

Revocation of the South East Plan and what it means for the Isle of Wight FAQs

How will this affect planning applications?

In determining planning applications we will continue to have regard to the development plan. This will now consist only of:

- [Saved Unitary Development Plan policies](#)

We will also have regard to other material considerations, including national policy. Evidence of relevance to the Island that informed the preparation of the revoked [South East Plan](#) may also be a material consideration, depending on the facts of the case.

Where we have not yet issued decisions on planning applications in the pipeline, we may review those decisions in light of the new freedoms following the revocation of the South East Plan.

Should we continue preparing Local Development Framework documents?

Yes – the revocation of the South East Plan is not a signal for us to stop making plans for the Island.

We will continue to develop the Island Plan [Core Strategy](#) and other Development Plan Documents (DPDs), reflecting local people's aspirations and decisions on important issues such as climate change, housing and economic development.

Who will determine housing numbers in the absence of South East Plan targets?

We will be responsible for establishing the right level of local housing provision for the Island, and identifying a long term supply of housing land without regional targets. We may decide to retain the existing housing targets that were set out in the revoked South East Plan, or we may decide to review our housing targets. Whichever approach we take we will clearly signal our intention as early as possible, so that communities and land owners know where they stand.

Will we still need to justify the housing numbers in our plans?

Yes – it is important for the planning process to be transparent, and for people to be able to understand why decisions have been taken. We will continue to collect and use reliable information to justify our housing supply policies and defend them during the Island Plan Core Strategy examination process. We will do this in line with current policy in [PPS3](#).

Can we replace the South East Plan housing targets with “option 1 numbers”?

Yes, if that is the right thing to do for the Island. We may base our revised housing targets on the level of provision submitted to the original South East Plan examination ([Option 1 targets](#)), supplemented by more recent information as appropriate. These figures will be based on assessments undertaken by the Council. However, any target selected may be tested during the Island Plan Core Strategy examination process especially if challenged and we will need to be ready to defend them.

Do we still have to provide a 5 year land supply?

Yes. Although the overall ambition for housing growth may change, we will continue to identify enough viable land in our DPDs to meet that growth. Strategic Housing Market Assessments and Strategic Housing Land Availability Assessments can help with this. We will continue to use our plans to identify sufficient sites and broad areas for development to deliver our housing ambitions for at least 15 years from the date the plan is adopted. We will also have a 5 year land supply of deliverable sites. This too will need to reflect any changes to the Island's overall housing ambition.

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How do we determine the level of provision for travellers' sites?

The Council is best placed to assess the needs of travellers. The abolition of the South East Plan means that we will be responsible for determining the right level of site provision, reflecting local need and historic demand, and for bringing forward land in DPDs. We will continue to do this in line with current policy. [Gypsy and Traveller Accommodation Assessments](#) have been undertaken by all local authorities and if we decide to review the levels of provision these assessments will form a good starting point. However, we are not bound by them. Government will review relevant regulations and guidance on this matter in due course.

How do we establish the need for minerals and aggregates supply without South East Plan targets?

We still have the responsibility for continuing to plan for a steady and adequate supply of aggregate minerals to support economic growth. We will do this within the longstanding arrangements for minerals planning. Technical advice provided by the [South East Regional Aggregate Working Party](#) (SERAWP), including its current work in sub-apportioning the CLG guidelines for 2005-202 to planning authority level will assist with this.

We will work from the apportionment set out in the "Proposed Changes" to the revision of [Policy M3](#), published on 19th March 2010. We can choose to use alternative figures for our planning purposes if we have new or different information and a robust evidence base.

How do we establish the need for waste management without South East Plan targets?

We will continue to press ahead with the waste element of the Island Plan Core Strategy, and provide enough land for waste management facilities to support the sustainable management of waste (including the move away from disposal of waste by landfill). Data and information prepared by partners will continue to assist in this process. For the transitional period this will continue to be the data and information which has been collated by the Council and industry and other public bodies for the [South East Regional Waste Technical Advisory Body](#) (SERTAB). Government intend for this function to be transferred to local authorities in due course.

What about South East Plan policies on Flooding and Coastal Change?

We will continue, where appropriate, to work with surrounding local authorities to plan development that addresses flooding and coastal change. For flooding matters we already have the duty to co-operate under the [Floods and Water Management Act](#). The Environment Agency will continue to work with us to provide technical support on these matters. The Coalition agreement is clear that we should prevent unnecessary building in areas of high flood risk.

What about South East Plan policies on Renewable and Low Carbon Energy?

Through our plans, we will contribute to the move to a low carbon economy, cut greenhouse gas emissions, help secure more renewable and low carbon energy to meet national targets, and to adapt to the impacts arising from climate change. In doing so, we may find it useful to draw on data that was collected by the [Regional Local Authority Leaders' Board](#) (which will be made available) and more recent work, including assessments of the potential for renewable and low carbon energy.