

# BEMBRIDGE NEIGHBOURHOOD DEVELOPMENT PLAN 2014





# BEMBRIDGE NEIGHBOURHOOD DEVELOPMENT PLAN

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# 1. FOREWORD

This Plan has been produced by the Bembridge Neighbourhood Development Plan Working Group after more than two years of study, research and consultation. As the whole Neighbourhood Plan process is new, we have had to learn and adapt throughout the process and have sought advice from other towns and villages that have also embarked upon producing neighbourhood plans. We have also worked closely with planning officers at the Isle of Wight Council.

We have consulted within the community through open days and surveys and we believe that this Plan reflects the views of our community. A strong message emanating from the consultations was that we villagers are proud of our village character and have a strong desire to retain this character. This was key to developing the following overarching vision of the Plan:

*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 further objectives and policies have all been derived from this overarching vision and are detailed in this Plan.

The Plan went out to formal consultation in the community for the period 7 February 2014 to 24 March 2014. At the end of this period the Plan was independently examined and an Examination Report published in April 2014. A copy of the examiner's report can be found [here](#).

The Examiner concluded:

**In presenting my conclusions and recommendation I would like to once again express warm congratulations to the Bembridge community, its Parish Council, volunteers and councillors on the Neighbourhood Plan Working Group, supporting staff at the Isle of Wight Council and other players, who have clearly dedicated a huge amount of time and effort to assembling the Neighbourhood Plan since 2012.**

We tried, as far as possible, to avoid jargon and to present the Plan using plain English. However, the nature of this Plan means there is inevitably some formal planning terminology and we would draw your attention to the Glossary of Terms at the end of the Plan which we hope will inform the reader. We have also included hyperlinks where appropriate.

We strongly believe that this Plan is robust and when formally adopted will provide the necessary guidance for determining planning applications.

**Alan Morris**

Chairman of Bembridge Neighbourhood Development Plan Working Group  
May 2014



## 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 the areas in which they live. The Localism Act received Royal Assent on 15 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 Bembridge, the “neighbourhood” has been officially designated and confirmed as the whole of the parish of Bembridge. Accordingly, the Bembridge Neighbourhood Development Plan will cover the whole of the parish.
- 2.1.3 A neighbourhood development plan (also known as a neighbourhood plan) will become part of the statutory local development plan and will form the basis for determining planning applications related to the Bembridge Parish. It is prepared in accordance with the Neighbourhood Planning (General) Regulations 2012.
- 2.1.4 A neighbourhood development 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 by the Isle of Wight Council and formally adopted in March 2012. It must be compatible with EU obligations, sustainability and human rights requirements.
- 2.1.5 If and when a neighbourhood development plan has passed through the required stages, culminating in a referendum of electors in Bembridge Parish, it will be adopted by the Isle of Wight Council as part of the Island Plan. To take effect, a neighbourhood development plan requires the support of a simple majority in a referendum of the neighbourhood.

### 2.2 The Neighbourhood Development Plan Area

- 2.2.1 On 22 March 2012 formal notice was served on the IW Council to register the Parish of Bembridge as the designated Neighbourhood Area. This was confirmed on 28 May 2012.

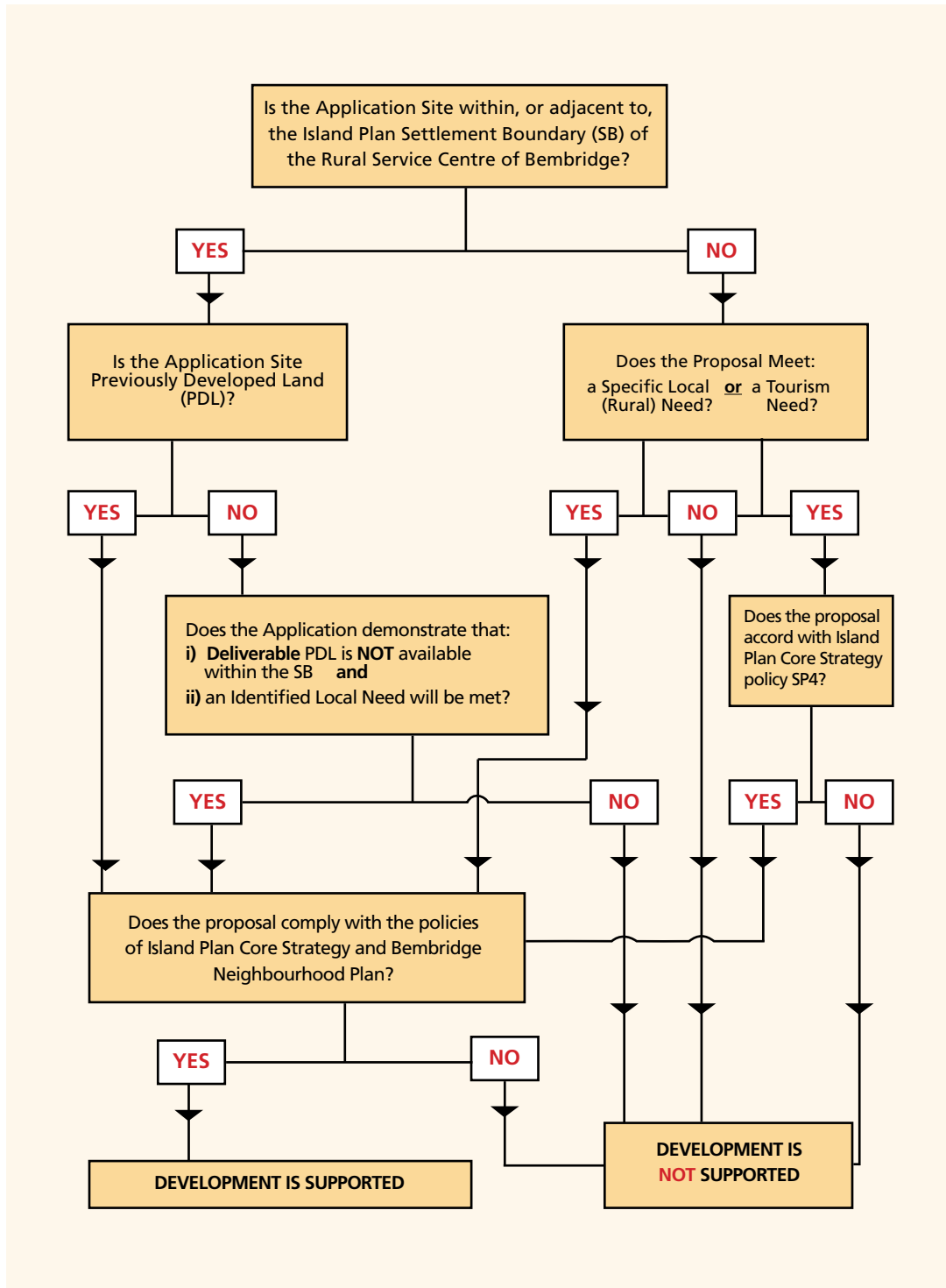
### 2.3 Production of the Bembridge Neighbourhood Development Plan

- 2.3.1 The Bembridge Neighbourhood Development Plan was initiated by the Parish Council and a Working Group was formed in February 2012 which comprises a mix of Parish Councillors and volunteers with representatives drawn from a range of local businesses and societies. The Working Group has produced this neighbourhood development plan in accordance with the regulatory framework and in consultation with the Bembridge Community.

## **2.4 Scope of the Plan**

- 2.4.1 The Bembridge Neighbourhood Development Plan sets out a series of policies which, once adopted, will be used to guide developers in the preparation of planning applications for proposed development. The policies will also be used in determining planning applications for development proposals within the Parish.
- 2.4.2 The consultation process highlighted certain local issues which may be more appropriately addressed through other procedures or initiatives (eg public conveniences, drainage, road surfaces, dog fouling etc). These have been referred to the Parish Council or other relevant bodies for resolution.
- 2.4.3 The Bembridge Neighbourhood Development Plan has been prepared to be compliant with the policies of the Island Plan Core Strategy. The Bembridge Neighbourhood Development Plan is to run for the same plan period as the Island Plan Core Strategy, expiring in 2027.
- 2.4.4 The starting point for any development proposal on the Isle of Wight will be the Island Plan Core Strategy, in particular the Spatial Strategy policy SP1. Where proposed new development is in line with the Island Plan Core Strategy, the Bembridge Neighbourhood Development Plan provides the more detailed policies applicable to applications within the Bembridge Neighbourhood Development Plan Area. Once adopted, the Bembridge Neighbourhood Development Plan will have the status of a Development Plan Document.
- 2.4.5 The following flow chart illustrates how and where the Bembridge Neighbourhood Development Plan policies sit within the overall planning policy framework for establishing whether a development proposal is acceptable in principle. The flow chart is to be used as a starting point for development proposals in Bembridge:

2.5 Flow Chart



©

## 3. BUILDING THE EVIDENCE BASE

### 3.1 In order to build up an evidence base, the Working Group undertook the following steps:

- Review of existing evidence
- Identification of gaps in the evidence
- Compilation of new evidence
- Analysis of evidence

3.2 Flowing from the above process and the feedback received, a Vision Statement was formulated and a neighbourhood development plan was felt to be the best means of delivering this vision.

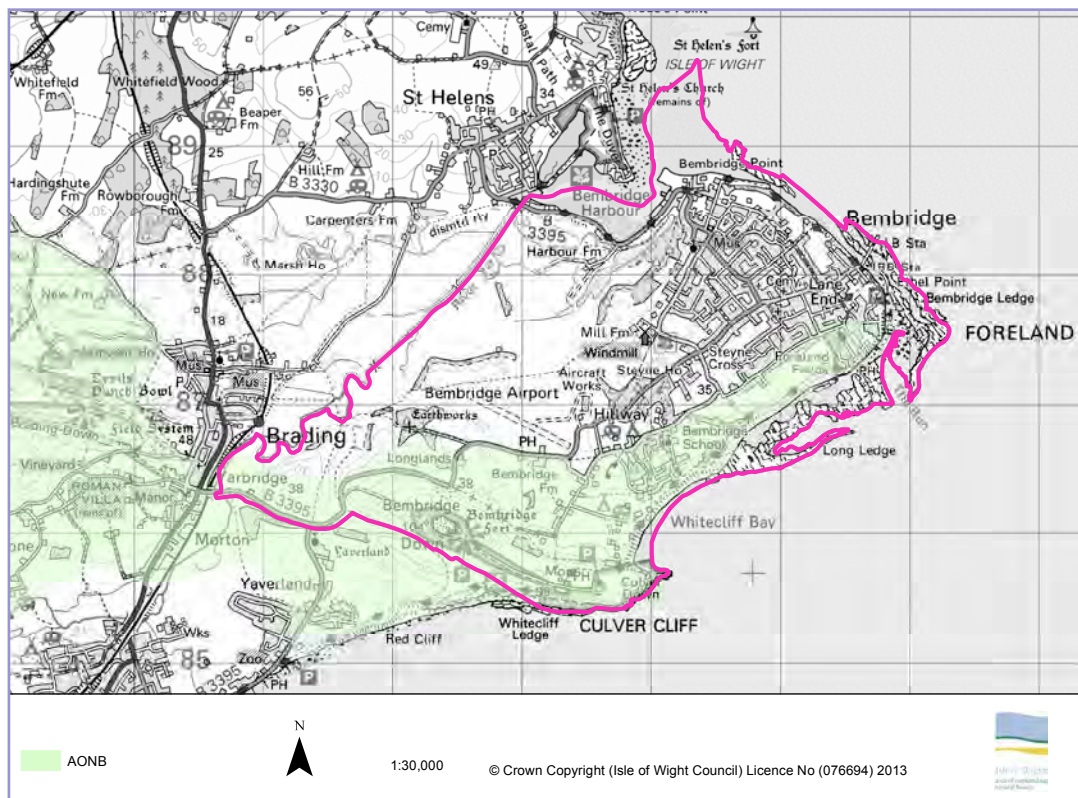
3.3 Reflecting the overall content of the community's aspirations together with the available evidence, the outline of the plan was drafted.

3.4 The evidence process is fully documented in the separate [Evidence Base Document](#).

## 4. PROFILE OF BEMBRIDGE

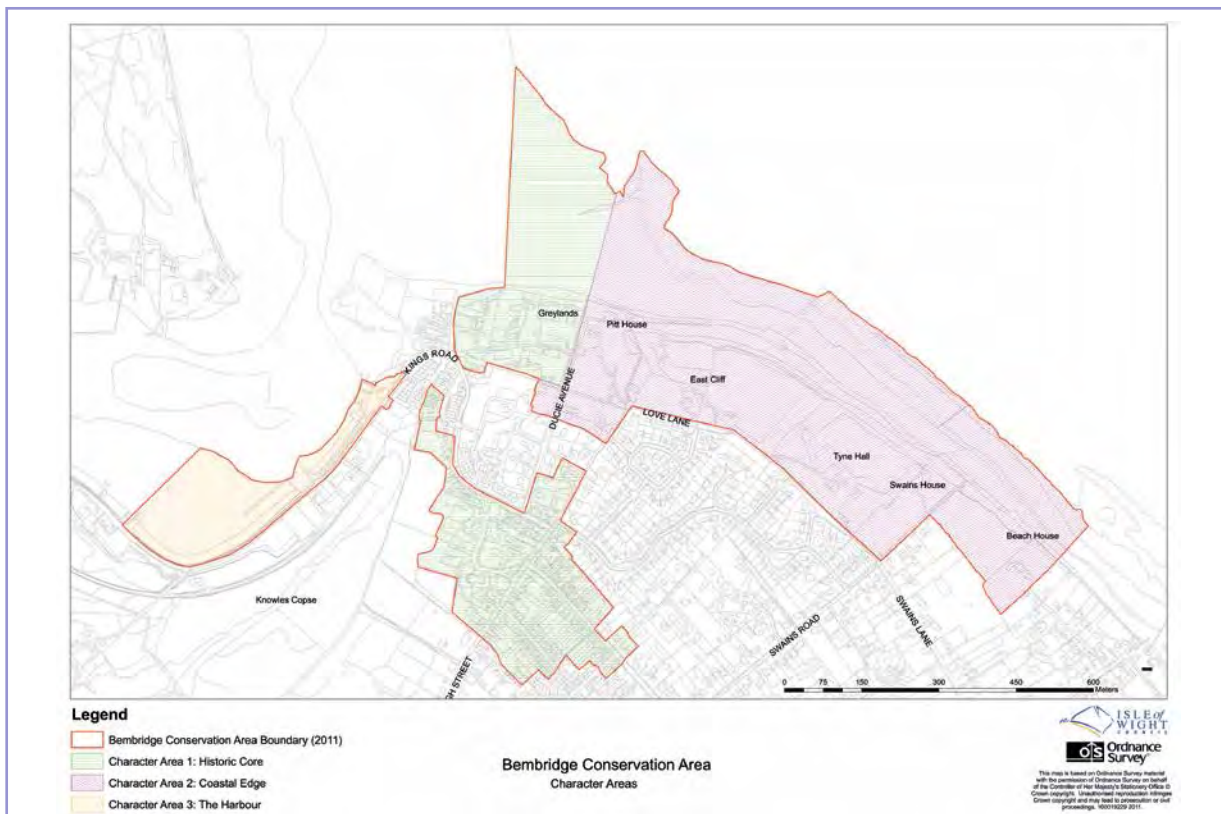
- 4.1 The parish of Bembridge lies at the most eastern point of the Isle of Wight and comprises an area of 915 hectares, 322 of which are designated as an Area of Outstanding Natural Beauty. Surrounded on three sides by water, Bembridge has 7 km of coastline which is covered by the international designations of Ramsar, Special Areas of Conservation (SAC) and Special Protected Areas (SPA) and the national designation Sites of Special Scientific Interest (SSSI). The coastline, harbour and much of the adjacent low lying land is within Flood Zones 2 and 3a and 3b.

### Area of Outstanding Natural Beauty within Bembridge Parish:



- 4.2 Bembridge is home to a population of 3682 (National Office of Statistics, June 2013) principally concentrated within the built up settlement. However, the parish does have scattered and dispersed residential dwellings within its outer lying rural areas.
- 4.3 In 2011 the Bembridge Conservation Area was designated and comprises three Character Areas covering, respectively, the Historic Core, Coastal Edge and The Harbour.

## Bembridge Conservation Area:



- 4.4 Within the parish there are 32 Grade II listed buildings and one Grade I listed building, this latter building being Bembridge Windmill which was built circa 1702. The history and heritage of the parish is recorded and displayed in the Bembridge Heritage Centre.
- 4.5 There are 54 Tree Preservation Orders within the parish.
- 4.6 Bembridge Harbour boasts a sailing club, a yacht club, two marinas and moorings for over 500 boats. There is an RSPB nature reserve on the low lying marshland.
- 4.7 In 1867 Bembridge received its first RNLI lifeboat. Since this time the lifeboats, both inshore and offshore, have been a feature of the Bembridge shoreline with the boats and facilities being upgraded over the years to provide the latest technology for saving lives at sea.
- 4.8 Three ecumenically linked churches – Church of England, Roman Catholic and Methodist – provide for the spiritual needs of the community. Their congregations meet together frequently for celebrations and services. Collectively, they produce the Bembridge Parish Magazine and organise the annual Bembridge Festival which takes place during the last week of May.
- 4.9 Bembridge Primary School provides for the educational needs for children up to the age of 11.

- 4.10 Located in the village centre, the Village Hall is in constant use for bazaars, coffee mornings, keep-fit classes, line dancing, art society exhibitions, drama productions and meetings of various clubs and societies and the Parish Council. Built in 1910, the Village Hall has now been enlarged and modernised. The nearby church hall ("The Cloisters") has also been recently refurbished and modernised and hosts various community activities, including a popular Luncheon Club for older people. The Bembridge Youth and Community Centre is located at the southern end of the village within Steyne Park. The youth of the village have club meetings here and it is also used for art classes and keep-fit activities. It is fully licensed and is available for hire for private functions. The Community Centre is also used for meetings by the Bembridge Village Partnership, an active committee consisting of representatives of the village, which organises events throughout the year. Steyne Park recreation ground is home to the Bembridge Football Club and the Bembridge Cricket Club. There is also a children's play area, petanque terrain and skate board facility within the recreation ground.
- 4.11 Bembridge has a thriving business community, many of whom are represented by the award winning Bembridge Business Association (BBA). The village benefits from a wide range of shops and services including a variety of pubs, restaurants and cafés. There is a post office located in the Lane End Road supermarket store, a bank located in the centre of the village and a community run library. On the southern outskirts of the village is Bembridge Airport, home to the world-famous Britten-Norman Islander aircraft.
- 4.12 Medical facilities are available within the village from a branch surgery of St Helens Medical Centre.
- 4.13 Striking a balance between residential and commercial interests, Bembridge offers a variety of educational opportunities and supports a full spectrum of recreational, intellectual and charitable activities.

## 5. VISION STATEMENT

- 5.1 From the feedback received it is clear that the community is proud of its village identity and wishes to maintain this and protect it from inappropriate development and loss of services. It also indicated a general acceptance that future development is inevitable to ensure the continued life and prosperity of the village but this must be commensurate with the existing and distinctive character of the parish as a whole.
- 5.2 Having regard to the above, the following vision statement has been formulated:

**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.**



## 6. PURPOSE OF THE BEMBRIDGE NEIGHBOURHOOD DEVELOPMENT PLAN

6.1 The purpose of the Bembridge Neighbourhood Development Plan is as follows:

**The production of a plan to be compliant with the statutory regulations and the Local Development Framework, with particular regard to the Island Plan Core Strategy, to reflect the wishes of the majority of the community and to inform decisions on all future planning applications within the Bembridge Parish.**

# 7. OUTLINE OF THE BEMBRIDGE NEIGHBOURHOOD DEVELOPMENT PLAN

## 7.1 Preface

7.1.1 The policies of the Bembridge Neighbourhood Development Plan have been formulated to reflect the vision and purpose set out in sections 5 and 6, the views of the community resulting from the public consultation process, and the policies and other information contained in the following:

- *National Planning Policy Framework (published by the Government in 2012)*
- *Island Plan Core Strategy (adopted by the Isle of Wight Council in March 2012)*
- *Bembridge Village Design Statement*
- *Viewpoint Bembridge: A Plan for the Future Bembridge*
- *Conservation Area Plan and Appraisal (produced by the Isle of Wight Council and adopted in May 2011)*
- *The AONB Management Plan 2009-2014 (published by the Isle of Wight AONB Partnership in 2009)*
- *Tourism Development Plan*
- *Isle of Wight Transport Plan*
- *Strategic Housing Land Availability Assessment*
- *Strategic Housing Market Assessment*
- *Bembridge Housing Needs Survey*
- *The Historic Environment Record*
- *The Isle of Wight Shoreline Management Plan 2 (December 2010)*

7.1.2 The policies of the Neighbourhood Development Plan are arranged to reflect the following key areas but are not intended to be read in isolation and all policies of this document, the Island Plan Core Strategy and the National Planning Policy Framework will apply where relevant:

- Overview and Location
- Housing
- Working and Shopping
- Tourism
- Getting Around
- Leisure and Wellbeing
- Environment and Heritage
- Design

Identification of above key areas emerged through the early public consultations.

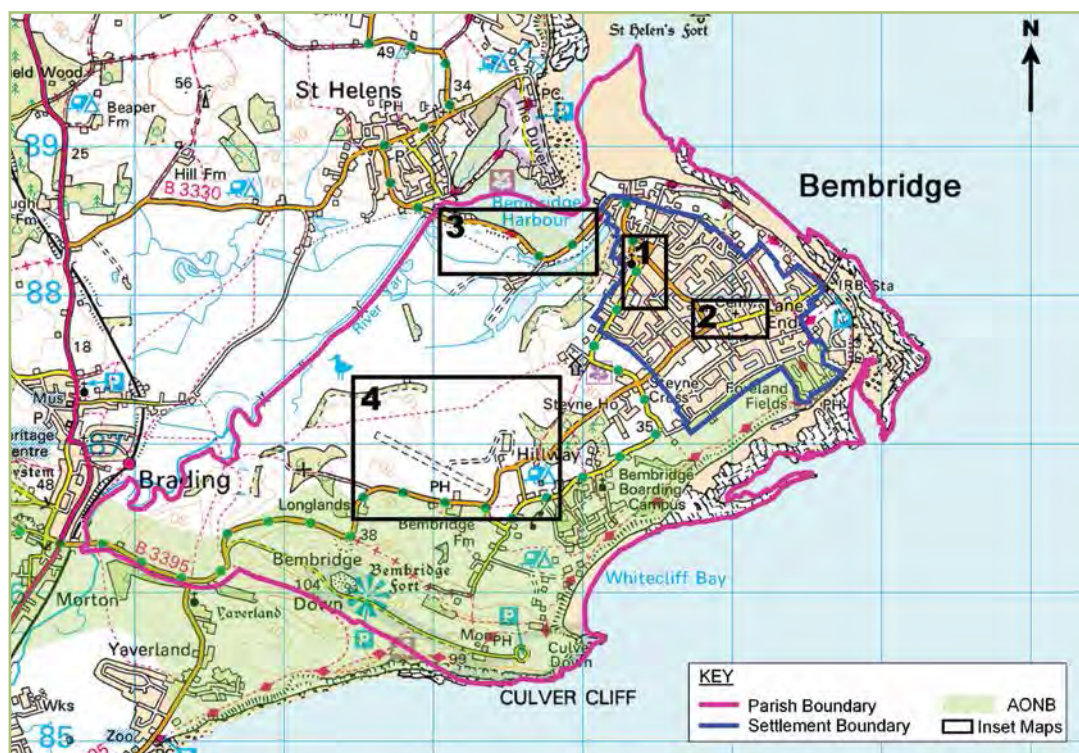
7.1.3 Each key area will include a statement of context and background, the community objectives, a summary of the Island Plan Core Strategy policies, the Neighbourhood Development Plan policies and a reasoned justification for each policy.

## 7.2 The Bembridge Neighbourhood Development Plan Policies Map

7.2.1 The Bembridge Neighbourhood Development Plan Policies Map (see below) defines the following:

- The boundary of the Bembridge Neighbourhood Development Plan area (outlined in pink)
- The Island Plan Core Strategy settlement boundary of Bembridge (outlined in blue) (as traced from [Island Plan Core Strategy Inset Map 7](#))
- The Area of Outstanding Natural Beauty (coloured green)
- The inset maps of Bembridge Neighbourhood Development Plan (outlined in black)

## 7.3 Policies Map



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### **Inset Maps:**

- Inset Map 1 – Village Core Retail and Business Centre (see page 31)
- Inset Map 2 – Lane End Retail and Business Centre (see page 32)
- Inset Map 3 – Embankment Industrial Zones (see page 33)
- Inset Map 4 – Bembridge Airport (see page 33)

## 8. MONITORING

- 8.1 Arrangements for monitoring the Bembridge Neighbourhood Development Plan are set out in the [Bembridge Neighbourhood Development Plan Delivery Strategy and Action Plan](#).

## 9. COPYRIGHT

- 9.1 This document may not be copied or reproduced for any purpose other than in connection with development proposals relating to the Bembridge Parish. ©

# 10. THE POLICIES

## Overview and Location

### 10.1 Context and Background

- 10.1.1 The National Planning Policy Framework<sup>1</sup> sets out a presumption in favour of sustainable development and directs that this is the basis for every plan and every decision. It also confirms that neighbourhood planning has been introduced by the Government to allow people and communities to have a say in the way their buildings, landscapes, towns and villages are developed in the future.
- 10.1.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan<sup>2</sup> unless material considerations indicate otherwise. The development plan for the Isle of Wight is the [Island Plan Core Strategy](#) and provides strategic and development management policies. The Bembridge Neighbourhood Development Plan provides more detailed local planning policies formulated specifically to guide development proposals within the Bembridge Parish whilst remaining compliant with the policies of the Island Plan Core Strategy.
- 10.1.3 The Island Plan Core Strategy defines Bembridge as one of eleven Rural Service Centres on the Isle of Wight, each having its own Settlement Boundary. Land outside the Settlement Boundary is classed as the Wider Rural Area. Thus the parish of Bembridge comprises a Rural Service Centre with a defined built up settlement boundary and rural landscape within the Wider Rural Area.
- 10.1.4 The Island Plan Core Strategy acknowledges that the character of the Rural Service Centres is what makes these areas such attractive places in which to live and accordingly seeks to maintain this character whilst allowing for small-scale sustainable growth to meet the needs of a thriving rural settlement and the wider rural area that it serves. The Island Plan Core Strategy does not support development proposals outside of, and not immediately adjacent to, the defined settlement boundary unless a specific local need is identified. This is in line with the wishes of the community and the objectives of the Bembridge Neighbourhood Development Plan.
- 10.1.5 The Community Infrastructure Levy (CIL)<sup>3</sup> allows local authorities to set charges which developers must pay in order to contribute to new or enhanced services and infrastructure. In implementing the CIL, the Isle of Wight Council will ensure that 25% of these funds is passed to the neighbourhood where the development occurs and the Bembridge Neighbourhood Development Plan contains a policy to channel these monies to where they will most benefit the parish as a whole.

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<sup>1</sup> National Planning Policy Framework published March 2012 by the Department for Communities and Local Government

<sup>2</sup> This includes any Neighbourhood Development Plan

<sup>3</sup> The Community Infrastructure Levy Regulations 2010

## 10.2 Community Objectives

- 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

## 10.3 Island Plan Core Strategy Policies

10.3.1 SP1 – *Spatial Strategy* defines a clear hierarchy for the location of new development. This is the fundamental starting point for any new development proposals. Insofar as this policy relates to Rural Service Centres and the Wider Rural Area, the hierarchy is as follows:

**Within the Rural Service Centre settlement boundary or immediately adjacent:** development is acceptable in principle with priority given to previously developed land (PDL). Development of greenfield or non previously developed land will need to demonstrate that (a) PDL is not available and (2) an identified local need will be met.

**Outside the Rural Service Centre settlement boundary or not immediately adjacent, (ie within the Wider Rural Area):** development is not supported unless a specific local need is identified or is a tourism related proposal which is appropriate in terms of scale and type.

10.3.2

DM22 – *Developer Contributions confirms* the Isle of Wight Council will develop a Community Infrastructure Levy (CIL) Charging Schedule to secure infrastructure requirements that result from development. Developer contributions will be sought from residential developments of one or more dwellings, or from other types of development, where such development would add to the overall impact on infrastructure. 10% of the contribution is to be paid direct to the local community and recent government legislation has increased this level to 25% where a neighbourhood plan is in force.

**BNDP.OL.1 – Scale of Development**

New development will be confined to small scale proposals which fall within any of the following categories and will be supported in principle:

- (a) Housing development schemes of 1 to 9 units and site area not exceeding 0.5 hectares.
- (b) Non residential development not exceeding 1000m<sup>2</sup> floorspace and site area not exceeding 1 hectare.

***BNDP.OL.1 Reasoned justification***

*Policy SP1 of the Island Plan Core Strategy clearly sets out where new development proposals are expected to be located in relation to Rural Service Centres and the Wider Rural Area and thus relevant to the Parish of Bembridge. It also confirms that, within these areas, development is expected to be small scale but does not quantify this. Policy OL1 above provides a quantified definition of “small scale” to provide clarity to the developer and to ensure that all new development is of a size and scale which is appropriate to the character of Bembridge and is the type of development supported by the Community as reflected in its Vision Statement.*

*The Flow Chart as produced on page 9 will provide further guidance on the application of Island Plan Core Strategy Policy SP1 and the Bembridge Neighbourhood Development Plan policies.*

*The Bembridge Neighbourhood Development Plan definition of “small scale” represents minor development, ie development which does not fall within the definition of major development as set out in the Town and Country Planning Act.*

**BNDP.OL.2 – Rural Exception Development**

Sustainable development in the wider rural area will be supported if it falls within any of the categories listed below:

- (a) Schemes which will benefit the local rural economy and/or society
- (b) Housing meeting an identified rural need
- (c) Tourism related development appropriate in terms of scale and type
- (d) Re-use of redundant or disused buildings which would lead to an enhancement of the immediate setting
- (e) The optimal viable use of a heritage asset or enabling development to secure the future of a heritage asset

In all cases, the development must have sustainable credentials and be appropriate to a rural location, enhance its setting and, where located in the AONB, reflect the aims and objectives of the AONB Management Plan. Development will also need to be in sympathy with the defining characteristics of the local area as set out in the Bembridge Design Character Appraisal Document.



**BNDP.OL.2 Reasoned justification**

*Less than 25% of the Parish of Bembridge is built up settlement; the remaining area is predominantly undeveloped with the exception of the small settlement at Hillway. Thus the majority of the Parish is rural and lies within the Island Plan Core Strategy Wider Rural Area. A significant portion of the Wider Rural Area is within the AONB or national designated areas. The objectives of this policy are to protect the existing character of the undeveloped areas whilst allowing appropriate, small scale, sustainable development to take place over and above what is permitted under the Town and Country Planning (General Permitted) Development Order (as amended).*

*For the purposes of this policy “sustainable credentials” is as set out in the five guiding principles of the UK Sustainable Development Strategy - Securing the Future: living within the planet’s environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance and using sound science responsibly.*

**BNDP.OL.3 – Community Infrastructure Payments**

Financial contributions paid direct to the local community as a result of the Community Infrastructure Levy (CIL) will be held by the Bembridge Parish Council and used to deliver priorities stated in the Neighbourhood Action Plan.

Direct delivery by developers for off-site works will be supported where this accords with the Neighbourhood Action Plan.

**BNDP.OL.3 Reasoned justification**

*Bembridge Parish Council is committed to preparing a Neighbourhood Action Plan (NAP) within twelve months of the adoption date of the Bembridge Neighbourhood Development Plan. The NAP will identify infrastructure priorities within the Parish and target the capital funds accordingly. NAP will be reviewed at six monthly intervals.*

## Housing

### 10.5 Context and Background

- 10.5.1 This section deals with the type and amount of housing required for the Bembridge Neighbourhood Development Plan Area over the life of the Plan.
- 10.5.2 For the period 2011 to 2027, the Island Plan Core Strategy provides for a total of 8,320 new dwellings for the Isle of Wight which is an average of 520 dwellings a year to be distributed across the key regeneration areas (Medina Valley, Ryde and The Bay), the smaller regeneration areas (Ventnor and the West Wight) and the eleven Rural Service Centres and the wider rural area.
- 10.5.3 The Island Plan Core Strategy breaks the above target down into numbers of units for each distribution area. For the eleven Rural Service Centres and the wider rural area the target is a total of 980 dwellings, delivered as smaller scale developments. A definition of what the Bembridge Neighbourhood Development Plan defines as “smaller scale” appears in the Overview and Location section of the Plan under policy OL1.
- 10.5.4 The Isle of Wight Council has commenced a review (January 2014) of the above housing and numbers may be revised as a result.
- 10.5.5 Bembridge Parish Council commissioned M.E.L Research to produce a [Housing Needs Survey](#) to establish and quantify the housing need in the area and which is being used to inform the development of housing policies for the Bembridge Neighbourhood Development Plan. The Housing Needs Survey has been published and has a life of 5 years and will be updated as necessary.
- 10.5.6 Bembridge has a high proportion of second homes. Current data available from the Isle Wight Council (Council Tax and Revenues) indicates that of the 2139 homes in the parish, 297 (almost 14%) are second homes. The Bembridge Housing Needs Survey 2013 indicates that 20% of all properties in Bembridge have no usual residents (ie they are second homes or holiday lets) and that this is more than double the average rate for the Isle of Wight and five times the national average. Whilst the community recognises that there is some benefit to the local economy from an influx of visitors using these second home/holiday homes, this is principally in the summer and there is a general desire to ensure that new housing development will be directed at providing homes for all year round residents and not to increase the number of second homes in the village.

- 10.5.7 48% of the resident population of Bembridge is over the age of 60 (Source: 2011 Census). This is considerably higher than the national average of 23% or the Island average of 31%. There is a general concern throughout the community that there is an imbalance in the range of age groups and that Bembridge is becoming a “retirement village”. The 2012 planning application and subsequent appeal relating to Staddlestones in Church Street for 40 sheltered housing apartments for older persons was vigorously opposed by the Parish Council and many local residents on the grounds that it would attract older people from outside the area to move in, thus increasing the number of older people living in the village, putting greater strain on medical and other services and further skewing the demographics. A copy of the appeal decision letter may be found [here](#). The lack of any planning policy providing detailed criteria for the allocation of housing for older people prevented the community from being able to put forward any constructive objection to the application.
- 10.5.8 Low cost housing is in short supply within the village. Survey work carried out for the 2013 Bembridge Housing Needs Survey indicates that house prices are extremely high with the average “entry level” house price being £231,000 which is 9 times the average workplace income for the Isle of Wight. It is estimated that a new entrant to the housing market (eg a single working person under the age of 40) would only be able to afford a purchase price of around £100,000. Many existing small houses are either being extended or demolished<sup>4</sup> to make way for larger houses resulting in a shortage of smaller housing units at the lower end of the market.
- 10.5.9 The community accepts that many houses within the settlement boundary of Bembridge are large houses standing in large grounds and it is not an economic or effective use of the land to restrict proposed redevelopment schemes to single replacement dwellings only. However, the community is keen to retain existing garden space, which provides a positive contribution to the street scene and general locality, and to avoid crowding and overdevelopment.
- 10.5.10 The Island Plan Core Strategy expects the majority of new housing development to be located within Key Regeneration Areas and within and/or immediately adjacent to settlement boundaries of the Smaller Regeneration Area and Rural Service Centres. In relation to the Rural Service Centres and the Wider Rural Area, the Island Plan Core Strategy expects to see smaller scale development in sustainable locations, where a local need is identified and considers smaller-scale development to:
- Meet an identified local need
  - Demonstrate that deliverable previously developed land is not available within the settlement boundary
  - Be commensurate with the size, scale, design and character of the settlement;
  - Not significantly adversely change the size, scale, design and character of the settlement; and
  - Be sustainably situated close to local services and facilities.

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<sup>4</sup> Evidenced by planning applications made to the Isle of Wight Council

10.5.11 The Bembridge Neighbourhood Development Plan acknowledges the above criteria sets out the framework for the control of new housing development in the Parish. For this reason the Plan does not allocate land for housing development but provides housing policies setting out the criteria for the type of housing to be developed in the Parish. The criteria reflect the community objective set out below and the needs of the Parish as set out in the Housing Needs Survey.

## **10.6 Community Objectives**

- To provide an appropriate mix of housing types to meet local need

## **10.7 Island Plan Core Strategy Policies**

10.7.1 SP1 – *Spatial Strategy* requires, in Rural Service Centres, proposals for greenfield and/or non previously developed land within or immediately adjacent to settlement boundaries to demonstrate that deliverable previously developed land is not available and an identified local need will be met. This has been referred to in more detail in the context and background section above.

10.7.2 SP2 – *Housing* sets out the number of dwellings to be provided for the Isle of Wight in the period 2011 and 2027. This has been referred to in detail in the context and background section above.

10.7.3 DM3 – *Balanced Mix of Housing* supports an appropriate mix of housing types and sizes and expects schemes to reflect the most up to date Strategic Housing Market Assessment, contribute to meeting the identified housing need in the local area and contribute to meeting specialist housing requirements.

10.7.4 DM4 – *Locally Affordable Housing* states that 1,790 affordable homes are to be provided for the Isle of Wight in the period 2011 to 2027. Outside the Key Regeneration Areas, schemes for 10+ units will be required to provide 35% of the development as on-site affordable housing units. For schemes of 1-9 units, financial contributions towards affordable housing will be required. The target mix is 70% social/affordable rented and 30% for intermediate tenures. Rural exception sites will be supported.

10.7.5 DM5 – *Housing for Older People* seeks to deliver 2,050 units of accommodation (Islandwide) suitable for older persons over the plan period in sustainable locations where a need is demonstrated.

**BNDP.H.1- New Housing Development**

New housing development within the Bembridge settlement boundary or immediately adjacent will be supported in principle provided it meets the criteria as set out in policy BNDP.OL.1 and is able to demonstrate it meets a local need, primarily as identified in the current Bembridge Housing Needs Survey.

***BNDP.H1 Reasoned justification***

*Policy SP2 (Housing) of the Core Strategy indicates, in relation to Rural Service Centres and the Wider Rural Area, that new housing development is to be “smaller scale” but does not provide a definition of “smaller scale”. This has been noted by the Community who expressed a wish that any new housing avoided being provided in the form of large scale residential estates, such as had been developed in the past. A further wish of the Community is to steer new housing development away from large luxury dwellings to those which are suitable and affordable for families, particularly at the younger end of the spectrum. This clear Community aspiration accords with the smaller scale intentions of the Island Plan Core Strategy and the Bembridge Neighbourhood Development Plan provides a clear definition of small scale housing development as schemes which comprise 1 to 9 units.*

*The Bembridge Housing Needs Survey will be updated as necessary to ensure that the changing housing needs for Bembridge are addressed. This ensures the provision of clear guidance on the type of housing development which is required in Bembridge.*

**BNDP.H.2 – Specialist Housing Requirements**

Development proposals for specialist housing requirements must be in accordance with the size and type of development identified in the Bembridge Housing Needs Survey.

***BNDP.H.2 Reasoned justification***

*The construction of 40 retirement apartments for older persons on the former Staddlestones Garage Site in Church Road (development commenced in 2013) fails to deliver any of the type of housing with care requirement as identified in the 2013 Bembridge Housing Needs Survey. It is important to the community that future development proposals match the specified needs of parish residents in order to ensure the population grows in a sustainable manner over the plan period, particularly as the 2011 Census indicates the resident population of the over 60s stands at 48% for Bembridge compared to the Island average of 31% and the national average of 23%.*

### **BNDP.H.3 - Safeguarding of Development Delivered to Meet Local Need**

Development approved as meeting a local need will be subject to planning conditions and/or planning obligations to require the first occupants to be existing residents of the Isle of Wight with a Bembridge connection meeting one of the following categories:

- (a) a person who currently lives in the Parish and wishing to move to a smaller property in order to release larger accommodation
- (b) a person who currently lives in the Parish and has an appropriate housing need because their family size has increased
- (c) a person who currently lives in the Parish and wishes to transfer to a similar sized property
- (d) a person from the Parish who is subject to a planned management transfer based on medical grounds
- (e) a person who has previously lived in the Parish for 5 or more years up to the age of 16
- (f) a person who has for 5 years prior to such acquisition or occupation been in continuous full or part-time employment (excluding seasonal employment) in the Parish or has accepted an unconditional offer of employment in the Parish.

The first period of occupancy in accordance with the above criteria to be for a minimum of three months thereafter occupation (subject to the same criteria) may be extended to the neighbouring parishes of Brading or St Helens for a further three months. Thereafter, the property may be offered on the open market.

In the case of essential agricultural dwellings, these are to be occupied by person(s) employed or last employed in agriculture.

#### ***BNDP.H.3 Reasoned justification***

*Under the provisions of Core Strategy policy SP1 (applied in this instance to housing development) new development within or immediately adjacent to the settlement boundary which does not relate to previously developed land (PDL) will only be approved if it can be demonstrated that PDL is not available and that an identified local need is met. Proposals relating to PDL will still be required to meet an identified local need. Development of land outside or not adjacent to the settlement boundary (ie the Wider Rural Area) must meet a specific local need. Having regard to this, it is anticipated that any new housing development justified and thus approved on the basis of meeting a local need would be for either a Bembridge resident or a person with a Bembridge connection and not for open market housing and it is important to ensure it is delivered to the specific local need which provided the justification for its approval. Accordingly, a restrictive condition is reasonable and will be applied.*

*For the purposes of this policy and justification, the definition of "Bembridge connection" and occupancy time scale has been derived from the Isle of Wight Council's Local Lettings Policy. The neighbouring parishes of Brading and St Helens are both Rural Service Centres and thus subject to the same Island Plan Core Strategy policies with regards to new housing development.*

*Dwellings approved on an agricultural justification would be subject to the standard planning condition restricting occupation to a person or persons employed or last employed in agriculture.*

#### **BNDP.H.4 - Affordable Housing Contributions**

Affordable housing contributions received by the Isle of Wight Council in accordance with Island Plan policy DM4 – *Locally Affordable Housing* and where not forming part of on-site delivery will be directed to meeting the affordable housing needs of Bembridge residents as identified in the Bembridge Neighbourhood Action Plan to be produced by the Bembridge Parish Council.

#### ***BNDP.H.4 Reasoned justification***

*This policy will ensure that the financial contributions towards affordable housing for developments of 1-9 units will be used in accordance with the specific and local aims as set out in the Bembridge Neighbourhood Action Plan which will be produced within twelve months of the date of adoption of the Bembridge Neighbourhood Development Plan.*

## Working and Shopping

### 10.9 Context and Background

10.9.1 Bembridge has a vibrant and thriving village centre at Sherbourne Street, High Street and Foreland Road with a range of shops and services. A further group of shops is located at Lane End and includes the post office. There is a chandlery shop located on the Embankment Road. A recent [Shop/Business Premises Audit 2013](#) carried out by the Bembridge Neighbourhood Development Plan Working Group in September 2013 revealed only one shop currently not open for trading purposes. There are a number of public houses, cafes and restaurants in and around the village and at various seafront locations. Business and industrial units are located in Lane End, the upper High Street and along the Embankment. Bembridge Airport with its large manufacturing buildings and runway are located to the south west of the settlement. The Bembridge Coast Hotel provides tourism based employment.

10.9.2 A great concern of the community is the shortage of parking facilities with access to the village centre and the knock-on effect this has on the businesses. It is a view of the community that a public car park is essential to the continued vitality and viability of the village. In the absence of a public car park, visitors, workers and shoppers rely on the road network to park and the level of congestion often reaches saturation point as evidenced by the [2013 Parking Assessment](#) document. The re-development of the Staddlestones Garage premises in Church Road will further reduce the level of on-street parking.

10.9.3 Four key areas have been identified as follows:

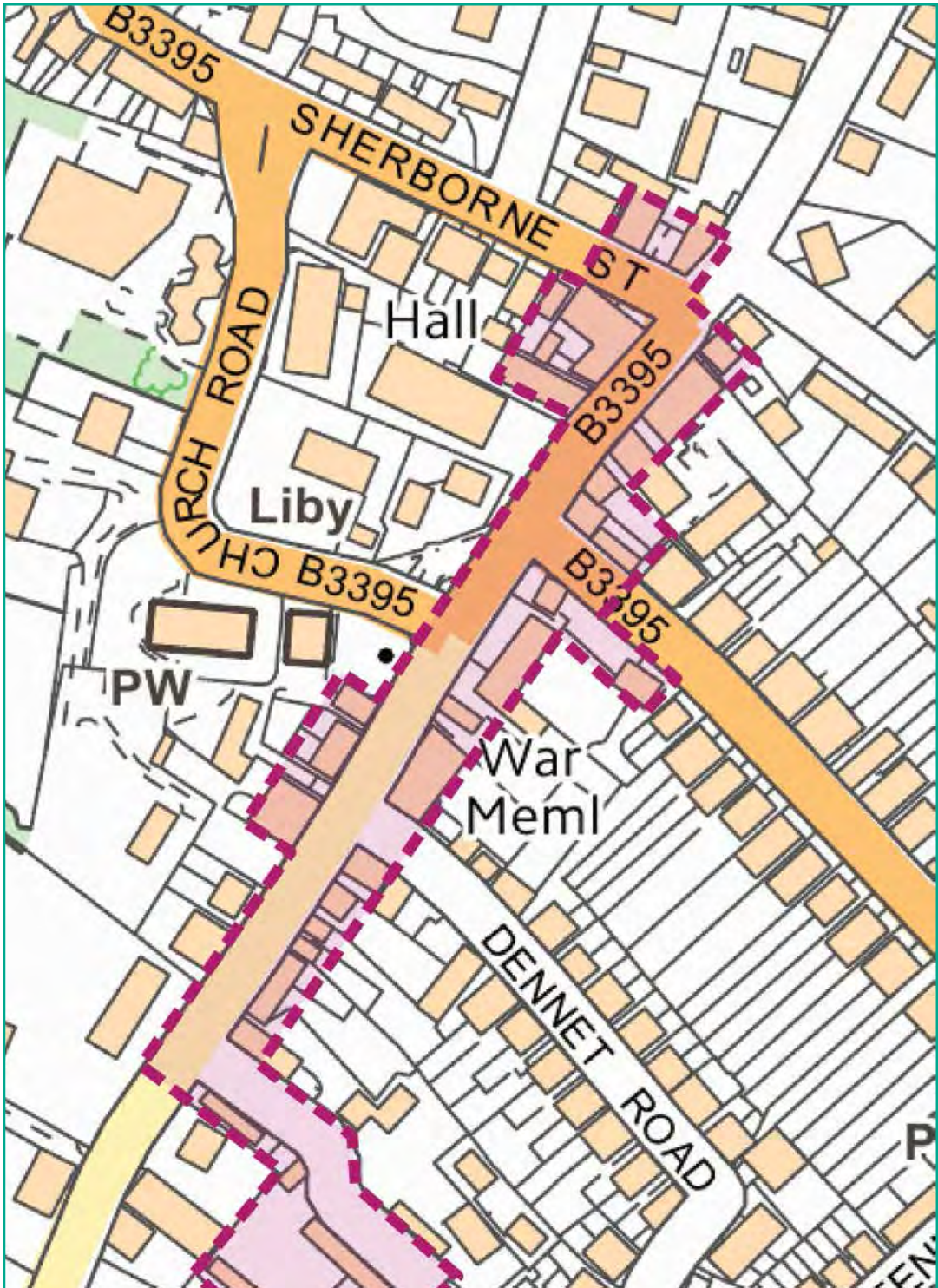
1. Village Core Retail/Business Centre
2. Lane End Retail/Business Centre
3. Embankment Industrial Zones
4. Bembridge Airport

10.9.4 These four areas represent the principal working and shopping locations in the Parish which the Community believes underpin the vitality and viability of the village and provide local employment opportunities. As the Shops/Business Premises Audit 2013 reveals, most day to day shopping needs for the residents of Bembridge are catered for by the existing shops within the Village Core and at Lane End and the Community desires to protect these retail facilities from loss and contraction of the shopping centres. The closing and subsequent redevelopment of the petrol filling station and garage premises site was keenly regretted by many of the local residents, not only for the loss of a retail service but also the loss of local employment. The Island Plan Core Strategy has no policy requirement for proposed redevelopment schemes of existing retail/employment services to demonstrate that a marketing or similar exercise has been undertaken in an attempt to secure the continued use of the business. The Community found this frustrating, particularly as the Island Plan Core Strategy does provide such a policy requirement in the respect of the loss of tourism accommodation.



10.10 Inset maps below define each key area:

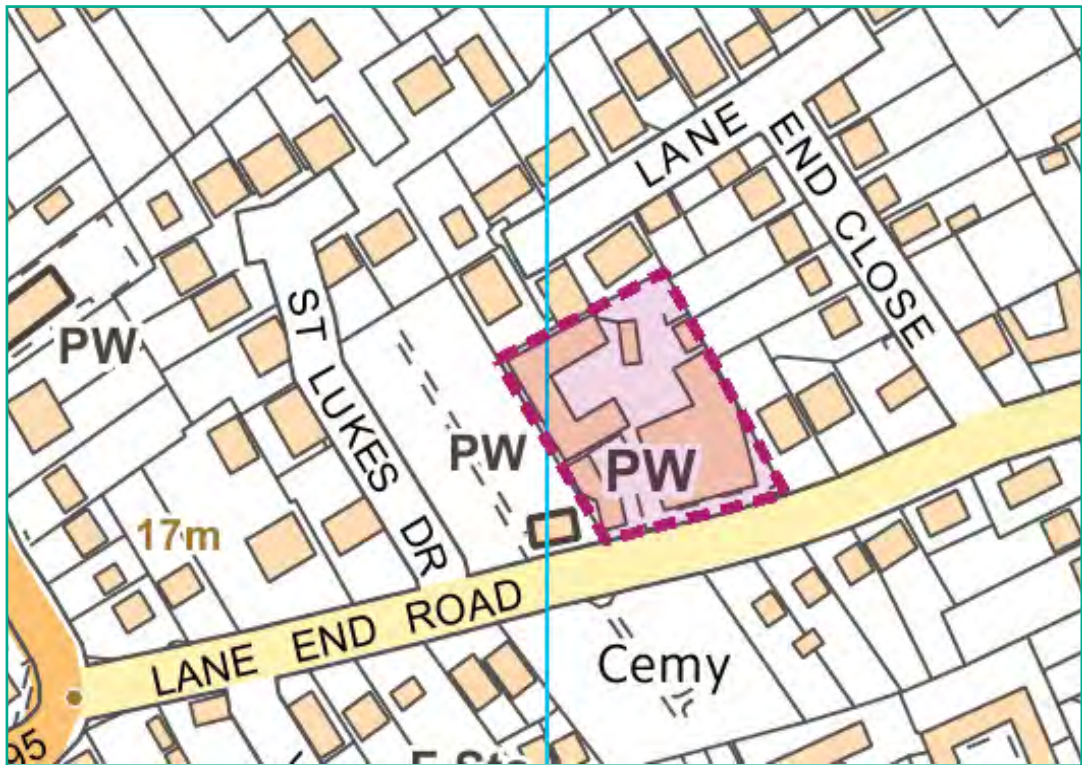
Inset map 1 - Village Core Retail and Business Centre



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Bembridge Neighbourhood Development Plan 2014

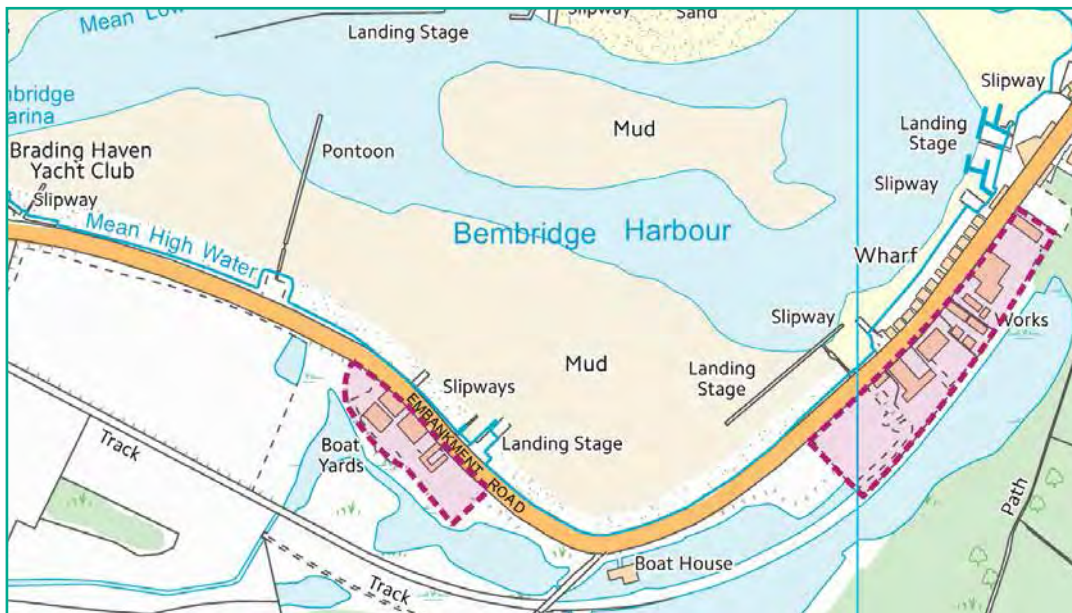
### Inset map 2 - Lane End Retail and Business Centre



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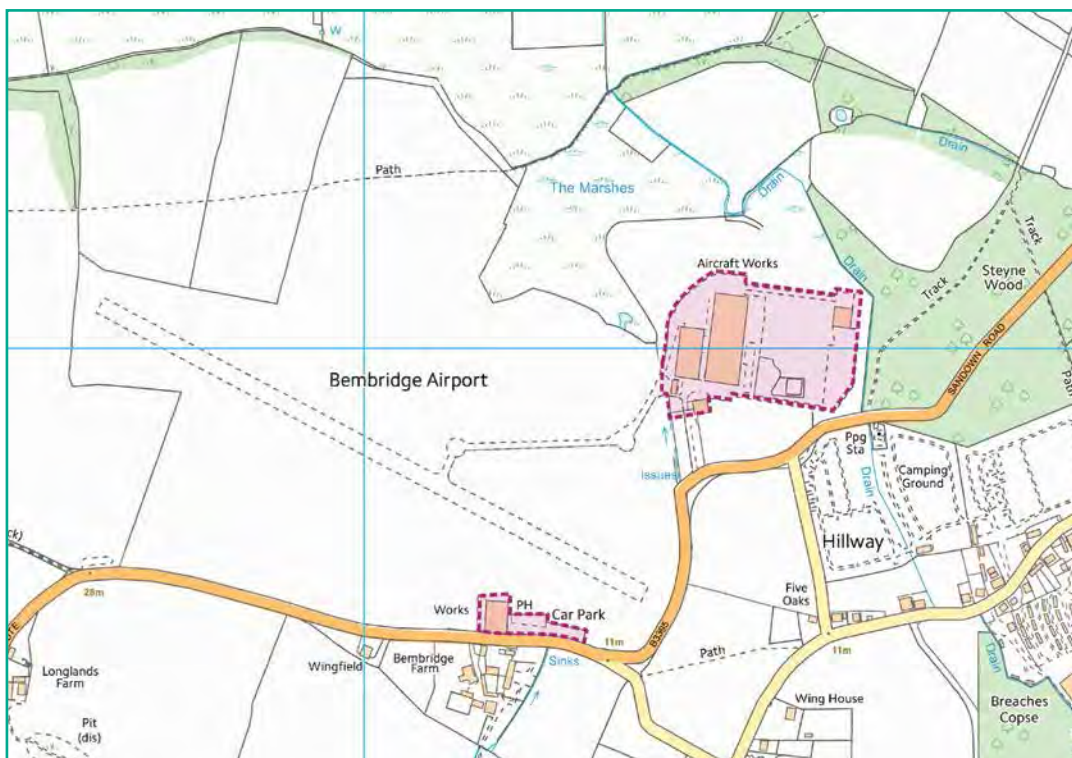
NOTE: There are residential properties located within both the Village Core and Lane End Retail and Business Centres

### Inset map 3 - Embankment Industrial Zones



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### Inset map 4 - Bembridge Airport



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## 10.11 Community Objectives

- 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 (as identified on maps 1 and 2 above).
- 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 and 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.

## 10.12 Island Plan Core Strategy Policies

- 10.12.1 Policy SP3 – *Economy* supports locally sustainable employment opportunities with economic growth focussing on employment, retail and high quality tourism. Loss of large scale employment sites of one hectare or above will be resisted.
- 10.12.2 DM8 – *Economic Development* sets out the types of developments which will be supported and this includes the extension of existing employment sites in sustainable locations, start up units, rural economic opportunities, farm diversification schemes and the conversion and re-use of existing buildings.
- 10.12.3 Policy DM10 – *Rural Service Centres* and the *Wider Environment* supports proposals that contribute to the vitality and viability of rural services centres and will only permit the loss of existing retail uses when the retail use is no longer needed for its original purpose or viable for any other retail use or an alternative retail use will be provided with an equal level of accessibility for the community it serves.

**BNDP.WS.1 – Village Core Retail Centre and Lane End Retail and Business Centre**

The loss of any existing shop or business premises within the Village Core Retail Centre and the Lane End Retail/Business Centre to a non-retail or business use will only be supported where it can be demonstrated that:

- (a) the premises/site has been actively marketed for at least 12 months at an appropriate market price with a view to securing a new operator; and
- (b) the existing use is no longer needed within the village or is not viable for an alternative retail or business use or is relocating to alternative premises within either of the two Retail/Business Centres (indicated on inset maps 1 and 2)

New retail uses will be expected to be located within the two retail centres unless it can be demonstrated that there is a local need for the use in a location outside the defined retail areas or no suitable accommodation is available within the defined retail areas.

***BNDP.WS.1 Reasoned justification***

*This policy addresses the shortfall of the Island Plan Core Strategy to afford the same level of protection from loss of retail and businesses as it affords to the loss of tourism accommodation. The Bembridge Neighbourhood Development Plan policy will provide greater protection from the erosion of the existing range of shops and services which contribute to the vitality and viability of Bembridge for proposed uses which fall outside the remit of the Town and Country Planning (General Permitted) Development Order (as amended).*

*This policy deals with retail proposals. Other employment proposals are covered by policy WS5 and tourism proposals by BNDP.T1*

**BNDP.WS.2 – Embankment Industrial Zones and Bembridge Harbour**

Development proposals outside permitted development will be supported on previously developed land within the Embankment Road Industrial Zones where this conserves or enhances and complements the existing uses of the area. Where previously developed land is not available, this must be demonstrated by the application and a justification provided as to why a greenfield site is required.

Marine uses such as boat building, boat storage, boat repairing or sales or the relocation of the Maritime Museum will be particularly supported.

Development schemes outside the zoned areas will need to demonstrate that no previously developed land is available or an economic case can be made for expansion of existing businesses outside the zoned areas.

### **BNDP.WS.2 Reasoned justification**

*The Embankment Zones are outside the settlement boundary of Bembridge and separated by undeveloped land which contributes significantly to the coastal/marshland character of this part of the Parish. The established predominantly marine nature of the existing businesses is to be supported but coalescence of the two areas would undermine the visual amenities of the locality. The containment of the built development to the two zones provides a balance to supporting the local economy and preserving the rural/coastal environment.*

*This policy relates only to planning proposals which do not fall within the remit of the Town and Country Planning (General Permitted) Development Order (as amended).*

### **BNDP.WS.3 – Bembridge Airport**

The following developments will be supported on land and buildings at either of the two designated areas shown on the inset map No 4:

- (a) General industrial development
- (b) Businesses or attractions connected to aviation
- (c) Museum or tourist attractions

### **BNDP.WS.3 Reasoned justification**

*The aircraft industry associated with Britten Norman has strong links with this Bembridge location and is considered to be ideally located on the outskirts of the village with direct access onto the B3395. The existing aircraft hangars have become visually established within local landscape and support for their continued use is to be supported, particularly for uses which require large buildings.*

### **BNDP.WS.4 – New Shop Fronts and Advertising**

New shop fronts within the historic core of the village centre as defined in the Bembridge Conservation Area Plan will be expected to preserve a traditional appearance.

Within this historic core, fascias and projecting signage are to be kept to a minimum and illumination to be by means of external spotlights and not internally illuminated fascias or strip lights and signage will be required to be constructed of traditional or appropriate composite materials.

In all cases, advertisements and signage will be expected to be of a high standard of design, located on and relate well to the premises and business they serve and be in character and keeping with the street scene or, where located within the Wider Rural Area, be in character and keeping with the locality and to not adversely impact on the rural landscape.

Illuminated signage will be confined to areas that are street lit.

#### **BNDP.WS.4 Reasoned justification**

*The majority of the shop premises within the village centre are Victorian in origin and featured in the former Village Design Statement as a visual characteristic of the locality that should be retained in order to maintain the traditional appearance of the buildings. This was supported by an approach of strictly controlling signage and lighting.*

*The village centre is located within the Conservation Area and the traditional appearance requirement will ensure that existing heritage assets are conserved and enhanced. The policy recognises that advertisements within the Wider Rural Area require an enhanced degree of control to ensure that the rural landscape is not harmed by inappropriate signage and lighting.*

*The traditional appearance of the Bembridge village centre shop premises, as highlighted by the former Village Design Statement and carried forward to the Bembridge Design Character Appraisal document, acknowledges the uniformity of size, stall riser heights and window and entrance styles. The Conservation Area Appraisal draws attention to the purpose built commercial units in the Historic Core and their consistent occupation by local businesses, some with long histories of trading in Bembridge and goes on to describes them as having "...few overbearing or urbanising commercial elements to detract from the village character".*

*The CPRE has undertaken research on "night blight" in the South East of England (including the Isle of Wight) caused by light beaming in an upwards direction and seen as a pinky orange glow which lights up the skies for miles outside towns and cities. Satellite data obtained by CPRE shows how much night time light is beaming upwards from each square kilometre and this information has been plotted on a Dark Skies Map with a range of 0-255 (0 meaning the satellite is detecting no light in a square kilometre and 255 meaning the satellite's detector is saturated with light). The ranges are grouped in 5 categories. Bembridge lies within category 3 (50.01 to 150 per square kilometre) and is sandwiched between two greater light saturated areas of Ryde and Sandown/Shanklin. Bembridge therefore has relatively dark skies compared to neighbouring parts of the Island which warrants protection from levels of excessive illumination particularly in the Wider Rural Area part of the Parish.*

### **BNDP.WS.5 – Employment Opportunities**

Proposals which will promote employment opportunities in the Parish will be supported where it can be demonstrated that the use will benefit the local economy and that the development will not adversely impact on the existing employment or service uses or on the character and appearance of the locality.

New employment development uses will be expected to be located within any of the following locations:

- (a) The defined development settlement
- (b) Previously developed land
- (c) The zoned areas on the Embankment shown on inset map No 3
- (d) The zoned areas at Bembridge Airport shown on inset map No 4
- (e) Existing tourism sites

New employment development uses outside of the above locations must demonstrate an economic need or that the proposal relates to the re-use of redundant or disused buildings and would lead to an enhancement of the immediate setting.

Loss of existing employment uses will only be supported where it can be demonstrated that the existing use is no longer required or viable and premises/site/business have been actively marketed for at least 12 months at an appropriate market price.

#### ***BNDP.WS.5 Reasoned justification***

*Similar to the objectives of BNDP.WS.1, the objectives of this policy are to support, promote and protect employment uses for the valuable contribution they make to the local economy (including reducing the need to travel) whilst at the same time protecting the undeveloped areas of the Parish from encroachment by built development or existing employment uses being lost to other forms of development outside the remit of the Town and Country Planning (General Permitted) Development Order (as amended).*

*Proposals relating to retail schemes are dealt with under policy BNDP.WS1. Proposals for tourism development schemes are dealt with under policy BNDP.T1.*



### **BNDP.WS.6 – Provision of Village Centre Car Park/Improvement of Existing Parking**

The provision of a public car park within walking distance of the village centre will be supported. In addition, proposals which assist in improving the existing parking situation in the village will be supported. Proposals which reduce existing available parking in the village will be resisted.

#### ***BNDP.WS.6 Reasoned justification***

*Of the 11 Rural Service Centres on the Isle of Wight, only Bembridge, Niton, Rookley and Arreton do not have a village centre car park. Of these four villages, none of the other three offer a comparable range of services and facilities to Bembridge. It is an aspiration of the community to have a village centre car park and the existing Telephone Exchange site in Church Road has been singled out as an ideal location. Should the site become available there is an opportunity for a Village Initiative to raise funds for acquisition of the land and its redevelopment as a village car park.*

*As the 2013 Parking Assessment indicates, Sherbourne Street, the upper end of Ducie Avenue, Church Road, the northern end of the High Street, the western end of Foreland Road, and the western end of Meadow Drive are relied upon heavily for providing parking for not only visitors, residents and shoppers but also for shop and business traders in the village centre. Policy WS6 seeks to encourage potential means of freeing up the highway from the vehicles currently parking for long periods of time on the road network which radiates out from the centre of the village.*

### **BNDP. WS.7 – Rural Economic Development**

The re-use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported in principle subject to the following criteria:

- (a) The building is structurally sound and capable of conversion without substantial reconstruction.
- (b) The use proposed is appropriate to a rural location.
- (c) The conversion/adaptation works respect the local character of the surrounding area and/or buildings
- (d) The use proposed will not have an adverse impact on any archaeological, architectural, historic or environmental features
- (e) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site.

#### ***BNDP.WS.7 Reasoned justification***

*A significant proportion of the Parish lies within the Wider Rural Area, partly within the AONB. There are a number of farms within this locality with buildings which could be suitable for a variety of uses which would be appropriate to a rural location. These could include the following:*

*Small businesses – craft or artisan related workshops, studios and small shops, farm shops, micro breweries*

*Recreation – health or exercise studios, rural educational centres, artist studios*

*Tourism – Niche market holiday accommodation, specialist interest holiday bases*

*Whilst seeking to re-use existing buildings, it is important to retain and protect the existing character of the buildings in question and thereby ensure that the proposals do not require substantial re-building works. Such schemes would need to be assessed against policies which relate to proposed new development in the Wider Rural Area. Additionally, it is important to ensure that the location of the buildings in question can provide sufficient parking and access without creating undue pressure on the rural road system.*

*The policy criterion of BNDP.OL.1 defines “small”.*

## Tourism

### 10.14 Context and Background

10.14.1 Bembridge has long been regarded as a popular holiday destination with its beaches, harbour, sailing clubs, Heritage Centre, Lifeboat Station, historic buildings (including those owned by the National Trust), RSPB reserve, open countryside and downland (a large proportion of which is AONB), public footpaths, bridleways and a section of the long distance Isle of Wight coastal footpath. Bembridge is on the [Island Cycle Route](#).

10.14.2 Visitor accommodation is plentiful and caters for all sectors of the holiday market ranging from camping and caravan sites, a large coastal hotel, bed and breakfast establishments and self catering holiday cottages.

10.14.3 The community recognises the contribution tourism makes to the local economy and is keen to promote an increase in visitor numbers particularly outside the main holiday season but reflects that growth must be balanced against protection of the very features and attractions which appeal to visitors.

10.14.4 As a result of its popularity as a holiday destination, Bembridge has a high proportion of second home ownership, occupied for limited periods throughout the year and not available to the wider holiday market. Latest statistics available<sup>5</sup> reveal that of the 2139 homes in Bembridge, 297 are second homes. Comparison of National Census data (2001 and 2011) reveals that second home ownership in Bembridge has increased by 100% during this period.

### 10.15 Community Objectives

- 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

### 10.16 Island Plan Core Strategy Policies

10.16.1 SP1 – *Spatial Strategy* supports rural tourism related developments that accord with policy SP4.

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<sup>5</sup> Source: Isle of Wight Council Revenues Department

- 10.16.2 SP4 – *Tourism* supports sustainable growth in high quality tourism which utilises the unique characteristics of the Island environment and leads towards it becoming an all year round tourist destination. Tourism accommodation needs to offer a range of styles, types and qualities and to make use of existing or former tourism sites where possible. Loss of bed spaces through redevelopment or conversion to other uses must demonstrate the use is no longer viable and the premises/site has been marketed at an appropriate market price for at least 12 months.

## 10.17 Bembridge Neighbourhood Development Plan Policies

### **BNDPT.1 – New Tourism Uses**

Sustainable tourism development proposals and/or extensions to or expansion of existing tourism uses will be supported throughout the Neighbourhood Development Plan Area in principle. Proposals relating to land outside the settlement boundary will need to demonstrate that the use proposed will not have an adverse impact on the rural landscape but will promote the unique characteristics of the area.

Proposals providing all year round uses and attractions will be supported but schemes within the Wider Rural Area will need to demonstrate that such uses will not adversely impact on the rural landscape.

In all cases appropriate levels of parking facilities must be provided.

### ***BNDPT.1 - Reasoned justification***

*Sustainable tourism development which is appropriate to the overall character of Bembridge will benefit the local economy but this must be balanced against the need to protect the existing character of the built environment, rural landscape and coastal fringes of the village which contribute significantly to the character and qualities of the Parish and its existing tourism offer.*

### **BNDPT.2 – Holiday Accommodation**

A mix and range of styles of new holiday accommodation will be supported. The design and appearance must comply with the Design policies of this Plan. New holiday accommodation will be approved subject to the following condition in order to ensure the accommodation remains in holiday use and prevents its use for residential purposes or second home ownership:

*Holiday Accommodation condition:*

*The development hereby approved will be for holiday purposes only and will not be occupied for residential purposes, including as a second home<sup>6</sup>.*

<sup>6</sup> For the purposes of this Plan, the definition of a second home is one that is not the primary residence of the occupier and one which is not made available to the wider holiday lettings market for all year round holiday use.

### **BNDP.T.2 - Reasoned justification**

*It is important that new holiday accommodation is in keeping with the existing built development and overall character of the Parish. The Parish already has a high proportion of 2nd home ownership (confirmed by the Census and the Council Tax Register and evidenced by visual appearance) which results in houses being unoccupied for long periods during the year and during this period of non-occupancy make no contribution to the economy or vitality of the village. When these 2nd homes are occupied (the principal period being the month of August) there is a noticeable increase in the use of village shops and community facilities but also parking congestion in the village centre.*

*Modern holiday accommodation, including static caravans, is built to a high specification (as clearly in evidence at Sandhills Holiday Park and Park Resorts at Whitecliff Bay) which is suitable for all year round occupancy. This policy is to ensure that new holiday accommodation is directed at the tourism market and occupied by visitors for short periods with a high turnover and to prevent residential occupancy either on a permanent or second home basis which removes the accommodation from the tourist market.*

## Getting Around

### 10.18 Context and Background

10.18.1 The self-contained nature of the village of Bembridge can support the needs for day to day living for the majority of its residents. However, the geographic location of Bembridge is such that access to the Island's major towns does require travel by car or public transport and it is noted that at present the majority of Bembridge residents are likely to be car owners.

10.18.2 There is a bus service (the No 8 route) which connects Bembridge with Ryde, Sandown and Newport (see map below).



Map reproduced by kind permission of Southern Vectis

10.18.3 The Parish of Bembridge has approximately 23km of public footpaths, bridleways and byways Open to All Traffic (BOATs), including a section of the Isle of Wight Coastal Footpath. Bembridge is also on the Isle of Wight Cycle Route.

10.18.4 Walking and cycling are popular pastimes in the Parish. Cycle parking racks are located outside the village hall and opposite the library.

10.18.5 As evidenced by the [Parking Assessment 2013](#) conducted by the Bembridge Neighbourhood Plan Working Group, the residential streets radiating out from the village centre are often congested with on street car parking due to the lack of a village centre car park and older style housing without off road parking provision.

### 10.19

#### Community Objectives

- 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.

## 10.20 Island Plan Core Strategy Policies

10.20.1 SP7 – *Travel* and DM17 – *Sustainable Travel* support proposals which provide alternative means of travel to the car.

## 10.21 Bembridge Neighbourhood Development Plan Policies

### **BNDP.GA.1 – Car Parking Provision for New Development**

New housing development will be required to provide a minimum of one off road parking space for units with 1-2 bedrooms and a minimum of two off road parking spaces for units with 3 or more bedrooms.

Sheltered housing units and/or older persons' retirement units will be required to provide a minimum of one parking space per two units, one warden space, and a ratio of one visitor space per four units.

All other forms of development will be expected to provide a level of off road parking which adequately serves the use proposed.

### ***BNDP.GA.1 - Reasoned justification***

*The areas of older development in the village (in particular Kings Road, Sherbourne Street, High Street, Foreland Road, Dennett Road, Steyne Road and the lower end of Lane End Road) comprise Victorian (or earlier) houses and cottages and have no provision for off road parking, consequently these roads are often congested with parked vehicles which detracts from the character and quality of the local environment and interrupts the free flow of traffic. This is evidenced by the 2013 Parking Assessment. Due to its relatively isolated location at the eastern tip of the Isle of Wight, car ownership is virtually essential for the day to day needs of the residents. It is therefore important that any new development provides off road parking in order that the existing road network is not put under further strain.*

*The level of off road parking provision must be carefully balanced against the overall appearance of the new development in the street scene as it is recognised that making over the entire frontage of a dwelling with hardsurfacing for parking purposes can have an adverse impact on the visual qualities of the development within its setting. There is currently no published guidance on car parking provision for new development on the Isle of Wight and in the light of the abolition of national planning restrictions in respect of parking provision and the green light for communities to have the freedom to set their own levels<sup>7</sup> the Bembridge Neighbourhood Development Plan seeks to apportion the level of parking provision with the size of the dwelling and the likely car ownership of the prospective occupants. In addition, based on the car parking provision provided within the recently approved sheltered housing development of the [Staddlestones site](#) (which the Community believes is inadequate) policy BNDP.GA.1 sets guidelines for what is considered a realistic minimum figure for development of this nature within the Parish.*

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<sup>7</sup> Pickles and Hammond to end the war on motorists (published on [www.communities.gov.uk](http://www.communities.gov.uk) 3 January 2011)

Finally, the policy recognises that not all new development relates to housing and other forms of development have differing needs depending on what is proposed. The Bembridge Neighbourhood Development Plan does not wish to be prescriptive in this area but wishes to reinforce the requirement that appropriate levels of off road parking will be required.

### **BNDP.GA.2 – Public Rights of Way**

Improvement to the existing network of public rights of way will be supported by the creation of appropriate links.

A dedicated footpath/cycle track along the former railway line will be supported including its extension at the eastern end to link up with Station Road, Bembridge and at the western end to link up and continue through to Laundry Lane, St Helens.

The creation of a safer route to accommodate pedestrians and cyclists on land alongside the B3395 Sandown Road and the upper High Street will be supported.

The construction and appearance of new paths, tracks or links must be appropriate and sensitive to the character of the locality.

### **BNDP.GA.2 - Reasoned justification**

*The former railway line is in regular use with walkers and cyclists from a point south east of the Embankment Road (Grid Ref SZ640883) as far as the River Yar road bridge to the west where the path ends and users are compelled to re-join the public highway. It is not possible to re-join the former railway line until a point at the end of Laundry Lane in St Helens. This requires a lengthy road detour via St Helens (Station Road, Upper Green Road, Carpenters Road and Laundry Lane) when the railway line can be re-joined and followed into Brading where it links up with the public footpath network with paths across Brading Marshes or into Brading village. The Ordnance Survey Explorer Map OL29 is incorrect in showing a continuous Traffic Free Cycle Route from a point further to the north east of the actual Bembridge end all the way into Brading at the eastern end of Wall Lane.*

*This policy supports the extension of the path in both directions to form a continuous and off road connection from Station Road in Bembridge to Wall Lane in Brading.*

*The B3395 road is the main connection for Bembridge with Sandown, Brading and Newport. The No 8 bus route passes along a section of this road. The road is undulating, narrow in places with sharp bends and has no pedestrian provision. A number of public footpaths connect to this road but there is no cohesive connection between these paths that does not necessitate in walking along lengthy stretches of the road itself which causes undue hazard to all road users. The provision of a safer route, in parts or along the entire length, would be supported by this policy as a means of removing pedestrians and cyclists from the carriageway.*



## Leisure and Wellbeing

### 10.22 Context and Background

10.22.1 Along with its coastal location, beach and countryside access, the parish of Bembridge is well served by a variety of open spaces large and small to which the public has access.

10.22.2 The [policies map](#) accompanying the Island Plan Core Strategy identifies the following land as Open Space (2010 Audit):

- Lincoln Way
- Steyne Park
- Playing field, off Steyne Road
- The two cemeteries in Lane End

10.22.3 An audit of the open green space in Bembridge carried out by the Bembridge Neighbourhood Development Plan Working Group in September 2013 and updated in October 2013 (a copy may be seen [here](#)) identified the following additional open space within the village (a map can be seen [here](#)).

- Silver Jubilee Garden, junction of Church Road and High Street
- Cliff top green off Fisherman's Walk, adjacent to the Lifeboat Station car park
- Cliff top green at end of Beachfield Road, adjacent to Coastguard Station
- Junction of Sherbourne Street, Kings Road and Church Road
- Scout Hut and Bowling Green, Mitten Road
- Land at The Point and Silver Sands (Registered Village Green)
- Former Railway Lane south east and south west of Embankment Road
- Station Road to the rear of Harbour Strand
- Cliff top adjacent to Sandhills Holiday Park
- Bembridge Down and Culver Down

10.22.4 In addition to the above, the layout of the residential estate development has incorporated wide grass verges or attractive areas of open green space (eg at Meadow Drive, Paddock Drive, Walls Road) while areas adjacent to the highway add to the open green space in and around the village (eg at junction of Sandown Road (B3395) and Hillway, south western end of Howgate Road, Beachfield Road, Forelands Road, Lane End Road, corner of Forelands Road/ Steyne Road, corner of High Street/Church Road).

10.22.5 The two cemeteries in Lane End provide quiet and peaceful settings. Bembridge Down and Culver Down is Access Land<sup>8</sup>.

10.22.6 Community facilities include four churches, village hall, church halls, community centre, community run library, heritage centre, playing fields, playground and skate-board park, a number of pubs, scout and guide hut, bowling club/green. There are numerous other clubs and societies including brownies, a leisure club at the Bembridge Coast Hotel, sailing/yacht clubs in the harbour and a riding school in Foreland Fields Road. The Maritime Museum relocated out of the Parish and its return would be encouraged and supported.

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<sup>8</sup> Land available for access on foot created under the Countryside and Rights of Way Act 2000 and managed by the National Trust. Observe local signs and follow the countryside code.

10.22.7 GP services for the parish are located at the St Helens Medical Centre (outside the parish) but a small branch surgery is located in Foreland Road. This latter provision is regarded by the Community as inadequate for their needs and the principal practice in St Helens is not a sustainable location for Bembridge residents. The village has a dental surgery and a veterinary surgery. Services are also provided by chiropodists, chiropractors and osteopaths

10.22.8 Public conveniences (maintained by the Parish Council) are located at The Point, High Street and Steyne Park. Additional public conveniences (maintained by Isle of Wight Council) are located at the Lifeboat Station. Public car parks are located adjacent to the Lifeboat Station and at Steyne Park. Recycling facilities are located at The Library and at Steyne Park. A number of dog waste collection bins are located around the village.

### 10.23 Community Objectives

- To support the relocation of the medical centre to Bembridge and/or improve existing medical facilities at Bembridge by enlargement of surgery to deliver a greater and improved range of services
- 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 Open Spaces

### 10.24 Island Plan Core Strategy Policies

10.24.1 DM7 – *Social and Community Infrastructure* supports development proposals that improve cultural, educational, leisure and community facilities.

10.24.2 DM13 – *Green Infrastructure* promotes an Islandwide multi-functional green infrastructure.

### 10.25 Bembridge Neighbourhood Development Plan Policies

#### **BNDP.LW.1 – Protection of Local Green Spaces**

New development will be expected to respect and enhance the local green spaces within the Parish including those areas as identified on the most up to date Green Space Audit. Development proposals which lead to the loss of, damage to or adverse impact on these open spaces must demonstrate an overriding need for the development.

#### ***BNDP.LW.1 - Reasoned justification***

*The green spaces in and around the Parish all contribute significantly to the character and quality of the local environment and must be conserved and enhanced. The Local Green Space Audit document identifies these areas.*

### **BNDP.LW.2 – Provision of New or Improved Medical Premises and Facilities**

The development of a new purpose built medical centre within the settlement boundary of Bembridge will be supported.

The extension/improvement of the existing Bembridge Branch Surgery would be supported.

#### ***BNDP.LW.2 - Reasoned justification***

*The resident population of Bembridge is 3682 (National Office of Statistics, June 2013) yet the principal medical facilities are located in the neighbouring parish of St Helens with just a small branch surgery in Foreland Road, Bembridge. The distance of the Medical Centre to Bembridge necessitates the use of car or reliance on public transport (hourly bus service). The Medical Centre has only very limited on site parking. The Bembridge Branch surgery does not provide the full range of services currently available at the Medical Centre. The provision of a new purpose built medical centre in Bembridge to serve the community would have the support of the Bembridge Community. Alternatively, an extension to the Bembridge Branch Surgery would be supported if this extended the capacity and services currently offered.*

### **BNDP.LW.3 – Protection and Improvement of Existing Community Facilities**

The retention, continued use, refurbishment or improvement of all the Parish's public conveniences and community services will be supported.

Relocation of services or facilities will be supported where it can be demonstrated there will be an equal or greater level of benefit and accessibility for the community.

#### ***BNDP.LW.3 - Reasoned justification***

*The public conveniences and community facilities (click [here](#) to see Bembridge Community Assets Audit 2013) located within the Parish are well used and make an essential contribution to the vitality and wellbeing of the village. The objectives of Policy LW3 are to protect these facilities from loss to redevelopment of the land to other uses which do not contribute to the community.*

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<sup>13</sup> Listed in Bembridge Community Buildings Audit

## Environment and Heritage

### 10.26 Context and Background

- 10.26.1 Bembridge Parish encompasses an area of 915 hectares which includes built up settlement, rural undeveloped landscape and seven kilometres of coastline.
- 10.26.2 The coastline is covered by the following international designations: SAC (Special Areas of Conservation), SPA (Special Protection Areas) and Ramsar. In addition, the coastline is covered by the national SSSI designation (Site of Special Scientific Interest) (see glossary).
- 10.26.3 The coastline, harbour and much of the adjacent area of low lying land are within Flood Zones 2 and 3a and b. The Island Plan Core Strategy also identifies an area of Bembridge Marshes as an "IOW Fluvial Area Potentially Susceptible to Climate Change". The Isle of Wight Shoreline Management Plan 2 (December 2010) sets out the policy development approach for seven defined areas of coastline around the Isle of Wight. PDZ3 relates to Bembridge and Sandown Bay.
- 10.26.4 There are areas of land within the parish that are identified as Mineral Safeguarding Areas (Source: overview map and inset map 7 of the Island Plan Core Strategy). These comprise the coastal slopes at Under Tyne, Foreland and above Black Rock Ledge as well as an inland area on the northern and southern sides of Mill Road.
- 10.26.5 There are areas of land within the parish that are identified as Mineral Safeguarding Areas (Source: overview map and inset map 7 of the Island Plan Core Strategy). These comprise the coastal slopes at Under Tyne, Foreland and above Black Rock Ledge as well as an inland area on the northern and southern sides of Mill Road.
- 10.26.6 Bembridge Conservation Area was designated in 2011 and comprises the following three discrete character areas:
1. Historic Core (sub-divided into two separate areas)
  2. Coastal Edge
  3. The Harbour
- The Conservation Area plan can be seen on page 12
- 10.26.7 The historic environment encompasses listed buildings, conservation areas, historic landscapes, sites of archaeological interest and non-statutorily designated buildings or sites; collectively known as "Heritage Assets". The National Planning Policy Framework defines a Heritage Asset as: "*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage Asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*"

- 10.26.8 Bembridge has a number of designated and non-designated heritage assets. There are 32 Grade II statutorily designated listed buildings for the parish (which includes houses, buildings, structures and Holy Trinity church), and one Grade I listed building (Bembridge Windmill) (source: Statutory List published by English Heritage). Known non-designated heritage assets are recorded on the Historic environment record (HER) managed by the Isle of Wight Council's Archaeological Department and the Local List (managed by Isle of Wight Council's Conservation Team). New sites may come to light during the planning process. There are six locally listed buildings in Bembridge but this list is currently under review.
- 10.26.9 There is an RSPB Nature Reserve extending over Bembridge Marshes.
- 10.26.10 There are currently 54 Tree Preservation Orders within the Parish (source: IW Council website) comprising 10 area orders, 9 group orders, 14 woodland orders and 235 orders covering individually specified trees.

## 10.27 Community Objectives

- 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 on undeveloped areas.
- To protect the existing trees, hedgerows and woodland from loss through development proposals.

## 10.28 Island Plan Core Strategy Policies

- 10.28.1 SP5 – *Environment* supports proposals that protect, conserve and/or enhance the Island's natural and historic environments and all development proposals will be expected to take account of the environmental capacity of an area to accommodate new development.
- 10.28.2 DM2 – *Design Criteria for New Development* expects development proposals in Conservation Areas and AONBs to complement the character of the surrounding area. Proposals which conserve or enhance a Heritage Asset or the setting of a Heritage Asset will be supported.
- 10.28.3 DM11 – *Historic and Built Environment* supports proposals that positively conserve and enhance 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.
- 10.28.4 DM12 – *Landscape, Seascape, Biodiversity and Geodiversity* supports proposals that conserve, enhance and promote the landscape, seascape, biodiversity and geological interest of the Island.

- 10.28.5 DM14 – *Flood Risk* – expects development proposals to reduce the overall and local risk of flooding on the Island.
- 10.28.6 DM15 – *Coastal Management* expects development to take a sustainable and practicable approach to coastal protection and flood risk management and supports appropriate defences and/or other management approaches for built up areas to a level consistent with predicted sea level rise and increased water flows arising from climate change. Development which includes flood defence work with the potential to have significant effects on European and Ramsar sites will be subject to a project level Habitats Regulations Assessment.
- 10.28.7 SP6 – *Renewables* – encourages a range of renewable energies across the Island and supports domestic and medium scale localised provision across the Island and recognises the need for large-scale, grid connected renewable energy schemes. Within areas of protected and sensitive landscapes, development must be small scale or community based.
- 10.28.8 DM16 – *Renewables* supports in principle proposals for the utilisation, distribution and development of renewable sources of energy and provides guidance for planning applications in relation to the provision of renewable energy.
- 10.28.9 SP9 – *Minerals* seeks to safeguard the mineral related assets within identified Mineral Safeguarding Areas from unnecessary sterilisation by development.
- 10.28.10 DM20 – *Minerals* sets out the criteria for mineral related development.

## 10.29 Bembridge Neighbourhood Development Plan Policies

### **BNDP.EH.1 – Built Environment**

New development will be expected to respond positively to the local character of its environment by demonstrating an understanding of the qualities which make up this character. New development must demonstrate a high quality of design and a good standard of amenity for existing and future occupants of the land and buildings and demonstrate that the amenities of neighbouring property are not adversely affected.

### ***BNDP.EH.1- Reasoned justification***

*The Bembridge Design Character Appraisal document identifies discrete architectural character zones throughout the Parish. New development will be required to respect and harmonise with the identified elements of these zones to maintain or enhance the existing character and avoid incongruity and discordance.*

*“Amenity” relates to privacy, garden space, outlook, separation distances and a harmonious relationship with adjoining buildings and land uses.*

### **BNDP.EH.2 – Conservation Areas**

Development within the designated conservation areas will be expected to demonstrate how it will positively conserve and enhance the unique characteristics as identified in the Bembridge Conservation Area Appraisal document. The requisite Heritage Statements accompanying planning applications will be required to clearly identify the heritage assets, provide a clear assessment of the significance and impact of the proposal on those assets and to justify the design approach taken.

#### ***BNDP.EH.2 - Reasoned justification***

*There is a statutory requirement under the Listed Buildings and Conservation Areas Act 1990 for special attention to be paid to the desirability of preserving and enhancing the character and appearance of conservation areas. Policy EH2 sets out how this is to be achieved within the parameters of the planning function by ensuring that each application which comes forward demonstrates within the mandatory Heritage Statement a clear understanding of the local heritage assets and how the proposed development will affect those assets.*

### **BNDP.EH.3 – Rural Landscape**

New development within the Wider Rural Area must identify a rural need and demonstrate how the proposed development will contribute to the rural economy. In all cases, new development will be expected to demonstrate how it will protect and enhance the rural characteristics of the surrounding area and, in the AONB, demonstrate how the proposal protects and promotes the natural beauty and special character of the AONB landscape.

New stabling and animal field shelters or agricultural buildings must identify the least obtrusive location and be of a size, scale, design and appearance appropriate to their intended use.

#### ***BNDP.EH.3 - Reasoned justification***

*A significant proportion of the Bembridge Parish is within the Wider Rural Area (and a further proportion in the AONB) and falls within three distinct characterisations: pasture, marsh land and downland. These character areas are shown in the Bembridge Design Character Appraisal Document. A common theme is the open sweeping vistas and far reaching views. Proposals for new development within these areas must respect the landscape character and seek to occupy the least prominent locations. The proliferation of stabling and sub-division of fields and farmland in other parts of the Isle of Wight demonstrate the harm such un-checked development would do to the landscape character of the Bembridge parish and which the Community wishes to protect.*

#### **BNDP.EH.4 – Woodland, Trees and Hedgerows**

New development that will cause the loss of or damage to trees, woodland or hedgerows (including hedgerows of importance<sup>9</sup>) that contribute positively to the character and amenity of the area, must demonstrate there is an overriding need for the development proposed and must provide for appropriate replacement planting on the site together with a method statement for the ongoing care and maintenance of that planting.

New development within the proximity of existing mature trees will be expected to have an arboricultural method statement to BS5837 standards or equivalent in place before any development commences. This will detail tree protection strategies to be employed during construction.

#### ***BNDP.EH.4- Reasoned justification***

*This policy sets the threshold at an overriding need. This policy approach has been taken in recognition of the significant and positive impact the trees and hedges have on the local landscape both within the settlement and the Wider Rural Area beyond of the Parish. As set out in the Bembridge Village Design Appraisal document, new development schemes must recognise the importance of these natural features within the local landscape and seek to design built development around the natural features rather than sacrifice the natural features in favour of development.*

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<sup>9</sup> As defined in The Hedgerow Regulations 1997 or the Town & Country Planning (Tree Preservation) (England) Regulations 2012



## Design

### 10.30 Context and Background

10.30.1 In April 2003 the Bembridge Village Design Statement was published and was adopted by the Isle of Wight Council as Supplementary Planning Guidance (SPG) for use in determining planning applications in Bembridge. However, subsequent changes in planning legislation mean SPGs are no longer in use.

10.30.2 The following design policies of the Bembridge Neighbourhood Development Plan are augmented by the [Bembridge Design Character Appraisal 2013](#) and replace the Bembridge Village Design Statement.

10.30.3 Consultation within the community revealed two distinct and opposing views on design. On one hand, local residents wished to ensure that new development maintained a traditional design to reflect the existing character and appearance of the surrounding buildings whilst, on the other hand, there was a clear desire of local residents to see new and innovative design emerging. Notwithstanding, there was a desire to ensure that the character of Bembridge was not adversely affected by inappropriately designed new development. There was a general acceptance that new development must take place and design allowed to evolve but this needs to be balanced carefully against protecting the existing character of the village and its surrounding rural landscape.

10.30.4 The community expressed a concern that large character houses standing in large gardens within the village were being lost to development of a higher density. Whilst it is acknowledged that development of this nature cannot be prevented, this form of incremental development must demonstrate it does not adversely affect the visual amenities of the locality by creating conditions of overcrowding and overdevelopment through inadequate spacing.

10.30.5 The houseboats are regarded as a feature of the harbour and the traditional character of the village centre within the Conservation Area is regarded as worthy of preserving.

### 10.31 Community Objectives

- 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 the design of new development maintains the traditional character of the village centre

## 10.32 Island Plan Core Strategy Policies

10.32.1 DM1 – *Sustainable Build Criteria for New Development* requires new development to include measures to reduce carbon dioxide emissions from energy use. A 7 point sustainability checklist must be provided with all applications.

10.32.2 DM2 – *Design Quality for New Development* promotes high quality and inclusive proposals which protect, conserve and enhance the existing environment whilst allowing change to take place. The policy sets out the criteria that development proposals are expected to achieve.

## 10.33 Bembridge Neighbourhood Development Plan Policies

### **BNDP.D.1 – Design Criteria**

New development proposals will be expected to be of a design which:

- (a) complements and enhances where appropriate the prevailing size, height, scale and mass, materials, layout, density and access of the existing surrounding development;
- (b) demonstrates that the development reflects the existing character of the locality as defined in the Bembridge Design Character Appraisal document;
- (c) demonstrates that the amenities of neighbouring residential occupiers will not be adversely affected through overlooking, loss of light or outlook, over-dominance or disturbance
- (d) provides an appropriate level of landscaping which complements and enhances the character of the local area.

In addition to the above, in the case of new housing development, garden space commensurate with the size of the dwelling, the prevailing pattern of development in the locality and the likely needs of the prospective occupiers must be provided.

### ***BNDP.D.1 - Reasoned Justification***

*It is important to achieve a balance between allowing new design and innovation to flourish whilst protecting the existing defined character of the surrounding built development and rural landscape. BNDP.D.1 provides clear design guidance for new development proposals.*

### **BNDP.D.2 – Extensions and alterations to existing buildings**

Proposed extensions and/or alterations to dwellings must appear subservient in size and scale to the existing building and will be required to be constructed of complementary materials and be of a design which reflects and enhances the character and appearance of the existing building. New roofs are to be pitched unless this is out of character with the existing building.

Extensions and alterations to non residential buildings will be required to be of a design which reflects and enhances the character and appearance of the existing building and to appear in keeping with the surrounding built development or landscape.

#### ***BNDP.D.2 - Reasoned Justification***

*It is important to ensure that changes to existing development do not adversely impact on the existing character and appearance of the built development or the rural landscape. Bembridge is a desirable place to live and house prices are generally high. Within the parish there is evidence<sup>10</sup> that modest sized dwellings are being enlarged beyond the allowances set out in the General Permitted Development Order<sup>11</sup> causing a loss to the small sized housing stock and resulting in development which appears out of scale and character with the surrounding existing development.*

### **BNDP.D.3 – Replacement or additional housing development**

Replacement dwellings are to be proportionate to the size of the site and the size and scale of surrounding existing development.

Additional dwellings, resulting from the sub-division of existing housing plots, are to reflect the size and scale of the existing dwelling and the prevailing character and appearance of the surrounding development, with particular regard to materials and layout.

#### ***BNDP.D.3 - Reasoned Justification***

*It is important to ensure that new housing development fits in with the existing character of its locality and does not result in conditions of overdevelopment or appearance of cramped or squeezed development.*

*In formulating this policy, it is acknowledged that existing dwellings do have permitted development rights which, in certain cases, permit extensions without the need to apply for planning permission. This will need to be taken into account when assessing proposed development schemes.*

<sup>10</sup> Householder planning applications for extensions made to the Isle of Wight Council

<sup>11</sup> Town & Country Planning (General Permitted Development) Order 1995 as amended

#### **BNDP.D.4 - Balconies**

Balconies will only be permitted where it can be demonstrated that no overlooking of neighbouring buildings or private garden space will occur from the balcony and where it can be demonstrated that there is no direct line of sight of users of the balcony from neighbouring windows or gardens.

#### ***BNDP.D.4 - Reasoned Justification***

*Due to the proximity of many parts of the village to the coast, balconies are a sought after feature, particularly for new houses as this represents a value enhancement, especially if a sea view can be gained. However, balconies can cause unacceptable levels of overlooking and disturbance to neighbouring residential occupiers particularly when sited on the rear of dwellings. Whilst 2m high side screens may prevent the worst of overlooking, these screens do not address other issues such as disturbance caused by occupants moving about and entertaining at an elevated level, often late into the evening. Policy BNDP.D.4 ensures that balcony proposals, either in isolation or as part of larger development schemes, will be assessed on the relationship with the neighbouring residential occupiers, both in terms of their garden space and sightlines from their windows*

#### **BNDP.D.5 - Houseboats**

New development along the harbour wall in connection with the existing houseboats will be expected to protect, maintain or enhance the existing character. Roadside fencing will be restricted to a maximum height of one metre.

#### ***BNDP.D.5 - Reasoned Justification***

*The houseboats along the Embankment are a feature of Bembridge with interspaced views of the Harbour. The increasing level of domestic paraphernalia associated with the residential use of the houseboats is beginning to adversely impact on the visual amenities of the locality and erode the Harbour views. Policy BNDP.D.5 will promote and protect the views from the Embankment in order that they may be retained and maintained for all to enjoy and to conserve the character of the Embankment.*

## 11. GLOSSARY OF TERMS

<b>Advertising</b>	See Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
<b>Affordable Housing</b>	<p>Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. (See also Social Rented Housing, Affordable Rented Housing and Intermediate Housing).</p> <p>Homes that do not meet the above definition of affordable housing, eg “low cost market housing” are not considered as affordable housing for planning purposes.</p>
<b>Affordable rented housing</b>	Housing let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges where applicable).
<b>Area of Outstanding Natural Beauty (AONB)</b>	Landscape of national importance, designated under the National Parks and Access to Countryside Act 1949. The primary purpose of the AONB designation is to conserve and enhance the natural beauty of the landscape while secondary aims are to have consideration for the interests of those who live or work there and to support the need for quiet enjoyment of the countryside.
<b>Brownfield land or sites</b>	See Previously Developed Land
<b>Business Premises Audit 2013</b>	A document produced by the Bembridge Parish Council identifying the business premises within the parish.
<b>Campaign to Protect Rural England (CPRE)</b>	A national environmental charity working locally and nationally to protect the countryside.
<b>Community</b>	For the purposes of the Bembridge Neighbourhood Development Plan, those persons resident within the Parish of Bembridge.
<b>Community Infrastructure Levy</b>	A charging mechanism for local authorities to use on most types of development and based on a simple formula relating to the size and character of the development. Proceeds of the levy will be spent on the local infrastructure to support the development of the area.

<b>Conservation Area</b>	Areas designated by the Local Authority in recognition of their special architectural or historic interest, the character or appearance of which is desirable to conserve and protect. Designation affords statutory protection.
<b>Conservation Area Appraisal</b>	A document prepared by the Local Authority that identifies whether an area must be designated as a conservation area.
<b>Core Strategy</b>	Produced by the Isle of Wight Council, this document (full title: Island Plan: Isle of Wight Core Strategy (including Waste and Minerals) and Development Management Development Plan Document March 2012) sets out the long term spatial vision for the local planning authority area, as well as the spatial objectives and strategic policies to deliver that vision. The status of the document is a development plan document and forms part of the Local Development Framework. It is the starting point for consideration of all planning applications on the Isle of Wight. Also known as "The Island Plan" and the "Local Plan".
<b>Dark Skies</b>	Natural dark night skies unaffected by light pollution.
<b>Design Character Appraisal 2013</b>	A document produced by the Bembridge Parish Council which identifies and defines the various character areas which make up the parish of Bembridge. This document replaces the Bembridge Village Design Statement.
<b>Development Plan</b>	This includes the Local Plan (Core Strategy) and Neighbourhood Plans which have been made in relation to the area.
<b>Flood Zones</b>	A geographic area officially designated as subject to potential flood damage.
<b>Green Space Audit 2013</b>	A document produced by the Bembridge Parish Council which identifies areas of open green space within the parish. The open spaces may be publicly or privately owned and may not have public access. It does not purport to confer any right of public access to these spaces.
<b>Greenfield</b>	A planning term which means land which has not been previously developed but excludes gardens. Greenfield land can be located inside or outside the settlement boundary.

<b>Heritage Assets</b>	<p>These can be designated or non designated.</p> <p>Designated Heritage Assets have statutory status and include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields, Conservation Areas.</p>
<b>Heritage Statement</b>	<p>A statement required to accompany a planning application which affects a heritage asset (designated or non-designated) identifying the important characteristics/significance of the existing heritage asset and explaining how the proposal would affect these and providing a justification of why the proposal is necessary or desirable.</p>
<b>Historic Environment Record (HER)</b>	<p>A record maintained by the Isle of Wight Council of archaeological sites and monuments.</p>
<b>Housing Needs Survey</b>	<p>Document produced by Parish and Town Councils to identify the housing needs of people in their locality. They provide information about current and future local housing requirements and are used to help develop planning policies to meet housing requirements and to determine planning applications for new housing.</p>
<b>Intermediate Housing</b>	<p>Homes for sale and rent provided at a cost above social rent but below market levels, subject to the criteria in the Affordable Housing definition. Can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent but not affordable rented housing.</p>
<b>Island Plan Core Strategy</b>	<p>See Core Strategy.</p>
<b>Listed Building</b>	<p>A building which has been recognised formally for its “special architectural or historic interest” and appears on the National Heritage List for England managed by English Heritage.</p>
<b>Local Authority</b>	<p>The Isle of Wight Council.</p>
<b>Local List</b>	<p>A list maintained by the Isle of Wight Council which identifies buildings, structures, and parks and gardens of architectural or historic interest that contribute to the distinctiveness of the Isle of Wight environment. May be referred to as “non listed Heritage Assets”.</p>

<b>Local Planning Authority (LPA)</b>	The public authority whose duty it is to carry out specific planning functions for a particular area. A department of the Isle of Wight Council.
<b>Low Cost Market Housing</b>	Low priced housing available for sale
<b>National Planning Policy Framework (NPPF)</b>	Document published in March 2012 setting out the Government's planning policies for England.
<b>Neighbourhood Action Plan (NAP)</b>	A plan prepared by the Bembridge Parish Council identifying infrastructure priorities within the parish and to be used to target capital funds accordingly.
<b>Older Persons Housing</b>	Specialist accommodation for older people. Can be in the form of restricted older persons accommodation, sheltered housing, extra care housing or retirement units.
<b>Open Space Audit 2010</b>	A document produced by the Isle of Wight Council identifying areas of open space throughout the Isle of Wight.
<b>Parish</b>	For the purposes of the Bembridge Neighbourhood Development Plan, the area administered by the Bembridge Parish Council.
<b>Parking Assessment 2013</b>	A document produced by the Bembridge Parish Council providing an analysis of on-street parking conditions within the village centre.
<b>Permitted Development Rights</b>	Classes of development for which a grant of planning permission is automatically given, provided that no restrictive conditions override this or that the development is exempt from the permitted development rights. The classes are set out in the Town and Country Planning (General Permitted Development) Order 1995 and subsequent amendments.
<b>Planning Act</b>	The principal Act is Town and Country Planning Act 1990.



<b>Previously Development Land (PDL)</b>	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it must not be assumed that the whole of the curtilage must be developed) and any associated fixed surface infrastructure. Also known as “brownfield” land or sites.  It does not include land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure have blended into the landscape in the process of time.
<b>Ramsar</b>	Site of wetland of international importance, designated under the 1971 Ramsar Convention.
<b>Rural Service Centre</b>	A settlement identified in the Island Plan Core where development on appropriate land is supported. There are 11 Rural Service Centres on the Isle of Wight which includes Bembridge.
<b>Settlement Boundary</b>	The defined extent of a settlement as identified on the proposals map accompanying the Island Plan Core Strategy.
<b>Sheltered Housing</b>	Housing specifically designed or designated for older people in the form of bungalows or flats. May include a warden on site or visiting warden and may have a common room. Also referred to as “Older Persons Housing”, “Retirement Homes” or “Specialist Housing”.
<b>Site of Importance for Nature Conservation (SINC)</b>	Non-statutory sites designated by the local authority for the purpose of seeking to ensure, in the public interest, the conservation, maintenance and enhancement of species and habitats of substantive value to nature conservation area.
<b>Site of Special Scientific Interest (SSSI)</b>	Areas of land of special scientific interest notified by Natural England under the Wildlife and Countryside Act 1981 (as amended) and providing statutory protection for the best examples of the UK’s flora, fauna, geological or physiographical features.

<b>Small(er) scale development</b>	For the purposes of the Bembridge Neighbourhood Development Plan, housing development schemes not exceeding 9 in number; housing development sites not exceeding 0.5 hectares in size; non residential buildings not exceeding 1000m <sup>2</sup> floor space or sites for non residential development not exceeding 1 hectare in area.
<b>Social rented housing</b>	Housing owned by local authorities and private registered providers (as defined in S80 of the Housing and Regeneration Act 2008) for which guideline target rents are determined through the national rent regime. May also be owned by other persons and provided under equivalent rental arrangements to those above, as agreed with the local authority or the Government.
<b>Special Area of Conservation (SAC)</b>	Areas of open water and land of international importance designated under the EC Habitats Directive for the conservation of natural habitats and wild fauna and flora, which are considered rare or endangered and are recognised as being under particular threat.
<b>Special Protection Area</b>	European designated areas which have been identified as being of international importance for the breeding, feeding, wintering or migration of rare and vulnerable species of birds found within EU countries and classified under the Birds Directive 1979.
<b>Strategic Housing Market</b>	The housing market in general
<b>Subservient</b>	A planning term applied to development and meaning a lesser size and scale in comparison to the main building.
<b>Supplementary Planning Guidance (SPG)</b>	Non statutory guidance produced by the local planning authority. These documents are no longer in use.
<b>Sustainable development</b>	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
<b>Tourism offer</b>	A term covering the activities, destinations and accommodation offered to tourists (generally regarded as persons travelling and staying in places outside their usual environment).

<b>Town and Country Planning (Control of Advertisements) (England) Regulations 2007</b>	The advertisement control system in England which sets out the rules governing the display of advertisements and signs including posters and notices, placards and boards, fascia signs and projecting signs, models and devices, advance signs and directional signs, estate agents' boards, captive balloon advertising, flag advertisements, price markers and price displays, traffic signs, town and village name signs. Memorials and railway signals are not regarded as advertisements.
<b>Town and Country Planning (General Permitted Development) Order 1995</b>	A Government Order which sets out classes of development for which a grant of planning permission is automatically given, provided that no restrictive conditions override this or that the development is not exempt from the permitted development rights. The 1995 Order is the principal order and is subject to a number of subsequent amendments.
<b>Tree Preservation Order (TPO)</b>	Trees, either individual or grouped, deemed worthy of statutory protection by virtue of their high amenity value. TPOs are prepared by the Isle of Wight Council.
<b>Village Design Statement (VDS)</b>	Non statutory document produced by the community identifying the design characteristics of the village for the purpose of providing design guidance for new development. The Bembridge VDS was adopted by the Isle of Wight Council as supplementary planning guidance but is no longer in use due to the changes in planning legislation. The Bembridge Design Character Appraisal replaces this document.
<b>Wider Rural Area</b>	Land which falls outside the settlement boundaries as defined by the Island Plan Core Strategy.



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