

# ISLAND PLAN

## Local Development Scheme (LDS)

February 2024



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## 1. Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 (The “Act”) requires local authorities to produce local development documents and to prepare and maintain a local development scheme (LDS).
- 1.2 The LDS updates the council’s programme for preparing its local plan documents.
- 1.3 There are two local plan documents the council can produce as part of the Island Plan: development plan documents (DPDs) and supplementary planning documents (SPDs). In a DPD the council can set out new policies which are subject to a high level of public engagement, and it undergoes an independent examination before it can be adopted. An SPD sets out details on the policies and proposals contained within a DPD, but it cannot set out new policy. These are not subject to the same level of public engagement and scrutiny as a DPD.
- 1.4 The “Act” (as amended by the Localism Act 2011) states that a Local Development Scheme must specify:
  - The local development documents which are to be development plan documents
  - The subject matter and geographical area to which each development plan document relates
  - Which development plan documents, if any, are to be prepared jointly with one or more other local planning authorities
  - Any matter or area which the authority has agreed (or proposes to agree) to the constitution of a joint committee [with other local planning authorities]; and
  - The timetable for the preparation and revision of the development plan documents.

## 2 Current planning policy

- 2.1 The Island Plan Core Strategy (including Waste and Minerals) and Development Management Development Plan Document, was adopted in March 2012. It will continue to be the adopted plan until superseded by a subsequent DPD.
- 2.2 Currently five neighbourhood development plans (NDP) have been made on the Island. These are Bembridge, Brading, Brighstone, Freshwater and Gurnard. A neighbourhood plan area has now been designated at Nettlestone and Seaview. Yarmouth Town Council have applied to the Council for the designation of a neighbourhood area covering Yarmouth and Thorley and consultation on this was undertaken in July/August 2023.

### **3 Proposed planning policy**

- 3.1 The Island Plan Core Strategy will be replaced by the Island Planning Strategy and will contain strategic policies, allocations, area-based policies and development management policies. A separate DPD will be prepared for Gypsy, Travellers and Travelling Showpeople.
- 3.2 The Island Planning Strategy will be a key document to help deliver both the council's Regeneration Strategy and Housing Strategy.
- 3.3 As a unitary authority the council is also responsible in planning for minerals and waste. A separate Island Planning Strategy: Minerals and Waste DPD will be prepared, to address specific minerals and waste issues.
- 3.4 The form and timetable of both DPD's for gypsy, travellers and traveling showpeople and minerals and waste are currently subject to ongoing plan making reforms and any transitional arrangements.

#### **Policies Map**

- 3.5 The Policies Map shows the spatial expression of policies within the Island Planning Strategy on a map base. This will be updated to reflect the Island Planning Strategy.

#### **Supplementary Planning Documents (SPDs)**

- 3.6 The council may also prepare SPDs, which under the Planning Act, 2008, are not required to be included in the LDS. These do not have the status of DPDs but are subject to consultation and, once adopted, will form part of the Local Development Framework.

#### **The Statement of Community Involvement (SCI)**

- 3.7 The Statement of Community Involvement sets out when and how the council will involve the community in preparing and revising planning policy documents and in development control decisions. The current SCI was originally published in August 2015 and was updated in January 2024 following a LGA Peer Review.

## 4. Relationship between the documents

- 4.1 The adopted Core Strategy and Proposals Map will remain in force until the Island Planning Strategy and Policies Map are formally adopted by the Full Council. At this point, the Island Planning Strategy will then form part of the development plan for the Isle of Wight, replacing the relevant parts of the Core Strategy.
- 4.2 The status of the adopted neighbourhood development plans will not change. They will remain part of the development plan and will be taken account of when the Island Planning Strategy is being prepared.
- 4.3 A separate Island Planning Strategy: Minerals and Waste DPD will be prepared. It may be necessary to ‘save’ the minerals and waste policies in the Island Plan Core Strategy, to ensure policy continuity.

## 5. DPD Profiles

### Island Planning Strategy

Local Development Document Profile		
<b>Title</b>	<b>Island Planning Strategy</b>	
<b>Status</b>	Development Plan Document	
<b>Role/Subject/Content</b>	The Island Planning Strategy will contain strategic policies, site allocations, area-based policies and development management policies.	
<b>Geographic Coverage</b>	Island-wide	
<b>Prepared Jointly</b>	No	
<b>Current Status</b>	Regulation 18 consultation was undertaken in the summer of 2021 and was the second Regulation 18 consultation to take place (the first Reg 18 consultation was late 2018/early 2019).	
<b>Chain of Conformity</b>	National Planning Policy Framework and guidance, ‘made’ neighbourhood development plans	
<b>Timetable</b> (all dates are subject to change depending on the ongoing review of the revised NPPF and outcomes stemming from the Levelling Up and Regeneration Act, 2023)		
<b>Production</b>	<b>Preparation</b>	Ongoing
	<b>Draft Plan consultation</b>	Started 30 July running through to 1 October 2021
	<b>Consideration of comments received</b>	Started October 2021

	<b>Pre-Submission period for representation</b>	Starting April 2024 (subject to Full Council approval on 20 March 2024)	
	<b>Consideration of representations received</b>	June 2024	
	<b>Submission to Secretary of State</b>	August 2024	
<b>Adoption</b>	<b>Examination Hearings</b>	Starting December 2024	Once submitted the timetable of the examination is at the discretion of the Planning Inspector, and these dates are estimates based on our most recent dialogue with PINS
	<b>Main modifications</b>	Starting April 2025	
	<b>Receipt of Inspector's report</b>	August 2025	
	<b>Adoption and publication</b>	October 2025	
<b>Arrangements for production</b>			
<b>Lead</b>	Chief Executive Strategic Director Community Services Service Director Waste, Environment and Planning Strategic Manager Planning & Building Control		
<b>Management Arrangements</b>	Planning, Coastal Protection & Flooding Portfolio Holder Island Planning Strategy Project Board Full Council decision to submit Full Council resolution required to adopt		
<b>Resources / Specialists Required</b>	Planning and Building Control Services officers Community Services Directorate officers Housing Enabling and Delivery officers External consultants (as appropriate) Specialist organisations (as appropriate) Financial resources to update evidence base documents		
<b>Community &amp; stakeholder involvement</b>	See Statement of Community Involvement		
<b>Monitor &amp; review</b>	Monitored annually through the council's Authority Monitoring Report.		

## Island Planning Strategy Minerals and Waste

Local Development Document Profile			
<b>Title</b>	<b>Island Planning Strategy Minerals and Waste</b>		
<b>Status</b>	Development Plan Document		
<b>Role/Subject/Content</b>	The Plan will set out policies to deal with minerals and waste applications. It will also allocate sites for minerals and waste uses, where supported by evidence.		
<b>Geographic Coverage</b>	Island-wide		
<b>Prepared Jointly</b>	No		
<b>Current Status</b>	Not yet commenced		
<b>Chain of Conformity</b>	National Planning Policy Framework and guidance, 'made' neighbourhood development plans, adopted Island Planning Strategy.		
Timetable			
Production	<b>Preparation</b>	starting Spring 2025	
	<b>Draft Plan consultation</b>	June/July 2026	
	<b>Consideration of comments received</b>	Starting August 2026	
	<b>Pre-Submission period for representation</b>	Starting January/February 2027	
	<b>Consideration of representations received</b>	Starting March 2027	
	<b>Submission to Secretary of State</b>	May 2027	
Adoption	<b>Examination Hearings</b>	September 2027	Once submitted the timetable of the examination is at the discretion of the Planning Inspector, and these dates are estimates
	<b>Main modifications</b>	January/February 2028	
	<b>Receipt of Inspector's report</b>	May 2028	
	<b>Adoption and publication</b>	July 2028	



<b>Arrangements for production</b>	
<b>Lead</b>	Strategic Director Community Services Service Director Waste, Environment & Planning Strategic Manager Planning & Building Control Waste and Public Realm Manager
<b>Management Arrangements</b>	Planning, Coastal Protection & Flooding Portfolio holder Waste & Minerals Plan Project Board Full Council decision to submit Full Council resolution required to adopt
<b>Resources Required</b>	Planning and Building Control Services officers Community Services Directorate officers Waste & Public Realm Manager External consultants (as appropriate) Specialist organisations (as appropriate) Financial resource to update evidence base documents
<b>Community &amp; stakeholder involvement</b>	See Statement of Community Involvement
<b>Monitor &amp; review</b>	Monitored annually through the council's Authority Monitoring Report

<b>Local Development Document Profile</b>	
<b>Title</b>	<b>Planning for Gypsy, Traveller and Travelling Showpeople</b>
<b>Status</b>	Development Plan Document
<b>Role/Subject/Content</b>	The DPD will set out policies to deal with the provision of land for gypsy, traveller and travelling showpeople, should the evidence demonstrate such provision is required.
<b>Geographic Coverage</b>	Island-wide
<b>Prepared Jointly</b>	No
<b>Current Status</b>	Not yet commenced
<b>Chain of Conformity</b>	National Planning Policy Framework and guidance, 'made' neighbourhood development plans, adopted Island Planning Strategy.

<b>Timetable</b>			
<b>Production</b>	<b>Preparation</b>	Starting early 2025	
	<b>Draft Plan consultation</b>	November/December 2025	
	<b>Consideration of comments received</b>	January 2026	
	<b>Pre-Submission period for representation</b>	Starting June/July 2026	
	<b>Consideration of representations received</b>	Starting August 2026	
	<b>Submission to Secretary of State</b>	October 2026	
<b>Adoption</b>	<b>Examination Hearings</b>	February 2027	Once submitted the timetable of the examination is at the discretion of the Planning Inspector, and these dates are estimates
	<b>Main modifications</b>	June/July 2027	
	<b>Receipt of Inspector's report</b>	October 2027	
	<b>Adoption and publication</b>	December 2027	
<b>Arrangements for production</b>			
<b>Lead</b>	Strategic Director Community Services Service Director Waste, Environment & Planning Strategic Manager Planning & Building Control		
<b>Management Arrangements</b>	Planning, Coastal Protection & Flooding Portfolio holder Housing Portfolio holder GTTS Strategy Project Board Full Council decision to submit Full Council resolution required to adopt		
<b>Resources Required</b>	Planning and Building Control officers Community Services Directorate officers Housing Enabling and Delivery officers External consultants (as appropriate) Specialist organisations (as appropriate) Financial resource to update evidence base documents		

<b>Community &amp; stakeholder involvement</b>	See Statement of Community Involvement
<b>Monitor &amp; review</b>	Monitored annually through the council’s Authority Monitoring Report.

## 6. Other Information

### **Sustainability Appraisal, Strategic Environmental Assessment and Habitat Regulations Assessment**

- 6.1 The local development documents will undergo a Sustainability Appraisal (SA). Where required this will also incorporate Strategic Environmental Assessment (SEA). Throughout preparing the local development documents, potential social, economic, and environmental implications of the policies will be appraised. The results of the appraisal process will feed back into the policy development process at each key stage.
- 6.2 The baseline information for the Plan gives a picture of the quality of life on the Island and is continually updated to identify trends. The council will also produce a Habitats Regulations Assessment (HRA) for each plan to meet its obligations under the Habitats Regulations.
- 6.3 An SA, SEA and HRA will be published for public consultation alongside the pre-submission version of a DPD. When the Plan is submitted to the Secretary of State, it will be accompanied by a final version of the SA/SEA and HRA, taking account of any necessary changes from the public consultation.

### **Equalities Impact Assessment (EqIA)**

- 6.4 The local development documents listed in the previous section will be subject to an Equalities Impact Assessment under the Equality Act 2010.

### **Authority Monitoring Report**

- 6.5 The council’s Authority Monitoring Report covers the period from 1<sup>st</sup> April to 31<sup>st</sup> March each year. Previous monitoring reports are available to view on the [council’s website](#).

### **Risk Assessment**

- 6.6 There are factors which may lead to delays in Plan preparation. The main causes are identified as:

#### **a) Resources and Capacity**

In preparing the LDS, the council has been pragmatic over what can be achieved given the capacity of Planning and Building Control Services and available resources.

Funding can be uncertain and unforeseen issues can arise during the preparation of the local development documents, particularly where complex issues involve many stakeholders.

The Localism Act 2011 introduced neighbourhood planning to the planning system. There are five neighbourhood development plans on the island. Council support for the delivery of neighbourhood plans could impact on the delivery of the council's local plan documents, depending on the timing of consultation, examination, and referendum for neighbourhood plans. The timescales for work relating to neighbourhood plans is set by individual parish or town councils.

The Island Planning Strategy programme has project management support, and the timetable is kept under scrutiny to ensure any issues are picked up at an early stage. The council's website ensures there is 'real-time' information available on the progress of documents.

To mitigate negative impacts additional capacity may be needed and/or amending the Plan timetable.

#### **b) Timetabling**

It is acknowledged that the LDS programme is challenging and dependent upon other factors. The council will however, seek to meet the timetable.

It is important to identify that the timetabling for the later stages of the plan process is determined by the Planning Inspectorate rather than the council and is therefore a best estimate.

#### **c) Legal challenge**

The council will minimise the risks of legal challenges by ensuring DPDs are sound, founded on a robust evidence base and have a good standard of stakeholder and community engagement.

Appendix 1: Document Production Timetable

Preparation	Light Blue
Draft Plan Consultation	Light Green
Pre-Submission Period for Representation	Light Blue
Submission to Secretary of State	Yellow
Examination Hearing Sessions	Red
Main modifications	Blue
Receipt of Inspector's Report	Orange
Adoption	Purple

	2024												2025												2026												2027												2028																						
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D											
Island Planning Strategy DPD				Light Blue	Light Blue			Yellow			Red				Blue	Blue			Orange										Light Green	Light Green																																									
Island Planning Strategy Waste & Minerals DPD*															Light Blue	Light Blue	Light Blue	Light Blue	Light Blue	Light Blue	Light Blue	Light Blue	Light Blue						Light Green	Light Green						Light Blue	Light Blue											Light Blue	Light Blue											Light Blue	Light Blue										
Planning for Gypsy, Traveller and Travelling Showpeople DPD*													Light Blue	Light Blue	Light Blue	Light Blue	Light Blue					Light Green	Light Green						Light Blue	Light Blue			Yellow				Red																Blue	Blue			Orange														

\* The form and timetable of these documents is subject to ongoing plan making reforms, transitional arrangements and outcomes stemming from the Levelling Up and Regeneration Act, 2023 and the publication of the revised NPPF in December 2023.