community facilities

Alternatives -	Alternative One:	Alternative Two:
Sustainability Framework Objectives	Business as usual	Support for improvements to existing community facilities and provision of new facilities and services when a thorough consideration has been given to their impact on existing facilities and services.
1: Air Quality To reduce air pollution and ensure air quality continues to improve.	0	0
2: Water Quality To maintain and improve the water quality of Brighstone's groundwater, rivers and coasts to achieve sustainable water resources management.	0	0
3: Landscape, Archaeology and Heritage To protect and enhance Brighstone's natural and historic environment and character, and to achieve sustainable development within a sensitive landscape	0	0
4: Biodiversity, fauna and flora To conserve and enhance Brighstone's biodiversity, flora and fauna.	0	0
5: Soil, geology and land use: To ensure appropriate land use in relation to soil and geology functionality and improve efficiency in land use.	0	0
6: Climate Change Mitigation To minimize future climate change through reducing emissions of carbon dioxide and other greenhouse gases.	0	0
7: Climate Change Adaptation To reduce the risks to people and properties from the effects of climate change.	0	0
8: Culture and local distinctiveness To maintain and protect the local culture, traditions and civic pride of Brighstone and increase engagement in cultural activity.	0	✓

9: Population To develop and maintain a balanced and sustainable population structure in Brighstone.	0	0
10: Crime and Safety To reduce crime and the fear of crime and ensure safety in the public realm.	0	0
11: Health To improve the health and well being of the population and reduce inequalities in health.	0	✓
12: Social Inclusion To reduce the level and distribution of poverty and social exclusion across in Brighstone.	0	✓
13: Education and Training To raise educational achievement levels and develop opportunities for everyone to acquire the skills they need to find and remain in work.	0	0
14: Access To improve accessibility to all services and facilities.	0	0
15: Material assets To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	0	0
16: Employment To ensure high and stable levels of employment so everyone can benefit from the economy in Brighstone.	0	0
17: Investment in business To stimulate economy revival in priority regeneration areas.	0	0
18: Economy performance To sustain economy growth and competitiveness.	0	0

Conclusion: Generally neutral impact of the alternative approaches with Alternative Two having a slightly more positive effect. **Alternative Two was chosen to be pursued** in the Neighbourhood Plan. It was felt that the Neighbourhood Plan needed to recognise the importance of the existing community facilities, their need to carry out relevant improvements and updates and the potential for new facilities to be built to either complement or replace outdated premises.

Improving Community Services: Access and public rights of way

Alternatives -	Alternative One:	Alternative Two:
Sustainability Framework Objectives	Business as usual	Conserve and enhance access and public rights of way .
1: Air Quality To reduce air pollution and ensure air quality continues to improve.	0	0
2: Water Quality To maintain and improve the water quality of Brighstone's groundwater, rivers and coasts to achieve sustainable water resources management.	0	0
3: Landscape. Archaeology and Heritage To protect and enhance Brighstone's natural and historic environment and character, and to achieve sustainable development within a sensitive landscape	0	✓
4: Biodiversity, fauna and flora To conserve and enhance Brighstone's biodiversity, flora and fauna.	0	✓
5: Soil, geology and land use: To ensure appropriate land use in relation to soil and geology functionality and improve efficiency in land use.	0	0
6: Climate Change Mitigation To minimize future climate change through reducing emissions of carbon dioxide and other greenhouse gases.	0	0
7: Climate Change Adaptation To reduce the risks to people and properties from the effects of climate change.	0	0
8: Culture and local distinctiveness To maintain and protect the local culture, traditions and civic pride of Brighstone and increase engagement in cultural activity.	0	0/✓
9: Population To develop and maintain a balanced and sustainable population structure in Brighstone.	0	0
10: Crime and Safety To reduce crime and the fear of crime and ensure safety in the public realm.	0	0

11: Health To improve the health and well being of the population and reduce inequalities in health.	0	0/✓
12: Social Inclusion To reduce the level and distribution of poverty and social exclusion across in Brighstone.	0	0
13: Education and Training To raise educational achievement levels and develop opportunities for everyone to acquire the skills they need to find and remain in work.	0	0
14: Access To improve accessibility to all services and facilities.	0	✓
15: Material assets To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	0	0
16: Employment To ensure high and stable levels of employment so everyone can benefit from the economy in Brighstone.	0	0
17: Investment in business To stimulate economy revival in priority regeneration areas.	0	0
18: Economy performance To sustain economy growth and competitiveness.	0	0

Conclusion: Generally neutral impact of the alternative approaches with Alternative Two having a slightly more positive effect. **Alternative Two was chosen to be pursued** in the Neighbourhood Plan. This decision was taken as access (use of open access land and the public rights of way network) featured fairly strongly in the Residents Survey. The Neighbourhood Plan should look to ensure that these are conserved and where possible enhanced.

Creating a Sustainable Community: Flood Risk

Alternatives -	Alternative One:	Alternative Two:
Sustainability Framework Objectives	Business as usual	Development should assess flood risk and be of a design and in a location to minimise problems from surface, ground water and run off.
1: Air Quality To reduce air pollution and ensure air quality continues to improve.	0	0
2: Water Quality To maintain and improve the water quality of Brighstone's groundwater, rivers and coasts to achieve sustainable water resources management.	0	0
3: Landscape. Archaeology and Heritage To protect and enhance Brighstone's natural and historic environment and character, and to achieve sustainable development within a sensitive landscape	0	✓
4: Biodiversity, fauna and flora To conserve and enhance Brighstone's biodiversity, flora and fauna.	0	✓
5: Soil, geology and land use: To ensure appropriate land use in relation to soil and geology functionality and improve efficiency in land use.	0	0
6: Climate Change Mitigation To minimize future climate change through reducing emissions of carbon dioxide and other greenhouse gases.	0	0
7: Climate Change Adaptation To reduce the risks to people and properties from the effects of climate change.	0	0
8: Culture and local distinctiveness To maintain and protect the local culture, traditions and civic pride of Brighstone and increase engagement in cultural activity.	0	0
9: Population To develop and maintain a balanced and sustainable population structure in Brighstone.	0	0

10: Crime and Safety To reduce crime and the fear of crime and ensure safety in the public realm.	0	0
11: Health To improve the health and well being of the population and reduce inequalities in health.	0	0
12: Social Inclusion To reduce the level and distribution of poverty and social exclusion across in Brighstone.	0	0
13: Education and Training To raise educational achievement levels and develop opportunities for everyone to acquire the skills they need to find and remain in work.	0	0
14: Access To improve accessibility to all services and facilities.	0	0
15: Material assets To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	0	0
16: Employment To ensure high and stable levels of employment so everyone can benefit from the economy in Brighstone.	0	0
17: Investment in business To stimulate economy revival in priority regeneration areas.	0	0
18: Economy performance To sustain economy growth and competitiveness.	0	0

Conclusion: Generally neutral impact of the alternative approaches with Alternative Two having a slightly more positive effect. **Alternative Two was chosen to be pursued** in the Neighbourhood Plan. The local community have highlighted concerns over flood risk and in particular highway drainage, ground water and surface water runoff. The Neighbourhood Plan should support the existing requirements for new development regarding flood risk minimisation and also encourage developers to include additional beneficial approaches.

Community Safety: Coastal Development

Alternatives -	Alternative One:	Alternative Two:
Sustainability Framework Objectives	Business as usual	Ensure that any new development on coastal sites fully considers the impact of coastal erosion and has a design which minimises future threat to property from coastal change.
1: Air Quality To reduce air pollution and ensure air quality continues to improve.	0	0
2: Water Quality To maintain and improve the water quality of Brighstone's groundwater, rivers and coasts to achieve sustainable water resources management.	0	✓
3: Landscape. Archaeology and Heritage To protect and enhance Brighstone's natural and historic environment and character, and to achieve sustainable development within a sensitive landscape	0	✓
4: Biodiversity, fauna and flora To conserve and enhance Brighstone's biodiversity, flora and fauna.	0	✓
5: Soil, geology and land use: To ensure appropriate land use in relation to soil and geology functionality and improve efficiency in land use.	0	✓
6: Climate Change Mitigation To minimize future climate change through reducing emissions of carbon dioxide and other greenhouse gases.	0	✓
7: Climate Change Adaptation To reduce the risks to people and properties from the effects of climate change.	0	0
8: Culture and local distinctiveness To maintain and protect the local culture, traditions and civic pride of Brighstone and increase engagement in cultural activity.	0	✓
9: Population To develop and maintain a balanced and sustainable population structure in Brighstone.	0	0

10: Crime and Safety To reduce crime and the fear of crime and ensure safety in the public realm.	0	0
11: Health To improve the health and well being of the population and reduce inequalities in health.	0	0
12: Social Inclusion To reduce the level and distribution of poverty and social exclusion across in Brighstone.	0	0
13: Education and Training To raise educational achievement levels and develop opportunities for everyone to acquire the skills they need to find and remain in work.	0	0
14: Access To improve accessibility to all services and facilities.	0	0
15: Material assets To ensure the provision of adequate infrastructure for transport, utilities, housing and public facilities to meet the needs of residents and visitors.	0	0
16: Employment To ensure high and stable levels of employment so everyone can benefit from the economy in Brighstone.	0	0
17: Investment in business To stimulate economy revival in priority regeneration areas.	0	0
18: Economy performance To sustain economy growth and competitiveness.	0	0

Conclusion: Generally neutral impact of the alternative approaches with Alternative Two having a slightly more positive effect. **Alternative Two was chosen to be pursued** in the Neighbourhood Plan. As the whole parish is located within the AONB and the coastline is part of the Tennyson Heritage Coast, a Site of Special Scientific Interest and within the South Wight Maritime Special Area of Conservation it has high nature conservation and landscape value. Natural coastal processes are required to ensure that this value is retained and this requires an allowance for these to continue in the future. This will need careful consideration in any proposals seeking to invest in development on sites in this area.