

ISLE OF WIGHT
ISLAND PLANNING STRATEGY EXAMINATION
Matter 2: Housing Need & Requirement
HEARING AGENDA

Wednesday 26 February 2025, 9am

[Please note the earlier start for this session]

1. Matter 2: Issue 2 – Housing Need
 - a) The reasonableness of using the standard method for establishing the local housing need for the island and whether exceptional circumstances, including relating to the particular demographic characteristics of the island, support a lower housing need figure as a starting point? [MIQs 2.5, 2.6, 2.7, 2.8, 2.9]

2. Matter 2: Issue 3 – Establishing the housing requirement
 - a) Soundness of the proposed housing requirement of 453dpa [MIQ2.10 & MIQ2.12]
 - The principle of an approach based on market capacity to deliver. Would this be sufficiently aspirational?
 - The Council's evidence on market capacity over time and constraints of delivering on an island (particularly for the national housebuilders).
 - The extent to which the current development plan and other factors may have shaped housing delivery, including non-delivery on sites allocated in the 2001 Unitary Development Plan
 - b) The implications arising from the proposed housing requirement and where potentially negative the extent to which other policies in the Plan would mitigate this (i.e. affordable housing delivery) [MIQ 2.10]
 - c) What is the risk that the housing requirement would constrain economic growth? [MIQ2.11]
 - d) Are there alternative housing requirement figures that could reasonably comprise an appropriate strategy? Is the standard method figure at 703dpa a reasonable alternative to be considered through the sustainability appraisal – even if it were not to be the preferred approach?
 - e) Are there any other factors (lack of sites, environmental constraints) that mean the standard method would not be a reasonable housing requirement for the island?
 - f) Conversion (implementation) rates

- g) Could anticipated delivery rates in the housing trajectory (as submitted and in document ED3A) in the early years of the Plan be sustained to inform a potentially higher housing requirement?
- h) Would increasing the housing requirement overcome the identified barriers to delivery? Would identifying additional larger sites (potentially developable through to latter parts of the plan period) form part of an appropriate plan-led strategy that would attract market diversity?
- i) Is the housing requirement a realistic minimum figure and would the submitted policy framework in the IPS allow for sustainable growth in excess of 453dpa?

Ends.