

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 November / December 2025.

July 2025 update

Local Plan Viability Report update

Aspinall Verdi have been commissioned to undertake an update to the Local Plan Viability Report. The update will include detailed consideration of a number of topics discussed at the examination hearing sessions, including up to date build costs, affordable housing transfer values and costs associated with meeting the policies of the plan.

The work will include an update to the policies matrix, an updated beta model and sensitivity analysis to allow any policy revisions, and their associated viability impact, to be considered by the council.

Integrated Sustainability Appraisal (ISA)

The Stage A Scoping update work was completed in July. This work sets the context, baseline and scope for the details Stage B sustainability assessment work. considered in detail. The Stage A update work included:

- Review March 2021 scoping report in light of any relevant evidence and strategies and Reg 19 consultation responses; and,
- Update June 2024 ISA to reflect any changes coming out of the scoping report review.

Housing shortfall

Officers prepared an internal housing shortfall methodology that set out the process to be followed for identifying additional policy revisions or allocated sites. The first key step was to update the housing trajectory of existing planning permissions and allocated sites as of 1st April 2025 using monitoring data from the recently completed 2024/25 monitoring year. This work enables an accurate housing shortfall figure to be identified, and this work has been completed.

Ongoing review of the potential policy adjustments that could be made to support an increase in planned growth prior to these policy options being taken through Stage B of the sustainability appraisal. Ongoing review and SHLAA assessment of sites promoted to the council both through the local plan making process (e.g. via Reg 19 reps) and since the examination hearings.

Policy revisions

C11: Initial review by Officers considered that the most appropriate response to avoid confusion and align with the Written Ministerial Statement would be to delete the policy and rely on the forthcoming Future Homes Standard from government.

EV5: Proposed policy wording re-drafted to take account of revision to buffer recommended by the Inspectors from minimum of 50 metres to a minimum of 15 metres.

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

August 2025 update

Local Plan Viability Report update

Review of draft residential and land papers, updated beta model and sensitivity analysis. Final outputs will be completed following the end of the Stage B ISA work.

Integrated Sustainability Appraisal (ISA)

Following completion of the Stage A Scoping refresh, the Stage B work is underway and focussing on assessing the environmental effects of options for policy revisions / changes and additional sites identified through application of the housing shortfall methodology. This work is due for completion towards the end of September.

Housing shortfall

Further ongoing review and SHLAA assessment of sites promoted to the council both through the local plan making process (e.g. via Reg 19 reps) and since the examination hearings prior to sites being assessed in Stage B ISA work. Also further consideration of how windfall is presented in the housing trajectory.

Policy revisions

C11: Officers are reviewing 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 ahead of the Future Homes Standard.

EV5: No further work required.

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