

**To**

David Spencer & Andrew Steen  
Examining Inspectors

Via email to:

Programme Officer: Louise St John Howe  
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**From**

**Ollie Boulter - Strategic Manager for  
Planning and Infrastructure Delivery**

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Our Ref: iw24/IPS/ED2R

Date: 16<sup>th</sup> December 2024

Your Ref: ED2

Dear Mr Spencer and Mr Steen

**Examination of The draft Island Planning Strategy (IPS) – Isle of Wight Council  
response to ED2 Inspectors Initial letter**

Thank you for your letter dated 4 December 2024 that provided an extremely useful initial scope of the main soundness issues for the examination of the draft Island Planning Strategy, and we look forward to receiving the Matters, Issues and Questions in due course.

**Timetable for hearings**

Picking up on the logistical arrangements, I can confirm that following liaison with the Programme Officer, the council are able to accommodate the hearing dates provided and has booked the following DDA compliant venue that has the ability to live stream the hearings:

IPS examination hearing session Week 1

Date: Tuesday 25<sup>th</sup> February 2025 to Thursday 27<sup>th</sup> February 2025

Venue: Isle of Wight Council Chamber

Address: Floor 4, County Hall, High Street, Newport, Isle of Wight, PO30 1UD

IPS examination hearing session Week 2

Dates: Tuesday 4<sup>th</sup> March 2025 to Friday 7<sup>th</sup> March 2025

Venue: Isle of Wight Council Chamber

Address: Floor 4, County Hall, High Street, Newport, Isle of Wight, PO30 1UD

IPS examination hearing session Week 3

Dates: Tuesday 18<sup>th</sup> March 2025 to Thursday 20<sup>th</sup> March 2025

Venue: Isle of Wight Council Chamber

Address: Floor 4, County Hall, High Street, Newport, Isle of Wight, PO30 1UD

## Statements of Common Ground

I can confirm that the council is also in the process of finalising (or has already finalised) further Statements of Common Ground that will be submitted prior to the examination hearings, and these include statements with:

- Environment Agency
- New Forest District Council
- Ministry of Justice

## Housing land supply

In response to the question asked in the letter as to whether there is a more recent assessment of housing land availability than April 2021 (HO10), we have recently published a four year housing land supply update (as of 1<sup>st</sup> April 2024) and this can be found [here](#) and is attached as Appendix A to this letter for ease. For clarity, this update demonstrates that the council cannot demonstrate a four year housing land supply.

Given the publication of the new NPPF on 12<sup>th</sup> December 2024 last week, and the removal of the ability for an LPA to identify a 'four year housing land supply', for decision taking purposes the council may seek to publish a five year housing land supply update in the near future, albeit the IPS examination is taking place under the version of the NPPF that did allow an LPA to identify a four year supply.

We would welcome any views from the Inspectors on this issue as we do not wish to confuse or complicate matters for the examination process, noting that the outcome in each scenario (four year or five year) is that the council cannot demonstrate an adequate housing land supply.

## New NPPF

We note that a revised National Planning Policy Framework (NPPF) was published on Thursday 12 December 2024 and that in your letter of 4 December 2024 you highlight the potential to invite comments from the council as to any implications of the revised NPPF on the draft IPS.

The Council is of the view that the draft IPS complies with the transitional arrangements set out in paragraph 234b and should therefore be examined under the previous NPPF. The draft IPS was submitted under Regulation 22 before 12 March 2025, and therefore these transitional arrangements allow the timely progress of development plans such as ours that are well-advanced. We are however also aware of the subsequent transitional arrangement that would also apply to the council that is detailed in paragraph 236.

I trust that the content of this letter is useful and should you have any questions please do not hesitate to contact me.

Yours sincerely



**James Brewer**  
**Planning Policy Manager**