

BRIGHSTONE PARISH NEIGHBOURHOOD PLAN

Brook Hulverstone Mottistone Brighstone Limerstone

Brighstone Parish Neighbourhood Plan

JANUARY 2016

1 FOREWORD

In May 2013, at the Brighstone Parish Council Annual Meeting, a newly formed Brighstone Parish Council resolved to undertake the process to create a Neighbourhood Plan. This decision was taken following several months of discussion by the previous council.

Four councillors (also being local parishioners) volunteered to organise meetings and to advertise for volunteers from the local parish to come forward to form a steering group. From the very beginning there was a clear intention that the neighbourhood plan would be produced by local people from the community, with the whole community having an opportunity to express their views on all local issues and indicate what their vision would be for the parish until 2027.

Over twenty volunteers came forward and the Brighstone Parish Neighbourhood Plan Steering Group was formed. Terms of reference were established and funding was secured and a special thanks is given to Locality for the grant funding received and the Isle of Wight Council for their funding contribution.

As is usual on a project which has taken a number of years to complete, we have gained new Steering Group members but also lost several members of the group for genuine reasons during the process. A dedicated core team of the Steering Group has met at least once every month and at crucial points in the process sometimes every fortnight whilst working on the process. A number of sub groups were also established to help with specific parts of the process such as publicity, consultation, events, parish profiling (gathering evidence from published data). This main core group of members (whose names are listed on page 5 below) have worked continuously, enthused by the leadership of the project manager John Brownscombe following his appointment in December 2013.

Every stage in the production of the Brighstone Parish Neighbourhood Plan has been well advertised resulting in a strong community support and engagement in the process. Gathering residents comments, views on all topics and issues have given a clear vision of what the majority of residents within the parish would like to see for the life of the plan.

I would like thank all the residents for taking part in all of the surveys and attending the consultation days; our project manager John Brownscombe for encouraging the group to engage in very detailed discussions on every subject to ensure that the plan is robust and a true reflection of the residents views; the Steering Group members who have given so much of their time at meetings and in the consultation process.

Finally I would like to make a special mention and dedication to the memory of a fellow councillor and co-founder member of the group, Ken Taylor. Ken was, I believe, the person at the beginning of the process who ensured that the group were established with the correct protocol in place. His knowledge and experience helped us all through the early stages where we were all very unsure of how to go forward and he continued to work tirelessly attending meetings until sadly he was unable to. He will be sadly missed as a member of the Steering Group, as a Parish Councillor and also as a popular local resident.

John Cirrone, Chairman of Brighstone Parish Neighbourhood Plan Steering Group.

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Members of the Brighstone Parish Neighbourhood Plan Steering Group (Core Group):

Chris Bentley	David Hollis
Anne Chapman	Sue Jennings
Sue Chorley	Crispin Keith
John Cirrone (Chairman)	Joan Kirby
Daphne Denaro-Brooke-Smith	Avice Mariner
Sally Evensen	Wendy Simmons
Paul Hallums	Arnold Taylor
Rosamund Heib	Ken Taylor

A number of other people have been involved in various elements of the work including the sub-groups and a wider email group. Thanks is also given to the AONB Unit who kindly helped us with the collation of survey responses.

Project Management provided by John Brownscombe Rural, Environmental and Landscape Consultancy.

2 INTRODUCTION

2.1 What is a Neighbourhood Development Plan?

- 2.1.1 The Localism Bill aimed to reform the planning system in England to give local communities more say in shaping development in their local area. The Localism Act received Royal Assent on 15th November 2011 and introduced new rights and powers to allow local communities to shape new development by coming together to prepare and produce neighbourhood plans which establish general planning policies for the development and use of land in a neighbourhood.
- 2.1.2 In the case of Brighstone the ‘neighbourhood’ has been designated and confirmed as the whole of Brighstone Parish and accordingly this Neighbourhood Plan covers the whole of Brighstone Parish.
- 2.1.3 A Neighbourhood Development Plan (also known as a Neighbourhood Plan) has to be prepared in accordance with the Neighbourhood Planning (General) Regulations 2012. Once adopted it becomes part of the statutory local development plan and forms the basis for determining planning applications in that area.
- 2.1.4 A Neighbourhood Plan must have regard to national planning policy (the National Planning Policy Framework 2012). It must also be in general conformity with the local development plan which on the Isle of Wight is the Island Plan Core Strategy produced and adopted by the Isle of Wight Council in March 2012. It must also be compatible with EU obligations, sustainability and human rights requirements and have regard to the objectives and policies of other plans influencing the local area.
- 2.1.5 Once a Neighbourhood Plan has passed through the required stages, including a local referendum, it is adopted by the Isle of Wight Council as part of the Island Plan. To take effect, the Neighbourhood Plan requires the support of a simple majority in a referendum of the neighbourhood.

2.2 The Neighbourhood Plan Area

- 2.2.1 Brighstone Parish Council served formal notice on the Isle of Wight Council to register Brighstone Parish as the designated Neighbourhood Area for a planned Brighstone Parish Neighbourhood Plan. This was confirmed by the Isle of Wight Council on 24th September 2013

2.3 Production of the Brighstone Parish Neighbourhood Plan

- 2.3.1 The Brighstone Neighbourhood Plan was initiated by Brighstone Parish Council and a Steering Group formed in July 2013. The Steering Group comprises a mix of Parish Councillors and other members of the local community who have volunteered their time. Brighstone Parish Council engaged the John Brownscombe Consultancy to assist with the project management of the process and to work with the Steering Group to produce this Neighbourhood Plan in accordance with the regulatory framework and in consultation with the community of Brighstone Parish.

2.4 Scope of the Plan

- 2.4.1 The Brighstone Parish Neighbourhood Plan provides policies which will be used to guide developers in the preparation of proposals for development in Brighstone Parish. It will also be used by the Isle of Wight Council in their determination of planning applications for such proposals.
- 2.4.2 Consultation with our local community has given information on land use planning issues and also other matters which cannot directly be influenced by Neighbourhood Plan policies. These have been included as Actions in the Neighbourhood Plan as a record of what has been identified and to allow the Parish Council to liaise with other relevant bodies to consider whether projects can be taken forward as and when an opportunity arises. They should not be seen as a firm commitment by the Parish Council or other named organisations for the matters to be investigated or completed through the lifetime of the Neighbourhood Plan.
- 2.4.3 The Island Plan is the starting point for the consideration of any development proposals on the Isle of Wight. In particular its Core Strategy policy SP1 which describes the spatial strategy for new development. Brighstone Parish lies within the Wider Rural Area spatial category with Brighstone Village being defined as one of eleven Rural Service Centres within the Wider Rural Area.
- 2.4.4 The Brighstone Parish Neighbourhood Plan has been prepared to be compliant with the Island Plan and to help to define its policies and to influence new development at a local level in Brighstone Parish. Once adopted, it will be an Island Plan, Development Plan Document.
- 2.4.5 The Brighstone Parish Neighbourhood Plan has also given due regard to the objectives and policies of the Isle of Wight Area of Outstanding Natural Beauty Management Plan.
- 2.4.6 Because of its strong links with the Island Plan the Brighstone Parish Neighbourhood Plan will run for the same plan period expiring in 2027.

3 THE EVIDENCE BASE

- 3.1 In order for us to truly understand our local area it was necessary to look at the evidence.
 - 3.1.1 A small Working Group was established to look at various sources of information to help to establish a Parish Profile. Each member of the Parish Profile Working Group took a particular area of interest such as Population, Housing, Community Services, Natural and Historic Environment, Traffic and Transport, Sustainability etc.
 - 3.1.2 Sources of data included Census 2011, fuel poverty statistics, crime data, public transport information, heritage assets, natural environmental designations, department of work and pensions benefits data and others.
 - 3.1.3 A Housing Survey, Residents Survey, Business Survey and Youth Survey helped us to establish the views of the local community. Results were considered alongside the information from the Parish Profile to create a Vision and series of objectives for the Neighbourhood Plan.
 - 3.1.4 As Brighstone village is designated as a Rural Service Centre in the Island Plan, we have also undertaken research to help to define its role. This is set out in an important background document (*Defining the extent of the Brighstone Rural Service Centre*) that has informed the approach towards the Rural Service Centre in the Neighbourhood Plan.
 - 3.1.5 The whole process has also been informed and influenced by a Sustainability Appraisal.

4 BRIGHSTONE PARISH

- 4.1.1 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 mainland England. Its coastal boundary runs north westward from Shepherd's Chine, near Atherfield Point, westwards to a point in Brook Bay just to the east of Hanover Point, a linear distance of 8.1 km (5 miles). From each of its two coastal extremities the parish boundaries extend northwards to include the summit of the chalk ridge, and to the east of the parish a small area of the northern facing slope of the downs is also included. The eastern boundary passes close to, but does not include, Yafford Mill, which is in the adjoining civil parish of Shorwell. The mean distance from the coast to the northern boundary of the parish is about 3.1 km (1.9 miles), the distance being least towards the west and greatest towards the east.
- 4.1.2 The whole of the parish falls within the Isle of Wight Area of Outstanding Natural Beauty, and the Tennyson Heritage Coast covers the coastline and extends inland and out to sea covering around half of the parish. These designations are testament to the national importance of the landscape and seascape of the area.
- 4.1.3 There are many important wildlife and natural environment areas across the parish including internationally designated coastline (South Wight Maritime Special Area of Conservation) and downlands (Isle of Wight Downs Special Area of Conservation). These areas are also nationally designated as Sites of Special Scientific Interest. Locally, there are a number of Sites of Interest for Nature Conservation including heathland, woodland, wetlands and downland.
- 4.1.4 Brighstone has a rich historic environment with many designated and non-designated heritage assets. There are 83 Listed Buildings and Structures in the parish including 2 Listed Grade I (Church of St Mary, Brighstone; Church of St Peter and St Paul, Mottistone) and 1 Listed Grade II* (Mottistone Manor, Dower House). There are also 26 scheduled monuments across the parish. One of these scheduled monuments is on the national heritage at risk register (a bowl barrow on New Barn Down close to Rowridge).
- 4.1.5 Brighstone Parish has four Conservation Areas: Brighstone, Mottistone, Hulverstone and Brook.
- 4.1.6 The Local List is produced by the Isle of Wight Council (available online) and records buildings, structures and parks and gardens of local significance. There are six entries for Brighstone Parish (The Lodge, Brighstone War Memorial, Pill Box on Military Road, Brighstone Holiday Camp Chalets, Brook House Park, Mottistone Manor Gardens).
- 4.1.7 The 2011 Census shows a population of 1603 with 874 individual dwellings. 12.6% of the population are aged 16 or under, 50.6% are between the ages of 17 and 64, and 36.8% of the population are aged 65 or over.
- 4.1.8 Most people live in a detached house or bungalow with 90% of the community living in detached or semi-detached accommodation, most properties are owned outright and

most properties fall within Council Tax D and E. 40% of Brighstone Parish homes are either single pensioner or pensioner only households.

- 4.1.9 The 2011 Census tells us that 33% of households have one or more occupant with a limiting long term illness which is higher than the Isle of Wight average. However the Census also tells us that the majority of people class their health as very good, good or fair.
- 4.1.10 Brighstone Parish has a number of local facilities including four churches, a social club (the Reading Room), the community library and museum, Brighstone Church of England Primary School, Petrol Station and Garage, Residential Home, Doctor's Surgery, Scout and Community Hut which is also a Youth Hostel during the summer months, two pubs, two village halls, two village shops one of which is also the local post office, a farm shop, a café/bistro, tourist attractions, playing field/recreation ground, a plethora of clubs and societies, many small businesses and trades people.

5 VISION STATEMENT

- 5.1 Taking into account the policy context and the results of the various surveys we have established a vision for Brighstone Parish which the Neighbourhood Plan will help us to achieve. This is written to reflect how Brighstone Parish will be in the year 2027.

5.2 Vision of Brighstone Parish in the year 2027:

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

6 BRIGHSTONE PARISH NEIGHBOURHOOD PLAN PURPOSE

6.1 The purpose of the Neighbourhood Plan is as follows:

6.1.1 The production of a plan which is compliant with the statutory regulations and the Local Development Framework (the Island Plan and in particular its Core Strategy), defines what this means locally, reflects the view of the majority of the local community and which will be used to inform proposals for and decisions on planning applications for new development in Brighstone Parish.

7 BRIGHSTONE PARISH NEIGHBOURHOOD PLAN OUTLINE

7.1.1 We have developed the Brighstone Parish Neighbourhood Plan policies in line with the Vision set out earlier in this document, the community's views received as a result of our various surveys and events and from the policies and objectives of other relevant plans and policies influencing the area including:

- 7.1.2
- National Planning Policy Framework (NPPF)
 - Island Plan Core Strategy
 - The Isle of Wight Area of Outstanding Natural Beauty Management Plan 2014-2019
 - Former Brighstone Parish Village Design Statement (adopted 2008)
 - Brighstone Parish Design Statement (companion document to this Plan)
 - Brighstone, Mottistone, Hulverstone and Brook Conservation Area Plans and Appraisals
 - The Isle of Wight Historic Environment Record
 - Isle of Wight Tourism Development Plan
 - Brighstone Parish Housing Needs Assessment
 - Isle of Wight Strategic Housing Needs Assessment
 - Isle of Wight Strategic Flood Risk Assessment
 - Isle of Wight Strategic Housing Market Assessment
 - Isle of Wight Local Transport Plan
 - Isle of Wight Green Audit
 - Isle of Wight Biodiversity Action Plan

7.1.3 The objectives and policies of the Neighbourhood Plan have been set out under a number of topic areas. No policy exists in isolation. Proposals for new development will need to be considered against all the relevant policies of this Neighbourhood Plan and relevant policies in both the Island Plan and National Planning Policy Framework.

7.1.4 Neighbourhood Plan topics:

- Overview and spatial strategy
- Housing
- Protecting our Environment
- Traffic and Transport
- Jobs and the Local Economy
- Design
- Improving Community Services
- Creating a Sustainable Community
- Community Safety

Each topic chapter includes background information to provide the context for the established community views, community objectives, an overview of the relevant Island Plan and Isle of Wight AONB policies, the Neighbourhood Plan policies and our justification for them.

8 MONITORING

- 8.1 The Isle of Wight Council undertake monitoring of the Island Plan, this will include planning matters relating to development within Brighstone Parish. Brighstone Parish Council will request a Brighstone Parish sub-set of the data used by the Isle of Wight Council in order to carry out localised monitoring of the Brighstone Parish Neighbourhood Plan once it has been adopted and becomes part of the Development Plan used to determine planning applications within the parish of Brighstone.

9 BRIGHSTONE PARISH NEIGHBOURHOOD PLAN POLICIES

9.1 Overview and spatial strategy

9.1.1 The Core Strategy of the Island Plan sets out the spatial strategy for future development on the Isle of Wight. Brighstone Parish falls within the Wider Rural Area spatial category in the Island Plan and Brighstone village is one of eleven Rural Service Centres across the Isle of Wight with a defined settlement boundary.

9.1.2 The Island Plan states that development is not expected to occur in the Wider Rural Area unless a local need for development can be demonstrated or it is tourism related or connected with the land use sector.

9.1.3 Where there is development in the Wider Rural Area the Island Plan expects this to be largely sited within or immediately adjacent to the settlement boundary of Rural Service Centres, to be subject to a sequential test with the use of brownfield sites over greenfield sites, to be small scale and to meet an identified local need.

9.1.4 In all cases, the Island Plan expects all new development to clearly demonstrate how it will enhance the character and context of the local area.

9.1.5 The Rural Service Centres were defined as a result of the Rural Sustainability Matrix which was undertaken by the Isle of Wight Council in 2008. The Rural Sustainability Matrix scored each village based on its population, facilities and services. Brighstone was described as:

“Brighstone has a high population for a rural settlement, with a number of shops and facilities within the village along with a primary school and a GP Clinic. It also has good transport links with a frequent bus service and residents have access to a permanent library. Overall it scores highly and could accommodate growth.” (Rural Sustainability Matrix 2008).

9.1.6 Since the Rural Sustainability Matrix was published there have been a number of significant changes not least of which is a major reduction in the frequency of the local bus service and the removal of a direct connection to the ferry port of Yarmouth. Also the Library is now run by the community rather than by the Isle of Wight Council.

9.1.7 The Island Plan states the following about Rural Service Centres:

‘Not only do they provide important facilities for their residents, they also support a wider range of nearby smaller, more rural villages and hamlets.’

However it does not go on to identify the extent of such influence for each of the eleven Rural Service Centres.

9.1.8 The Island Plan also sets out targets for the delivery of new housing development over the life of the plan (up to 2027). An overall figure is given for the Rural Service Centres and the Wider Rural Area but not for individual parishes or Rural Service Centres. A Housing Survey was undertaken and the Brighstone Parish Housing Needs Assessment

compiled as a result of the survey and other evidence (these are included in the background documents for the Neighbourhood Plan).

- 9.1.9 In order to understand the implications of this for Brighstone Parish and the Neighbourhood Plan we have undertaken further research to help to identify the extent of the influence of the Brighstone Rural Service Centre.

This included mapping of Defra Rural Service Access data (2014), an assessment of the comparative levels of public transport service provision in the eleven Rural Service Centres and letters to the Neighbouring Parishes of Calbourne and Shorwell asking for their opinion on the extent of use of Brighstone Rural Service Centre by their communities.

This is set out in a separate background document – *‘Defining the Extent of Influence of the Brighstone Rural Service Centre’*. Its findings have helped to influence the approach taken in the Neighbourhood Plan along with the Sustainability Appraisal and Strategic Environmental Assessment which have also been undertaken alongside Neighbourhood Plan development.

- 9.1.10 The conclusions drawn from this research have shown that the extent of its influence includes Brighstone village, the whole of Brighstone Parish and to some extent, the adjacent parish of Shorwell (because of the geographical location and road links). There is little evidence of Brighstone village serving the communities of the neighbouring parishes of Calbourne (as confirmed by Calbourne Parish Council) or Freshwater which falls within the West Wight Regeneration Area (with more services and facilities).

- 9.1.11 In addition to the above Brighstone Parish lies fully within the Isle of Wight Area of Outstanding Natural Beauty, a nationally protected landscape, which in land use planning terms is deemed to be a sensitive area and is equivalent to the status of a National Park.

- 9.1.12 National Planning Policy Framework confirms that:

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

And

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

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

9.1.13 The Residents Survey has also provided information on the community's view on the spatial location of future development in the parish.

9.1.14 This information has led us to the following spatial approach for development in Brighstone Parish:

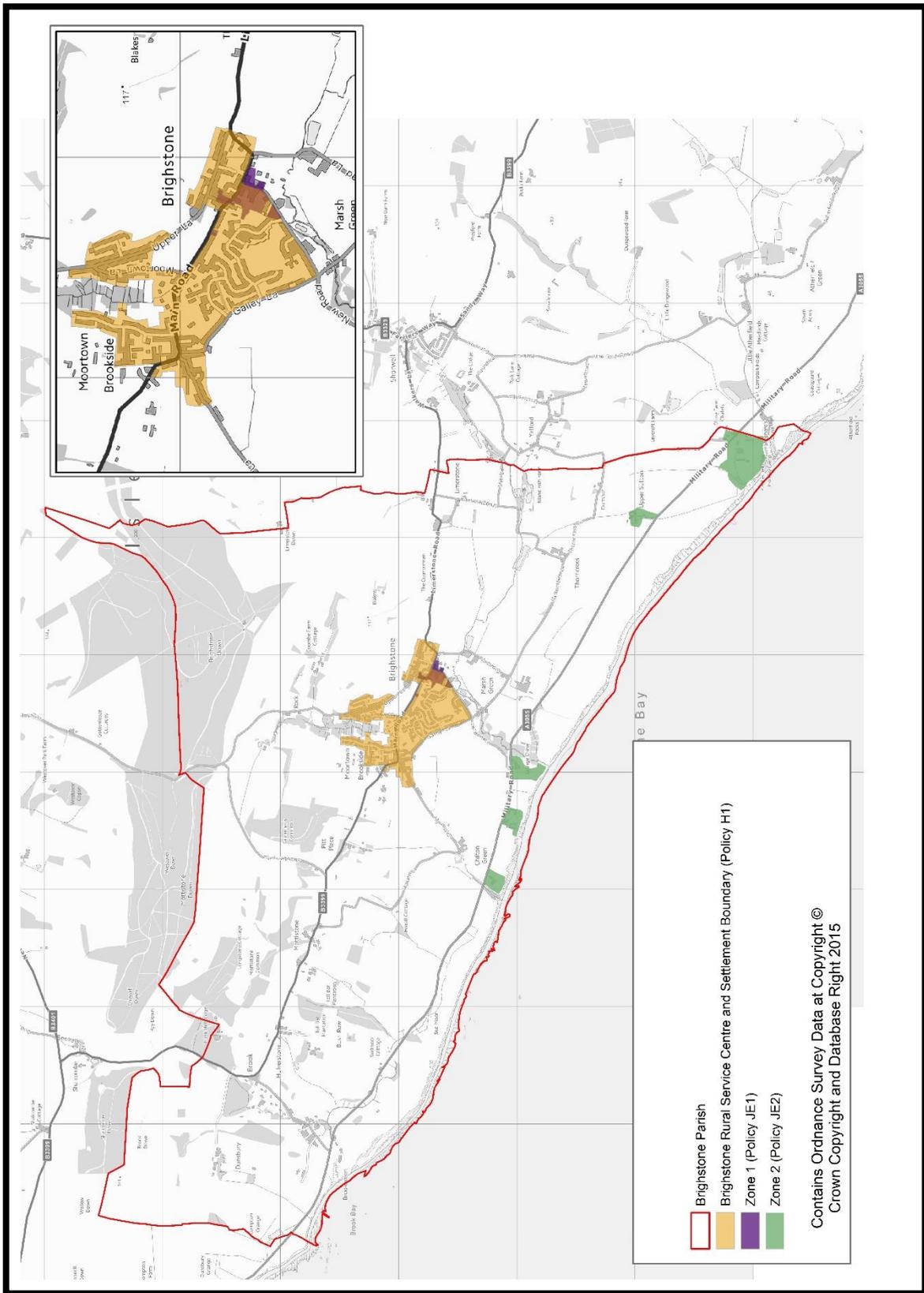
- New development should be small scale and located within or immediately adjacent to the settlement boundary of Brighstone village – such development should be subject to a sequential test to use any previously developed land over any greenfield sites, in keeping with or an enhancement to the area's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

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

This Neighbourhood Plan recognises and supports the need for sustainable development in Brighstone Parish during the lifetime of the plan. Its policies set out the approach to achieve this by balancing the economic, social and environmental needs of the parish and reflecting the national and local policy context relevant to the area. The Neighbourhood Plan proposes a small scale and incremental approach to development based on an identified local need and mostly focused within and adjacent to the settlement boundary of the Brighstone Rural Service Centre. This will ensure that the rural character and special environmental qualities of the area are conserved whilst also meeting the needs of local business and people.

Certain developments may trigger a requirement for a financial contribution from developers towards the cost of essential local infrastructure. This may include contributions to the cost of affordable housing. Brighstone Parish Council will work closely with the Isle of Wight Council to ensure that any monies obtained are put towards projects or schemes which have been identified by the local community as being needed in the area.

9.1.14 Brighstone Parish Neighbourhood Plan – Policies Map



9.2 Housing

9.2.1 Background

9.2.1.1 The Island Plan sets out the context and targets for future housing development on the Isle of Wight based on a spatial hierarchy approach. This focuses the majority of housing growth in and around the Key Regeneration Areas of The Bay (Sandown/Lake/Shanklin), Medina Valley (Cowes/East Cowes/Newport), and Ryde. Some housing is also suggested for the Smaller Regeneration Areas of the West Wight and Ventnor. In the Wider Rural Area, eleven Rural Service Centres have been defined. These are recognised as being important for the services they provide for their own communities and the Wider Rural Area. Housing in the Wider Rural Area is expected to be of a smaller-scale, built to address a clear local need and predominantly located within or immediately adjacent to the settlement boundaries of these Rural Service Centres.

9.2.1.2 Brighstone Parish lies within the Wider Rural Area and Brighstone Village is one of the eleven Rural Service Centres and as such is expected to accommodate limited smaller scale housing growth to meet an identified local need.

9.2.1.3 The 2011 Census provides information on housing and other contextual data for Brighstone Parish allowing comparison with Isle of Wight averages:

- When compared to the Isle of Wight and National (England) data, Brighstone Parish has a population with a higher proportion of residents aged 65 and over (36.8%)
- In relation to accommodation types, 76% of homes in Brighstone Parish are detached, which is considerably higher than the Isle of Wight average of 35%. There are also fewer flats and other accommodation types (including caravans) in Brighstone Parish (3%) than the Isle of Wight average (20.6%)
- Brighstone Parish has fewer bedsit/one bedroom units (3.8%) than the Island average (10.5%) and significantly more properties with four or more bedrooms (22%) than the Island average (16.1%). However, most homes in the Parish have two or three bedrooms (74.3%)
- It is estimated that 13% of the housing stock in Brighstone Parish is vacant (including second/holiday homes) compared with an Island average of 9.7%
- 62% of homes in Brighstone Parish are owned outright with a further 22% being owned with a mortgage, this compares with Island figures of 41% owned outright and 29% owned with a mortgage. 0.3% of homes in Brighstone Parish are in shared ownership compared with the Isle of Wight figure of 0.6%. 15.7% of homes in Brighstone Parish are rented (private landlord, social landlord or other) compared to the Island average of 29.4%
- Brighstone Parish has a higher proportion of owner occupiers (particularly outright owners), a higher proportion of older person households (including many older single person households), a lower than Island average proportion of social rented housing and a lower than average private rented sector
- The lower proportion of small homes compared to the Island as a whole is significant as these tend to be the most affordable forms of accommodation in the Isle of Wight housing market

9.2.1.4 The Brighstone Parish Housing Survey took place in the spring of 2014. Delivered by hand to every household, the survey had a 70% return rate and provides information which confirms the findings of the 2011 Census, further information on potential housing need, and gauged opinion on what sorts of housing should be provided in the future. Further questions on housing were asked as part of the Residents Survey. This took place in the summer of 2014 and like the Housing Survey was hand delivered to each household. The return rate for the Residents Survey was 52%.

9.2.1.5 The Brighstone Parish Housing Needs Survey Report June 2014 sets out the findings of the Housing Survey and calculates the identified local need as follows:

Figure 1: Local housing need for Owner-occupied housing by type

Estimated Number	Bedrooms	Type	Specialist
1	1	Bungalow	N
2	2	Detached house	N
2	2	Bungalow	Older Persons

Source: Survey Responses

Figure 2 – Local housing need for affordable rent by type

Estimated Number	Bedrooms	Type	Specialist
3	2	Any	N
2	2	Terraced	N
1	2	Flat	N
1	3	Bungalow	N
4	3	Any	N
1	4	Any	N

Source: Survey Responses

Figure 3 – Local housing need for Affordable home ownership by type

Estimated Number	Bedrooms	Type	Specialist
1	1	Any	N
1	2	Semi detached	N
1	2	Bungalow	Ground Floor
4	2	Bungalow	Older Persons
3	2	Bungalow	N
1	3	Any	N
1	3	Detached	N
1	5	Bungalow	N

Source: Survey Responses

This gives a housing need of a total of **30** individual properties of various size and tenure over the period 2014-2019.

These figures represent the current identified Local Housing Need and are seen as the primary source of evidence to be used for this purpose. There will be a need to update this information every five years.

9.2.1.6 The Report also provides information on the cost of market and rental housing in Brighstone Parish. This shows a general lack of available rented housing in the area with only two properties being identified. There were 20 properties for sale on the open market in an average price of £226,236 for two bedroom properties, £275,866 for three

bedroom properties, £523,333 for four bedroom properties and £785,000 for the one listed five bedroom property.

- 9.2.1.7 The Annual Survey of Hours and Earnings in 2013 states an average gross pay on the Isle of Wight of £23,454. This gives a house price to income ratio of 14.03 (less a 10% deposit). This indicates that the affordability of homes in Brighstone Parish is out of reach of many younger people who may struggle to achieve ownership in the early stages of their working lives. The lack of rented accommodation as an alternative to market housing in the area may be one of the barriers to younger people who wish to stay in the parish along with the draw of lifestyle options offered by more urban locations.
- 9.2.1.8 There may also be a need for housing for older people, on a small scale, to provide the opportunity for those older persons living in the parish who may wish to, to move to more manageable homes and still stay within the local community where they currently live. At present this can often be catered for as there are already, at any one time, a number of bungalows which are vacant. However, in the future if this need cannot be met by existing housing stock, there may be a need for some small scale development which caters for older people with a local connection to the area.
- 9.2.1.9 398 households (73%) who responded to a specific question in the Housing Survey state that they have lived in the area for more than five years with an average figure of 30 years. However, 116 households stated they may move in the next five years and 43 stated that a member of their household may move in the next five years.

9.2.2 Community Views

- 9.2.2.1 The results of the Residents Survey and Housing Survey show a wish for controls on additional housing growth in the parish in line with the Island Plan's suggested smaller scale and local need approach. 24% wished to see no further housing development but such an approach would be contrary to the Island Plan and therefore cannot be taken forward in the Neighbourhood Plan. 48% are in favour of small scale development of up to 10 units on any one site. 22% would be in favour of between 11 and 25 units on any one site. It can be concluded from this that a smaller scale and incremental approach is preferred.
- 9.2.2.2 There is clear support for siting future small scale housing growth based on meeting identified local need primarily within or immediately adjacent to the settlement boundary of Brighstone Village with 64% of respondents in support of this approach.
- 9.2.2.3 There is support for housing for young families, older people, young people and single people.

In relation to affordable and specialist housing there is support for these where there is a demonstrated need and this is of benefit to local people through eligibility criteria requiring a qualifying local connection to the parish.

- 9.2.2.4 It is also clear from the Surveys that the community expects any new housing development to be in keeping with the rural village character of the area complementing the local area in terms of design, scale, mass, materials, layout etc.

9.2.3 Community Objectives:

The Residents Survey included specific questions on housing issues. The results of this and other background evidence have led to the following community objectives for 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. Eligibility criteria are set out in Appendix 1
- 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

9.2.4 Policy Context:

The Island Plan Core Strategy Policies:

- SP1 – Spatial Strategy
- SP2 – Housing (currently under review)
- DM3 – Balanced Mix of Housing (includes the requirement to consider identified local need)
- DM4 – Local Affordable Housing
- DM5 – Housing for Older People

The Isle of Wight AONB Management Plan has an overarching policy to promote sustainable forms of social and economic development that conserves and enhances the AONB. Policy P45 specifically supports appropriate development for sustainable rural communities based on robust evidence of need and demand.

BPNP Policy H1: New Housing Development

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.

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).

In all cases, proposals should prioritise the redevelopment of previously developed land where such land is available, suitable and viable for the development proposed.

Proposals for new housing development in Brighstone Parish will be supported provided:

- it is small scale (small scale is defined as between 1 and 10 units on sites of no more than 0.5 hectares in size) and
- meet local need based primarily on the findings of the Brighstone Parish Housing Needs Report 2014 and its future updates and
- is of a design and layout which is in keeping with their location in a rural village/area and complementing the properties in the local area (also see Brighstone Parish Design Statement)
- All new housing development should consider design criteria to allow people to remain in their own homes for as long as possible before there is a need to move to alternative accommodation due to old age or infirmity

9.2.5.1 Our justification for this policy

The whole of the area lies within a nationally protected landscape (Isle of Wight Area of Outstanding Natural Beauty) and AONB Management Policy 45 applies. The Housing Survey identifies the need for 30 properties over the next five years (some of these have been delivered as part of the scheme at The Lodge site (P/01850/12)).

Our approach recognises that in order to meet a local identified need there will be some new housing development and expects most of this to be within or immediately adjacent to the settlement boundary of Brighstone Village. and this requires

consideration and arguably greater control for development including any exceptions for development in the Wider Rural Area.

- 9.2.5.2 This policy is in line with the Island Plan and also paragraphs 14, 115 and 116 of the National Planning Policy Framework. As a result of the findings of our research into the extent of influence of the Rural Service Centre, the parish being located in a nationally protected landscape, the gradual small scale growth of Brighstone village over the last forty years (as evidenced by Census data) and the clear view expressed in the Residents Survey, Brighstone Parish is seeking a small scale and incremental approach to new housing development in our Neighbourhood Plan. The focus being on supporting development which meets a local need, primarily informed by the Brighstone Parish Housing Needs Assessment (2014) and its successor documents. A larger scale approach to new development would result in a change of character of the area and undermine the very rural qualities which make it attractive to residents and visitors/tourists and are in keeping with its national protected landscape setting.

BPNP Policy H2: Affordable Housing

The Neighbourhood Plan supports the provision of affordable housing for local people.

The current housing needs assessment shows the predominant local need to be for affordable housing. It is expected that this will remain the case in the future.

In addition to meeting the requirements of policy H1 the Neighbourhood Plan supports:

- the on-site delivery of affordable housing as part of any new housing proposal of 10 units

For sites with 9 units or less the Neighbourhood Plan supports:

- 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

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

9.2.6.1 Our justification for this policy

The Neighbourhood Plan is seeking a small scale and incremental approach to new housing delivery in the area, with the focus being on supporting development which meets a local need as set out in H1. The current Housing Needs Assessment (2014-2019) sets out a need for 30 new homes in the area within this five year period. Whilst the Neighbourhood Plan cannot insist on onsite delivery of affordable housing as part of proposals for sites with less than 10 units it is likely that affordable housing may feature as it is a large part (albeit at a small scale) of the identified local need in the parish. This is further evidenced by the poor affordability ratio of properties within the parish. The community recognises the need to provide affordable housing for people with a local connection and to seek to secure this for the continued benefit of people in the local area. This would be secured through a Local Connection Eligibility Criteria via planning

condition or legal agreement. See Appendix 1 which sets out more detail on who would qualify.

9.2.7 BPNP Policy H3: Specialist Housing

BPNP Policy H3: Specialist Housing

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.

Housing for older people

In addition to meeting the requirements of policy H1 accommodation for older people will be supported provided that proposals:

- meet a local need, and
- are small scale, and
- are of an appropriate design, scale and layout, and
- are located in an appropriate position, and
- can be secured for long-term community benefit through local connection criteria

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.

Essential Rural Worker Housing

Individual houses for essential rural workers in the wider rural area of the parish will be supported provided that proposals:

- demonstrate a local need for such accommodation, and
- justify a requirement for their siting away from Brighstone Village (the Rural Service Centre), and
- have an appropriate occupancy condition to limit their use to people actively or, if retired, last employed in the qualifying rural business or their immediate dependent family members.

9.2.7.1 Our justification for this policy

The Neighbourhood Plan recognises that there may be a need to provide some specialist housing for older persons, but expects this to be limited to meeting an identified local need and restricted to those meeting a local eligibility criteria. *See Brighstone Parish Housing Needs Assessment.*

It is clear from our research that Brighstone is the least accessible of all of the Rural Service Centres and in particular is comparatively lacking in public bus service provision. These factors are important when considering the area as a potential location for housing for the elderly who may require services not available locally or whom are being visited by friends and family.

Housing for older people

Census 2011 data shows there were 197 people age 75 to 84 and a further 112 over the age of 85 in the parish so it can be inferred that there may be a need for specialist housing for this part of the community at some point in their lives. Limiting such housing to those with a local connection is justified because any development must be to meet an identified local need (as set out in H1) and because Brighstone has relatively poor public transport provision.

The Neighbourhood Plan also recognises that there may be exceptional occasions where housing development may be required away from inside or immediately adjacent to the settlement boundary of Brighstone Village (the Rural Service Centre). This is justified by the Residents Survey and Housing Survey, which show that it is essential to meet identified local rural need in the Wider Rural Area. Extending the right to occupy properties with an agricultural restriction to those who were last employed in such activities and their dependents is justified by the wording of the standard planning condition which provides this control – *'The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.'*

9.3 Protecting our Environment

9.3.1 Background

9.3.1.1 The landscape, natural and historic environments of Brighstone Parish are amongst the richest and most valuable in the Isle of Wight. Many areas are designated for their national and international importance. These features are an integral part of the character of the parish and an ongoing record of the story of its people.

9.3.1.2 Geology

The geology of the parish is complex. The strata of the Isle of Wight are tilted or raised up from the south, exposing several different geological series at the surface. The oldest rocks occur in the south of the parish and are exposed in the cliffs between Chilton and Brook Chines. This Wealden series is the oldest on the Isle of Wight and is associated with rich fossilized remains, including Iguanodon footprints. These clay soils change to the reddish Ferruginous Sands (iron-rich / iron-coloured) of the Lower Greensand series as you progress northwards through the parish rising to a series of sandstone hills with acidic soils behind the villages. Dipping into a combe the sandstone gives way to the much younger Chalk which rises dramatically to form the downland and its rich grassland in the north of the parish.

9.3.1.3 Palaeontology

The dramatic coastline of the parish and its exposed Wealden series from the Cretaceous period are rich with fossilized remains from some 125 Million years ago. As this coast erodes, these rich remains from prehistory are exposed. Although fossils are lost to the sea, a substantial number are saved through collection by both amateur and professional palaeontologists.

9.3.1.4 Nature Conservation designations

Special Areas of Conservation (SAC) are strictly protected sites of high nature conservation value designated under the European Habitats Directive. 5.6% of the Parish is so designated, including the coastline and areas of chalk downland.

9.3.1.5 Sites of Special Scientific Interest (SSSI) are the best national examples of our natural heritage of wildlife habitats, geological features and landforms. An SSSI is an area that has been nationally notified as being of special interest under the Wildlife and Countryside Act 1981. 12.6% of the Parish is so designated, including the coastline and areas of (chalk) downland. In many cases they are co-located with the SACs.

9.3.1.6 Sites of Importance for Nature Conservation (SINC) are areas locally designated for their nature conservation value, they are non-statutory but recognized as being important by the planning authority. 16.4% of the Parish is so designated including downland, wetlands, watercourses and woodland.

9.3.1.7 Landscape

The whole of the parish of Brighstone is within the Isle of Wight Area of Outstanding Natural Beauty (AONB). This national designation is reserved for landscapes of high quality and is equivalent to National Park status in terms of the planning system.

The Tennyson Heritage Coast includes the whole of the area's coastline and extends inland to cover around 55% of the Parish, it continues out to sea to include the beaches and seascape. Areas defined as Heritage Coast are the best scenic and scientifically valuable coastlines in England.

9.3.1.8 Landscape Character

The West Wight Landscape Character Assessment describes the five landscape character areas which fall within the parish (Brighstone Down, Brighstone Greensand Hills, Chilton Clay Farmland, Hanover Soft Cliff and West Wight Seascape).

9.3.1.9 Agricultural land and environmental stewardship

National Agricultural Land Classification shows Brighstone Parish to consist of the following grades of land: Grades 1 & 2 – 0%; Grade 3 – 62%; Grade 4 – 19.9%; Grade 5 – 0.1% and non-agricultural/unclassified -18%. Grade 1 is the most productive land and Grade 5 the least. Brighstone Parish and indeed the whole of the Isle of Wight has no Grade 1 agricultural land. However as can be seen from the natural and historic environment descriptions the farmland of the parish is of high value for its habitats for wildlife, its geological historic environment interest. This is reflected with just over 60% of land within the parish being within Environmental Stewardship* (the majority being in both entry level and higher level schemes).

**conservation and enhancement of the countryside for wildlife, landscape and historic environmental benefit by farmers, land owners and land managers through government funding.*

9.3.1.10 Woodland

There are two areas of Ancient Woodland in the parish at Moortown and around Brook House. The National Forest Inventory shows around 13.5% of the parish as being under woodland cover with a mix of plantation forest (conifer and mixed), Ancient Woodland, deciduous woodland and secondary woodland.

9.3.1.11 The Historic Environment

The recent Historic Landscape Characterisation (HLC) of the Isle of Wight has described a number of specific landscape areas with common form and history across the Island including those within the parish of Brighstone. From the HLC the following areas make up the historic landscape character of the parish: South West Wight Coastal Plain, West Wight Downland Edge and Sandstone Ridge, West Wight Chalk Downland and Atherfield Coastal Plain.

9.3.1.12 Scheduled Monuments and Scheduled Areas

There are 26 Scheduled Monuments in Brighstone Parish including the Longstone a Neolithic long barrow, many round barrows mostly of Early and Middle Bronze Age and a Romano-British farmhouse or villa.

9.3.1.13 Listed Buildings

Brighstone Parish has the following listings: Grade I – (St Mary’s Church Brighstone and St Peter & St Paul Mottistone), Grade II* - (Mottistone Manor) and Grade II - (80, including 9 grave monuments and 1 milestone).

9.3.1.14 Conservation Areas

Conservation Area designation helps to protect an area’s special architectural or historic interest. There are four Conservation Areas within Brighstone Parish: Brighstone Conservation Area (includes Brighstone Village, Waytes Court, Hunny Hill, Brookside); Brook (includes Brook Green and Coastguard Cottages, St Mary’s Church and Brook House, Brook Village); Mottistone and Hulverstone.

9.3.1.15 Local List

In addition to the national list, the Isle of Wight Council has a Local List for structures or historic parks and gardens of merit. For Brighstone Parish this includes: Brook House gardens and parkland; Mottistone Manor Gardens; The Lodge; Brighstone War Memorial; Brighstone Holiday Chalets; World War II Pill Box on the Military Road; Lime Kiln (Strawberry Lane).

9.3.1.16 AONB Design Guidance

Design guidance is available from the Isle of Wight AONB Partnership is available and in particular advice regarding conservation of the tranquility of the area through minimizing light pollution.

9.3.2 Community Views

9.3.2.1 The results of the Residents Survey show clear and strong support for the conservation and enhancement of the natural and historic environment within the parish. Many other comments in the Survey also show the value placed on these as part of the area’s appeal.

9.3.2.2 The Residents Survey shows support for the Island Plan approach to focus most development within or immediately on the edge of the settlement boundary of Brighstone Village in its role as a Rural Service Centre. The community recognises that development outside of this area in the wider countryside may be needed where it is in support of the land use sector (farming and forestry) or tourism businesses.

9.3.3 Community Objectives

9.3.3.1 The Residents Survey included specific questions on traffic and transport issues. The results of this and other background evidence have led to the following community objectives for 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

9.3.4 Policy Context

9.3.4.1 The Island Plan Core Strategy Policies:

- SP5 – Environment
- DM11 – Historic and Built Environment
- DM12 – Landscape, Seascape, Biodiversity and Geodiversity
- DM13 – Green Infrastructure
- DM14 – Flood Risk
- DM15 – Coastal Management

The Isle of Wight AONB Management Plan has many overarching and specific policies relating to the landscape, seascape, water resources, tranquillity and natural and historic environment all of which are relevant.

9.3.5 BPNP Policy POE1: Conserving and enhancing our environment

BPNP Policy POE1: Conserving and enhancing our environment

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.

Development proposals should demonstrate how the landscape, natural and historic environments of the Parish have been considered.

9.3.5.1 Our justification for this policy

The landscape, natural and historic environments of Brighstone Parish are valued by the local community (as evidenced by the Residents Survey) and are often of local, national and in some cases international importance reflected in the high levels of designation across the area. The whole area is within the Isle of Wight AONB, a nationally protected landscape and as such is a 'sensitive area' which requires special consideration and necessary planning restrictions.

BPNP Policy POE2: Tranquillity

Tranquillity is an important part of the character of Brighstone Parish.

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.

Development should avoid the provision of new street lighting in order to conserve the dark night skies of the area.

** See Isle of Wight AONB Partnership guidance.*

9.3.6.1 Our justification for this policy

[CPRE tranquillity mapping](#) shows the Isle of Wight as having some of the best tranquil areas in the South East of England. The Isle of Wight map shows Brighstone Parish as being in one of the most tranquil areas on the Isle of Wight particularly in relation to a lack of light pollution and the ability to see dark night skies. This is a valuable asset that is important for wildlife, benefits the health and wellbeing of residents and tourists and in turn is of benefit to the Island's rural economy. In the Residents Survey 718 people responded to a question about having more street lighting and 71.2% of people disagreed or strongly disagreed with this, and 137 people stated that they place particular value on the lack of noise pollution and peace and tranquillity of the area.

9.4 Traffic and Transport

9.4.1 Background

9.4.1.1 The Military Road (A3055) runs along the south west coastline of the Isle of Wight and passes through Brighstone Parish. It is a popular route for tourists as it offers scenic views of the coastline.

Another main road (B3399) leaves the village of Shorwell and enters the parish along its eastern boundary. It then passes through Limerstone, Brighstone, Mottistone, Hulverstone and the edge of Brook before leaving the parish and continuing northwards to Shalcombe.

9.4.1.2 A number of minor roads branch off of these two main routes connecting with other parts of villages, hamlets and more isolated properties. The whole road network is very rural in character.

9.4.1.3 The 2011 Census records a high level of vehicle ownership within the parish with 88% of households having at least one car or van and 12% having no car or van. It also indicates that 71% of people in the parish who work either drive or are a passenger in a car or van when commuting to work.

9.4.1.4 Brighstone village used to feature as a destination on the itinerary of many coach companies visiting the Isle of Wight bringing tourists staying in the Island's resort towns into the area. Today there is no coach parking in the village as the previous location has been lost due to the re-development of the site some years ago.

9.4.1.5 There are a number of well-established tourism related businesses situated along the Military Road. These sites are away from the services provided by Brighstone Village (Rural Service Centre). The Military Road is not served by a standard public bus route. Southern Vectis do operate their Island Coaster service along this 'A class' road but this is primarily aimed at tourists with a hop on hop off ticket rather than being for commuters or daily use. The Isle of Wight Coastal Path also passes through this area and may offer opportunities for visitors to access these businesses on foot and also to branch off into Brighstone village for further services.

9.4.1.6 The Island Plan allows for tourism related development in the wider countryside. It promotes the development of high quality tourism that utilises the unique characteristics of the historic and natural environments without compromising their integrity and the development of all year round, green and new niche tourism products. A recent proposal for the development of a former holiday centre has highlighted the need to consider the implications traffic generation from potential new uses or redevelopment of these sites in the future.

9.4.1.7 Public transport –

There is now one bus services which provides public transport in the area which is provided by Southern Vectis (the area lost the number 35 Service in September 2015):

- Route 12 connects Totland via Freshwater Bay, Brook, Brighstone and Shorwell to Newport. It follows the Military Road and then the B3399 connecting the main settlement areas in the parish. As at September 2015 this service runs five times a day between Mondays and Fridays from 8am to 6pm. There is a service four times a day on Saturdays from 10:30am to 6pm. There is no evening service and no service on Sundays or bank holidays
- Southern Vectis also operate an Island Coaster bus service. This open top bus is aimed primarily at visitors and runs along the Military Road. It is a hop on, hop off service allowing people to leave to enjoy tourist attractions or scenic areas to then re-join the service later. It requires the purchase of a special ticket and is exempt from bus pass concessionary fares.
- The Vectis Blue service is provided by Southern Vectis for school transport:
 - There are two school buses transporting children to Brighstone Church of England Aided Primary School. One connects with Bowcombe, Shorwell, Hulverstone and Brook and the other Shorwell and Chale. The primary school has told us that around 25% of the children attending Brighstone Church of England Aided Primary use the school bus.
 - There are three school buses connecting the parish with Secondary Schools (Carisbrooke College, Christ the King, Island Free School).
- The Freshwater, Yarmouth and Totland Bus is a community bus service which has recently (September 2015) started a pilot service to connect residents in Shorwell and Brighstone with amenities and services provided in Freshwater and Yarmouth.

9.4.1.8 Public Rights of Way –

There is an extensive network of public rights of way (Public Footpaths, Public Bridleways, Byways Open to All Traffic) in the area totalling approximately 68km in length (calculated from Geographic Information System analysis) giving access to the countryside in the area. Many of these connect villages and hamlets with the coast and the downs. Part of the Isle of Wight Coastal Path runs along the coastline of the parish, and parts of the Tennyson and Worsley Trails run along the downland ridge in the north of the parish. There are no dedicated cycle lanes in the area but the Round the Island Cycle Route follows some of the minor roads in the area.

9.4.2 Community Views

9.4.2.1 The Residents Survey included questions related to traffic and transport. From this we know that the community would like to see improvements to:

- Public transport (86.8%) with 71% saying they would then consider using it more
- Parking provision for cars in Brighstone village (43.5%) Also mentioned by some respondents to the Business Survey.
- Road safety and maintenance (92%)
- Better pedestrian and cycle access within and to and from Brighstone village (70%)
- Better pedestrian and cycle access in the rest of the parish (70%)
- Control over any more street lighting (71.2%)
- Better pavement and footway maintenance (82%)
- Better signage and maintenance of public footpaths, bridleways and byways (81%)

54% of households who responded to the survey say that they use concessionary bus fares (343 people in total) with overwhelming majority being pensioner bus passes.

9.4.3 Community Objectives

9.4.3.1 The Residents Survey included specific questions on traffic and transport issues. The results of this and other background evidence have led to the following community objectives for Traffic and Transport:

- a more frequent bus service, a service which is extended to operate into the evenings and the reinstatement of a direct bus route to Yarmouth. (The community regrets changes to the bus service which have seen the loss of a direct connection to the ferry port town of Yarmouth and a decrease in the number of buses). It is important to note that these comments were received prior to the announcement of a further reduced timetable commencing in September 2015.
- 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

9.4.4 Policy Context

9.4.4.1 Island Plan Core Strategy Policies:

- SP7 Travel and
- DM17 – Sustainable Travel and the associated Local Transport Plan

Isle of Wight AONB Management Plan policies relating to Sustainable Communities and Traffic and Transport.

9.4.5 BPNP Policy TT1: Private Car Parking for New Development

BPNP Policy TT1: Private Car Parking for New Development

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.

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.

9.4.5.1 Our justification for this policy

A number of comments were made in responses to the Residents Survey relating to parking and congestion issues in the centre of Brighstone Village at Main Road and New Road (47.4% of respondents would like to see improvement to congestion and traffic noise). Whilst many of these relate to temporary parking to access facilities in the village centre, the responses support a requirement for any additional housing in the area to provide sufficient private parking space to prevent any further potential for street parking pressure.

BPNP Policy TT2: Additional Car Parking Space for public benefit

The Plan supports the provision of small scale public car parking as part of proposals in areas where a specific need for this has been identified. For example the provision of parking for the disabled patients using the Doctors' Surgery in New Road, and parking for school drop off and pick up times.

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.

9.4.6.1 Our justification for this policy

The present village car park is accessed off of Main Road via the single track of Warnes Lane. Whilst being fairly central and close to the shops and facilities in the village the lack of width of access can be a deterrent to its use by car drivers and to access by pedestrians.

Comments made in response to the Residents Survey indicate a need for limited parking close to the Doctor's Surgery in New Road for disabled patients or for those needing to drop off or pick up patients who cannot walk far or are unable to be left on their own. Similarly comments were made about congestion during pick up and drop off times at the school.

The Residents and Business Surveys indicate that the community is divided over whether it is desirable to reintroduce some form of limited parking for a small number of coaches in Brighstone village (in or close to Zone 1 see JE1). Any proposals which include coach parking will need to carefully consider how such parking could be accommodated without jeopardising the character of the village or exacerbating any traffic issues.

9.4.7 BPNP Policy TT3: Sites along the Military Road

BPNP Policy TT3: Sites along the Military Road

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, such as through the use of public transport and the public rights of way network .

The Neighbourhood Plan does not expect proposed small scale development at these sites to trigger a requirement under this policy. For example a change to signage, or minor alterations to existing buildings.

9.4.7.1 Our justification for this policy

Our approach is justified as it accords with the Island Plan’s intention to promote high quality year round green and niche tourism whilst conserving and enhancing the Island’s landscape and historic and natural environments. Unmanaged increases in traffic have the ability to spoil these very assets and the lack of a regular public transport alternative is a concern.

9.4.8 Traffic and Transport Actions

2.4.2 provides more detail on the purpose of identifying these actions in the Neighbourhood Plan. These are actions which may be pursued as and when the opportunity arises and should not be seen as a binding commitment on the Parish Council or any of the organisations which have been listed.

9.4.8.1 ATT1: Public Bus service

ATT1: Public Bus service

Work to improve the frequency and convenience of the public bus service.

Lead – Brighstone Parish Council,

Partners - Isle of Wight Council, Southern Vectis.

9.4.8.2 ATT2: Improve cycling and walking opportunities

ATT2: Improve cycling and walking opportunities

Identify opportunities to improve pedestrian and cyclist access to and from Brighstone village and the rest of the parish.

Lead – Brighstone Parish Council,

Partners - Isle of Wight Council, Island Roads, AONB Partnership.

9.4.8.3 ATT3: Highway Safety

ATT3: Highway Safety

Work with the relevant agencies to ensure maintenance and safety of the highway network. This includes issues of design to ensure the retention of the area's character, drainage and surface water problems, signage and lines, resisting any additional street lighting and how best to address any identified problems relating to speeding traffic.

Lead – Brighstone Parish Council,

Partners - Isle of Wight Council, Hampshire and Isle of Wight Constabulary, Island Roads.

9.4.8.4 ATT4: Rights of Way

ATT4: Rights of Way

Work with the Isle of Wight Council to ensure the maintenance of the public rights of way network including surface improvements and signage.

Lead – Brighstone Parish Council,

Partners - Isle of Wight Council.

9.5 Jobs and the Local Economy

9.5.1 Background

9.5.1.1 Census 2011 information tells us that around half of the resident population age 16 to 74 of the parish are economically active. Of those in employment, around two thirds are working full time. Most jobs are located outside of the parish, elsewhere on the Isle of Wight with the top three industries of employment being health and social care, wholesale and retail sectors and education. The majority of those in employment are in professional, technical, managerial or skilled trades. Around 15% of people are self-employed and many of these are sole-traders.

9.5.1.2 Around 30% of the working age population (16 to 74 year olds) of the parish are retired. Unemployment levels in the parish are low compared with the national and Isle of Wight averages.

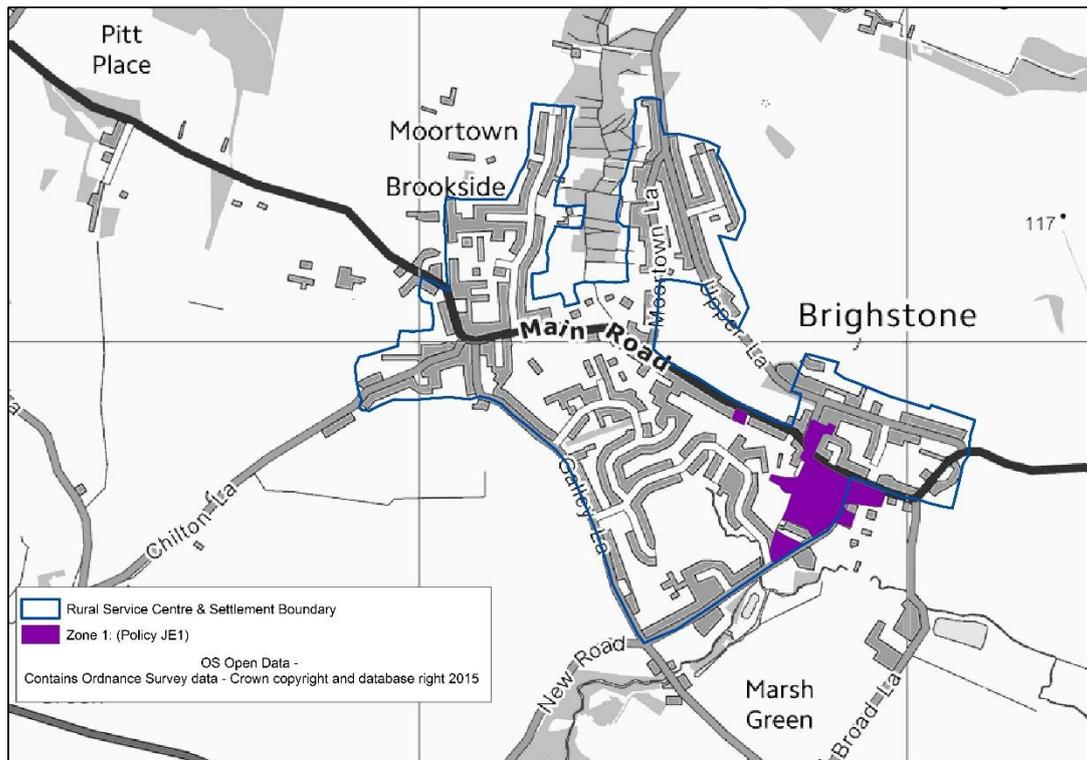
9.5.1.3 The local economy is largely based on farming and tourism sectors. Although parts of the area are well wooded, this forestry is largely an amenity resource rather than a commercial enterprise. Many of the local small hospitality and retail businesses benefit from tourists staying in the local area at bed and breakfast, self-catering and camping/caravan sites.

9.5.1.4 There have been changes in the parish over the years with the loss of Brighstone Tea Gardens, Barney's Roadhouse on the Military Road and more recently the stand alone Post Office and National Trust shop both located in North Street. At a smaller scale there have been a number of small home based businesses start up in the parish.

9.5.1.5 Due to recent changes in the General Use Classes Order, certain use classes can now change without the need for formal planning consent and the Neighbourhood Plan is unable to influence these. Permission is still required for many changes and importantly when a premises is seeking to change from business to residential use. The existing businesses in Brighstone Village provide important facilities and services for the local community, helping to create a vibrant rural village.

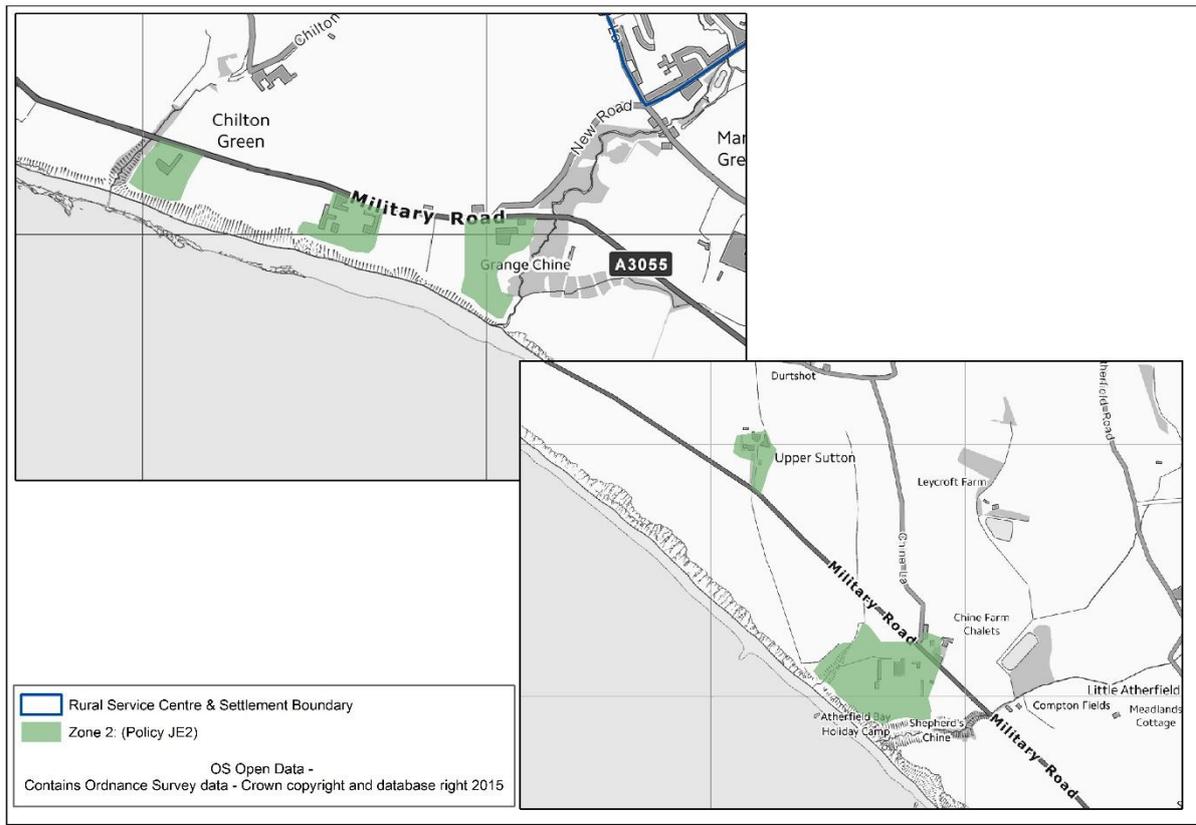
9.5.1.6 The parish can be divided in three zones in relation to the businesses operating in the area:

Zone 1 is Brighstone Village Centre.



9.5.1.7 This Zone consists of shops and other services located in Brighstone Village which provide for village residents, those living in other smaller villages and hamlets across the parish and in some degree to the neighbouring parish of Shorwell. This has been reflected by Brighstone Village being designated as a Rural Service Centre in the Island Plan. Businesses in this zone include two shops, a public house, a bistro/café, and a hairdressing salon. There are also many community facilities in this zone which are considered in the Improving Community Facilities section of the Neighbourhood Plan.

9.5.1.8 Zone 2 relates to the existing larger tourism related sites situated close to the coastline at various points along the Military Road.



9.5.1.9 This zone includes largely tourism related sites providing accommodation (camping/caravan pitches or holiday centers) or attractions such as Isle of Wight Pearl and the Dinosaur Farm (Dinosaur Expeditions).

9.5.1.10 Zone 3 covers the remaining area of the parish and includes farmland, rural businesses, farm shops and smaller scale tourism accommodation (small bed and breakfast and self-catering establishments), the other public house in the parish at Hulverstone and Grange Chine Garage and Petrol Station. It also includes Mottistone Manor and its gardens a National Trust property with a small shop and tea garden.

9.5.2 Community Views

9.5.2.1 The results of the Residents Survey show community support for tourism/leisure and craft, farming and small holdings, working from home, community services and public houses/restaurants and cafes as the focus of business in the parish.

9.5.2.2 There is support for the reuse of redundant agricultural buildings, and the use of brownfield land or existing non-residential buildings for new development. The community is divided over whether to allow the conversion of residential buildings into business premises.

9.5.2.3 The Business Survey results have indicated that most businesses in the area operate from home or from their owned premises. The internet is generally used for marketing by all the businesses and most believe that this use will either stay the same or increase in the next two to three years. The results of the Business Survey and Residents Survey tell us that future business success in the area is dependent upon finding new clients; having local customers; visitors/tourist business; broadband speed; and transport issues (bus frequency and connections, ferry costs, parking).

9.5.2.4 Around 12% of respondents to the Residents Survey said that they work locally (within the parish) and less than 10% of households are likely to be looking for work in the parish in the next five years.

9.5.3 Community Objectives

9.5.3.1 The results of the Residents Survey and other background evidence have led to the following community objectives:

- 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

9.5.4 Policy Context

9.5.4.1 The Island Plan Core Strategy Policies:

- SP3 – Economy
- SP4 – Tourism
- DM8 – Economic Development
- DM10 Rural Service Centres and the Wider Rural Area
- General Use Classes Order

The Isle of Wight AONB Management Plan has many policies recognising that the area is a living and working landscape. These include policies for farming, forestry, tourism and rural business.

BPNP Policy JE1: Zone 1 - Brighstone Village Centre

The Neighbourhood Plan supports the retention of the existing businesses in this zone and wants to support businesses to remain viable.

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:

- an attempt has been made to sell the premises at a suitable market price for at least a year to secure the continuation of its use by a new owner, and
- the existing use is no longer needed or is not viable for an alternative and suitable business or retail use, and
- that the premises have been kept in a good state of repair and safe condition

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

9.5.5.1 Our justification for this policy

The existing businesses are vital to Brighstone Village's role as a Rural Service Centre. They provide important facilities for the local community and also to some extent the neighbouring parish of Shorwell. They help to create a vibrant rural village and a very special place for tourists to visit.

The Resident's Survey gives evidence with 165 people stating that they value the Village Shop and Newsagent and some in favour of more businesses in the area. The rural character of the village is also valued by the local community and makes it attractive to tourists. It is important that new businesses are in keeping with this.

9.5.6 BPNP Policy JE2: ZONE 2 - Existing large scale tourism related businesses close to the coast.

BPNP Policy JE2: ZONE 2 - Existing large scale tourism related businesses close to the coast.

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.

Businesses located on existing sites in this zone will be supported to improve their facilities provided that proposals:

- are for an appropriate use, are of a scale and design in keeping with the location, are predominantly within the existing footprint and pay reference to the historic development of the site concerned, and
- have fully considered changes to traffic generation, landscape and the tranquillity of the area, and
- have incorporated opportunities to conserve and where possible enhance the landscape and natural and historic environment in the area
- for larger schemes, proposals 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

9.5.6.1 Our justification for this policy

Outside of the settlement boundary of Brighstone, there are a number of larger tourism related sites close to the coastline. Some of these are thriving rural businesses and have continued to invest in upgrading their facilities whilst also retaining references to their former uses (holiday camps etc.). However, one site at Atherfield is now largely derelict having been closed a number of years ago.

The Business Survey shows 13 businesses very or somewhat rely on tourism, also the residents Survey shows community support for tourism.

These sites are located in an open landscape of high importance for its natural environment and tranquillity. They are also within the Isle of Wight AONB and Tennyson Heritage Coast.

These sites often include large open space areas alongside buildings and it is important to retain this by limiting any increase in the footprint of buildings.

Because of their more remote location these sites are more difficult to access using sustainable transport.

9.5.7 BPNP Policy JE3: ZONE 3 - rural business and tourism in other areas in Brighstone Parish

BPNP Policy JE3: ZONE 3 - Rural business and tourism in the rest of the parish

The Neighbourhood Plan supports the conversion, re-use or adaptation of rural buildings for small scale business or tourism purposes provided that:

- the building is capable of conversion without substantial reconstruction, and
- the scheme is compliant with other policies in this plan such as D1, POE1 and TT1

9.5.7.1 Our justification for this policy

There are many existing small scale businesses across the parish supporting farming and tourism related activities. This policy recognises this and acknowledges that there may be scope for further development of this type across this area.

The community supports the re-use of redundant buildings in the support of farming and rural tourism. But recognises that such development but wishes such development to be in keeping with the local area.

9.6 Design

9.6.1 Background

9.6.1.1 The Brighstone Parish Village Design Statement was published in 2008. Many of the issues and guidance set out in that document are of direct relevance to the Brighstone Parish Neighbourhood Plan and can now be included as specific policies in this and other sections of the Neighbourhood Plan. Other parts of the Village Design Statement remain as guidance relating to preferred approaches to permitted development in the area. These and a greater description of the character of Brighstone Parish are now set out in a revised Brighstone Parish Design Statement: this is an important companion document to the Neighbourhood Plan.

9.6.1.2 The Brighstone Parish Design Statement has a dual purpose, to influence the approach taken in proposals requiring formal planning consent which is directly relevant to the Neighbourhood Plan Policy D1 and also to guide the approach to permitted development which is outside of the scope of this policy.

9.6.1.3 As a rural parish and being within a nationally protected landscape the character of the area is influenced by views to and from the settlements to the downland and coastline. In addition to the countryside areas which surround the hamlets and villages in the parish there are many wide verges, amenity planting areas and land alongside particular public rights of way which greatly contribute the character of the settlements themselves. The Conservation Area Appraisals describe these and also key views of particular importance within the Conservation Areas in the parish. The Brighstone Parish Green Space Audit was completed as part of the development of the Neighbourhood Plan. It provides detail of indicative views and particular green space areas deemed by the local community to contribute to the areas rural character and appeal. These documents should also be consulted as part of any proposal for new development in the area.

9.6.2 Community Views

9.6.2.1 It is clear from the results of the Residents Survey that the rural character of the parish is valued by the local community who want to see this retained as part of any future development within the area. 236 (60%) respondents listed the rural setting, views, AONB and downland as one of the three things they liked the most about the parish (the top answer), 60 (15%) stated the rural atmosphere, 56 (14%) stated the pretty/quaint buildings.

9.6.2.2 The community also want to see any new development complement the character of existing buildings and in particular the local vernacular. For example 98.2% are in favour of design that suits its location; 96.4% are in favour of hedgerows, walls and fencing for property boundaries in keeping with the neighbourhood; 92.8% are in favour of the use of local traditional building materials; and 89.9% are in favour of driveways and paths in keeping with the neighbourhood.

9.6.3 Community Objectives

9.6.3.1. The results of the Residents Survey and other background evidence have led to the following community objectives for 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
- Consider local open space and views as set out in the Conservation Area Appraisals and the Brighstone Parish Green Space Audit.

9.6.4 Policy Context

9.6.4.1 The Island Plan Core Strategy Policies:

- DM1 – Sustainable Build Criteria for New Development;
- DM2 – Design Quality for New Development.
- DM13 – Green Infrastructure

Isle of Wight AONB Management Plan – various objectives and policies relating to new development, design character and local distinctiveness.

BPNP Policy D1 – Design Criteria

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:

- being in keeping with the local area by being of an appropriate scale and mass, height, size, layout, density, through the use of locally appropriate materials
- not adversely impacting on the amenity of neighbouring properties
- including appropriate landscaping which complements and enhances the character of the area
- taking into account any impact on the open and green space and its contribution to the overall character of the local area * *See the Brighstone Parish Green Space Audit*
- by considering views to and from settlements, downland and the coast * *See the Brighstone Parish Green Space Audit.*

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

9.6.5.1 Our justification for this policy

This policy is to ensure that future change conserves and where possible enhances this character by being in keeping with the local vernacular. The Residents Survey responses show that the character of the parish is valued by the local community. Tourism providers (Business Survey) state that this character is a draw for visitors to the area. The parish and surrounding area is recognised for its contribution to the landscape and historic environments through the Conservation Area and AONB designations.

9.6.7 Design Actions

2.4.2 provides more detail on the purpose of identifying these actions in the Neighbourhood Plan.

These are actions which may be pursued as and when the opportunity arises and should not be seen as a binding commitment on the Parish Council or any of the organisations which have been listed.

9.6.7.1 BPNP Action AD1: Parish Design Statement

BPNP Action AD1: Parish Design Statement

Monitor the effectiveness and if necessary review the Brighstone Parish Design Statement to ensure that it is influencing change in a way which conserves and enhances the character of the local area.

Lead - Brighstone Parish Council

9.7 Improving Community Services

9.7.1 Background

- 9.7.1.1 Brighstone Parish is well served with a number of community facilities, clubs and societies. These are valued by local residents and contribute greatly to the parish's strong sense of community and identity.
- 9.7.1.2 Facilities include: A Community Library and Brighstone Museum; The Reading Room (Social Club); the Doctor's Surgery; The Exchange (Community Hub); Brighstone Church of England Aided Primary School; The Recreation Ground, pavilion and football and cricket pitches; tennis courts; playground; The Wilberforce Hall; The Seely Hall; Brighstone Methodist Church; Brighstone Scout, Guide, Scout, Guide and Community Centre which also acts as a seasonal Youth Hostel; the cemetery; Brighstone Post Office (within the Village Shop); St Mary the Virgin Church Brighstone; St Peter and St Paul Church Mottistone; St Mary's Church Brook; public toilets at Warnes Lane Brighstone and at Shippard's Chine on the Military Road; Brighstone Grange (Care Home); Tourist Information Centre in Seven Bistro and Coffee House and public car parks in Brighstone Village and at various locations to access the countryside (e.g. along the Military Road and at Lynch Lane).
- 9.7.1.3 There are many clubs and societies within the parish enjoyed by the local community and others who come into the area especially to take part. These include activities for children and young people, sports and fitness (cricket, football, tennis, fitness club, carpet bowls, petanque, Zumba, health walks, table tennis, yoga, Pilates), music/singing (Brighstone Belles, Brighstone Barnacles, Hand Bell Ringers), interest/membership groups (History, Art, WI, Royal British Legion, conversational French, Back of the Wight Society, Horticultural Society), committees and groups involved in raising money for facilities or charities.
- 9.7.1.4 We know from Census 2011 data that 249 people are providing unpaid care, with 48 of these providing this for more than 50 hours a week.
- 9.7.1.5 The local community is kept well informed about local news, events and activities through newsletters and directories (Brighstone Parish Newsletter, The Link (Five Churches (Church of England) Newsletter) Brighstone Methodist Church newsletter, The Buzz (Brighstone Primary School Newsletter), Five Churches Directory, Community Directory), The Beacon and through entries in the Village Talk in the Isle of Wight County Press.; websites (Brighstone Parish Council website, Five Churches Website, Brighstone Primary School website) and various community notice boards.
- 9.7.1.6 It is clear from the number of well used facilities and well attended clubs and societies that Brighstone Parish has a vibrant local community with many local residents involved in local issues, using local facilities or enjoying local pastimes together.
- 9.7.1.7 Annual events such as the Brighstone Summer Show and the Christmas Tree Festival are enjoyed by local people and draw in many visitors to the area.
- 9.7.1.8 With its coastline, beaches, downland and extensive public rights of way network the parish has excellent access to the countryside with many areas of open access land and

other land with free access under the management of the National Trust and the Forestry Commission.

9.7.2 Community Views

9.7.2.1 The Residents Survey tells us that around 5% of the respondents are paying for some form of paid care to help them to continue to do things that they can no longer manage for themselves, (although a further 4% preferred not to say as their answer to that question).

9.7.2.2 Around 43% of respondents to the Residents Survey said that they belonged to a local club or society (a further 11% indicated a preference not to say).

9.7.2.3 Around a third of the local residents who responded to the question on volunteering in the Residents Survey help out with local support for elderly people, village support and maintenance, committee work, organising events, or supporting community activities. Of those who currently don't volunteer around 12% would be interested in giving some time to local volunteering.

9.7.2.4 The Residents Survey clearly shows support for the retention and improvement of facilities in the parish. There is support for improvements to broadband (this has since been upgraded in Brighstone Village as part of the roll out of superfast rural broadband but has yet to reach all areas of the parish); public toilets; access for disabled people; the community library; leisure and recreational facilities; allotments (there are no allotments at present); facilities for young people; facilities for older people; the Doctor's Surgery; other local health care services

9.7.3 Community Objectives

9.7.3.1 The results of the various surveys and other background evidence have led to the following community objectives for 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
- Support for the management and maintenance of the Public Rights of Way network

9.7.3.2 Responses to the Residents Survey have also provided a lot of information on what additional facilities and activities some people would like to see along with how existing facilities and services might be improved. Many of these are matters which will need to be considered by the Parish Council to see which projects can be taken forward.

9.7.4 Policy Context

9.7.4.1 Island Plan Core Strategy Policies:

- DM7 – Social and Community Infrastructure

- DM13 – Green Infrastructure.

Isle of Wight AONB Management Plan includes various policies relating to sustainable communities and encouraging approaches to meet locally identified needs with sensitive and appropriate approaches to location, design and scale for any required development.

9.7.5 BPNP Policy ICS1: Existing Community Facilities/Services

BPNP Policy ICS1: Community Facilities/Services

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.

Proposals for new community facilities will be supported provided that they:

- meet a proven local need, and
- include a full consideration of existing community facilities showing no negative impact upon them.

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.

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.

9.7.5.1 Our justification for this policy

Part of the Rural Service Centre role of Brighstone Village is dependent upon the retention of existing community facilities. The Residents Survey gives clear evidence of the use and value placed on the existing community facilities in the parish. However, there is also evidence of the desire to see improvements made to existing facilities such as better access for disabled people, and additional activities and services at existing premises.

BPNP Policy ICS2: Public Access

Proposals which seek to maintain or enhance the Public Rights of Way network, and open access land in the parish will be supported.

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.

9.7.7.1 Our justification for this policy

Brighstone Parish is well served with an extensive Public Rights of Way network, and open access land. These contribute greatly to the character of the area (as evidenced by the Residents Survey), and in the case of footpaths, bridleways and byways are an important historic record of how people have travelled around the area. They are a source of enjoyment for local residents and visitors to the area including those using the promoted routes such as the Tennyson Trail and Isle of Wight Coastal Path. This directly contributes to the rural tourism economy.

9.7.8 Improving Community Facilities/Services Actions

2.4.2 provides more detail on the purpose of identifying these actions in the Neighbourhood Plan.

These are actions which may be pursued as and when the opportunity arises and should not be seen as a binding commitment on the Parish Council or any of the organisations which have been listed.

9.7.8.1 BPNP Action AICS1: Improvements to existing facilities and services outside of the planning system.

BPNP Action AICS1: Improvements to existing facilities and services outside of the planning system.

Identify projects to take forward any suggested improvements to existing community facilities made in the responses to the Residents Survey.

Lead – Brighstone Parish Council,

Partners - owners/managers/committees/users of individual community services and facilities, grant funding bodies.

9.7.8.2 BPNP Action AICS2: New facilities and services outside of the planning system.

BPNP Action AICS2: New facilities and services outside of the planning system.

Identify whether there is scope to extend the facilities or activities being provided in the area based on suggestions received from the Residents Survey and other consultations.

Lead – owners/managers/committees/users of individual community services and facilities,

Partners - grant funding bodies, Brighstone Parish Council, other interested parties.

9.8 Creating a Sustainable Community

9.8.1 Background

9.8.1.1 Sustainability can be defined as “meeting the needs of the present without compromising the ability of future generations to meet their own needs.” As a concept it is required to be at the heart of all development plans including Neighbourhood Plans.

9.8.1.2 Sustainability affects nearly every aspect of living, working in or visiting Brighstone Parish. A completed Sustainability Appraisal has helped to shape the objectives and policies set out in all sections of this plan.

9.8.1.3 In this section of the Neighbourhood Plan we set out the findings from consultation and other sources of evidence relating to some specific aspects of sustainability in the area.

9.8.1.4 Evidence on domestic energy use is provided by the 2011 Census and through responses to the Residents Survey. These indicate that the most frequently used for heating the home, providing hot water and for cooking is electricity. Other fuels used are oil and wood for heating and hot water and Liquefied Petroleum Gas (LPG).

9.8.1.5 The Department of Energy and Climate Change (DECC) defines a property as being in ‘fuel poverty’ when more than 10% of its income is spent on fuel to maintain a satisfactory heating regime (21 degrees centigrade for main living areas and 18 degrees centigrade for other occupied rooms). The cost and use of fuel is dependent upon the type of fuel choices available and their cost and the energy efficiency of the property. It is not perhaps that surprising therefore that Brighstone Parish falls within the top 25% of areas in England deemed to be fuel poor. This must in part be due to the combination of comparatively low household incomes and the lack of access to mains gas (currently the cheapest form of domestic fuel).

9.8.1.6 The Residents Survey tells us that the majority of properties in the area are already utilising energy efficiency measures to decrease their energy use and fuel bills. These include nearly all properties who responded stating that they use energy efficient light bulbs; over 90% have double glazing; around 78% have loft insulation to the current recommended standard; 75% using draught excluders and 62% have cavity wall insulation. It also indicates that some properties have incorporated domestic scale renewable energy generation technologies with the majority who have installed this choosing solar based technology.

9.8.1.7 The Environment Agency has produced detailed maps highlighting the extent of the natural flood plain and areas of flood risk and coastal erosion risk in the area. These are incorporated into the Isle of Wight Strategic Flood Risk Assessment document prepared as part of the development of the Island Plan. These documents indicate flood risk in relation to the Shorwell Stream and Brighstone Brook which flow through the village of Brighstone and also some smaller streams close to the coast at Chilton and Brook. It classifies areas at risk of flooding into two categories Flood Zone 2 and Flood Zone 3. Flood Zone 2 has a potential risk of 0.1% a year (or one year in one thousand years chance) of flooding. Flood Zone 3 has a potential risk of 1% a year (or one year in one hundred years chance) of flooding. There is a strong planning policy presumption

against any new development in these zones and a sequential test is required to identify if there are alternative sites in non-flood risk areas. If there are no alternatives then there is a requirement to carry out a detailed flood risk assessment for the site and also exception tests for certain types of development. In addition to the Isle of Wight Council and Environment Agency information there is a wealth of local knowledge about ground water conditions and run off flooding from higher land and on the road network. The Steering Group believes that even outside of Flood Zones 2 and 3 there is a need to incorporate an assessment of flood risk from both ground conditions and surface run off, on all proposals for development.

9.8.1.8 The Environment Agency also provides information on the predicted rates of coastal erosion around the Island's coastline.

9.8.1.9 No particular local issues have been identified in relation to waste management in Brighstone Parish. Therefore there is no requirement to have a Neighbourhood Plan policy on this matter which is seen to be adequately covered at Island level in the Island Plan.

9.8.2 Community Views

9.8.2.1 The Residents Survey asked for information about fuel use, the use of domestic renewable energy, energy efficiency and thoughts about what sorts of renewable energy technologies should be encouraged in the local area.

9.8.2.2 It is clear that there is support for domestic scale solar technologies although there are some concerns over the potential negative impact of panels on the character of parts of the area. This is discussed further in the Brighstone Parish Design Statement. There is little support for domestic or commercial wind turbine developments with the overwhelming majority of views being against the use of this technology. There is less consensus over the use of solar farms or commercial scale biomass with the community being divided over these technologies. There is support for the use of farm waste (slurry) for energy production through anaerobic digestion.

9.8.3 Community Objectives

9.8.3.1 The Residents Survey included specific questions regarding creating a sustainable community. The results of this and other background evidence have led us to the following objectives for 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.

NB Please also see the Brighstone Parish Design Statement for further guidance.

9.8.4 Policy Context

9.8.4.1 Island Plan Core Strategy Policies:

- SP6 – Renewables
- DM16 – Renewables
- SP8 – Waste
- DM19 – Waste
- DM1 – Sustainable Build Criteria for new development
- DM14 – Flood Risk

Isle of Wight AONB Management Plan – various policies supporting sustainable communities including development to meet a locally identified need, waste reduction, conservation of energy and community and domestic approaches to the capture of energy through appropriate technologies.

9.8.5 BPNP Policy CSC1: Flood Risk

BPNP Policy CSC1: Flood Risk

The Neighbourhood Plan encourages design approaches which seek to alleviate any flood risk from surface or ground water.

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.

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.

9.8.5.1 Our justification for this policy

The Environment Agency and Isle of Wight Council have identified areas of flood risk within the parish. Local knowledge and community consultation has indicated further more localised issues relating to ground water (springs), and surface water run off problems during periods of prolonged wet weather or after heavy rainfall.

BPNP Policy CSC2: Coastal Development

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.

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.

Proposals will need to be in line with the Isle of Wight Shoreline Management Plan and the Isle of Wight AONB Management Plan.

9.8.6.1 Our justification for our policies

The Shoreline Management Plan sets out the approach to be taken to coastal defence and coastal change around the Isle of Wight coastline. The stretch of coast within Brighstone Parish is within the 'Do Nothing' or no active intervention category; an indication that there should be no coastal defence in the area.

9.8.7 Creating a Sustainable Community Actions

2.4.2 provides more detail on the purpose of identifying these actions in the Neighbourhood Plan.

These are actions which may be pursued as and when the opportunity arises and should not be seen as a binding commitment on the Parish Council or any of the organisations which have been listed.

9.8.7.1 BPNP Action ACSC1: Renewable Energy

BPNP Action ACSC1: Renewable Energy

Keep a watching brief on the effectiveness of relying on an Island approach (Island Plan policies) to determine applications relating to renewable energy technologies and their impact on Brighstone Parish. This will allow the matter to be kept under review and for potential to incorporate specific policies in any revision or new Neighbourhood Plan.

Lead – Brighstone Parish Council,

Partners - Isle of Wight Council, Isle of Wight AONB Partnership

9.9 Community Safety

9.9.1 Background

9.9.1.1 According to the 2010 Indices for Crime and Disorder Brighstone Parish ranks very low for crime figures falling within the bottom 20% of English parishes for its low level of crime.

9.9.1.2 The crime maps (www.police.uk) show a total of thirty reported crimes within the parish between February 2014 and March 2015.

9.9.1.3 The Residents Survey tells us that the overwhelming majority of the community feel safe or very safe with only 10 out of 771 respondents stating that they feel unsafe or very unsafe. The Residents Survey gauged views on any specific safety concerns in the community which resulted in comments relating to traffic speed enforcement, road maintenance and levels of police visibility.

9.9.2 Community Views

9.9.2.1 The majority of the community feel either safe or very safe.

9.9.2.2 There are some specific concerns relating to the speed of traffic and enforcement of speed limits, current levels of road maintenance and the levels of police presence in the area.

9.9.3 Community Objectives

9.9.3.1 It is clear that Brighstone Parish is a very safe place to live, work in or visit.

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

9.9.4 Policy context

9.9.4.1 There are safety objectives within the National Planning Policy Framework largely relating to safety of those using the highway network and in particular pedestrians, cyclists and the users of public transport.

Building design safety issues are covered by national standards enforced through building regulations.

There are no specific policies relating to safety or crime and disorder in the Island Plan.

However the Isle of Wight Local Transport Plan does set out objectives for local road safety.

There are no specific policies in the Isle of Wight AONB Management Plan relating to community safety.

9.9.5 Community Safety Actions

2.4.2 provides more detail on the purpose of identifying these actions in the Neighbourhood Plan.

These are actions which may be pursued as and when the opportunity arises and should not be seen as a binding commitment on the Parish Council or any of the organisations which have been listed.

9.9.5.1 BPNP Action ACS1: Community Safety

BPNP Action ACS1: Community Safety

Work with relevant agencies to minimise any ongoing or specific community safety concerns.

Lead – Brighstone Parish Council,

Partners - Hampshire and Isle of Wight Constabulary, Isle of Wight Council, Island Roads.

Also see Highway Safety Action ATT3.

Appendix 1: Location Connection Criteria Clause for Affordable Housing

The following is the suggested form of words for any Section 106 agreement clause to secure a local connection to the occupation of new affordable housing.

The Owner covenants with the Council:

Subject to the proviso at the end of this clause not to use or permit to be used any of the Affordable Housing Dwellings other than for the purpose of Affordable Housing.

That the Affordable Housing Dwellings shall not be occupied or permitted to be occupied except by Eligible Persons nominated or Approved by the Council and selected in the following order of priority:

- Persons who live in the Primary Parish (in this case Brighstone) and who have lived there for at least 10 years or who have lived in the Primary Parish for 10 years previously
- Persons who live in the Primary Parish and have lived there for at least 5 years within the last fifteen years or whose parents or siblings or adult child live in the Primary Parish and have done so for at least 10 years.
- Persons who live in the Primary Parish and have lived there for at least 2 years or who have lived in the Primary Parish for more than 2 years within the previous 15 years or whose parents, siblings or adult children live in the Primary Parish and have done so for at least 5 years.
- Persons who have their workplace in the Primary Parish and who have had their workplace there for at least 10 years or who have had their workplace in the Primary Parish for 10 years previously.
- Persons who have had their workplace in the Primary Parish for at least 5 years or who have had their workplace in the Primary Parish for at least 5 years within the last 15 years.
- Persons who have had their workplace in the Primary Parish for at least 2 years or who have had their workplaces in the Primary Parish for more than 2 years within the previous 15 years.

If the above are exhausted then the same eligibility criteria should apply to persons from the neighbouring parish of Shorwell.

Appendix 2: Table of Brighstone Parish Plan Policies

Topic	Policy No.	Policy Wording
Housing	H1	<p>BNP Policy H1: New Housing Development</p> <p>In general any proposed new housing development should be located within or immediately adjacent to the settlement boundary of Brighstone Village, reflecting its Rural Service Centre role as defined in the Island Plan.</p> <p>However there may be exceptions to this where there is a proven local need for new housing in the wider rural area of the parish (see policy H3).</p> <p>In all cases, proposals should prioritise the redevelopment of previously developed land where such land is available, suitable and viable for the development proposed.</p> <p>Proposals for new housing development in Brighstone Parish will be supported provided:</p> <ul style="list-style-type: none"> • it is small scale (small scale is defined as between 1 and 10 units on sites of no more than 0.5 hectares in size) and • meet local need based primarily on the findings of the Brighstone Parish Housing Needs Report 2014 and its future updates and • is of a design and layout which is in keeping with their location in a rural village/area and complementing the properties in the local area (also see Brighstone Parish Design Statement) • All new housing development should consider design criteria to allow people to remain in their own homes for as long as possible before there is a need to move to alternative accommodation due to old age or infirmity

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

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

Topic	Policy No.	Policy Wording
Protecting our Environment	POE1	<p>BNP 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>BNP 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"> • an attempt has been made to sell the premises at a suitable market price for at least a year to secure the continuation of its use by a new owner, and • the existing use is no longer needed or is not viable for an alternative and suitable business or retail use, and • that the premises have been kept in a good state of repair and safe condition <p>The Neighbourhood Plan supports proposals for new businesses in this zone providing that:</p> <ul style="list-style-type: none"> • they complement existing businesses and are in keeping with the rural village setting
Jobs and the Local Economy	JE2	<p>BPNP Policy JE2: ZONE 2 - Existing large scale tourism related businesses close to the coast.</p> <p>The Neighbourhood Plan supports the retention of the existing businesses in this zone and wants to support businesses to remain viable, but recognises that the area is also sensitive for its landscape and nature conservation value.</p> <p>Businesses located on existing sites in this zone will be supported to improve their facilities provided that proposals:</p> <ul style="list-style-type: none"> • are for an appropriate use, are of a scale and design in keeping with the location, are predominantly within the existing footprint and pay reference to the historic development of the site concerned, and • have fully considered changes to traffic generation, landscape and the tranquillity of the area, and • have incorporated opportunities to conserve and where possible enhance the landscape and natural and historic environment in the area • for larger schemes, have included a contribution to infrastructure through legal agreement or via a Community Infrastructure Levy where this is required under the relevant national policy and guidance tests

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

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

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

Topic	Policy No.	Policy Wording
Creating a Sustainable Community	CSC1	<p data-bbox="600 311 952 335">BPNP Policy CSC1: Flood Risk</p> <p data-bbox="600 343 2083 375">The Neighbourhood Plan encourages design approaches which seek to alleviate any flood risk from surface or ground water.</p> <p data-bbox="600 430 2038 534">New development proposed in areas of known flood risk will need to comply with the policies of the Island Plan and obligations of the Environment Agency regarding an assessment of potential flood risk at a level commensurate with the development being proposed and its siting.</p> <p data-bbox="600 582 2049 646">Outside of known flood risk areas, developers are encouraged to include a consideration of ground conditions and surface run off both off and onto the site of their proposal.</p>
Creating a Sustainable Community	CSC2	<p data-bbox="600 790 1086 813">BPNP Policy CSC2: Coastal Development</p> <p data-bbox="600 821 2060 893">New development on existing sites along the coastline of the parish will be expected to fully consider the impact of coastal erosion and to design schemes to minimise future threat to property from coastal change.</p> <p data-bbox="600 949 2072 1013">There is a presumption against any major development that would reduce or prevent natural rates of coastal erosion due to the coastline's landscape and ecological importance.</p> <p data-bbox="600 1069 2083 1125">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 3: Table of Brighstone Parish Plan Actions.

Topic	Action No.	Action Wording
Traffic and Transport	ATT1	ATT1: Public Bus service Work to improve the frequency and convenience of the public bus service. Lead – Brighstone Parish Council. Partners - Isle of Wight Council, Southern Vectis.
Traffic and Transport	ATT2	ATT2: Improve cycling and walking opportunities Identify opportunities to improve pedestrian and cyclist access to and from Brighstone village and the rest of the parish. Lead – Brighstone Parish Council. Partners - Isle of Wight Council, Island Roads, AONB Partnership.
Traffic and Transport	ATT3	ATT3: Highway Safety Work with the relevant agencies to ensure maintenance and safety of the highway network. This includes issues of design to ensure the retention of the area’s character, drainage and surface water problems, signage and lines, resisting any additional street lighting and how best to address any identified problems relating to speeding traffic. Lead – Brighstone Parish Council. Partners - Isle of Wight Council, Hampshire and Isle of Wight Constabulary, Island Roads.
Traffic and Transport	ATT4	ATT4: Rights of Way Work with the Isle of Wight Council to ensure the maintenance of the public rights of way network including surface improvements and signage. Lead – Brighstone Parish Council. Partners - Isle of Wight Council.
Design	AD1	BPNP Action AD1: Parish Design Statement Monitor the effectiveness and if necessary review the Parish Design Statement to ensure that it is influencing change in a way which conserves and enhances the character of the local area. Lead – Brighstone Parish Council.

Topic	Action No.	Action Wording
Improving Community Facilities/Services	AICS1	<p>BNP Action AICS1: Improvements to existing facilities and services outside of the planning system. Identify projects to take forward any suggested improvements to existing community facilities made in the responses to the Residents Survey.</p> <p>Lead – Brighstone Parish Council. Partners - owners/managers/committees/users of individual community services and facilities, grant funding bodies.</p>
Improving Community Facilities/Services	AICS2	<p>BNP Action AICS2: New facilities and services outside of the planning system. Identify whether there is scope to extend the facilities or activities being provided in the area based on suggestions received from the Residents Survey and other consultations.</p> <p>Lead – owners/managers/committees/users of individual community services and facilities. Partners - grant funding bodies, Brighstone Parish Council, other interested parties.</p>
Creating a Sustainable Community	ACSC1	<p>BNP Action ACSC1: Renewable Energy</p> <p>Keep a watching brief on the effectiveness of relying on an Island approach (Island Plan policies) to determine applications relating to renewable energy technologies and their impact on Brighstone Parish. This will allow the matter to be kept under review and for potential to incorporate specific policies in any revision or new Neighbourhood Plan.</p> <p>Lead – Brighstone Parish Council. Partners - Isle of Wight Council, Isle of Wight AONB Partnership</p>
Community Safety	ACS1	<p>BNP Action ACS1: Community Safety</p> <p>Work with relevant agencies to minimise any ongoing or specific community safety concerns.</p> <p>Lead – Brighstone Parish Council. Partners - Hampshire and Isle of Wight Constabulary, Isle of Wight Council, Island Roads.</p>