

ISLAND PLAN

Local Development Scheme (LDS)

June 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 It will continue to be the adopted plan until superseded by a subsequent DPD.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. Neighbourhood plan areas have now been designated at both Nettlestone & Seaview and also Yarmouth & Thorley.

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		
Title	Island Planning Strategy	
Status	Development Plan Document	
Role/Subject/Content	The Island Planning Strategy will contain strategic policies, site allocations, area-based policies and development management policies.	
Geographic Coverage	Island-wide	
Prepared Jointly	No	
Current Status	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).	
Chain of Conformity	National Planning Policy Framework and guidance, ‘made’ neighbourhood development plans	
Timetable (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)		
Production	Preparation	Ongoing
	Draft Plan consultation	Started 30 July running through to 1 October 2021
	Consideration of comments received	Started October 2021

	Pre-Submission period for representation	Starting 8 July 2024 running until 19 August 2024	
	Consideration of representations received	September / October 2024	
	Submission to Secretary of State	November 2024	
Adoption	Examination Hearings	Starting February 2025	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
	Main modifications	Starting May 2025	
	Receipt of Inspector's report	September 2025	
	Adoption and publication	November 2025	
Arrangements for production			
Lead	Chief Executive Strategic Director Community Services Service Director Waste, Environment and Planning Strategic Manager Planning & Building Control		
Management Arrangements	Planning, Coastal Protection & Flooding Portfolio Holder Island Planning Strategy Project Board Full Council decision to submit Full Council resolution required to adopt		
Resources / Specialists Required	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		
Community & stakeholder involvement	See Statement of Community Involvement		
Monitor & review	Monitored annually through the council's Authority Monitoring Report.		

Island Planning Strategy Minerals and Waste

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

Arrangements for production	
Lead	Strategic Director Community Services Service Director Waste, Environment & Planning Strategic Manager Planning & Building Control Waste and Public Realm Manager
Management Arrangements	Planning, Coastal Protection & Flooding Portfolio holder Waste & Minerals Plan Project Board Full Council decision to submit Full Council resolution required to adopt
Resources Required	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
Community & stakeholder involvement	See Statement of Community Involvement
Monitor & review	Monitored annually through the council's Authority Monitoring Report

Local Development Document Profile	
Title	Planning for Gypsy, Traveller and Travelling Showpeople
Status	Development Plan Document
Role/Subject/Content	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.
Geographic Coverage	Island-wide
Prepared Jointly	No
Current Status	Not yet commenced
Chain of Conformity	National Planning Policy Framework and guidance, 'made' neighbourhood development plans, adopted Island Planning Strategy.

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

Community & stakeholder involvement	See Statement of Community Involvement
Monitor & review	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 1st April to 31st 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.

