

Corporate Scrutiny Committee – 12 April 2022

Written question from Lindsay Becker of Freshwater to the Corporate Scrutiny Committee

In relation to the updated draft Island Plan, why is there less protection of rural land and why was SP1 removed?

Response

The IPS provides a number of policies that protect rural land including G2 (Priority locations for housing development and growth), H6 (New homes in the countryside outside the settlement boundaries), EV6 (Protecting and providing green and open spaces), EV7 (Local Green Spaces), EV8 (Protecting high grade agricultural land), EV9 (Protecting our seascapes and landscapes), EV10 (Preserving settlement identity) & EV11 (Isle of Wight AONB). Core Strategy policy SP1 has effectively been replaced by policy G2 in the Draft IPS. SP1 supported the principle of development outside of, but immediately adjacent to all settlement boundaries. Draft policy G2 does not support development outside of any settlement boundaries, therefore the IPS takes a more restrictive approach to development outside of settlement boundaries.

The proposed allocations also provide certainty to all over what land the Council expects to see developed. Resetting our housing number and the new tools the IPS policies will give us will give us a greater ability to say no to unplanned development. Therefore, it is considered that the draft IPS actually provides a greater level of protection to rural land than currently experienced under the Island Plan Core Strategy and the Council having regard to the tilted balance and the presumption in favour of sustainable development.