

## Place Development

Acting Assistant Director: Tim Guymer

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My Ref:  
Your Ref:

Date: 16 August 2024

Dear Planning Policy Team

### **NEW FOREST DISTRICT COUNCIL RESPONSE TO THE ISLE OF WIGHT COUNCIL REGULATION 19 SUBMISSION VERSION LOCAL PLAN ISLAND PLANNING STRATEGY CONSULTATION**

Thank you for inviting New Forest District Council to make representations on the Isle of Wight (IoW) Council Regulation 19 Submission version Local Plan Island Planning Strategy (hereafter referred to as the 'pre-submission Local Plan').

Please find below an officer response on behalf of New Forest District Council (NFDC).

#### **Meeting Housing Needs (Draft Policy H1)**

NFDC notes that, as set out in draft Policy H1, IoW Council is proposing a housing target of 6,795 dwellings (453 dwellings per annum) for the Plan period 2022-2037, which is below the housing need identified by the Government's standard method of 10,545 dwellings (703 dwellings per annum). The Government is currently consulting on proposed changes to the National Planning Policy Framework (NPPF) and on a proposed revised standard method for calculating housing need. Under the proposed revised standard method, the housing need figure for the Isle of Wight would be 1,104 dwellings per annum (16,560 dwellings over a 15-year period). Against this figure, the unmet housing need for the Isle of Wight would be approximately 9,795 dwellings, equating to approximately 650 dwellings per annum. The proposed NPPF changes also highlight the importance of meeting housing needs and of strategic planning.

Regarding meeting housing need and addressing unmet needs, both councils have previously considered that it would be inappropriate for either party to seek assistance in meeting the others housebuilding targets due to the respective housing markets being functionally as well as physically separated by the Solent. This position is in part informed on the basis of previous and current national planning policy. Whilst the current NPPF (December 2023) remains in force, and assuming IoW Council submit their Local Plan for the examination in time for it to be examined against the December 2023 version of the NPPF, then this would remain NFDC's position regarding housing needs.

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However, under the likely forthcoming NPPF update, housing need under the proposed standard method will increase significantly for the south Hampshire and Isle of Wight region. Additionally strategic planning is proposed to have notably increased importance. Due to these factors, assuming the new NPPF is finalised and published broadly as currently proposed, NFDC believes consideration could be given to whether there is merit in including a policy that commits to undertake an early review of the Local Plan. This is to provide an appropriate mechanism to revisit the extent of housing need to plan for in the longer term and how those needs should be addressed to be considered strategically (through PfSH and other partners) across an appropriate geography.

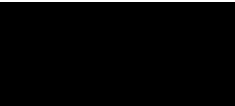
**Lymington to Isle of Wight Ferry (Draft Policy T3)**

No changes have been proposed in the pre-submission Local Plan that would adversely impact the Lymington ferry that connects to the Island. NFDC welcomes the inclusion of draft Policy T3 which support proposals that help to maintain and improve the current choice of routes and methods of crossing the Solent and sets out how development proposals at existing cross-Solent passenger and vehicular terminals will be considered. NFDC would welcome co-operative working with IoW Council, in conjunction with Hampshire County Council, to seek to address any issues arising in maintaining and improving Cross Solent ferry transport for commercial and passenger traffic.

**Nutrient Neutrality (Draft Policy EV4)**

On the issue of nutrient neutrality, NFDC appreciates the constructive manner that IoW Council has engaged, and continues to engage co-operatively, with the nutrient neutrality issue affected the wider Solent and the contribution IoW Council has made towards facilitating housebuilding on the mainland and the Island through the creation of nitrate credit projects. NFDC supports draft Policy EV4 which requires all development proposals that involve a net increase of residential units or a net increase in guests at tourist accommodation to demonstrate that the development would not cause harm to the Solent Marine Sites as a result of drainage that would result in a net increase in nutrients.

Yours faithfully



**Tim Guymer**  
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New Forest District Council

