



Comments form

Island Planning Strategy
2025-2037 Proposed
changes consultation

The Island Planning Strategy is the council's emerging local plan - a document that sets out how land on the Island should be used and developed over the coming years. It covers everything from housing and employment to infrastructure and environmental protection, and once adopted, it will guide planning decisions across the Island.

Following hearing sessions held in spring 2025, the Inspectors wrote to the council in April identifying five key areas requiring further work. In May, Full Council agreed to continue with the independent examination of the strategy and instructed officers to address the issues and undertake public consultation.

We are seeking representations on the proposed changes. The proposed changes and any comments made will then sent to the Planning Inspectorate. The public consultation will run for a period of six weeks **(9am Monday 1 December until 5pm Monday 12 January 2026)** and comments can be made on any of the pro-posed changes. Comments received after the closing date will **not** be considered and comments received that **do not** relate specifically to the proposed changes will not be sent on to the Inspectors.

If sending by post completed forms can be posted to Planning Policy, Planning Services, Seaclose Office, Fairlee Road, Newport, Isle of Wight, PO30 2QS.

Please note your representation should provide any evidence and supporting in-formation you feel is necessary including any changes to policy wording.

If you need to submit further documents or send attachments this can be sent to policy.consultation@iow.gov.uk

View our privacy notice: [www.iow.gov.uk/about-us/legal/privacy - notice/](http://www.iow.gov.uk/about-us/legal/privacy-notice/) which explains how we handle your data

The proposed changes in five key areas are:

1. **Housing shortfall:** Eight additional sites and two policy amendments to meet a shortfall of 315 homes over the next five years.
2. **Sustainability appraisal:** Updates to the Integrated Sustainability Appraisal, which supports the IPS.
3. **Policy C11:** Deletion of the policy requiring all new development to be net zero, to align with national guidance.
4. **Affordable housing viability:** Revised evidence shows that delivering 35 per cent affordable housing is not viable across the Island. A reduction is proposed in some areas, while retaining the 'Island affordable' definition to ensure deeper discounts than national policy.
5. **Ancient woodland buffer:** A reduction in the buffer zone between ancient woodland and new development, from 50 metres to 15 metres, in line with national advice.

1. Are you an agent or person completing this form on behalf of another party? *

☐ Yes

☐ No

2. What is the name of the other party or organisation you are completing this for?

3. What is the agent name? *

4. Name

5. Email address (Please note we cannot process anonymous comments)

Please complete a new form for each comment made

6. What is the proposed change area would you like to comment on?

- ☐ Housing shortfall
- ☐ Sustainability appraisal
- ☐ Policy C11
- ☐ Local Plan Viability
- ☐ Affordable housing viability
- ☐ Ancient Woodland buffer

7. Do you agree with the proposed change?

8. Please give details of why you agree or disagree with the proposed change. (this could include comments relating to the tests of soundness*).

If relevant, please provide your suggested revised wording of any policy or text. *The tests of soundness are set out in paragraph 36 of the National Planning Policy Framework - www.gov.uk/guidance/national-planning-policy-framework/3-plan-making

If you need to submit further documents or send attachments this can be sent to policy.consultation@iow.gov.uk

9. Do you wish to appear at the further hearing sessions that may take place?
(The Planning Inspectors will decide who appears at any future hearing sessions)

10. Please outline your reason of why you would like to attend any further sessions.

