

Policy and Scrutiny Committee for Neighbourhoods and Regeneration – 12 December 2023

Written question from Nikki Kownacki (on behalf of the West Wight Villagers Residents Association) to the Policy and Scrutiny Committee for Neighbourhoods and Regeneration

1. The Isle of Wight Council has stated that the DIPS will provide more protection for the countryside. Will the committee recommend, therefore, that a provision similar to SP1 of the 2012 Core Strategy is included in the DIPS?
2. Why is the house building yearly target not relevant to the needs of Islanders and not based on up to date data and not taking into account Island infrastructure?
3. Why are Shalfleet and Wellow designated in DIPS as being sustainable areas for development contrary to several recent decisions of planning Inspectors? These are rural areas not near shops, entertainment, or jobs.

Officer Response:

1. Policy SP1 of the Core Strategy supports the principle of development within or immediately adjacent to the settlement boundaries of Key Regeneration Areas, Smaller Regeneration Areas and Rural Service Centres. Any development proposals outside, or not immediately adjacent need to identify a specific local need.

Draft policy G2 of the DIPS supports the principle of development within but NOT immediately adjacent to primary settlements, secondary settlements and rural service centres. Any development proposals outside, including immediately adjacent, will need to identify a specific local need, which is also clearly defined in the Draft IPS glossary.

The Draft IPS therefore includes a more restrictive locational policy for development than policy SP1 of the Core Strategy.

2. The housing requirement set out in draft policy H1 of the DIPS is calculated using historic delivery rates to best reflect the realistic rate of delivery that could be achieved on the island. Draft policies AFF1 and H5 seek to ensure that any affordable housing provided better meets the needs of island residents. Draft policies INF1, C12, C13 and C14 all cover the associated delivery of infrastructure alongside new development.
3. In draft policy G2 of the DIPS, Shalfleet and Wellow are listed as 'Sustainable Rural Settlements' along with 7 other island locations. These areas do not have settlement boundaries, and in line with the draft policy wording below, any development coming forward in those areas would be required to meet a specific local need that has been identified, in the same way that is currently set out in Core Strategy policy SP1.

'Outside the defined settlement boundaries, including at Sustainable Rural Settlements, proposals for housing development will only be supported if they meet a specific local need that has been identified and they accord with either H4 - Infill Opportunities outside Settlement Boundaries, H6 Housing in the Countryside, H7 Rural & First Home Exception Sites or H9 New Housing on Previously Developed Land.'