

Bembridge Neighbourhood Plan
Basic Condition Statement



January 2014

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1. Introduction

Bembridge Neighbourhood Development Plan is being submitted by the qualifying body Bembridge Parish Council, who have been assisted in the creation of the plan by the Neighbourhood Plan Working Group, which is made up of volunteers and Parish Councillors. The development plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out on the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012. Bembridge Neighbourhood Development Plan will run to 2027 to mirror the Island Plan Core Strategy time period for which it will be in force.

The basic condition statement explains how the draft Bembridge Neighbourhood Development plan complies with paragraph 8 schedule 4b of the Town & Country Planning Act 1990 as inserted by the Localism Act 2011.

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

2. Bembridge Neighbourhood Development Plan Concept

The working group has had and will continue to have input into the plan making process and help to represent the views of local people in the plan making process. The BNHP must conform to higher level regional and national policy as well as local policies. The development of the BNHP will also be influenced by other local supplemental planning guidance such as the Village Design Appraisal.

A primary requirement of the BNDP is that it complies with the Island Plan strategic policies SP1-9. The Island Plan defines Bembridge as a Rural Service Centre, of which there are 11 across the Island. Over the life of the plan (15 years) the Island plan calls for 980 houses to be built in these 11 areas and the wider rural area. The Isle of Wight Council has recently commenced a review of the SP2 housing numbers across the whole of the Island.

The Isle of Wight Council produced a document titled 'Strategic Housing Land Availability Assessment (SHLAA) which identifies potential sites for development, in which four potential sites in Bembridge are identified as being suitable for large scale development (e.g. smaller scale is classed as 1-9 units and larger scale is 10 plus units). The main objectives of the BNDP are to deliver the following vision and objectives in a manner that produces the minimal adverse impacts.

VISION

To maintain and enhance the unique self-contained character of Bembridge Village whilst permitting small scale sustainable growth that is in line with the needs and wishes of the community.

OBJECTIVES

1. Overview and Location

- To protect the village from uncontrolled expansion beyond its current built up boundaries
- To ensure any new development within the wider rural area is restricted to uses which benefit the rural landscape and economy
- To ensure all new development and payments derived from development schemes benefit the parish
- To protect the village and surrounding countryside from inappropriate, large scale development schemes but to support small scale sustainable growth

2. Housing

- To provide an appropriate mix of housing types to meet the local need
3. Working and shopping
- To protect the existing range of shops and services to maintain the vitality and viability of the village with particular emphasis on the village centre cluster at Sherbourne Street/High Street/Forelands Road and the parade and business units in Lane End Road
 - To ensure that new development is located so as to support and enhance the existing employment opportunities rather than detract from them.
 - To improve public car parking facilities in the business centres.
 - To retain and maintain the character and fine views of the Harbour from Embankment Road.
 - To support the continuance of the existing industrial development within the Embankment Industrial Zones.
 - To protect the employment opportunities afforded by the existing buildings at Bembridge Airport.
4. Tourism
- To protect and enhance the features of the Parish that contribute to the holiday offer of Bembridge and to support new sustainable tourism development which will complement and enhance these existing features
 - To retain and enhance the existing tourism accommodation and uses
 - To ensure that new housing development does not increase the existing supply of second homes
5. Getting around
- To ensure that any new development is provided with an adequate level of off road parking spaces to prevent increased street congestion
 - To protect public access to the network of public footpaths, bridleways and byways and encourage improvements by the creation of appropriate links
 - To encourage provision of a designated cycle path along the course of the former railway track from Station Road to link up with Laundry Lane in St Helens (neighbouring parish)
 - To support the creation of a safer route for pedestrians and cyclists on land alongside the main Bembridge to Sandown Road and the upper High Street
6. Leisure and well being
- To support the relocation of the medical centre to Bembridge and/or improve existing facilities at Bembridge
 - To retain, maintain or improve the existing toilet facilities, library services, recreation and sport facilities, public open spaces and seashore
 - To support the creation of a village greens
7. Environment and heritage
- To protect the existing character of the built environment, heritage assets, undeveloped and/or designated landscape and the beaches and coastline from development which would have an adverse impact, particularly by encroachment of undeveloped areas
 - To protect the existing trees, hedgerows and woodland from loss through development proposals
8. Design
- To ensure that the design of new development complements and enhances the character and design of the existing surrounding development and/or rural landscape
 - To ensure that design of new development maintains the traditional character of the village centre

Overall the community wants the Bembridge Neighbourhood Development Plan to plan positively for the future of the village to maintain and enhance the unique self-contained character of Bembridge Village whilst permitting small scale sustainable growth that is in line with the needs and wishes of the community.

3. Outline Compliance Statement

The informal consultation draft plan and associated documents were made available to the public from 1st November – 30th November 2013 for comment. Large representations were made by the Local Planning Authority and Savills. The public comments received were collated and also considered by the working group. Minor amendments were made to the plan following the information consultation for clarity. Policy H2 special housing requirements was amended to remove the reference to older persons as the housing needs survey questions did not specifically identify older person's provision. Following amendments the Neighbourhood Plan Working Group formally submitted the plan to the Isle of Wight Council on 22nd January 2014.

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

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

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

Part (a) is provided within appendix 1 of this statements application and decision notice.

Part (b) and (c) have been prepared as separate documents and will accompany this statement as part of the overall submission.

Part (d) in respect of neighbourhood development plans is that Bembridge Neighbourhood Development Plan meets the following basic conditions:-

- The plan has regard to national policies and advice contained in guidance from the secretary of state
- The plan contributes to the achievement of sustainable development
- The plan is in general conformity with strategic policies contained in the development plan for the area of the local authority
- The plan does not breach and is otherwise compatible with EU obligations
- Prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposals for the plan

4. Summary of submission documents and supporting evidence

In addition to the basic condition statement the following documents have been prepared to support the preparation of Bembridge Neighbourhood Development Plan and to meet the basic conditions.

	Neighbourhood Plan and Associated Documents
1	Draft Bembridge Neighbourhood Development Plan
2	Local Green Spaces Audit
3	Shop & Business Premises Audit
4	Community Assets Audit
5	Parking Assessment Parking Assessment Annex 1 Parking Assessment Annex 2 Parking Assessment Annex 3
6	Evidence Base Document
7	Sustainability Appraisal Full Report SA Appendix 1 Assessment of alternatives

	SA Appendix 2 Localised assessment of alternatives SA Appendix 3 Non designated heritage assets list and map
8	Sustainability Appraisal – Non technical summary
9	Habitat Regulations Assessment Screening Report
10	Equality Impact Assessment
11	Consultation Statement Appendix 1 – details of contacts Appendix 2 – record of comments & actions taken Appendix 3 – evidence log
12	Delivery strategy
13	Design Character Appraisal

5. Basic conditions

Regard to National policy and guidance;

The National Planning Policy Framework (NPPF) was published in March 2012. The NPPF provides a framework within which local communities can produce Neighbourhood Development Plans for their area and sets out how planning should help achieve sustainable development. The table listed in section 6 explains how each neighbourhood development plan policy has taken account of the NPPF.

The following plans and programmes have been reviewed and incorporated within the Sustainability Assessment Framework objectives.

Policy document	What the policy document says	Requirements of the policy document in relation to the neighbourhood plan
National Planning Policy Framework (NPPF)	Sets out the Governments planning policies for England and provides a framework for local plans and neighbourhood plans.	The Island Plan Core Strategy is in conformity with the NPPF. Neighbourhood Plans must be in general conformity with the strategic policies of the local plan for the area.
Island Plan Core Strategy	The Island Plan sets out strategic policies and provides framework for subsequent planning documents including neighbourhood plans.	The neighbourhood plan will need to take into account the strategic aims and policies of the Island Plan.
Programme	What the programme says	Requirements of the programme in relation to the neighbourhood plan
Isle of Wight AONB Management Plan 2009-2014	The management plan describes how best to conserve and enhance the landscape.	The neighbourhood plan will need to take into account the management plan objectives.
Isle of Wight Tourism Development Plan	The plan identifies strategic objectives for delivery of tourism on the Isle of Wight.	The neighbourhood plan will need to take into account the strategic objectives.
Isle of Wight Transport Plan (LTP) and Highways PFI Contract	Sets out objectives that reflect the transport related needs of the Island.	The neighbourhood plan will need to take into account the objectives of the LTN and Highways PFI contract.
Strategic Housing Land Availability Assessment (SHLAA)	SHLAA is an exercise carried out to inform the Island Plan of	The neighbourhood plan will need to take into account the

	possible land sites available for development.	results of the SHLAA.
Strategic Housing Market Assessment (SHMA)	SHMA is intended to set a strategic context for shaping the housing market on the Island.	The neighbourhood plan will need to take into account the strategy.
The Bembridge Housing Needs Survey (once published)	The survey attracted a response rate of over 25%. Analysis and the report states the housing provision needed and is valid for 5 years.	The neighbourhood plan will need to take into account the results of the housing needs survey and will inform the housing policy for delivering the shortfall of provision and need.
Bembridge Conservation Area Plan and Appraisal	The appraisal and plan are produced in order to clearly identify what are qualities of the conservation area and how they are to be managed.	The neighbourhood plan will need to take into account the conservation area qualities and how it is to be managed.
Bembridge Village Design Statement	The design statement describes how specific area should be developed in design terms.	The neighbourhood plan will take into account best practice from the design statement.
Bembridge Viewpoint – Parish Plan	The document describes a vision for Bembridge and highlights problems and issues to be addressed of how the residents wish to see the village develop.	The neighbourhood plan will need to take into account any outstanding problems and issues that haven't been resolved.
Shoreline Management Plan	The plan describes holding the existing lines of defence against the current and future 100 year risks of tidal inundation.	The Neighbourhood Plan will support the Isle of Wight Council and Environment Agency in its objectives.
Eastern Yar flood and erosion risk management Strategy	The strategy describes current risk plus 100 year lifetime of existing defence measures.	The Neighbourhood Plan will support the Environment Agency in its objectives.
Determining the future provision requirements for older persons accommodation on the Isle of Wight 2009-2027	This document lists the requirements needed for older person's accommodation on the Isle of Wight 2009-2027 but it does not specify for Parish Areas.	The Neighbourhood Plan will take into account any special housing requirements from the results of the housing needs survey.
Employment Land Assessment	Summarises areas which can offer opportunities for economic growth and development.	The Neighbourhood Plan will take into account the outcomes of this assessment.
Economic Development Delivery Action Plan	This assesses help needed for businesses, including inward investment with a focus on renewable energy, support for existing businesses and allocation of new employment	The Neighbourhood Plan will take into account the outcomes of this assessment.

	land.	
Biodiversity Action Plan	Identifies and reviews the ranges of biodiversity on the Isle of Wight that require conserving and enhancing.	The Neighbourhood Plan will take into account the outcomes of this action plan to conserve and enhance the biodiversity in Bembridge.

The Neighbourhood Plan has had due regard for all of the policies and programmes listed above which have been reviewed in the preparation of the plan.

Achieving sustainable development

The focus for development is the Parish Boundary and is concentrated on the settlement boundary and not the wider rural area as this is to be protected and enhanced, which complies with the requirements of the Island Plan Core Strategy. Policy DM2 – Design Quality for New Development – supports proposals for high quality and inclusive design to protect, conserve and enhance the existing environment whilst allowing change to take place. Policy DM11 – Historic and Built Environment supports proposals that positively conserve the special character of the Island’s historic and built environment. The policy confirms demolition or substantial harm to non-designated heritage assets and their settings will be resisted and demolition or substantial harm to designated heritage assets and their settings will only be permitted in wholly exceptional circumstances.

The sustainability appraisal has considered environmental, social and economic problems against the Island Plan sustainability objectives. Alternatives were derived from the community objectives as a form of delivery which was assessed and preferred options chosen. These preferred options informed the development of BNDP policies. Sustainable development is defined as¹ “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. It is about ensuring better quality of life for everyone, now and for generations to come. In doing so, social, environmental and economic issues and challenges should be considered in an integrated and balanced way. The outcomes of the sustainability appraisal demonstrate that small scale sustainable development is acceptable in Bembridge and would not have any adverse impacts over the lifetime of the plan to 2027.

Conformity with strategic policies

BNDP has been prepared with the support of the Local Planning Authority who has advised on the preparation of the plan over the past 2 years. The Local Planning Authority during this time has advised on some wording amendments to ensure that it complies with the NPPF and the Island Plan Core Strategy, which it now does. The Local Planning Authority has confirmed its strategic policies are SP1 – SP9 of the Island Plan Core Strategy.

The strategic policies are contained with the Island Plan Core Strategy (policies SP1 to SP9) and the Neighbourhood Plan’s conformity with these policies is demonstrated in the table below in section 6.

Compatibility with EU legislation

A Sustainability Appraisal incorporating the requirements for a Strategic Environmental Assessment (SEA) of the Bembridge Neighbourhood Development Plan (BNDP) has been prepared.

The purpose of sustainability appraisal is to ensure that the principles of sustainable development are incorporated into all levels of planning policy. Sustainability appraisal is a requirement of the EC Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the

environment, which is enshrined in UK law through the Environmental Assessment of Plans and Programmes Regulations 2004. This applies to plans with significant environmental effects and is usually delivered through a screening assessment which uses the criteria set out in Annex II of the SEA Directive.

The SA aims to predict and assess the social, environmental and economic effects that are likely to arise from the adoption of the BNDP and to ensure that the policies within the BNDP contribute to and promote sustainable development. The sustainability appraisal concluded that implementation of the draft Neighbourhood Plan policies will result in no negative impact on the localised sustainability objectives of Bembridge Parish. The overall effect of the implementation of the plan will contribute to the objectives of low level sustainable development in Bembridge.

The Conservation of Habitat and Species Regulations 2010 came into force on 1st April 2010 and transposed the European Habitat Directive 1992 and Wild Bird Directive 2009 into English Law.

Article 6 (3) of the European Habitat Directives states the following:- ²Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public’.

The screening assessment for all BNDP policies indicates that there is not likely to be any significant effects upon the European and Ramsar sites of Bembridge and neither therefore detailed policy screening nor would a full Habitat Regulations Assessment be required.

It is considered that BNDP is compatible with the European Convention on Human Rights within the meaning of the Human Rights Act 1998.

6. National Policy and Local Policy

The following table details the Bembridge Neighbourhood Development Plan policies having regard to National Planning Policy Framework (NPPF) and be in general conformity with strategic policies of the Island Plan Core Strategy.

Ref	Policy	Regard to NPPF	General conformity with strategic policies
BNDP OL1	Overview & Location – Scale of development	Conforms with paragraph 58 by ensuring the scale of development will function well and add to the overall quality of the area	Small scale development proposals conform with SP1 which identifies Bembridge as a rural service centre where small scale sustainable growth is allowed.
BNDP OL2	Overview & Location – Rural exception development	Conforms with paragraph 109 by contributing to and enhancing the natural and local environment. Conforms with paragraph 17 by supporting and encouraging reuse and conversion of existing buildings. Conforms with paragraph 55 by providing	This policy identifies the types of development which would conform with SP1 in terms of land outside the settlement boundary within the Wider Rural Area which is confined to development where a local need can be demonstrated or it is tourism related development. The policy

² European Habitat Directive 1992 Article 6 (3)

		essential housing for rural worker.	also conforms to SP6 in terms of small scale renewable energy proposals.
BNDP OL3	Overview & Location – Community Infrastructure payments	Conforms with paragraph 7 by supporting the provision of accessible local services and provision of infrastructure.	There are no strategic policies relating to CIL. However, this policy conforms with the Development and Management policy DM22 of the Island Plan
BNDP H1	Housing –new housing development	Conforms with paragraph 49 in the context of the presumption in favour of sustainable development. Conforms with paragraph 50 by identifying the size and type of housing required in the local community.	Conforms with SP1 and SP2 in terms of location within the settlement boundary and identifying and meeting a local need.
BNDP H2	Housing – Specialist housing requirements	Conforms with paragraph 50 by providing for the needs of different groups in the community.	Conforms with SP1 and SP2 in terms of identifying and meeting a local need.
BNDP H3	Housing – Safeguarding of development delivered to meet a local need	Conforms with paragraph 50 by identifying the type of housing required in and delivering to the local community, including rural workers in accordance with paragraph 55. Conforms with paragraphs 203 and 204 to make development acceptable through use of conditions.	Conforms with SP1 and SP2 in terms of identifying and meeting a local need.
BNDP H4	Housing – Affordable housing contributions	Conforms with paragraph 50 where there is an identified need for affordable housing.	Conforms with SP1 and SP2 in terms of identifying and meeting a local need. It also conforms with DM4 in terms of the specific guidance on affordable housing.
BNDP WS1	Working & Shopping – Village core retail centre and Lane End retail and business centre	Conforms with paragraph 28 by supporting economic growth in rural areas and communities.	Conforms with SP3 which supports local sustainable employment opportunities with economic growth focussing on employment, retail and high quality tourism.
BNDP WS2	Working & Shopping – Embankment industrial zones and Bembridge Harbour	Conforms with paragraph 28 by supporting economic growth in rural areas and communities.	Conforms with SP3 which supports local sustainable employment opportunities and economic growth. Conforms with SP5 which expects development proposals to protect, conserve and/or enhance the natural environment with special regard to designated land.
BNDP WS3	Working & Shopping – Bembridge Airport	Conforms with paragraph 28 by supporting economic growth and rural tourism in rural areas and communities.	Conforms with SP3 which supports local sustainable employment opportunities and economic growth in employment, and high quality tourism. Conforms with SP4 which promotes sustainable growth in

			tourism proposals.
BNDP WS4	Working & Shopping – New shop fronts and advertising	Conforms with paragraph 67 by providing efficient, effective and simple control over outdoor advertisements. Conforms with paragraph 125 by limiting the impact of light pollution.	Conforms with SP5 which supports proposals that protect, conserve and/or enhance the natural and historic environment.
BNDP WS5	Working & Shopping – Employment Opportunities	Conforms with paragraph 28 by supporting economic growth in rural areas and communities.	Conforms with SP3 which supports local sustainable employment opportunities with economic growth focussing on employment, retail and high quality tourism.
BNDP WS6	Working & Shopping – Provision of village centre car park/improvement of existing parking conditions	Conforms with paragraph 28 which promotes the retention and development of local services and community facilities in villages.	Conforms with SP5 by seeking to protect the environment of the village centre. Conforms with SP7 in encouraging improvements to existing parking and thus protect the the lower level road network from negative impacts of development.
BNDP WS7	Working & Shopping – Rural Economic Development	Conforms with paragraph 28 supports sustainable growth and expansion of all types of business and enterprise in rural areas through the conversion of existing buildings.	Conforms with SP5 by supporting proposals that protect, conserve and/or enhance the natural and historic environment. Also conforms with SP3 which supports local sustainable employment opportunities with economic growth focussing on employment, retail and tourism.
BNDP T1	Tourism – New Tourism Uses	Conforms with paragraph 28 which supports sustainable rural tourism and leisure developments that benefit businesses in the community.	Conforms with SP1 and SP4 which support tourism development.
BNDP T2	Tourism – Holiday Accommodation	Conforms with paragraph 203 to make development acceptable through use of conditions.	Conforms with SP1 and SP4 which support tourism development.
BNDP GA1	Getting Around – Car parking provision for new development	Conforms with paragraph 17 in seeking to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Conforms with the requirements of paragraph 39 in setting local parking standards.	Conforms with SP5 by ensuring new development will protect, conserve and/or enhance the existing environment by not increasing parking congestion. Conforms with SP7 to protect the lower level road network from negative impacts of development.
BNDP GA2	Getting Around – Public rights of way	Conforms with paragraph 17 to make fullest possible use of walking and cycling. Conforms with paragraph 29 to promote sustainable transport and giving people a real choice about how they travel. Conforms with paragraph 75 in protecting and	Conforms with SP7 in encouraging safe alternative means of travel to the car.

		enhancing public rights of way.	
BNDP LW1	Leisure & Wellbeing – Protection of local green spaces	Conforms with paragraph 74 which seeks to protect open spaces from built development. Conforms with paragraphs 76 and 77 by identifying local green space.	Conforms with SP5 by ensuring new development protects, conserves and/or enhances the existing environment.
BNDP LW2	Leisure & Wellbeing – Provision of new or improved medical centre premises or facilities	Conforms with paragraph 28 which promotes the retention and development of local services and community facilities in villages.	Conforms with SP1 by meeting a local need.
BNDP LW3	Leisure & Wellbeing – Protection and improvement of existing community facilities	Conforms with paragraph 28 which promotes the retention and development of local services and community facilities in villages. Conforms with paragraph 70 in ensuring that established facilities and services are able to development and modernise in a way that is sustainable and retained for the benefit of the community.	Conforms with SP1 by meeting a local need.
BNDP EH1	Environment & Heritage – Built environment	Conforms with paragraph 58 to ensure development will function well and add to the overall quality of the area and establish a strong sense of place.	Conforms with SP5 by ensuring new development protects, conserves and/or enhances the existing built environment.
BNDP EH2	Environment & Heritage – Conservation Areas	Conforms with paragraph 126 which promotes the desirability of new development in making a positive contribution to local character and distinctiveness of the historic environment.	Conforms with SP5 by ensuring new development protects, conserves and/or enhances the existing historic environment.
BNDP EH3	Environment & Heritage – Rural Landscape	Conforms with paragraph 109 by ensuring contribution to and enhancement of the natural and local environment. Conforms with the requirement of paragraph 115 which places great weight on conserving the AONB landscape.	Conforms with SP5 by ensuring new development protects, conserves and/or enhances the existing natural environment.
BNDP EH4	Environment & Heritage – Woodland, trees and hedgerows	Conforms with paragraph 109 by ensuring contribution to and enhancement of the natural and local environment.	Conforms with SP5 by ensuring new development protects, conserves and/or enhances the existing built, historic and natural environment.
BNDP D1	Design – Criteria	Conforms with paragraph 17 by seeking to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Conforms with paragraph 59 in respect of content of design	Conforms with SP1 and SP5 by ensuring new development enhances the character and context of the local area.

		policies whilst not stifling innovation and originality, as required by paragraph 60.	
BNDP D2	Design – Extensions and alterations to existing buildings	Conforms with paragraph 58 by seeking to establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places in which to live, work and visit.	Conforms with SP1 and SP5 by ensuring new development enhances the character and context of the local area.
BNDP D3	Design – Replacement or additional housing development	Conforms with paragraph 58 by seeking to establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places in which to live, work and visit.	Conforms with SP1 and SP5 by ensuring new development enhances the character and context of the local area.
BNDP D4	Design – Balconies	Conforms with paragraph 64 by ensuring poor design does not take place.	Conforms with SP1 and SP5 by ensuring new development enhances the character and context of the local area.
BNDP D5	Design – Houseboats	Conforms with paragraph 64 by ensuring the character and quality of an area and the way it functions is protected.	Conforms with SP1 and SP5 by ensuring new development enhances the character and context of the local area.
Overall		<p>The policies of the Bembridge Neighbourhood Development Plan conform with paragraph 16 by supporting the strategic needs set out in the Island Plan Core Strategy and providing policies which positively support, shape and direct the type of development outside the strategic elements of Island Plan (paragraph 185).</p> <p>The Bembridge Neighbourhood Development Plan represents an opportunity to achieve the core planning principle (paragraph 17) to empower the Bembridge Community to shape its surroundings and provide a practical framework to guide decisions on planning applications.</p> <p>The policies of the Plan achieve the requirements of paragraph 58 by developing robust and comprehensive policies that set out the quality of development that will be expected for the area.</p>	<p>In addition to the strategic policies of the Island Plan Core Strategy, the Bembridge Neighbourhood Development policies have been formulated to conform and add value to the Development and Management policies of the Island Pan Core Strategy.</p> <p>None of the policies within the Bembridge Neighbourhood Development Plan conflict with strategic policies SP8 (Waste) or SP9 (Minerals).</p>

Appendix 1. Neighbourhood Plan application and decision notice

Below is the application made to the Isle of Wight Council as the Local Planning Authority on 22nd March 2012 to designate Bembridge Parish as the Bembridge Neighbourhood Plan Area.

Town and County Planning Act 1990 as amended by the Localism Act 2011 The Neighbourhood Planning (General) Regulations 2012 - Part 2 (5) – Application for designation of a neighbourhood area

APPLICATION BY BEMBRIDGE PARISH COUNCIL

Section 5 (1) (a) Application area

The parish of Bembridge (plan attached)

Section 5 (1) (b) Appropriate area statement

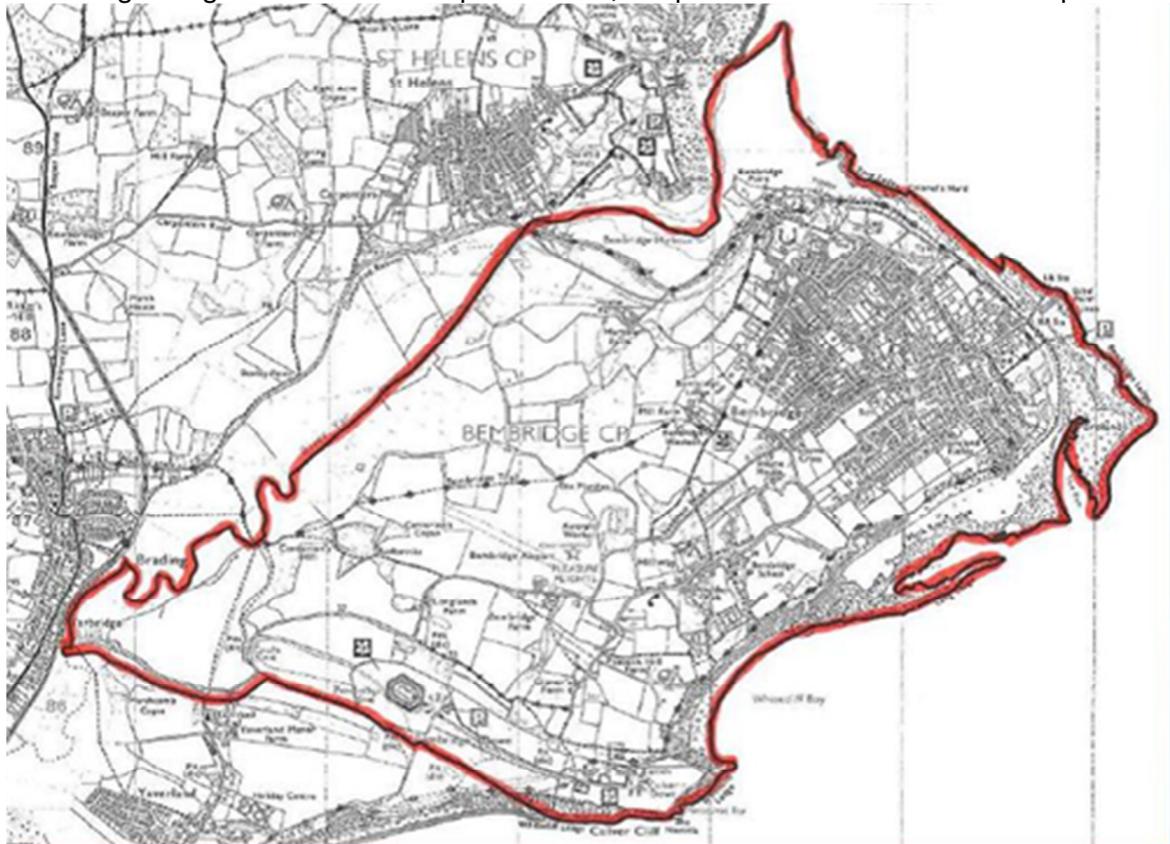
This area is considered appropriate to be designated as a neighbourhood area for the following reason:

The Parish is a well-established defined area within the remit of the Bembridge Parish Council. It is a distinct community with a clear identity. The Parish Council is committed to ensure that future planning decisions within this area reflect the wishes of the local community.

Section 5 (1) (c) Relevant body statement

Bembridge Parish Council meets the criteria of a relevant body by virtue of The Town and Country Planning Act 1990 as amended by the Localism Act 2011, Schedule 9, Part 1, section 61G (2) (a).

Bembridge Neighbourhood Development Plan; the plan area is shown on the map below:-



Below is the response from Wendy Perera on behalf of the Local Planning Authority to designate the Bembridge Neighbourhood Plan area received on 29th May 2012.

Good Afternoon Emma

I am writing to you to confirm that the consultation period for the Regulation 6 advert that was placed with regard to your request to undertake a neighbourhood plan closed at noon yesterday (28th May 2012).

The LPA received 1 representation with regard to the proposal for Bembridge to undertake a Neighbourhood Plan and it is now our intention to publicist (by advert in the county press this week) designation of Bembridge as a neighbourhood area (as required by regulation 7(1) of the Town and Country Planning England, The Neighbourhood Planning (General) Regulations 2012.

The representation received was a letter of support for work on a neighbourhood plan for Bembridge and I have attached a copy of this correspondence for your information, in case you did not automatically receive a response.

It would be useful if you could provide me with an indicative timetable for your work on the neighbourhood plan with months/year against each of the following:

- Developing the plan (work with the local community)
- Draft plan for the LPA to comment upon
- Examination
- Referendum

You should allow at least 2-3 months between the LPA commenting on the draft and a date for examination as the LPA will not be able to confirm that it will support the plan in advance of having commented upon a draft.

I look forward to hearing from you.

Regards

Wendy

Wendy Perera | Deputy Head of Planning Services (Policy)| Planning Services
Isle of Wight Council | Seaclose Offices | Fairlee Road, Newport | Isle of Wight PO30 2QS
Tel: (01983) 823552 | Fax: (01983) 823851 |
Email: wendy.perera@iow.gov.uk | Web: www.iowight.com

Appendix 2. Sustainability Appraisal findings

The sustainability appraisal concluded that implementation of the draft Neighbourhood Plan policies will result in no negative impact on the localised sustainability objectives of Bembridge Parish. The overall effect of the implementation of the plan will contribute to the objectives of low level sustainable development in Bembridge.

It is advised that to avoid any potential negative impact development applications should be considered in light of the entire policies of Bembridge Neighbourhood Plan, Island Plan Core Strategy and the National Planning Policy Framework.

Appendix 3. Habitat Regulation Assessment findings

BNDP Housing 1 and 2 and Overview & Location 1 are not allocating sites for development and therefore have no effect. If a Management & Development DPD is drafted by IWC to allocate sites for development this should be subject to a separate HRA.

BNDP Working & Shopping 2 covers the Embankment industrial zones but the policy specifically states development of this area is confined to previously developed sites therefore has no effect.

The screening assessment for all BNDP policies indicates that there is not likely to be any significant effects upon the European and Ramsar sites of Bembridge and neither therefore detailed policy screening nor would a full Habitat Regulations Assessment be required.

Allocation of development sites on, abutting or adjacent to the designations should require demonstration that the proposal would not have an effect upon the European or Ramsar sites.

Appendix 4. Equality Impact Assessment findings

The aim of Bembridge Neighbourhood Plan is to maintain and enhance the unique self-contained character of Bembridge Village whilst permitting small scale sustainable growth that is in line with the needs and wishes of the community. The Neighbourhood Plan will cover the whole of the parish of Bembridge.

The objective of the plan is to set out a series of policies that can be used by developers when preparing planning proposals and guide Bembridge Parish Council and the Local Planning Authority when determining planning applications within the neighbourhood area.

The expected outcome of the plan is that it will pass through the required stages including consultation, an independent examination and a referendum before being formally brought into force by the Isle of Wight Council. It is anticipated that the plan will become a formal part of the statutory local development plan (the Island Plan) and can be used to determine planning applications and guide developers preparing planning proposals in the neighbourhood area.

This follows reform to the planning system in England to give local communities more say in shaping development in the areas in which they live. The Localism Act received Royal Assent on 15 November 2011. The Act 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.

Isle of Wight Council to undertake discussions with Development Management colleagues over the treatment of an individual's protected characteristics in determining planning applications in Bembridge as and when required.

No impact has been identified across any of the characteristics as part of this equality impact assessment.