

Bembridge Neighbourhood Plan

Sustainability Appraisal re-run for schedule of changes

As a result of the official public consultation which closed to representations on 24th March 2014, the working group has agreed to put forward a schedule of proposed changes. Following the flow chart guidance issued by Theveriel-Levett, which has been used by Bembridge Neighbourhood Plan Working Group, steps 3, 5, 6 and 7 have been re-run for the suggested changes to policies and reasoned justification.

The sustainability appraisal re-run will look at the options and alternatives for this approach. Assess the environmental, social and economic impacts of the alternatives, choose a set of preferred alternatives and explain the reasons for the choice. As the choices may have major impacts on the Neighbourhood Plan the plan has been fine-tuned to try and minimise these impacts.

HOUSING	Alternative 1	Alternative 2	Alternative 3	Alternative 4	Alternative 5
To meet island plan requirement on a small scale sustainable basis	Business as usual	Developments inside the settlement boundary on brownfield sites (1-12 units)	Developments inside the settlement boundary on greenfield sites (1-12 units)	Developments adjacent to settlement boundary in a small scale settlement specific threshold (1-12 units)	Developments outside the settlement boundary (1-4 units)
To provide an appropriate mix of housing types to meet the local need	Business as usual	Developments offered to Isle of Wight residents with a Bembridge connection for 3 months	Developments offered to neighbouring Parishes of Brading and St Helens months 3-6	Developments offered on the open market after 6 months	

The remaining 15 sustainability objectives were reviewed to become more localised which form the final sustainability framework below:-

Environmental		
1	Air quality	To reduce air pollution and ensure air quality continues to improve in Bembridge
2	Coasts	To support IWC and EA hold the existing lines of defence against the current and future 100 year risks of tidal inundation in Bembridge Parish
3	Landscape, archaeology and heritage	To protect and enhance the natural and historic environment and character and to achieve low level sustainable development within a sensitive landscape within Bembridge Parish and to encourage maintenance of historic buildings and features and support development schemes that improve or enhance historic buildings
4	Climate change mitigation	To minimise future climate change through reducing emissions of carbon dioxide and greenhouse gases in Bembridge
5	Climate change adaptation	To support EA to hold the existing lines of defence against current and future 100 year boundary and flood risks in Bembridge Parish particular Embankment Road and The Point
6	Traffic congestion and	To reduce the level of traffic congestion in the village centre, Lane

	car parking	End shopping area and the Primary School area by increasing opportunities for additional parking and promoting alternative travel uses to cars
Social		
7	Culture and local distinctiveness	To maintain and protect the local culture, traditions and civic pride of Bembridge and increase engagement in cultural activity
8	Health	To improve the health and wellbeing of the population and reduce inequalities in health in Bembridge
9	Access	To improve accessibility to all services and facilities in Bembridge
10	Community Activities/Isolation	To provide sufficient social activities for the whole community of Bembridge
11	Affordable Housing	To ensure that all future development includes a level of affordable housing in Bembridge settlement boundary or adjacent to it
12	Local Business	To retain local business in Bembridge
Economic		
13	Material assets	To retain and maintain assets of community value and support providers of infrastructure in Bembridge
14	Employment	To retain the existing levels of employment in Bembridge to contribute to the economic growth of the Island
15	Economic	To sustain economic growth in Bembridge

Below is the proposed schedule of changes following comments received as part of the official public consultation and agreed by the Neighbourhood Plan Working Group on 27th March 2014.

Policy	Proposed change
BNDP OL1 Scale of development	Amendments to the reasoned justification.
BNDP H3 Safeguarding of development delivered to meet local need	Amendments to policy including the criteria of local resident and the introduction of a timescale. Amendments to the reasoned justification.
BNDP WS1 Village Core retail centre and Lane End retail and business centre	Amendments to policy making the options cleared not actually changing the meaning. Amendment to the reasoned justification.
BNDP WS2 Embankment Industrial Zones and Bembridge Harbour	Minor amendment to the policy typographical.
BNDP WS4 New shop fronts and advertising	Amendment to the reasoned justification adding the definition for a traditional appearance.
BNDP WS5 Employment opportunities	Amendment to the reasoned justification.
BNDP T1 New tourism uses	Amendment to the reasoned justification.
BNDP T2 Holiday accommodation	Minor amendment to the reasoned justification.
BNDP D2 Extensions and alterations to existing buildings	Minor amendment to the policy typographical.

The majority of changes are merely typographical or expand on reasons for policy. A notable change is proposed to policy BNDP H3 Safeguarding of development delivered to meet a local need which introduced criteria and a timescale. This proposed change has been re-run through the SA process.

The tables below show the assessment of alternatives against more localised 15 sustainability objectives as shown above. Each table contains a conclusion to explain the preferred alternative.

HOUSING - To meet island plan requirement on a small scale sustainable basis

Environmental		Alternative 1 – Business as usual	Alternative 2 – Developments inside the settlement boundary on brownfield sites (1-12 units)	Alternative 3 – Developments inside the settlement boundary on greenfield sites (1-12 units)	Alternative 4 – Developments adjacent to settlement boundary in a small scale settlement specific threshold (1-12 units)	Alternative 5 – Developments outside the settlement boundary (1-4 units)
1	Air quality	To reduce air pollution and ensure air quality continues to improve in Bembridge	No impact	No impact	No impact	No impact
2	Coasts	To support IWC and EA hold the existing lines of defence against the current and future 100 year risks of tidal inundation in Bembridge Parish	No impact	No impact	No impact	No impact
3	Landscape, archaeology and heritage	To protect and enhance the natural and historic environment and character and to achieve low level sustainable development within a sensitive landscape within Bembridge Parish and to encourage maintenance of historic buildings and features and support development schemes that improve or enhance historic buildings	No impact	No impact	No impact	Negative
4	Climate change mitigation	To minimise future climate change through reducing emissions of carbon dioxide and greenhouse gases in Bembridge	No impact	No impact	No impact	No impact
5	Climate change adaptation	To support EA to hold the existing lines of defence against current and future 100 year boundary and flood risks in Bembridge Parish particular Embankment Road and The Point	No impact	No impact	No impact	No impact
6	Traffic Congestion and car parking	To reduce the level of traffic congestion in the village centre, Lane End shopping area and the Primary School area by increasing opportunities for additional parking and promoting alternative travel uses to cars	No impact	No impact	No impact	No impact

Social									
7	Culture and local distinctiveness	To maintain and protect the local culture, traditions and civic pride of Bembridge and increase engagement in cultural activity	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact
8	Health	To improve the health and wellbeing of the population and reduce inequalities in health in Bembridge	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact
9	Access	To improve accessibility to all services and facilities in Bembridge	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact
10	Community Activities/Isolation	To provide sufficient social activities for the whole community of Bembridge	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact
11	Affordable Housing	To ensure that all future development includes a level of affordable housing in Bembridge settlement boundary or adjacent to it	No Impact	Positive	Positive	Positive	Positive	Positive	Positive
12	Local Business	To retain local business in Bembridge	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact
Economic									
13	Material assets	To retain and maintain assets of community value and support providers of infrastructure in Bembridge	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact
14	Employment	To retain the existing levels of employment in Bembridge to contribute to the economic growth of the Island	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact
15	Economic	To sustain economic growth in Bembridge	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact

PREFERRED ALTERNATIVE

CONCLUSION

Developments inside the settlement boundary on brownfield sites (1-12 units)

Brownfield sites inside the settlement boundary are preferred for development to retain the village boundary and protect the wider rural area. This is the preferred approach in line with the sequential test of the Island Plan Core Strategy.

HOUSING - To provide an appropriate mix of housing types to meet local need					
Environmental					
		Alternative 1 Business as usual	Alternative 2 Developments offered to Isle of Wight residents with a Bembridge connection for 3 months	Alternative 3 Developments offered to neighbouring Parishes of Brading and St Helens months 3-6	Alternative 4 Developments offered on the open market after 6 months
1	Air quality	To reduce air pollution and ensure air quality continues to improve in Bembridge	No Impact	No Impact	No Impact
2	Coasts	To support IWC and EA hold the existing lines of defence against the current and future 100 year risks of tidal inundation in Bembridge Parish	No Impact	No Impact	No Impact
3	Landscape, archaeology and heritage	To protect and enhance the natural and historic environment and character and to achieve low level sustainable development within a sensitive landscape within Bembridge Parish and to encourage maintenance of historic buildings and features and support development schemes that improve or enhance historic buildings	No Impact	No Impact	No Impact
4	Climate change mitigation	To minimise future climate change through reducing emissions of carbon dioxide and greenhouse gases in Bembridge	No Impact	No Impact	No Impact
5	Climate change adaptation	To support EA to hold the existing lines of defence against current and future 100 year boundary and flood risks in Bembridge Parish particular Embankment Road and The Point	No Impact	No Impact	No Impact
6	Traffic Congestion and car parking	To reduce the level of traffic congestion in the village centre, Lane End shopping area and the Primary School area by increasing opportunities for additional parking and promoting alternative travel uses to cars	No Impact	No Impact	No Impact
Social					
7	Culture and local distinctiveness	To maintain and protect the local culture, traditions and civic pride of Bembridge and increase engagement in cultural activity	No Impact	No Impact	No Impact
8	Health	To improve the health and wellbeing of the	No Impact	No Impact	No Impact

		population and reduce inequalities in health in Bembridge						
9	Access	To improve accessibility to all services and facilities in Bembridge	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact
10	Community Activities/Isolation	To provide sufficient social activities for the whole community of Bembridge	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact
11	Affordable Housing	To ensure that all future development includes a level of affordable housing in Bembridge settlement boundary or adjacent to it	No Impact	Positive Impact provision of affordable housing	Positive Impact provision of affordable housing	Positive Impact provision of affordable housing	Negative does not meet a specified local need	No Impact
12	Local Business	To retain local business in Bembridge	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact
Economic								
13	Material assets	To retain and maintain assets of community value and support providers of infrastructure in Bembridge	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact
14	Employment	To retain the existing levels of employment in Bembridge to contribute to the economic growth of the Island	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact
15	Economic	To sustain economic growth in Bembridge	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact

PREFERRED ALTERNATIVE	CONCLUSION
Developments offered to Isle of Wight residents with a Bembridge connection for 3 months	To be proactive in the delivery of affordable housing to meet the local housing needs

The preferred alternatives reinforce the schedule of proposed changes for BNDP H3 and reinforced the policy position of BNDP OL1 and BNDP H1.

Recommendations of the Sustainability Appraisal re-run

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.

Emma Goldring
Clerk Bembridge Parish Council
31st March 2014