

Committee meeting – 12 December 2023

Written question from Cllr Spink to the Chairman

The DIPS seeks to facilitate the delivery of 453 houses per annum. What evidence is there to suggest that this figure is deliverable? Given that we are in a cost of living and housing crises why is there not a strategy in the Alliance led DIPS prioritising council owned land for social housing?

Response

Officer response:

The housing requirement within the DIPS (453 per annum) is calculated using historic delivery rates on the island over previous 15 year plan periods. It is accepted that in some years delivery may fall below this figure, and in other years it may exceed it. For example in 20/21 on the island there were 445 completions, in 21/22 there were 490 completions and in 22/23 there were 357 completions. Recent longer term averages are the 5 year average = 379dpa, 10 year average = 380dpa, 15 year average 410dpa and the 20 year average 460dpa. Using 15 year plan periods allows different economic cycles to be reflected.

The DIPS provides a suite of policies and requirements applicable to all development proposals, regardless of land ownership, that must represent viable delivery opportunities. The sites allocated within the DIPS that are owned by IWC could be prioritised for social housing, however that is a decision for the IWC as landowner, not the IWC as local planning authority in its role as decision maker determining planning applications against policy requirements.