

Changes to the Draft Island Planning Strategy as a result of Policy & Scrutiny recommendations

On 12 December 2023, the Policy and Scrutiny Committee for Neighbourhoods and Regeneration agreed the following list of recommendations in relation to the content of the Draft Island Planning Strategy. Each recommendation

- a) That Cabinet consider how the DIPS might be amended to address the issues starkly highlighted by the recent flooding.

Policies EV13 & EV14 have already been revised and strengthened to cover the issue of ensuring surface water from new development does not go into the combined sewer system. Further wording has been added to policy C1 to reiterate key points around separation of foul and surface water and alignment with the SuDS SPD.

- b) That Cabinet strengthen and update the links regarding references to policies and strategies such as IOW Strategic Flood Risk Assessment, SuDS Manual, IOW Planning Enforcement Strategy and for them to be included in section 1.15.

References added in section 1.15 and in supporting text for policies EV13, EV14 & EV15 (paragraph 4.106) to the IOW SFRA, Flood Risk Management Strategy, SuDS SPD and Enforcement Strategy. Wording added to criterion (d) of policy EV14 to reference SuDS SPD.

- c) That Cabinet consider weaving modular housing into the options and type of housing design and make additional reference within the DIPS.

Wording added to criterion (a) of policy C1 and policy H3 to reference modular housing and support for such a house type coming forward on sites where appropriate.

- d) That Cabinet incorporate the completed Bay Plan, to mirror the approach taken in including the Ryde Plan in the draft strategy, and any additional local plans.

Wording added to Policy E10 & new paragraph 8.108 to reference The Bay Area Place Plan to ensure development aligns with the principles, values and objectives of the place plan.

- e) That Cabinet review issues raised by town, parish, and community councils regarding sewage capacity and for the management of those to be included in the DIPS.

The recent Levelling Up and Regeneration Act contains specific legislation relating to sewage capacity that falls outside of planning control and the requirement for water companies to ensure upgrades to infrastructure to tackle issues relating to sewage and nitrates. Reference has been added to sewage capacity in Policy INF1.

- f) That Cabinet ensure Military Road is treated as an essential transport link.

Additional criterion and wording added to policy T2 to list Military Road as a place where infrastructure improvements are planned or will be supported and identify it as an essential transport link.

- g) That Cabinet consider amending the buffer zone for ancient woodland to 50m as agreed by the House of Lords.

Criterion (d) of policy EV5 and paragraph 4.58 amended from 15m to 50m buffer to ancient woodland