

## Corporate Scrutiny Committee – 12 April 2022

### Written question from Nettlestone Village Residents Association to the Corporate Scrutiny Committee

It has been suggested that a QC has been working with the IOW Planners on the draft IPS and has stated that there are no “exceptional circumstances” in relation to planning matters relevant to the Island. Please confirm the status of the said QC, and on what basis these observations are made. Is there recognition of the reasons why house building in recent years has been low i.e. the difficulties presented to developers in regard to delivery and the lack of infrastructure caused by the IOW being separated from the mainland and the nature of its landscape?

## ***Response***

Following the close of a 9-week public consultation (Regulation 18) on the Draft Island Planning Strategy (IPS) on October 1st, Officers sought Counsel opinion on a number of issues relating to the housing approach set out in the Draft IPS that were raised during the consultation. This is the same Counsel who has been advising the IWC for a number of years on plan making, including during the preparation of the current adopted Core Strategy.

The advice has helped inform the draft of the IPS which does not plan to meet the housing need as calculated by the Government’s standard method. This approach to plan for 479 new homes per year, rather than 730, is based upon the recognition of the unique circumstances of the Island and the evidence on this issue that the Council has collated.

To publish the advice in full at this stage may jeopardise the Council’s ability to argue for the significantly lower housing number at the public examination into the IPS. Supporting evidence including, where relevant, extracts from the Counsel advice, will be published alongside the Regulation 19 Submission version of the IPS.