



Purpose: For Noting and Action

# Committee report

Committee	<b>CORPORATE SCRUTINY COMMITTEE</b>
Date	<b>12 JULY 2022</b>
Title	<b>ISLAND PLANNING STRATEGY</b>
Report of	<b>CABINET MEMBER FOR PLANNING AND ENFORCEMENT</b>

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## EXECUTIVE SUMMARY

1. A new local plan, the Island Planning Strategy (IPS), is being prepared. The Corporate Scrutiny Committee has previously established a task and finish group to consider the draft Island Planning Strategy.
2. The latest version of the draft Island Planning Strategy and all the accompanying documents and supporting evidence is being brought to this Corporate Scrutiny Committee meeting now to build in a significant period time prior to the committee discussing and arriving at a view at its meeting on 6 September 2022. The supporting evidence base will be available online from the date of the meeting (12 July 2022) at [Emerging Island Planning Strategy \(iow.gov.uk\)](http://iow.gov.uk).
3. A Local Government Association Peer Review into Planning Services was undertaken, and their report was published online on 27 June 2022 which included recommendations relating to the local plan. The Peer Review report is being presented to the Policy and Scrutiny Committee for Neighbourhoods and Regeneration and to this committee as a separate agenda item.
4. Whilst it is unlikely that all councillors will agree with all the content of the draft plan, a balanced view will need to be arrived at over whether the benefits of the new policy 'tools' proposed in the draft plan outweigh any issues councillors may have with elements of the draft plan and the current requirement to have regard to the tilted balance of the policy presumption under paragraph 11(d) of the National Planning Policy Framework.

## RECOMMENDATION

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| <ol style="list-style-type: none"><li>5. Corporate Scrutiny Committee uses its meeting on 12 July 2022 to consider how best to review the draft Island Planning Strategy material, utilising the eight weeks until its next meeting; and</li><li>6. Corporate Scrutiny Committee formalises their views and recommendations to Cabinet at its meeting on 6 September 2022.</li></ol> |
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## BACKGROUND

7. A new local plan, the Island Planning Strategy (IPS), is being prepared. It will replace the Island Plan Core Strategy, which was adopted in 2012, and will give the officers and planning committee a new set of tools to use when determining all types of planning applications.
8. The draft IPS has been through extensive public consultation and the next step is for the Cabinet to recommend to Full Council to agree the draft and agree to publish the draft plan for a period of public representation and to then submit the draft plan and representations received to the Planning Inspectorate. Full Council will then consider the recommendation.
9. The Corporate Scrutiny Committee has previously established a task and finish group to consider the draft Island Planning Strategy. The task and finish group report was considered by the Corporate Scrutiny Committee at its meeting on 15 December 2021, and a response to the recommendations of the task and finish group from the Cabinet Member for Planning and Community Engagement was considered at the Corporate Scrutiny Committee on 12 April 2022. At that meeting it was resolved that the consideration of the Island Planning Strategy be deferred to a later date.
10. At the meeting on 12 April 2022 the committee requested to receive all the relevant documents more than five working days before further consideration of the draft plan to give adequate time to properly digest all the information.
11. In light of this request, the latest version of the draft Island Planning Strategy and all the accompanying documents and supporting evidence is being brought to this Corporate Scrutiny Committee meeting to build in a significant period time prior to the committee discussing and arriving at a view at its meeting on 6 September 2022. The supporting evidence base will be available online from the date of the meeting (12 July 2022) at [Emerging Island Planning Strategy \(iow.gov.uk\)](https://www.iow.gov.uk). Any recommendations from the Corporate Scrutiny Committee will then be considered by the Cabinet.
12. Whilst the draft Island Planning Strategy and supporting information is being published, at this stage the council is not inviting public comments. The opportunity for public representation on the draft plan and supporting information will be during the formal period for representation, which is dependant on a decision of full council.
13. A Local Government Association Peer Review into Planning Services was undertaken, and their report was published online on 27 June 2022. The report makes six recommendations, including:

### ***R4 Urgently finalise and adopt the Island Plan***

*The local plan provides a degree of certainty for communities, businesses and investors, and a framework for guiding decisions on individual planning applications. Without one it is possible for the submission and acceptance of developments that are deemed not in the public interest and outside of the needs and priorities of local people, as outlined in a local plan.*

14. A number of questions were posed to the peer challenge team about the Planning function, which were then specifically answered in the report. It included the following question and answer:

***1. Whether the draft local plan is aligned to deliver the objectives of both the corporate plan and the council regeneration strategy.***

*Yes, the draft local plan is aligned to deliver the objectives of both the corporate plan and the council regeneration strategy. The draft local plan provides a means to deliver the priorities of the corporate plan. The council also needs to recognise the presumption in favour of sustainable development and the threat of government intervention if the local plan is not adopted. Without an up-to-date local plan there is a risk to delivering the corporate objectives.*

15. Recognising this an adopted Island Planning Strategy has a key role in delivering solutions to a range of crucial issues faced by the Island and identified in the corporate plan, such as:
- Provision of affordable housing for Island residents
  - Responding to climate change and enhancing the biosphere
  - Economic recovery and reducing poverty; and
  - Impact on young people and future generations
16. Following the receipt of the Corporate Scrutiny Committee's feedback, it is anticipated that the Cabinet will use the meeting on 8 September to establish its recommendation for Full Council to consider at the meeting on 21 September.
17. The Cabinet Member for Planning and Enforcement, alongside Planning staff, are very much available to aid the members of the Corporate Scrutiny Committee in their considerations as required.
18. The draft local plan is taking a strategic and Island-wide view, and ultimately the Council must publish and submit a draft plan which it considers sound.
19. It is recognised that it is possible that not all councillors will agree with all the content of the draft plan. However, a balanced view will need to be arrived at over whether the benefits of the new policy 'tools' proposed in the draft plan (such as deeper discounting for affordable housing, greater environmental protections than are currently in place, the introduction of 'hard' and more restrictive settlement boundaries and, perhaps most importantly, a significantly lower housing number that if adopted would reset the council's five year land position and take a big step forward in moving away from having regard to the National Planning Policy Framework's 'tilted balance'. This would make it much easier to refuse unplanned development) outweigh any issues councillors may have with elements of the draft plan and the current requirement to have regard to the tilted balance.
20. In light of the above it is suggested that the Corporate Scrutiny Committee uses the meeting on 12 July to consider how best to review the draft Island Planning Strategy material, over the eight weeks between the meeting and the next committee meeting on 6 September. It is anticipated that the committee will then be able to formalise their views and recommendations to Cabinet at their meeting on 6 September.

## APPENDICES ATTACHED

21. Appendix 1 – Draft Island Planning Strategy
22. Appendix 2 – schedule of amendments made since previous draft was published in April 2022

## BACKGROUND PAPERS

23. The previously published [Report of the Cabinet Member for Planning and Community Engagement](#) to the cancelled Cabinet meeting due to be held on 14 April 2022.  
<https://iow.moderngov.co.uk/documents/s7793/Cabinet Report Reg 19 IPS.pdf>
24. The [report of the LGA peer review](#).  
<https://beta.iow.gov.uk/planning/lga-peer-review/peer-review-report/>
25. The background and evidence based documents will be publicly available on <https://beta.iow.gov.uk/planning/local-plan/emerging-island-planning-strategy/> from 12 July.

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