

Full Council – 15 September 2021

Written question from Ms Trish Redpath to the Cabinet Member for Planning and Housing

The current Island Plan Strategy is setting itself up for failure as failures to reach the new delivery target of 489 will further the Presumption of Sustainable Development and continued kite flying applications on precious greenfields that are difficult to oppose.

It is however possible to plead exceptional circumstances in accord with paras 11b and 60 of the NPPF, but those pleas must be supported by technical information on the substandard sewerage system and restricted electricity provision plus the impossible to rectify road network due to the landscape of the Island and the fact that the Island roads do not transcend authority boundaries.

Please can these details be included WITHIN the Plan but **in the meantime please can the Council prepare and supply the technical support information that the MP desperately needs and which if successful will help the Island Plan – hopefully with a more realistic delivery target – succeed at EIP?**

Response

The Council will review and assess all of the responses received during the current consultation on the Draft IPS, including those relating specifically to the housing number and suggesting that the Council make a case for exceptional circumstances under para 61 of the NPPF as set out in the question asked. This period of review and assessment will determine the next steps that the council takes in relation to its current approach and content of the final version of the IPS that will be submitted to the Secretary of State for examination in 2022. Any additional technical information deemed to be required will be carried out to support the content of the final version of the plan.

It is important to note that as set out in Planning Practice Guidance the starting point for any case for exceptional circumstances is a requirement for the LPA to demonstrate, using robust evidence, that any housing need figure lower than the standard method is based on realistic assumptions of demographic growth, whilst also taking account of any previous under-delivery. Issues such as sewerage, utility infrastructure and highways may be considered in plan-making (i.e. do they demonstrably constrain the ability of an LPA to plan for all of its identified need without the potential to be overcome) once the housing need for an area has been identified.