

St Helens Parish Council - January 2019 Meeting – Agenda Item 7.

Consideration of the IWCC Planning Strategy Development Plan

The IWCC has issued a draft Planning Strategy Development Plan (the 'Plan') for consultation, with a revised closing date of the 25th February 2019. The Plan will have a significant influence over the development of the Island and our local Community of St Helens, with the IWCC's aim to finalise the Plan in 2019/20 to cover a 15year period. Therefore, it is important that our local Community engages on and responds to the Consultation, both individually and collectively through bodies such as the Parish Council.

The following aspects are highlighted as potential key issues the Parish Council and the local Community may wish to consider when responding to the Consultation;

1. The calculation of the proposed net increase in housing stock over the period (of over 9,000 net households) is derived from a national framework and may be insufficiently supported by specific local requirements and rationale for the Island.
2. The Plan may lack appropriate strategies to redress the widening gap between demand and supply of affordable housing.
3. The depth of detail is potentially insufficient for elements of planning strategy and policy, particularly on critical areas such as the fundamental planning criteria e.g. alignment with Services.
4. The proposed policy change of approval through default ("presumption in favour") may risk adverse public reaction towards appropriate transparency, governance, accountability and public scrutiny of key decisions impacting local Communities.
5. Although there is some positive encouragement towards options for local development plans, the Plan potentially lacks appropriate focus on the importance of public consultation, particularly, on how the needs and views of local people are appropriately considered.
6. Clarity may be required on how St Helens has been designated as a "Rural Service Centre" (whilst Seaview & Nettlestone are defined as "Sustainable Rural Settlements") and what implications arise from the designation. Further clarity may also be required on settlement and environmental area boundaries.
7. The St Helens strategy and specific development proposal ((HA076, page 194, Guildford Road Camp Site & Fakenham Farm +100 homes) would appear opportunistic and speculative, with no perceived regard to local views or local needs, with zero alignment with local services.

How was the specific development site selected for the IWCC 'land bank' (i.e. a "strategic housing land availability assessment") and how was the assessment derived as 'suitable, available and achievable'?

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Consideration of the IWCC Planning Strategy Development Plan

Recommendations for approval at the January PC Meeting are;

- 1) Agree appropriate PC representation at the proposed training session to be run by the IWCC on the Planning Strategy, scheduled for the 30th Jan
- 2) Agree on the key aspects and issues the Parish Council wish to raise in the submission to the Consultation (see points 1-7) above, summarised as;
 - Evaluation of housing stock requirement (+9000 households)
 - Strategies to address affordable housing
 - Depth of detail of Policy
 - Principle of decision making by default i.e. 'presumption in favour'
 - Influence of local Community views and needs
 - Designation of the St Helens area
 - Specific development site for St Helens
(Guildford Road Camp Site and Fakenham Farm)
- 3) Seek face to face meeting with IWCC to discuss these aspects and issues, particularly on the specific strategy and site development for St Helens
- 4) Continue to encourage the Community to respond to the Consultation
- 5) Agree to keep the current planning application for Guildford Road Camp Site as a regular update topic on the PC agenda to monitor status

Recommendations for approval at the February PC meeting are;

- 1) Agree formal PC Consultation response to the IWCC Plan
- 2) Consider other possible steps (if any) in relation to the specific strategic development proposed for St Helens (Guildford Road Camp Site & Fakenham Farm)