

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.

October 2025 update

The proposed changes to the Island Planning Strategy to address the concerns raised by the Inspectors are due to be considered by Councillors at the following meetings:

- [Policy, Finance & Resources Committee Thursday 6th November 2025](#) (*link to committee papers*)
- Full Council Wednesday 19th November 2025

Local Plan Viability Report

The final version of the updated LPVR is being tidied up / formatted – the outcomes of the viability work have led to proposed reductions in affordable housing % in policy H5. It is proposed to have a range of AH %'s depending on area of the island (lower value / higher value zones) and type of land (brownfield / greenfield). These range from 15% to 35% and are based on the housing typologies assessed throughout all of the viability reports on the IPS.

Integrated Sustainability Appraisal (ISA)

Following completion of the Stage A Scoping refresh, the Stage B work has been completed (assessing all possible sites and policy approaches through the ISA), allowing the drafting of the final ISA report, which will be finalised once the proposed changes to the plan have been considered by Councillors.

Housing shortfall

To address the identified housing shortfall of 315 homes (as of 1st October 2025 to take account of schemes recently permitted and including a 5% buffer), the council is proposing nine additional allocations (270 homes) and two policy changes (50 homes), the details of which are in Appendix 1.

9 additional sites

All sites considered have been subject to SHLAA assessment and ISA assessment.

Documentation setting out the site selection methodology will be published as part of the public consultation process.

Spatial policy change

The proposed change to policy G2 is to support the principle of minor development (under 10 homes) immediately adjacent to the Rural Service Centres where that housing would meet a local need that has been identified. Supporting evidence on windfall numbers supports an increase to windfall allowance from 100dpa to 110dpa (additional 50 homes over the first 5 years of the plan).

Policy revisions

C11: the proposal is to delete this policy and rely on the Building Regulations / Future Homes Standard for energy efficiency in new development. This has been reflected in the updated viability report.

EV5: the proposed change is to reduce the buffer to ancient woodland from 50 metres to 15 metres to align with national standing advice and guidance.

Preparation for public consultation

Work has continued on the communications and consultation plan ahead of public consultation later in 2025, including preparation of press releases ahead of the committee meetings in November.

Work has also started on the logistics planning for the consultation, including response forms, and comments capture and review process notes to ensure that at the end of the consultation, all of the necessary information can be processed swiftly ahead of sending to the Planning Inspectors.

Timetable: All work tasks remain on target to allow public consultation in late 2025 – subject to agreement of councillors, the current scheduled 6 week time period will run from Monday 1st December 2025 until Monday 12th January 2025.

Appendix 1: List of proposed additional allocations and policy changes

- The housing shortfall to be addressed in the Draft Island Planning Strategy is **315 homes over the 5-year plan period**.
- Officers consider that a combination of both adjusted policies and allocating additional sites is the most appropriate way forward to spread the risk and importantly to present a 'sound' way forward to the Planning Inspectors.
- There are **9** new site allocations totalling **270 new homes** and **2** policy adjustments that are quantified as totalling **50 new homes**.
- A key factor for all additional sites is the ability for the homes to be delivered within the next 5 years.

	Site address	Yield	Settlement	Tier	Relationship to settlement boundary	Brownfield / Greenfield	Comments
1	Land at 155 Staplers Road	40	Newport	Primary	Immediately adjacent	Greenfield	Adjoins and is accessed from site with planning permission for 14 homes (21/02479/FUL)
2	Land at Horsebridge Hill (between Old Dairy Farm and 80 HH)	10	Newport	Primary	Immediately adjacent	Mix brownfield and greenfield	Positive pre-application discussions
3	Land at Horsebridge Hill (west of Acorn Farm development)	35	Newport	Primary	Within	Greenfield	Positive pre-application discussions and site part of wider ongoing Acorn Farm scheme
4	Land rear of The Lodge, Main Road	38	Rookley	Rural Service Centre	Immediately adjacent	Greenfield	Subject of current planning application (25/01332/OUT) for 38 dwellings following positive pre-application discussions
5	Land adjacent to Highwood Grove	39	Rookley	Rural Service Centre	Immediately adjacent	Greenfield	Adjoins and is accessed from recently completed development site. Positive pre-application discussions.
6	Land at Sandown Airport	40	Sandown	Primary	Wider Rural Area	Brownfield	Extant permission for 4 storey, 40-bed hotel. Positive pre-application discussions for residential scheme.
7	Land at Ashey Road	40	Ryde	Primary	Immediately adjacent	Greenfield	Closer to urban area than Rosemary Vineyard (resi permission on opposite side of road), opportunity to improve highway pinch point
8	Ryde Theatre	18	Ryde	Primary	Within	Brownfield	Positive pre-application discussions – replacement of modern extension to theatre with elderly persons housing
9	Land at St Vincents Care Home	10	Ryde	Primary	Within	Brownfield	Area of land behind existing care home utilising existing access
Total		270					

Proposed new allocations maps (red line)

