



Bembridge Parish Council and Leadership in Planning

Bembridge Parish Council (BPC) takes on a central role in Planning for Bembridge in a number of ways. Firstly, by using its unique understanding of local needs and requirements to shape the sustainable development of Bembridge via its work with the Isle of Wight Council (IoWC) planning department. And secondly, by actively planning and developing visions for the assets that it controls.

Making Plans for Bembridge

BPC created its first Bembridge Neighbourhood Development Plan (BNDP) in 2014. This document helps to preserve the cohesive design of the village and aims to provide a sustainable framework for responsible development in the area.

BPC are awaiting the IoWC updated Island Plan before completing an update to its BNDP but in preparation they have commissioned two new reports that will be vital to the new BNDP. A Housing Needs Survey in 2023 and in early 2022 a new Local Cycling and Walking Infrastructure Plan that has since been adopted into the IoWC planning framework.

Influencing Planning Decisions

Final decisions on planning applications lie with the IoWC, however, the BPC have a dedicated Planning Committee who meet fortnightly (open to the public) with delegated responsibility to assess and comment on all development applications in Bembridge. For each application the Committee call upon their unique knowledge of local perspectives and refer to the BNDP when recommending approval or rejection of an application. Councillors and staff undertake regular training on planning issues from institutions such as NALC and the SLCC.

The BPC have also been early adopters of a new Isle of Wight Tree Warden scheme. Dedicated Tree Wardens in Bembridge will be able to monitor trees in the village and any adverse impact from development and work with the Tree Officers of the IoWC to help ensure protections.

Working with Developers on behalf of the Community

Bembridge will be the site of a major development of 130 new homes in 2026. This development was very controversial in the village, meeting with a wave of resistance. At the time the BPC led the objections commissioning a planning expert to analyse and help compose an official objection to the scheme. However, IoWC granted the application in 2025.

The BPC have now held a meeting with the developer to discuss their logistical plans for the site and hope in 2026 to arrange to bring together the community and the developers in order to ensure transparency and collaboration that reduces any negative impact on the village of such a large-scale project.

Consultation and vision for Steyne Park.

Finally, the BPC work to create its own plans for the assets that it owns and maintains. At the front of these plans currently is the redevelopment of the local park. A new Steyne Park Regeneration Committee has been formed and began its work with an online and paper survey asking residents for their opinions and wishes for the park. The Committee have used that feedback to create a new 'vision' and in 2026 will carry out consultation on these plans via a new survey, website, Facebook page and a series of consultation events around the village.