

# Bembridge Neighbourhood Development Plan



## Results of Referendum

A referendum asking 'Do you want Isle of Wight Council to use the Neighbourhood Plan for Bembridge Parish to help it decide planning applications in the neighbourhood area?' was held in the parish of Bembridge on 24 July 2014.

The result of the referendum was:

- Yes - 1,222 (91.88%)
- No - 108 (8.12%)
- The turnout was 39.35%.

View the Declaration of Result of Poll at [iow.gov.uk/azservices/documents/2879-Declaration-of-Result-of-Poll.pdf](http://iow.gov.uk/azservices/documents/2879-Declaration-of-Result-of-Poll.pdf) (PDF, 36.25KB, 1 page).

Following the positive result in the referendum, the Isle of Wight Council 'made' (brought into force) the Bembridge Neighbourhood Plan as part of the Isle of Wight Council's development plan on 28 July 2014.

View the 'made' Bembridge Neighbourhood Development Plan at [iow.gov.uk/azservices/documents/2879-Made-Bembridge-NDP.pdf](http://iow.gov.uk/azservices/documents/2879-Made-Bembridge-NDP.pdf) (PDF, 1.12MB, 68 pages).

View the Final Decision Statement at [iow.gov.uk/azservices/documents/2879-Bembridge-Neighbourhood-Development-Plan-Final-Decision-Statement-250714-v1.pdf](http://iow.gov.uk/azservices/documents/2879-Bembridge-Neighbourhood-Development-Plan-Final-Decision-Statement-250714-v1.pdf) (PDF, 71.81KB, 2 pages) and the Environmental Statement at [iow.gov.uk/azservices/documents/2879-Bembridge-Neighbourhood-Development-Plan-Environmental-Statement.pdf](http://iow.gov.uk/azservices/documents/2879-Bembridge-Neighbourhood-Development-Plan-Environmental-Statement.pdf) (PDF, 143.85KB, 3 pages).

A paper copy of the 'made' Bembridge Neighbourhood Development Plan and the Final Decision Statement are available to view during advertised opening hours at:

- Customer Services, County Hall, High Street, Newport, Isle of Wight, PO30 1UD
- Planning Reception, Seaclose Offices, Fairlee Road, Newport, Isle of Wight, PO30 2QS
- Bembridge Parish Council Offices, 5 Foreland Road, Bembridge, Isle of Wight, PO35 5XN
- Bembridge Community Library, Church Road, Bembridge, Isle of Wight, PO35 5NA

## Isle of Wight Council Decision and Referendum Information

On 10 June 2014 the council's executive ([iow.gov.uk/Meetings/current/committeeDetail.aspx?cmteld=180](http://iow.gov.uk/Meetings/current/committeeDetail.aspx?cmteld=180)) agreed to proceed to a referendum on the draft Bembridge Neighbourhood Development Plan. As required by the Neighbourhood Planning (General) Regulations, a decision statement has been published – [iow.gov.uk/azservices/documents/2879-Proposed-Bembridge-Neighbourhood-Development-Plan-Decision-Statement-v3.pdf](http://iow.gov.uk/azservices/documents/2879-Proposed-Bembridge-Neighbourhood-Development-Plan-Decision-Statement-v3.pdf) (PDF, 132.53KB, 11 pages).

The council has also published an information statement – [iow.gov.uk/azservices/documents/2879-Referendum-Information-Statement.pdf](http://iow.gov.uk/azservices/documents/2879-Referendum-Information-Statement.pdf) (PDF, 2.08MB, 2pages), which sets out information relating to the referendum) and the following documents:

Draft Bembridge Neighbourhood Development Plan – [iow.gov.uk/azservices/documents/2879-Draft-Bembridge-NDP-v1.pdf](http://www.iow.gov.uk/azservices/documents/2879-Draft-Bembridge-NDP-v1.pdf) (PDF, 1.12MB, 68 pages)

Independent examiner's report – [iow.gov.uk/azservices/documents/2879-Bembridge-Neighbourhood-Development-Plan-BNDP-examination-report-170414-FINAL.pdf](http://www.iow.gov.uk/azservices/documents/2879-Bembridge-Neighbourhood-Development-Plan-BNDP-examination-report-170414-FINAL.pdf) (PDF, 844.97KB, 22 pages)

Summary of representations submitted to the examiner – [iow.gov.uk/azservices/documents/2879-Summary-of-representations-submitted-to-the-examiner.pdf](http://www.iow.gov.uk/azservices/documents/2879-Summary-of-representations-submitted-to-the-examiner.pdf) (PDF, 103.77KB, 6 pages)

Basic condition statement – [iow.gov.uk/azservices/documents/2879-Basic-Condition-Statement.pdf](http://www.iow.gov.uk/azservices/documents/2879-Basic-Condition-Statement.pdf) (PDF, 33.37KB, 1 page)

Statement setting out general information on town and country planning and neighbourhood planning – [iow.gov.uk/azservices/documents/2879-Statement-setting-out-general-information-on-town-and-country-planning-and-neighbourhood-planning.pdf](http://www.iow.gov.uk/azservices/documents/2879-Statement-setting-out-general-information-on-town-and-country-planning-and-neighbourhood-planning.pdf) (PDF, 58.24KB, 2 pages)

The council has also published a notice of referendum – [iow.gov.uk/azservices/documents/2879-Notice-Of-Referendum-Bembridge.pdf](http://www.iow.gov.uk/azservices/documents/2879-Notice-Of-Referendum-Bembridge.pdf) (PDF, 57.83KB, 1 page) and a notice of poll – [iow.gov.uk/azservices/documents/2879-Notice-of-Poll.pdf](http://www.iow.gov.uk/azservices/documents/2879-Notice-of-Poll.pdf) (PDF, 62.04KB, 1 page).

## Receipt of the Examiner's Report

Following the examination, which was undertaken by written representations, the examiner provided the council with his report. The report is available to view at [iow.gov.uk/azservices/documents/2879-Bembridge-Neighbourhood-Development-Plan-BNDP-examination-report-170414-FINAL.pdf](http://www.iow.gov.uk/azservices/documents/2879-Bembridge-Neighbourhood-Development-Plan-BNDP-examination-report-170414-FINAL.pdf) (PDF, 944.97KB, 22 pages).

The examiner recommended that the Bembridge Neighbourhood Development Plan proceed to referendum following a number of modifications and consideration being given to a number of suggested amendments.

## Submission of plan proposal to examination (Regulation 17)

The Isle of Wight Council, with the consent of Bembridge Parish Council, has appointed Mr James Derounian BSc (Hons) MPhil MRTPI FHEA FILCM as the independent examiner to undertake the examination into the proposed Bembridge Neighbourhood Development Plan (BNDP).

The following information has been formally submitted to the examiner to start the examination process:

Submission covering letter to Mr Derounian from the Isle of Wight Council – [iow.gov.uk/azservices/documents/2879-Letter-to-Mr-Derounian-040414.pdf](http://www.iow.gov.uk/azservices/documents/2879-Letter-to-Mr-Derounian-040414.pdf)

### **BNDP documents**

- SubDoc1 Proposed Bembridge Neighbourhood Development Plan Document – [iow.gov.uk/azservices/documents/2777-Proposed-Bembridge-Neighbourhood-Plan-Document.pdf](http://www.iow.gov.uk/azservices/documents/2777-Proposed-Bembridge-Neighbourhood-Plan-Document.pdf)
- SubDoc2 Proposed Revised Policies – Resulting from formal consultation draft responses – [iow.gov.uk/azservices/documents/2879-226-Resulting-from-formal-consultation-draft-responses.pdf](http://www.iow.gov.uk/azservices/documents/2879-226-Resulting-from-formal-consultation-draft-responses.pdf)

## **Consultation/Representation documents**

- SubDoc3 BNDP Consultation Statement – [iow.gov.uk/azservices/documents/2777-BNDP-Consultation-Statement.pdf](http://www.iow.gov.uk/azservices/documents/2777-BNDP-Consultation-Statement.pdf)
- SubDoc4 BNDP Consultation Statement Appendix 1 – [iow.gov.uk/azservices/documents/2777-BNDP-Consultation-Statement-Appendix-1.pdf](http://www.iow.gov.uk/azservices/documents/2777-BNDP-Consultation-Statement-Appendix-1.pdf)
- SubDoc5 BNDP Consultation Statement Annex A – [iow.gov.uk/azservices/documents/2777-BNDP-Consultation-Statement-Annex-A.pdf](http://www.iow.gov.uk/azservices/documents/2777-BNDP-Consultation-Statement-Annex-A.pdf)
- SubDoc6 BNDP Consultation Statement Appendix 2 – [iow.gov.uk/azservices/documents/2777-BNDP-Consultation-Statement-Appendix-2.pdf](http://www.iow.gov.uk/azservices/documents/2777-BNDP-Consultation-Statement-Appendix-2.pdf)
- SubDoc7 BNDP Consultation Statement Appendix 3 – [iow.gov.uk/azservices/documents/2777-BNDP-Consultation-Statement-Appendix-3.pdf](http://www.iow.gov.uk/azservices/documents/2777-BNDP-Consultation-Statement-Appendix-3.pdf)
- SubDoc8 Representations received during the Regulation 16 consultation period – [iow.gov.uk/azservices/documents/2879-Representations-received-during-the-Regulation-16-consultation-period-v1.pdf](http://www.iow.gov.uk/azservices/documents/2879-Representations-received-during-the-Regulation-16-consultation-period-v1.pdf)
- SubDoc9 Response to the official public consultation – [iow.gov.uk/azservices/documents/2879-Response-to-the-official-public-consultation-01.04.14.pdf](http://www.iow.gov.uk/azservices/documents/2879-Response-to-the-official-public-consultation-01.04.14.pdf)
- SubDoc10 BNDP Regulation 16 Representations and comments – [iow.gov.uk/azservices/documents/2879-BNDP-Reg-16-Representations-and-comments-01.04.14.pdf](http://www.iow.gov.uk/azservices/documents/2879-BNDP-Reg-16-Representations-and-comments-01.04.14.pdf)

## **Basic Condition documents**

- SubDoc11 BNDP Basic Condition Statement – [iow.gov.uk/azservices/documents/2777-BNDP-Basic-Condition-Statement.pdf](http://www.iow.gov.uk/azservices/documents/2777-BNDP-Basic-Condition-Statement.pdf)

## **Sustainability Assessment documents**

- SubDoc12 BNDP Sustainability Appraisal Full Report 01.04.14 – [iow.gov.uk/azservices/documents/2879-Bembridge-Sustainability-Appraisal-Full-Report-01.04.14.pdf](http://www.iow.gov.uk/azservices/documents/2879-Bembridge-Sustainability-Appraisal-Full-Report-01.04.14.pdf)
- SubDoc13 BNDP Sustainability re-run for proposed schedule of changes – [iow.gov.uk/azservices/documents/2879-Bembridge-Sustainability-re-run-for-proposed-schedule-of-changes.pdf](http://www.iow.gov.uk/azservices/documents/2879-Bembridge-Sustainability-re-run-for-proposed-schedule-of-changes.pdf)
- SubDoc14 BNDP Sustainability Appraisal Full Report – [iow.gov.uk/azservices/documents/2777-BNDP-Sustainability-Appraisal-Full-Report.pdf](http://www.iow.gov.uk/azservices/documents/2777-BNDP-Sustainability-Appraisal-Full-Report.pdf)
- SubDoc15 BNDP Sustainability Appraisal Appendix 1 – [iow.gov.uk/azservices/documents/2777-BNDP-Sustainability-Appraisal-Appendix-1.pdf](http://www.iow.gov.uk/azservices/documents/2777-BNDP-Sustainability-Appraisal-Appendix-1.pdf)
- SubDoc16 BNDP Sustainability Appraisal Appendix 2 – [iow.gov.uk/azservices/documents/2777-BNDP-Sustainability-Appraisal-Appendix-2.pdf](http://www.iow.gov.uk/azservices/documents/2777-BNDP-Sustainability-Appraisal-Appendix-2.pdf)
- SubDoc17 BNDP Sustainability Appraisal Appendix 3 – [iow.gov.uk/azservices/documents/2777-BNDP-Sustainability-Appraisal-Appendix-3.pdf](http://www.iow.gov.uk/azservices/documents/2777-BNDP-Sustainability-Appraisal-Appendix-3.pdf)

SubDoc18 BNDP Sustainability Appraisal Non-Technical Summary – [iow.gov.uk/azservices/documents/2777-BNDP-Sustainability-Appraisal-Non-Technical-Summary.pdf](http://www.iow.gov.uk/azservices/documents/2777-BNDP-Sustainability-Appraisal-Non-Technical-Summary.pdf)

### **Habitats Regulations Assessment documents**

SubDoc19 BNDP HRA Screening Report 31.03.14 – [iow.gov.uk/azservices/documents/2777-BNDP-Habitat-Regulations-Assessment-Screening-Report.pdf](http://www.iow.gov.uk/azservices/documents/2777-BNDP-Habitat-Regulations-Assessment-Screening-Report.pdf)

SubDoc20 BNDP Habitat Regulations Assessment Screening Report – [iow.gov.uk/azservices/documents/2777-BNDP-Habitat-Regulations-Assessment-Screening-Report.pdf](http://www.iow.gov.uk/azservices/documents/2777-BNDP-Habitat-Regulations-Assessment-Screening-Report.pdf)

### **Equality Impact Assessment documents**

SubDoc21 BNDP Equality Impact Assessment – [iow.gov.uk/azservices/documents/2777-BNDP-Equality-Impact-Assessment.pdf](http://www.iow.gov.uk/azservices/documents/2777-BNDP-Equality-Impact-Assessment.pdf)

### **Other evidence/background documents**

SubDoc22 Planning Practice Guidance Analysis – [iow.gov.uk/azservices/documents/2879-PPG-Analysis.pdf](http://www.iow.gov.uk/azservices/documents/2879-PPG-Analysis.pdf)

SubDoc23 BNDP Parking Assessment – [iow.gov.uk/azservices/documents/2777-BNDP-Parking-Assessment.pdf](http://www.iow.gov.uk/azservices/documents/2777-BNDP-Parking-Assessment.pdf)

SubDoc24 BNDP Parking Assessment Annex 1 – [iow.gov.uk/azservices/documents/2777-BNDP-Parking-Assessment-Annex-1.pdf](http://www.iow.gov.uk/azservices/documents/2777-BNDP-Parking-Assessment-Annex-1.pdf)

SubDoc25 BNDP Parking Assessment Annex 2 – [iow.gov.uk/azservices/documents/2777-BNDP-Parking-Assessment-Annex-2.pdf](http://www.iow.gov.uk/azservices/documents/2777-BNDP-Parking-Assessment-Annex-2.pdf)

SubDoc26 BNDP Parking Assessment Annex 3 – [iow.gov.uk/azservices/documents/2777-BNDP-Parking-Assessment-Annex-3.pdf](http://www.iow.gov.uk/azservices/documents/2777-BNDP-Parking-Assessment-Annex-3.pdf)

SubDoc27 BNDP Local Green Space Audit – [iow.gov.uk/azservices/documents/2777-BNDP-Local-Green-Space-Audit.pdf](http://www.iow.gov.uk/azservices/documents/2777-BNDP-Local-Green-Space-Audit.pdf)

SubDoc28 BNDP Local Green Space Map – [iow.gov.uk/azservices/documents/2777-BNDP-Local-Green-Space-Map.pdf](http://www.iow.gov.uk/azservices/documents/2777-BNDP-Local-Green-Space-Map.pdf)

SubDoc29 BNDP Shops & Business Premises Audit – [iow.gov.uk/azservices/documents/2777-BNDP-Shops-Business-Premises-Audit.pdf](http://www.iow.gov.uk/azservices/documents/2777-BNDP-Shops-Business-Premises-Audit.pdf)

SubDoc30 BNDP Community Assets Audit – [iow.gov.uk/azservices/documents/2777-BNDP-Community-Assets-Audit.pdf](http://www.iow.gov.uk/azservices/documents/2777-BNDP-Community-Assets-Audit.pdf)

SubDoc31 BNDP Evidence Base Document – [iow.gov.uk/azservices/documents/2777-BNDP-Evidence-Base-Document.pdf](http://www.iow.gov.uk/azservices/documents/2777-BNDP-Evidence-Base-Document.pdf)

SubDoc32 BNDP Design Character Appraisal – [iow.gov.uk/azservices/documents/2777-BNDP-Design-Character-Appraisal.pdf](http://www.iow.gov.uk/azservices/documents/2777-BNDP-Design-Character-Appraisal.pdf)

SubDoc33 BNDP Delivery Strategy – [iow.gov.uk/azservices/documents/2777-BNDP-Delivery-Strategy.pdf](http://www.iow.gov.uk/azservices/documents/2777-BNDP-Delivery-Strategy.pdf)

## Publicity Consultation (Regulation16)

The Isle of Wight Council consulted on the proposed Bembridge Neighbourhood Development Plan and supporting documents.

You can view a copy of the documents below:

- Proposed Bembridge Neighbourhood Plan Document – [iow.gov.uk/azservices/documents/2777-Proposed-Bembridge-Neighbourhood-Plan-Document.pdf](http://iow.gov.uk/azservices/documents/2777-Proposed-Bembridge-Neighbourhood-Plan-Document.pdf)
- BNDP Consultation Statement – [iow.gov.uk/azservices/documents/2777-BNDP-Consultation-Statement.pdf](http://iow.gov.uk/azservices/documents/2777-BNDP-Consultation-Statement.pdf)
- BNDP Consultation Statement Appendix 1 – [iow.gov.uk/azservices/documents/2777-BNDP-Consultation-Statement-Appendix-1.pdf](http://iow.gov.uk/azservices/documents/2777-BNDP-Consultation-Statement-Appendix-1.pdf)
- BNDP Consultation Statement Annex A – [iow.gov.uk/azservices/documents/2777-BNDP-Consultation-Statement-Annex-A.pdf](http://iow.gov.uk/azservices/documents/2777-BNDP-Consultation-Statement-Annex-A.pdf)
- BNDP Consultation Statement Appendix 2 – [iow.gov.uk/azservices/documents/2777-BNDP-Consultation-Statement-Appendix-2.pdf](http://iow.gov.uk/azservices/documents/2777-BNDP-Consultation-Statement-Appendix-2.pdf)
- BNDP Consultation Statement Appendix 3 – [iow.gov.uk/azservices/documents/2777-BNDP-Consultation-Statement-Appendix-3.pdf](http://iow.gov.uk/azservices/documents/2777-BNDP-Consultation-Statement-Appendix-3.pdf)
- BNDP Basic Condition Statement – [iow.gov.uk/azservices/documents/2777-BNDP-Basic-Condition-Statement.pdf](http://iow.gov.uk/azservices/documents/2777-BNDP-Basic-Condition-Statement.pdf)
- BNDP Sustainability Appraisal Full Report – [iow.gov.uk/azservices/documents/2777-BNDP-Sustainability-Appraisal-Full-Report.pdf](http://iow.gov.uk/azservices/documents/2777-BNDP-Sustainability-Appraisal-Full-Report.pdf)
- BNDP Sustainability Appraisal Appendix 1 – [iow.gov.uk/azservices/documents/2777-BNDP-Sustainability-Appraisal-Appendix-1.pdf](http://iow.gov.uk/azservices/documents/2777-BNDP-Sustainability-Appraisal-Appendix-1.pdf)
- BNDP Sustainability Appraisal Appendix 2 – [iow.gov.uk/azservices/documents/2777-BNDP-Sustainability-Appraisal-Appendix-2.pdf](http://iow.gov.uk/azservices/documents/2777-BNDP-Sustainability-Appraisal-Appendix-2.pdf)
- BNDP Sustainability Appraisal Appendix 3 – [iow.gov.uk/azservices/documents/2777-BNDP-Sustainability-Appraisal-Appendix-3.pdf](http://iow.gov.uk/azservices/documents/2777-BNDP-Sustainability-Appraisal-Appendix-3.pdf)
- BNDP Sustainability Appraisal Non-Technical Summary – [iow.gov.uk/azservices/documents/2777-BNDP-Sustainability-Appraisal-Non-Technical-Summary.pdf](http://iow.gov.uk/azservices/documents/2777-BNDP-Sustainability-Appraisal-Non-Technical-Summary.pdf)
- BNDP Habitat Regulations Assessment Screening Report – [iow.gov.uk/azservices/documents/2777-BNDP-Habitat-Regulations-Assessment-Screening-Report.pdf](http://iow.gov.uk/azservices/documents/2777-BNDP-Habitat-Regulations-Assessment-Screening-Report.pdf)
- BNDP Equality Impact Assessment – [iow.gov.uk/azservices/documents/2777-BNDP-Equality-Impact-Assessment.pdf](http://iow.gov.uk/azservices/documents/2777-BNDP-Equality-Impact-Assessment.pdf)
- BNDP Parking Assessment – [iow.gov.uk/azservices/documents/2777-BNDP-Parking-Assessment.pdf](http://iow.gov.uk/azservices/documents/2777-BNDP-Parking-Assessment.pdf)
- BNDP Parking Assessment Annex 1 – [iow.gov.uk/azservices/documents/2777-BNDP-Parking-Assessment-Annex-1.pdf](http://iow.gov.uk/azservices/documents/2777-BNDP-Parking-Assessment-Annex-1.pdf)
- BNDP Parking Assessment Annex 2 – [iow.gov.uk/azservices/documents/2777-BNDP-Parking-Assessment-Annex-2.pdf](http://iow.gov.uk/azservices/documents/2777-BNDP-Parking-Assessment-Annex-2.pdf)

- BNDP Parking Assessment Annex 3 – [iow.gov.uk/azservices/documents/2777-BNDP-Parking-Assessment-Annex-3.pdf](http://iow.gov.uk/azservices/documents/2777-BNDP-Parking-Assessment-Annex-3.pdf)
- BNDP Local Green Space Audit – [iow.gov.uk/azservices/documents/2777-BNDP-Local-Green-Space-Audit.pdf](http://iow.gov.uk/azservices/documents/2777-BNDP-Local-Green-Space-Audit.pdf)
- BNDP Local Green Space Map – [iow.gov.uk/azservices/documents/2777-BNDP-Local-Green-Space-Map.pdf](http://iow.gov.uk/azservices/documents/2777-BNDP-Local-Green-Space-Map.pdf)
- BNDP Shops & Business Premises Audit – [iow.gov.uk/azservices/documents/2777-BNDP-Shops-Business-Premises-Audit.pdf](http://iow.gov.uk/azservices/documents/2777-BNDP-Shops-Business-Premises-Audit.pdf)
- BNDP Community Assets Audit – [iow.gov.uk/azservices/documents/2777-BNDP-Community-Assets-Audit.pdf](http://iow.gov.uk/azservices/documents/2777-BNDP-Community-Assets-Audit.pdf)
- BNDP Evidence Base Document – [iow.gov.uk/azservices/documents/2777-BNDP-Evidence-Base-Document.pdf](http://iow.gov.uk/azservices/documents/2777-BNDP-Evidence-Base-Document.pdf)
- BNDP Design Character Appraisal – [iow.gov.uk/azservices/documents/2777-BNDP-Design-Character-Appraisal.pdf](http://iow.gov.uk/azservices/documents/2777-BNDP-Design-Character-Appraisal.pdf)
- BNDP Delivery Strategy – [iow.gov.uk/azservices/documents/2777-BNDP-Delivery-Strategy.pdf](http://iow.gov.uk/azservices/documents/2777-BNDP-Delivery-Strategy.pdf)

The consultation ran from Friday 7th February until Monday 24th March 2014 and further information can be found in the Regulation 16 Notice – [iow.gov.uk/azservices/documents/2777-Reg-16-Notice.pdf](http://iow.gov.uk/azservices/documents/2777-Reg-16-Notice.pdf) (PDF, 55.77KB, 1 pages).

## Designation

The Isle of Wight Council has designated the Bembridge Neighbourhood Area under Section 61G of the Town and Country Planning Act 1990 (as amended) and this was advertised on 1 June 2012.

You can view a copy of the designated area below:

- Bembridge Neighbourhood Plan Area – [iow.gov.uk/azservices/documents/2777-Bembridge-Neighbourhood-Plan-Area.pdf](http://iow.gov.uk/azservices/documents/2777-Bembridge-Neighbourhood-Plan-Area.pdf) (PDF, 575.41KB, 1 page)
- Statement on Bembridge Neighbourhood Plan Area – [iow.gov.uk/azservices/documents/2777-Bembridge-Statement.pdf](http://iow.gov.uk/azservices/documents/2777-Bembridge-Statement.pdf) (PDF, 24.84KB, 1 page)

Further information can be found on Bembridge Parish Council's website – [www.bembridgepc.org.uk](http://www.bembridgepc.org.uk)