

BEMBRIDGE NEIGHBOURHOOD PLAN – CONSULTATION PROCESS

Summary of the points made by local residents over the course of the two public meetings which took place on 14 and 16 June 2013

- The development of Bembridge should be confined to the existing boundaries and not allowed to spread out into the neighbouring countryside
- Concern that the Thorneycroft land will come forward for development and extend the village
- Redevelopment of Staddlestones Garage site as a McCarthy and Stone block of retirement apartments is wrong type of development for village as too many old people already
- Need to encourage more young people to live in village
- Loss of petrol pumps retrograde step for village residents
- Staddlestones Garage site would have made good site for shops, craft units, car park and some housing
- Why does Bembridge need new houses to be built when there are so many houses currently for sale in the village?
- How many empty houses are there currently in the village?
- If new development must take place, it should be in the following order: 1- previously developed sites; 2 – infilling, 3 – garden land, 4 (and only if 1-3 are exhausted) greenfield land
- Of the SHLAA sites, the most favoured one for development is the former middle school site, the others should be resisted in favour of sites within the village settlement (eg Bennetts Yard, Hodge & Childs site, Telephone Exchange site, Windmill Hotel)
- Adequate drainage and other infrastructure should be in place before any new housing development takes place
- Large new residential estates should be banned
- Village centre desperately needs a car park – Hodge & Childs site or Telephone Exchange would be ideal
- Development schemes should provide a mix of housing types not just one sort
- Second home ownership should be controlled to prevent Bembridge becoming like Seaview
- Unsafe road conditions for cyclists/pedestrians out of village past airport towards Sandown – need a cycle track/refuge path
- GP surgery in Bembridge inadequate, Bembridge residents deserve better facilities locally rather than having to go to St Helens
- Want to preserve the “Village Atmosphere” of Sherborne Street/High Street and for new development to support existing facilities
- Future development of the village is inevitable to ensure its continued life and prosperity
- Need low cost housing for young people
- Shame to lose the large houses in large grounds to multiple units but accept not economic to retain them
- Want to make sure existing garden space around houses is retained as this contributes to the character of the village
- Want to retain existing views from public footpaths etc
- It would be a pity to lose Bembridge Airport/Britten Norman
- Put a stop to houseboat owners fencing along The Embankment and thus blocking the views of the Harbour from the road and pavement
- Retain businesses along the Embankment, the village centre and at Lane End and not lose to housing
- Make the open space at The Point a Village Green

- Keep the houseboats because they are part of the unique character of the village
- Make sure new development has adequate on site parking to prevent more congestion on the roads
- Encourage tourism but not to the extent of spoiling what attracts tourists to the area in the first place
- Don't allow loss of existing tourism accommodation to other uses especially housing
- Don't build on the playfields or other open spaces
- Don't build in the AONB, particularly off Forelands Field Road
- Protect our coastline from further coastal erosion
- Retain/improve public conveniences
- Design should reflect the existing character of the village development
- Support retention of library
- Ensure no further erosion of bus services
- Fears of insufficient protection on development in Conservation Areas, want to keep existing large houses and prevent insensitive alterations and modernisation
- Allow modern design to evolve – need to move with the times
- New development in the village should be supported
- The unsightly result of so many solar/PV panels on prominent roof slopes
- Provision of an outdoor gym/trim trail
- Provision of day centre for adult education

Analysis of the above established the following key headings:

- 1 Need to control and contain future housing development and direct it to what is needed in order to maintain a healthy balance of age groups
- 2 Need to protect the existing character of village and the surrounding rural landscape
- 3 Need to protect existing levels of services
- 4 Village needs a car park
- 5 Encourage tourism
- 6 Transport issues

Some comments fell outside the remit of the planning process either by reason of not being subject to planning control or being permitted development.