

Delegated Decision Report; Agreement of the Proposed Local  
Development Scheme Ref No 4358/17  
Proposed Local Development Scheme

# ISLAND PLAN

## Local Development Scheme

*November 2017*

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## **1. Introduction**

- 1.1 The Planning and Compulsory Purchase Act 2004 requires local authorities to produce planning documents known as local development documents. The Isle of Wight Council is also required to prepare and maintain a local development scheme (LDS). The LDS sets out the council's programme for preparing its local plan documents.
- 1.2 There are two main types of local plan document that the council can produce as part of the Island Plan: development plan documents (DPDs) or supplementary planning documents (SPDs). In a DPD the council can set out new policies and because of this there is a high level of public engagement and an independent examination of the document before it can be adopted by the council. An SPD can elaborate further on the policies and proposals contained within a DPD but cannot set new policy and therefore they are not subject to the same level of public engagement and scrutiny as a DPD.
- 1.3 The Act (as amended by the Localism Act 2011) states that a Local Development Scheme must specify:
- The local development documents which are to be development plan documents;
  - The subject matter and geographical area to which each development plan document relates;
  - Which development plan documents, if any, are to be prepared jointly with one or more other local planning authorities;
  - Any matter or area in respect of which the authority has agreed (or proposes to agree) to the constitution of a joint committee [with other local planning authorities]; and
  - The timetable for the preparation and revision of the development plan documents.
- 1.4 Following a manifesto commitment, a member-led review has been undertaken of the council's planning documents to "ensure it is fit for purpose". In order to address the issues identified through the review process the council will change the structure of the Island Plan.

## **2 Current planning policy**

- 2.1 The Island Plan Core Strategy (including Waste and Minerals) and Development Management Development Plan Document, was adopted in March 2012. It will continue to be adopted until it is superseded by any subsequent DPD.
- 2.2 The proposed area action plans (AAPs) (the Medina Valley, Ryde and The Bay Plans) have not been through the examination process. As such they do not form part of the development plan and carry little weight in the decision-making process.

- 2.3 At time of writing three neighbourhood development plans have been made on the Island, and a further two have been submitted for examination. There are no other designated neighbourhood plan areas on the Island.

### **3 Proposed planning policy**

- 3.1 The Island Plan Core Strategy, the proposed AAPs and the proposed Rural Area Plan will be replaced by a single Island Planning Strategy. The Island Planning Strategy will contain strategic policies, allocations, area-based policies and development management policies. It will reflect the content of the plans listed above (where they have been published), and work undertaken by the Regeneration Directorate.
- 3.2 The Island Planning Strategy will be a key document in the delivery of the council's Regeneration Programme and Strategy.
- 3.3 The work undertaken to date on the area action plans will be used to inform the content of the Island Planning Strategy.
- 3.4 As a unitary authority the council is also responsible for planning for minerals and waste. Therefore, a separate Island Planning Strategy: Minerals and Waste document will be prepared. This will address specific minerals and waste issues as necessary.
- 3.5 Such a change will enable planning documents (and policies) to be focused, align with, and contribute to, the council's regeneration strategy, provide certainty to markets and contribute to council's wider aspirations. It also reflects central government's preference to prepare a single 'local plan'.

#### **Policies Map**

- 3.6 The Policies Map shows on a map the policies contained within the DPDs of the Island Planning Strategy and is updated every time new policies are adopted. This will be updated to accompany the Island Planning Strategy.

#### **Supplementary planning documents**

- 3.7 As well as programming work on the DPDs, the council may also choose to prepare SPDs. The SPDs do not have the status of DPDs but would be the subject of consultation and, once adopted, would form part of the LDF. Under the Planning Act 2008 there is no need for SPDs to be included within the LDS.

#### **The Statement of Community Involvement**

- 3.8 The Statement of Community Involvement (SCI) sets out when and how the council will involve the community in the preparation and revision of all the documents and in development control decisions. The current SCI was published in January 2014, and remains the adopted SCI.

## 4. Relationship between the documents

- 4.1 The adopted Island Plan Core Strategy and Proposals Map will remain in force until the Island Planning Strategy and Policies Map has been adopted. At this point the Island Planning Strategy will form part of the development plan for the Isle of Wight, replacing the relevant parts of the Island Plan Core Strategy.
- 4.2 The status of the adopted neighbourhood development plans will not change. They will remain part of the development plan, and will be taken into account when the Island Planning Strategy is being prepared.
- 4.3 As already identified a separate minerals and waste DPD will be prepared. There may be the necessity to 'save' the minerals and waste policies of the Island Plan Core Strategy, until the Island Planning Strategy is adopted. This will ensure that there is a continuation of local policies on these matters.

## 5. DPD Profiles

### Island Planning Strategy

Local Development Document Profile		
<b>Title</b>	<b>Island Planning Strategy DPD</b>	
<b>Status</b>	Development Plan Document	
<b>Role/Subject/Content</b>	The Island Planning Strategy will contain strategic policies, allocations, area-based policies and development management policies.	
<b>Geographic Coverage</b>	Island-wide	
<b>Prepared Jointly</b>	No	
<b>Current Status</b>	Not yet commenced	
<b>Chain of Conformity</b>	National Planning Policy Framework and guidance, 'made' neighbourhood development plans	
Timetable		
<b>Production</b>	<b>Preparation</b>	Ongoing
	<b>Draft Plan consultation</b>	Starting June 2018
	<b>Consideration of comments received</b>	Starting September 2018
	<b>Pre-Submission period for representation</b>	Starting December 2018
	<b>Consideration of representations received</b>	Starting February 2019

	<b>Submission to Secretary of State</b>	April 2019	
<b>Adoption</b>	<b>Examination Hearings</b>	Starting July 2019	Once submitted the timetable of the examination is at the discretion of the Planning Inspector, and these dates are estimates
	<b>Receipt of Inspector's report</b>	October 2019	
	<b>Adoption and publication</b>	November 2019	
<b>Arrangements for production</b>			
<b>Lead</b>	Head of Place Planning Leadership Team Planning Services		
<b>Management Arrangements</b>	Planning & Housing Portfolio holder Council Executive decision to submit Full Council resolution required to adopt		
<b>Resources / Specialists Required</b>	Planning Services officers Regeneration Directorate officers Housing Services officers External consultants (as appropriate) Specialist organisations (as appropriate) Financial resource to update evidence base documents		
<b>Community &amp; stakeholder involvement</b>	See Statement of Community Involvement		
<b>Monitor &amp; review</b>	Monitored annually through the council's Authority Monitoring Report.		

### Island Planning Strategy Minerals and Waste

<b>Local Development Document Profile</b>	
<b>Title</b>	<b>Island Planning Strategy Minerals and Waste DPD</b>
<b>Status</b>	Development Plan Document
<b>Role/Subject/Content</b>	The Plan will set out policies to deal with minerals and waste applications. It will also allocate sites for minerals and waste uses, should the evidence support it.
<b>Geographic Coverage</b>	Island-wide
<b>Prepared Jointly</b>	No

<b>Current Status</b>	Not yet commenced		
<b>Chain of Conformity</b>	National Planning Policy Framework and guidance, 'made' neighbourhood development plans, adopted Island Planning Strategy.		
<b>Timetable</b>			
<b>Production</b>	<b>Preparation</b>	Ongoing	
	<b>Draft Plan consultation</b>	Starting May 2019	
	<b>Consideration of comments received</b>	Starting July 2019	
	<b>Pre-Submission period for representation</b>	Starting September 2019	
	<b>Consideration of representations received</b>	Starting November 2019	
	<b>Submission to Secretary of State</b>	January 2020	
<b>Adoption</b>	<b>Examination Hearings</b>	April 2020	Once submitted the timetable of the examination is at the discretion of the Planning Inspector, and these dates are estimates
	<b>Receipt of Inspector's report</b>	July 2020	
	<b>Adoption and publication</b>	September 2020	
<b>Arrangements for production</b>			
<b>Lead</b>	Head of Place Planning Leadership Team Planning Services		
<b>Management Arrangements</b>	Planning & Housing Portfolio holder Council Executive decision to submit Full Council resolution required to adopt		
<b>Resources Required</b>	Planning Services officers Contract Management (waste) officers External consultants (as appropriate) Specialist organisations (as appropriate) Financial resource to update evidence base documents		
<b>Community &amp; stakeholder</b>	See Statement of Community Involvement		

<b>involvement</b>	
<b>Monitor &amp; review</b>	Monitored annually through the council's Authority Monitoring Report.

## 5. Other Information

### **Sustainability Appraisal, Strategic Environmental Assessment and Habitat Regulations Assessment**

- 5.1 At all stages of preparation the local development documents listed in the previous section will be subject to a Sustainability Appraisal (SA). An SA will also incorporate, when required, a Strategic Environmental Assessment (SEA). This means that from the very start, and throughout the preparation of the local development documents, the potential social, economic and environmental implications of the policies will be appraised. The results of the appraisal will be fed back into the policy development process at each key stage.
- 5.2 The council has worked with a wide range of partners to establish baseline information, sustainability objectives and indicators for monitoring. The baseline information, which gives a picture of the existing quality of life on the Isle of Wight, is continually updated and used to identify trends. The council will also be producing a Habitats Regulations Assessment (HRA) for each plan in order to meet its obligations under the Habitats Regulations.
- 5.3 An SA/SEA and HRA will be published for public consultation at the same time as the pre submission version of a DPD. When the DPD is submitted to the Secretary of State, it will be accompanied by the final version of the SA/SEA and HRA, taking into account any necessary changes as a result of public consultation.

### **Equalities Impact Assessment (EqIA)**

- 5.4 The local development documents listed in the previous section will be subject to an Equalities Impact Assessment under the Equality Act 2010.

### **Authority Monitoring Report**

- 5.5 The council's Authority Monitoring Report covers the period from 1<sup>st</sup> April to 31<sup>st</sup> March each year, and is published as soon as possible. Previous monitoring reports are available to view on the [council's website](#).

### **Risk Assessment**

- 5.6 In preparing the Local Development Scheme, there are a number of factors which may cause slippage in the timetable. The main areas are identified as:

#### **a) Resources and Capacity**

In preparing the programme set out in this LDS, the council has had to be pragmatic over what can be achieved bearing in mind the capacity of Planning Services and the



resources available to it. Funding can be uncertain and unforeseen issues can arise during the preparation of the local development documents, particularly when more complex issues involve a high number of stakeholders.

The Localism Act 2011 introduced a number of changes to the planning system, including neighbourhood planning. There are currently three adopted neighbourhood development plans, and two further designated neighbourhood planning areas on the Island where plans are being progressed. Support for the delivery of neighbourhood planning documents could impact upon the delivery of the council's local plan documents, depending upon the timing of consultation, examination and referendum relating to neighbourhood plans. The timescales for this work is set by the individual parish or town council that is leading on producing a neighbourhood plan.

The programme will be kept under close scrutiny to ensure that any issues or problems are picked up at an early stage. The council's website will be used to ensure that there is 'real-time' information available on the progress of documents.

#### **b) Timetabling**

It is acknowledged that the programme set out in the LDS is a challenging one, and dependent upon a number of factors. The council will endeavor to meet the timetable.

The timetabling for the later stages of the process will be determined by the Planning Inspectorate, and as such will be out of the control of the council.

#### **c) Legal challenge**

The council will seek to minimise the risk of a legal challenge by ensuring that DPDs are sound, founded on a robust evidence base and have a good standard of stakeholder and community engagement.

