

**Extraordinary Full Council – 5 October 2022**

**Written question from Mr Angus MacLeod to the Chairman**

Please explain why the Draft island Planning Strategy under consideration is being based on incorrect hypothetical data on population growth and demographic trends to calculate housing numbers required for the Island when recent, accurate real data from the 2021 census is available and demonstrates that a much lower number of houses is required each year.

## ***Response***

*The Draft IPS uses the Government's standard methodology to determine housing need for the island. This is the expected starting point of the approach towards housing need as set out in the National Planning Policy Framework (NPPF) and the Planning Practice Guidance. The Draft IPS then sets out that this housing need cannot be met in full due to the unique characteristics of the island housing market and the housing requirement being planned for in the Draft IPS is a third lower than the standard methodology.*

*Using Census 2021 data published in late June 2022 would mean that the Council would not be using the standard methodology as the starting point for calculating housing need, therefore in line with paragraph 61 of the NPPF a case for 'exceptional circumstances (EC)' would have to be constructed. It is anticipated that this would mean a delay of 12-18 months to construct the case, re-write the evidence base and re-draft the plan document. There is no guarantee that this EC case would result in a significantly lower housing number (for example any authority pursuing this approach is also directed to take account of past under-delivery against adopted plan numbers when calculating housing need), whilst the risk of the Draft IPS being found 'unsound' at the examination increases significantly.*

*Paragraphs 23 to 52 of the Full Council report [IPS Full Council Report 210922 final draft v2.pdf \(modern.gov.co.uk\)](#) provide detailed information on this issue.*