

Island Planning Strategy update

Following receipt of the [Planning Inspectors Post Hearings Letter in April 2025](#), on 28 May 2025 Full Council (FC) decided to proceed with the examination of the Draft Island Planning Strategy (IPS). FC asked officers to carry out work to address the Inspectors concerns over the soundness of the Draft IPS. The council [wrote to the Inspectors on 2nd June 2025](#) confirming this decision and including an indicative work programme.

As a result of that decision by Full Council, the Inspectors have paused the formal examination for approximately 6 months to allow the council to carry out the work and then consult on the proposed changes.

This briefing paper provides a monthly update on the ongoing areas of work being carried out by the Isle of Wight Council, primarily focused on the four main areas the Inspectors identified in their letter. Many of the areas of work overlap and are inter-dependant, therefore progress on some may pause whilst other pieces of work are carried out.

The [indicative programme](#) submitted to the Inspectors shows public consultation on the proposed changes will take place in late 2025.

September 2025 update

Local Plan Viability Report

Review of completed residential and land papers, supporting beta model and sensitivity analysis – including updated assessment of viability impact of policy C11 (net-zero policy). Final outputs will be completed following the final ISA report.

Integrated Sustainability Appraisal (ISA)

Following completion of the Stage A Scoping refresh, the Stage B work (which was predominantly scheduled to be the main body of work taking place during September) is nearing completion, allowing the drafting of the final ISA report, which is already underway. This work is due for completion at the end of September (w/c 29th).

Housing shortfall

Analysis of recent planning permissions granted and ensuring these permissions are reflected accurately in the updated housing trajectory and the IPS (e.g. some sites moving from allocation to 'large site with permission' and other sites being included in the list of 'large sites with permission') Ongoing review and updating of delivery trajectories for individual sites.

Policy revisions

C11: Following review of a recent High Court of appeal decision from late July 2025 (*R (Rights: Community: Action Ltd) v Secretary of State for Housing, Communities and Local Government [2025] EWCA Civ 990*) relating to the ability for an LPA to introduce policy requirements that go beyond current building regulations, together with recent Inspectors findings on similar policies (CN3 in the Winchester City Council local plan and Salt Cross AAP) further work has been carried out on the viability impact of retaining this policy.

Preparation for public consultation

Initial work has started on the communications and consultation plan ahead of public consultation later in 2025, including internal consideration of the timings of member engagement with likely meetings taking place on 6th and 19th November 2025.

Timetable: All work tasks remain on target to allow public consultation in late 2025