

Smith, Dawn (Planning)

From: Smith, Dawn (Planning)
Sent: 07 June 2017 12:14
To: 'Deborah McCann'
Subject: Gurnard Neighbourhood Plan
Attachments: Equality Impact Assessment 051216.pdf

Dear Deborah

Thank you for your email dated 31 May. Please find the Isle of Wight Council's response to the two questions set out below. As requested I have forwarded the question onto the Neighbourhood Plan Group for a response and have requested that they respond directly to you.

1. The Isle of Wight Council has carried out an Equality Impact Assessment (EqIA) on the policies in the draft Neighbourhood Plan, and the current version of the assessment is attached. If this isn't the impact assessment you are referring to, I can confirm that no other impact assessment has been undertaken by Isle of Wight Council.
2. The Isle of Wight Council does not have a target number for housing in the parish of Gurnard. There is, however, a housing figure identified for the whole Medina Valley Key Regeneration Area within the Island Plan Core Strategy and, when it comes to housing need, the [Strategic Housing Market Assessment](#) (SHMA) (which identifies that the parish of Gurnard is within the housing sub market area of Cowes, Gurnard and Northwood) provides information on housing need. The parish council's [housing needs survey](#) is also capable of being a material consideration in the decision-making process. As set out in the Core Strategy, at paragraph 5.36, achieving the housing figures set out in policy SP2 will not be a reason to refuse an application (i.e. the numbers are not floors or ceilings).

Policy SP1 of the Island Plan Core Strategy facilitates growth and sets out that development is acceptable in principle within and immediately adjacent settlement boundary, and that local need is only required to be met when the development is not located within or immediately adjacent the settlement boundary. The draft neighbourhood plan policy as written is more restrictive than SP1, as it requires development to meet a local need and be located within the settlement boundary.

By seemingly arbitrarily restricting the location of residential development and tying it solely to local need will reduce the number of policy compliant potential development sites and therefore prejudice the council's ability to permit housing in conformity with the policies of the adopted Island Plan Core Strategy. This is particularly significant within the housing sub market area where historically the needs of the area have consistently not been met and affordability is a significant issue.

If you have any further queries please do not hesitate to contact me.

Kind regards

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Dear Dawn

I am finalising my report but would like to ask a couple of questions:

1. Have the Isle of Wight Council carried out a comprehensive Impact Assessment of the policies in the Neighbourhood Plan? If they have please can access the conclusions.

2. I am looking for clarity on the housing figures in relation to the target for the Parish of Gurnard and why it is considered that policy H1.1 as currently worded would "prejudice the council's ability to deliver its housing numbers" (taken from the IoW comments on the Regulation 16 consultation).

A question for the Neighbourhood Plan Group.

Policy H1.3

Please can you explain how you think this element of the policy meets the Basic Conditions. In addition can you explain in greater detail the intention and function of this policy and the justification for it. Was a principal residence restriction considered?

Kind regards

Deborah McCann

Sent from my iPad