

A Draft

Local Development Scheme

For the Isle of Wight

December 2004



Foreword

The Government's new Planning and Compulsory Purchase Bill will result in major changes to the planning policy system, not least of which is the replacement of the old system of Structure, Local Plans and Unitary Development Plans (UDPs) with a new *Local Development Framework*.

The framework will be a different, more flexible approach to planning policy, made up of a series of documents, can be produced and amended within much shorter timescales than current plans can.

The Isle of Wight Council welcomes the new system, and is working towards being in a position to consult and produce the new framework, as soon as possible after the Act comes into force in 2004.

This document sets out the Council's *Local Development Scheme*, and explains:

- The documents the Council intends to produce
- The subject matter for each of the documents, and
- The timetable for the preparation of documents to 2007.

We have set ourselves a challenging timetable to progress the Framework for the Isle of Wight and meet key milestones by March 2007.

We have set ourselves this target because we want to be able to maximize service delivery. We are in a good position to be able to undertake this work at present, with the Unitary Development Plan being relatively current, and the Community Strategy currently being reviewed and production of the South East Plan underway.

This will give us the opportunity to involve our communities in shaping the future of the Island.



Councillor Terry Butchers, Portfolio Holder for Sustainable Development, Environment and Planning Policy

1. Introduction

- 1.1 Town and Country Planning has been undergoing a significant change over recent times. The Planning and Compulsory Purchase Act 2004 received Royal Assent on 13th May 2004, and together with associated regulations and Planning Policy Statement 12 (Development Plans), came into force on 28th September 2004. Since that time, several accompanying documents have been produced.
- 1.2 As a result of the fundamental changes in legislation that have recently passed through Parliament, the Council is required to replace the recent UDP with a Local Development Framework (LDF). LDFs will be much more than land use plans. They are intended to be a folder containing a range of documents that will deliver an area's spatial strategy, whilst adhering to the Regional Spatial Strategy (RSS) and other relevant planning policy guidance.
- 1.3 The Planning and Compulsory Purchase Act states that the Council must prepare and maintain a Local Development Scheme. This document is the Local Development Scheme for the Isle of Wight Council (LDS).
- 1.4 The LDS provides the starting point for the local community to find out what our current planning policies are for the Island and sets out the programme for the preparation of the Local Development Documents (LDDs) to replace those policies over the next three years. It forms part of the Local Development Framework (LDF).
- 1.5 The LDF is made up of a number of LDDs, together with other supporting documentation. LDDs can either deal with different issues or different geographical areas, but taken as a whole they must set out the Council's policies relating to development and use of land.
- 1.6 In simple terms the LDDs set the spatial strategy for the Island and are made up of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).
- 1.7 The Unitary Development Plan will eventually be replaced by the Regional Spatial Strategy (prepared by the regional planning body) and development plan documents.
- 1.8 This three-year production programme will include consultation to inform the community about opportunities to get involved with the plan-making process and let them know of the dates for involvement.
- 1.9 Preparation of the LDS is a mandatory requirement under the Planning and Compulsory Purchase Act 2004. It will be submitted to the Secretary of State and is brought in to effect 4 weeks later (unless the Secretary of State requests more time or intervenes).
- 1.10 The Government Office will also consider our LDS, looking in particular at:
 - Whether any of the proposed SPDs ought to be prepared as DPDs because they ought to be subject to independent examination;
 - Whether the time-scales for the preparation of the proposed LDDs are realistic; and
 - Whether our proposed information base is sufficiently comprehensive to underpin our proposed DPDs.
- 1.11 Before submitting the LDS to the Secretary of State, the Council had some useful discussions with the Government Office for the South East (GOSE) on early drafts of the LDS, so as to speed up the approval process. The LDS has now been approved as submitted. The Council will continue to keep in regular communication with GOSE to ensure the next review of the LDS receives prompt approval.

1.12 In producing the approved document, the Council will take account of any comments it receives on the draft.

1.13 The Council is committed to the programme set out in this LDS because of the benefits that an up to date and effective development plan and supplementary policies can have, including:

- Community commitment to the future of an area.
- Providing a means for coordinating the activities of different departments, agencies and organizations.
- Providing a sense of realism and certainty to objectives and development requirements of the RSS.
- Providing a robust evidence base to provide a strong and credible basis for future engagement in the RSS process.
- The role of plans in promoting regeneration and investment, by creating certainty and commitment to change and improvement.
- The need for a clear audit trail to link bids for public funds to a coherent and soundly based strategy for the area.
- Providing a strongly justified basis for successful negotiations over development proposals and for developer contributions.

1.14 The LDS will be reviewed and rolled forward when necessary, either as a result of the annual monitoring report, or if there is a need to prepare/revise new LDDs.

1.15 This LDS is publicly available from the Council, via the council/s website: www.iwight.com. The availability of the LDS will be published in the local newspaper, and in the Council's magazine, Wight Insight.

2. The purpose and content of the LDS

2.1 The LDS has 3 main purposes. These are:

- To inform the public of the documents that will make up the new planning policy framework and the timescales they can expect for the preparation of these documents.
- To establish and reflect Council priorities and to enable work-programmes to be set for the preparation of documents.
- To set a timetable for the review of the documents once they have been prepared.

subject of a public examination. They will be the subject of a public consultation by the Council before they are adopted.

2.2 The next section of this document sets out the documents the Council will prepare and the timetables for doing so.

2.3 The Planning and Compulsory Purchase Act (2004) states that an LDS must specify:

- The documents which are to be local development documents (LDDs)
- The subject matter and geographical area to which the LDD relates.
- Which LDDs are to be development plan documents.
- The timetable for the preparation and revision of the LDDs.

2.4 Some of the LDDs will be development plan documents and others will not. Those that are proposed to be development plan documents will be highlighted. These documents will be the subject of an independent public examination run by a Planning Inspector, if formal objections are received during the consultation period and if the objectors wish to appear at the Examination. The Council will be obliged to accept the recommendations in the Inspectors Report if it wishes to adopt the LDD.

2.5 The other non-development plan documents will be material considerations but will not be the

3. A summary of the Isle of Wight LDS

3.1 The Council has considered what documents to produce as part of its LDS. As such it has decided that there should be five types of documentation. These are:

- LDDs that set out planning policy.
- A Statement of Community Involvement (SCI) that sets out how the community will be consulted during the production of LDDs.
- An Annual Monitoring Report.
- General background documents that will inform production of LDDs, for example, the Urban Capacity Study and Retail Study.
- Supporting documentation for each LDD. For each LDD, this will include:
 - a) A statement of conformity with the RSS.
 - b) A sustainability appraisal.
 - c) An explanation of the steps undertaken to ensure that the document has been produced in accordance with the SCI.
 - d) A statement explaining the relationship of the LDD to the UDP, under the old system.
 - e) A list of documents that are relevant to the LDD topic or areas that may be of relevance to the planning of that area.

3.2 All of these documents will be publicly available.

3.3 The diagram on the next pages provides a summary of this.

Sustainability:

3.4 EU Regulations (the Strategic Environmental Objective (SEA) Directive, July 2004) place an obligation on local authorities to consider the environmental effect of a whole range of plans that they produce, including development plans. They are also required to consult with environmental bodies on the issues, as well as, in the longer

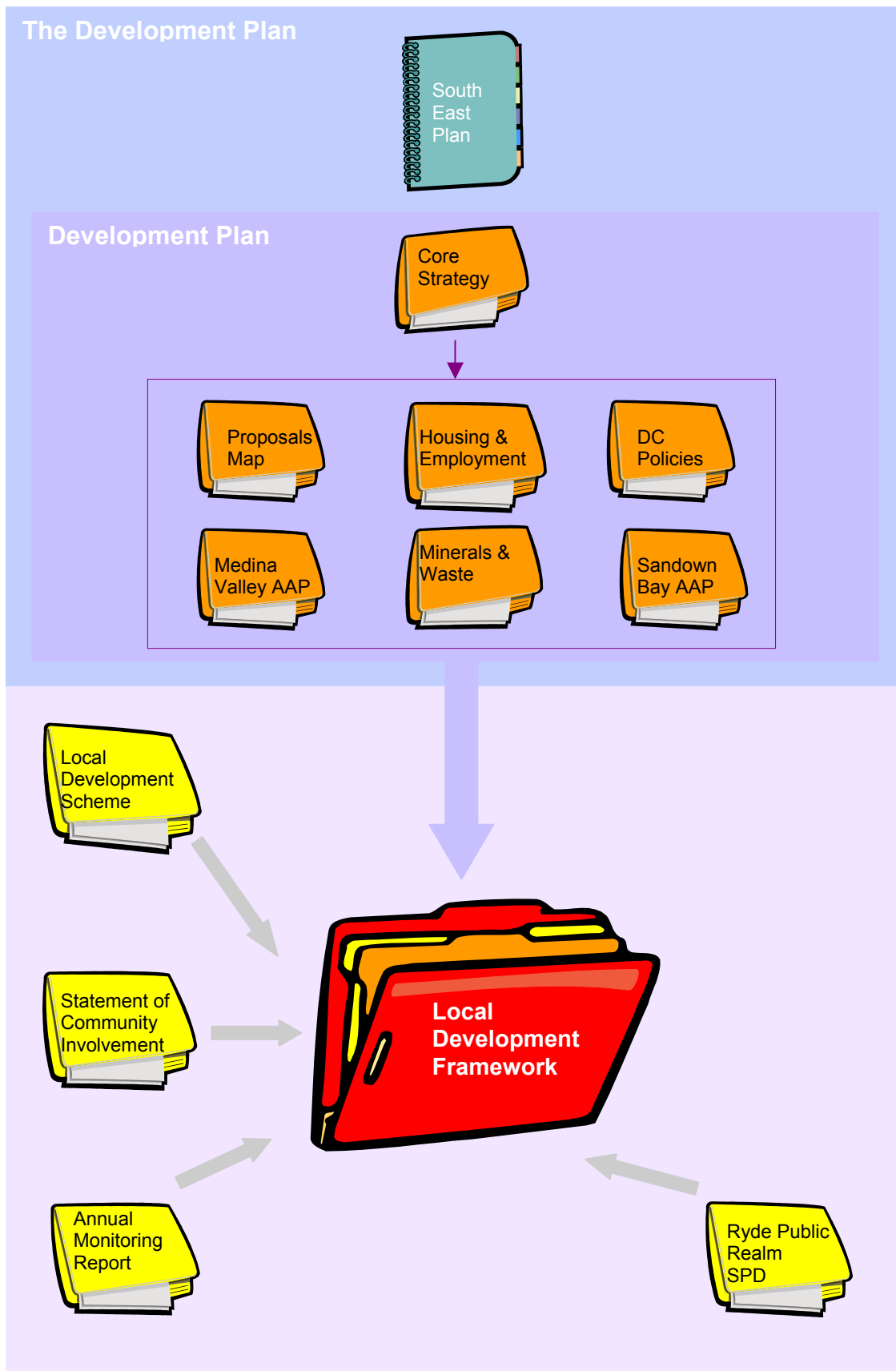
term, continually monitoring the effect of the plans on the environment. These obligations came into force in UK law on commencement of the new planning Act.

3.5 The Planning and Compulsory Purchase Act 2004 contains a statutory requirement for local planning authorities to undertake their functions with a view to contributing to the achievement of sustainable development. All land use and spatial plans are to be accompanied by Sustainability Appraisals (SAs), and these must comply with the SEA Directive, whilst also covering a full range of social and economic effects, in addition to the predominantly environmental ones required in the SEA.

3.6 SAs will be required for the Core Strategy, as well as other additional plans such as AAPs, SPDs and DPDs.

3.7 The Sustainability process will run concurrent with the production of DPDs.

Diagram of the Summary of the Isle of Wight Local Development Scheme:



4. Proposed LDDs and Management for Preparation

Saved Plans

- 4.1 The adopted Unitary Development Plan will be saved for 3 years from the date of commencement of the Act and will be part of the Local Development Framework (LDF) until then.

New Local Development Documents

- 4.2 Each LDD that the Council proposes to produce is explained in detail in the accompanying table in Appendix 1. The LDDs are:

- Statement of Community Involvement.
- Core Strategy
- Housing and Employment sites
- Minerals and Waste
- Medina Valley AAP
- Sandown Bay AAP
- DC Policies

- 4.3 The Proposals Map (with insets) is currently the one in the adopted Unitary Development Plan, but it will be replaced as soon as the Core Strategy/DPD is adopted and then kept up to date whenever a DPD document is produced. It is not a separate DPD, but reflects the content of each individual DPD.

- 4.4 A profile of each LDD is available in Appendix 2 of this document.

Annual Monitoring Report

- 4.5 The Council is required to monitor annually how effective its policies and proposals are in meeting the vision and the Core Strategy DPD. In addition to this, and under the SEA Directive the Council is required to monitor the significant environmental

effects of the implementation of plans that fall under the requirement of the Directive (Article 10.1).

- 4.6 The Council will assess:

- What impact the LDD policies are having on targets set at national, regional or local level.
- Whether any policies need to be replaced to meet sustainable development objectives.
- What action needs to be taken if policies need to be replaced.

Where an SA is required:

- The objectives, targets and indicators that were developed for the SA of a plan.
- Features of the baseline that will indicate the effects of a plan.
- The likely significant effects that were identified during the effects assessment.
- The mitigation measures that were proposed to offset or reduce significant adverse effects.

- 4.7 As a result of monitoring, the Council will consider what changes, if any, need to be made and will bring forward any such changes through the review of the local development scheme in May/June each year.

- 4.8 The table on the next page is the schedule of proposed LDDs.

Table 1: Schedule of Proposed Local Development Documents:

Document Title	Status	Brief Description	Chain of Conformity	Early stakeholder & community engagement	Consultation on Issues & options	Consultation on preferred Options & Proposals	Date for Submission to SoS	Estimated date for Adoption*
Statement of Community Involvement	Special non-development plan document	Service level agreement for community engagement on LDDs and major planning applications	Must be in conformity with the regulations	July – Sept 2004	Jan – Feb 2005		March 2005 Exam May 2005	July 2005
Core Strategy	Development Plan Document	Sets out vision, objectives and spatial development strategy for the Island.	Must be in general conformity with RSS. All other LDDs to be in conformity with core strategy.	Jan – April 2005	May – June 2005	July – Sept 2005	Oct/Nov 2005 Exam Feb 2006	Dec 2006
Housing, employment DPD	Development Plan Document	Sets out the housing and employment site allocations	In conformity with the core strategy.	Nov-Dec 2005	Dec 2005 – Jan 2006	Jan – Feb 2006	May – June 2006 Exam Sept 06	March 2007
minerals and waste DPDs	Development Plan Document	Sets out the minerals and waste allocations	In conformity with the core strategy	Nov – Dec 06	Dec 06 – Jan 2007	Jan – Mar 2007	May – June 2007 Exam Aug/Sept 2007	Feb 2008
Development Control Policies DPD	Development Plan Document	Detailed development control policies	Conformity with core strategy and SCI.	Sept – Dec 2005	Dec 2005 – April 2006	April – June 2006	June/July 2006 Exam Jul2006 – Jan 2007	June 2007
Sandown Bay Regeneration AAP	Development Plan Document	Sets out principles for the regeneration of the Sandown Bay area	linked to saved policies	April – June 2005	Aug – Oct 2005	Oct/Dec 2005	Feb 2006 Exam Aug /Dec 2006	Feb 2007

Document Title	Status	Brief Description	Chain of Conformity	Early stakeholder & community engagement	Consultation on Issues & options	Consultation on preferred Options & Proposals	Date for Submission to SoS	Estimated date for Adoption*
Medina Valley AAP	Development Plan Document	Sets out the principles for the regeneration of the East Cowes area	linked to Saved policies	Feb-June 2005	June – Oct 2005	Oct – Nov 2005	Jan 2006 Exam Mar – Aug 2006	Sept 2006
Ryde Public Realm Strategy SPD	Supplementary Planning Document	Detailed strategy for Ryde area	Linked to saved policies of the UDP	Jan – April 2005	June – July 2005			Sept 2005

* Adoption dates are provisional and subject to timing of Examination and Inspector's report. Subject to adjustment by the Planning Inspectorate (PINS).

5. Other Documents that will be Published

- 5.1 The LDDs will establish the Council's planning policies. In preparing these documents, a range of background work will be undertaken. This work will be published in the form of background papers. Most of these will be produced either by, or for, the Council. However it is likely that some will be produced by other agencies.
- 5.2 In addition, a number of these background documents will not be produced specifically for planning purposes but will be of relevance to LDDs. For example the Agenda 21 Strategy.
- 5.3 It is our intention to make each background paper publicly available, and they will be available at the same time as, or before, any LDD that relies on its contents for a justification.
- 5.4 A list of the background papers will be published in each annual monitoring report and consideration will be given on an annual basis as to whether any of them need reviewing.

6. Relationship with the Unitary Development Plan

- 6.1 The LDDs will provide the new planning framework at a local level. In due course they will replace the Unitary Development Plan.
- 6.2 We do have the option to “save” the UDP policies and proposals. Saving them will mean that they can still be used to determine planning applications.
- 6.3 The whole of the UDP will be “saved” upon commencement of the Act.
- 6.4 A schedule will be produced with each LDD outlining to what extent the LDD replaces part(s) of the UDP. A summary of the extent to which the UDP remain of relevance will be provided within each Annual Monitoring Report.
- 6.5 All existing Supplementary Planning Guidance will be saved, until the policies from which they evolve are revised and replaced through the Core Strategy or other local development documents.

7. Monitoring and Review

7.1 From now, and on an annual basis the planning policy framework for the Island will be monitored regularly from April to the end of March. Each year a report will be submitted to the Council's Executive Committee that will:

- Specify how the Council is performing against the timescales set out within the LDS.
- Provide information on the extent to which policies within the LDDs are being achieved.
- Provide an up-to-date list of the relevant background documents and other relevant publications.
- Outline the status of the UDP.
- Conclude as to whether any LDDs need reviewing in advance of their scheduled main review date.
- Update the LDS as appropriate.
- Monitor significant environmental effects (Article 10 SEA Directive).

7.2 This report will be called the Isle of Wight Annual Monitoring Report (AMR) and it will be made publicly available and will be submitted to Government for its information. It is anticipated that each AMR will contain an update of the LDS.

7.3 The AMR will be submitted to the Council's Executive on an annual basis.

7.4 Each LDD will given a formal review period. This period will be determined having regard to the relative importance placed on ensuring each document is kept up-to-date as possible, together with an analysis of the likelihood of change affecting the contents of the document. Each AMR will consider whether early review is appropriate.

7.5 This staggered review period will also ensure that the planning policy workload is spread out as consistently

as possible across a three-year period (from commencement of the Act). This LDS effectively creates a work programme for the Council on planning until at least October 2007.

7.6 We acknowledge that this timetable is challenging and its appropriateness will be discussed with GOSE and the Planning Inspectorate.

8. Supporting Statement

- 8.1 This statement explains and justifies the approach set out in the LDS. In addition, it explains how resources and the evidence base will be managed across the programme.

About the Area

- 8.2 The area is predominantly rural with much of the Island covered by UK and European landscape designations, including extensive coverage of AONB, heritage coastline and SSSIs.
- 8.3 The Island covers 145 square miles and has a population of 134,900, half of which live in the towns of Newport, Cowes and Ryde. Historically, development has been directed towards and within Newport and the other main towns.
- 8.4 More than 25% of the population is of retirement age, compared with 18.4% nationally.
- 8.5 The Island's beautiful coastline, beaches and a number of seaside holiday resorts attract some 3.6 million visitors annually. Tourism contributes £300 million each year to the local economy.

Regional and Strategic Planning Context

- 8.6 The UDP makes provision for at least 8,000 dwellings across the Island from 1996-2011.
- 8.7 Regional Planning Guidance (RPG9) currently expects a provision of at least 420 dwellings per annum, although this may change as a result of current RSS work.
- 8.8 If the LDF is to be in place by March 2007, it will be necessary to prepare the Core Strategy in conformity with emerging RSS. This means that realistic assumptions will have to be made about development requirements beyond the end of the period covered by RPG9. This will be done in consultation with the South East England Regional Assembly.

The Community Strategy and other External Strategies

- 8.9 The Island Community Strategy is currently under review and will be reviewed on an annual basis. The LDDs should have regard to the community strategy and ensure that land-use requirements arising from that strategy are addressed. In turn, as it is updated, the Community Strategy is expected to address issues that arise from those development requirements that are driven by RSS and ensure that partners have their plans in place to support development requirements.
- 8.10 Every effort will be made to synchronise the community and stakeholder engagement for both the Community Strategy and the Local Development Framework, provided statutory requirements for LDD consultation are met. Similarly, every effort will be made to fit in with other corporate communications processes e.g. the Local Transport Plan.
- 8.11 The Community Strategy team will be actively involved in preparing the Statement of Community Involvement with the assistance of the LSP.
- 8.12 The Council has a number of strategies that have land-use implications and these will be taken into account in the preparation of LDDs in so far as the strategies accord with the Community strategy.

Resources

- 8.13 The following in-house resources will be made available for preparing local development documents:
- Head of Planning Services - 10%
 - Community Strategy Manager - 10%
 - Community Strategy Officer - 10%
 - Planning Policy Manager - 75%
 - Planning Policy Team Leader - 100%
 - Planning Officer - 100%
 - Research & Monitoring Officer - 90%
 - Technician - 100%
 - DC Officers - 5%

- Transport Planner - 10%
- Planning Officer - 100% (SEA and EIA work)

8.14 Consultants will be engaged on specific projects where there is a lack of expertise or capacity in house as detailed in Appendix 2 of this document.

Programme Management and Responsibilities

8.15 The tables and Appendix 1 have set out the timetable for LDD production. At this stage, assumptions have had to be made about the availability of the Planning Inspectorate to hold examinations and a final document will be produced once the SLA between the Council and the Planning Inspectorate has been signed.

8.16 The schedules in Appendix 2 identify management responsibilities for each area of work. Key contacts are:

- Head of Corporate Policy and Community Strategy Manager (stakeholder and community engagement, links to the Community Strategy).
- Head of Planning Services (programme overview)
- Planning Policy Manager (day to day programme, staff and resource management).

8.16 To ensure that there are clear links between the LSP and the Community Plan, the Council has set up an officers project team. This team will be responsible for the co-ordination of communications and consultation activities linked to the LDF and keeping the LSP and Executive fully informed of all LDF processes and outcomes.

Council Procedures and Reporting Protocols

8.17 For each DPD and the SCI the levels of political responsibility are as follows:

- Joint LSP/Executive Decision for all pre submission stages.
- Scrutiny Panel for consultation.
- Full Council resolution for submission and adoption stages.

Risk Assessment

8.18 In preparing the local development scheme, it was found that the main areas of risk relate to:

- Staff turnover – The planning policy team is still short of one full-time member of staff.
- Political disagreement - this has been reduced by suspending standing orders with regard to call-in.
- Capacity of PINS and other agencies to cope with demand nationwide – This is out of our hands, but we will minimise the risk by giving early warning of our requirements.
- “Soundness of DPDs” – We will minimise the risk by working closely with GOSE and PINS at all appropriate stages and in the run up to the submission of DPDs.
- Legal Challenge – We will minimise the risk by ensuring that all DPDs are “sound” and founded on a robust evidence base and well-audited stakeholder and community engagement systems.

Evidence Base, Monitoring, Strategic Environmental Assessment and Sustainability Appraisal

- The Act (2004) introduces a requirement for all land use and spatial plans to be accompanied by an SA that fully complies with the SEA Directive.

Identified Priorities

8.19 Priorities flow from:

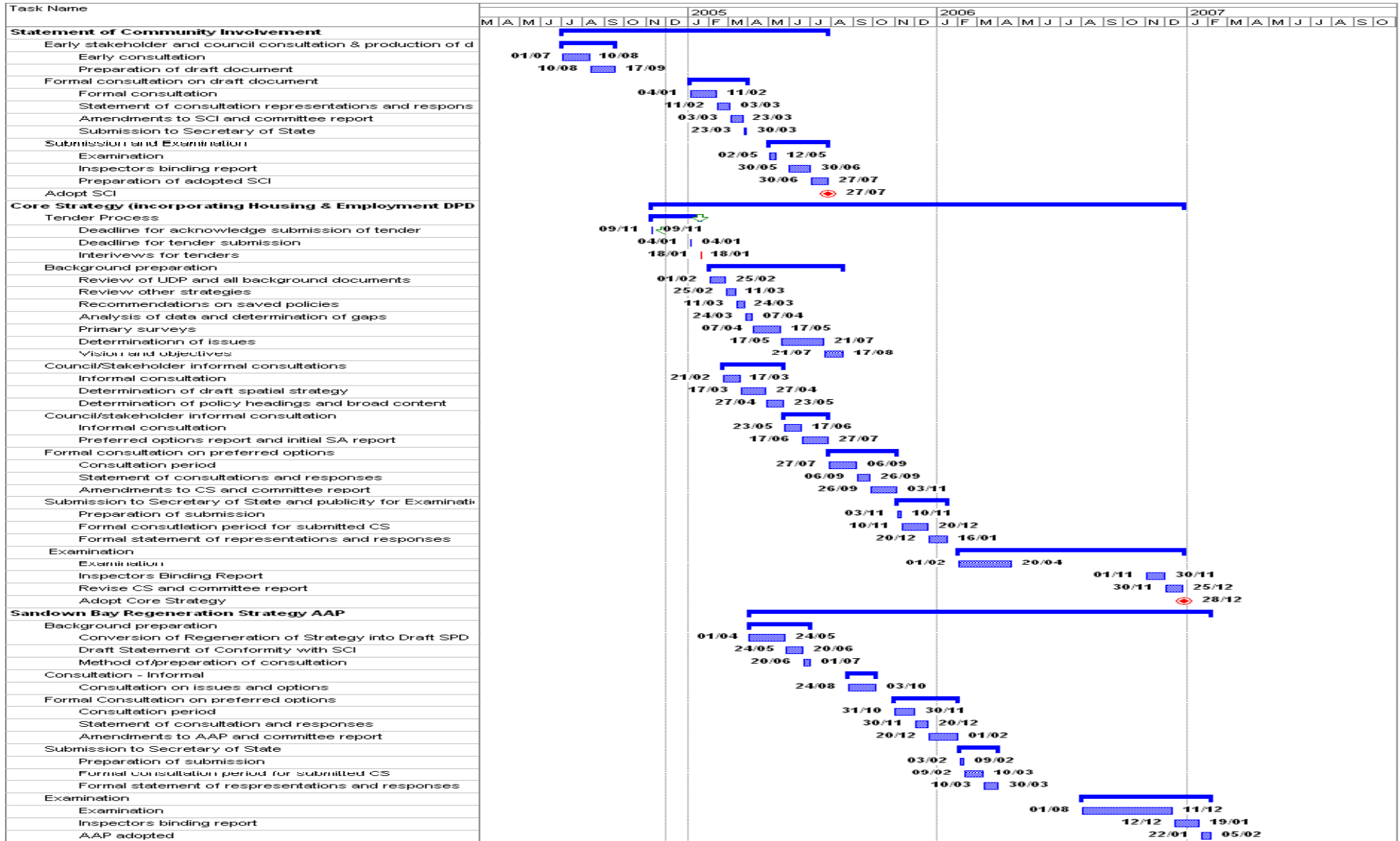
- Policies and proposals set out in the currently adopted UDP.
- Land use requirements arising from the Community Strategy.
- New legislation and regulations.
- The emerging evidence base & monitoring.
- Discussions with GOSE and other bodies; and
- Known developer interest.

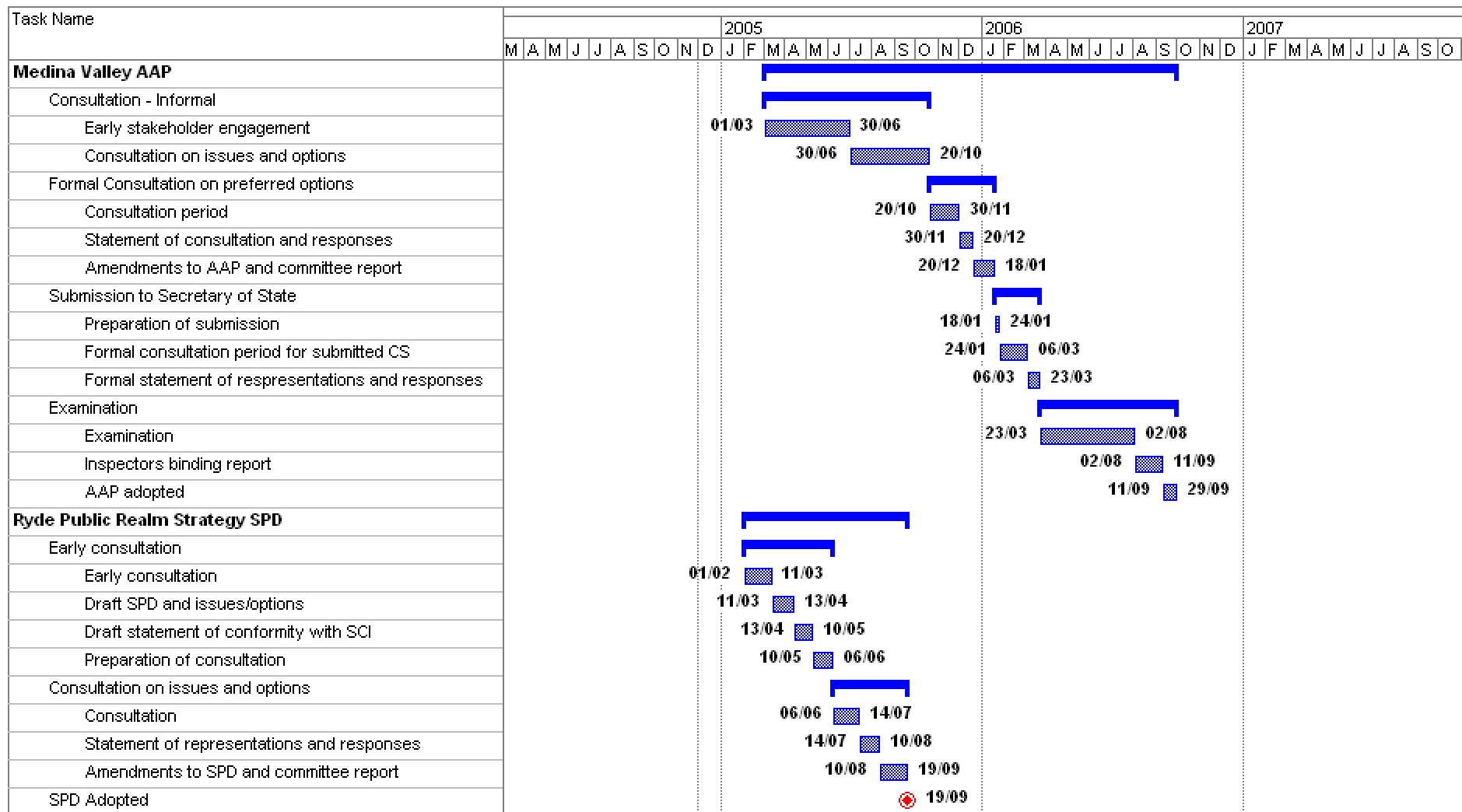
8.20 Priorities are:

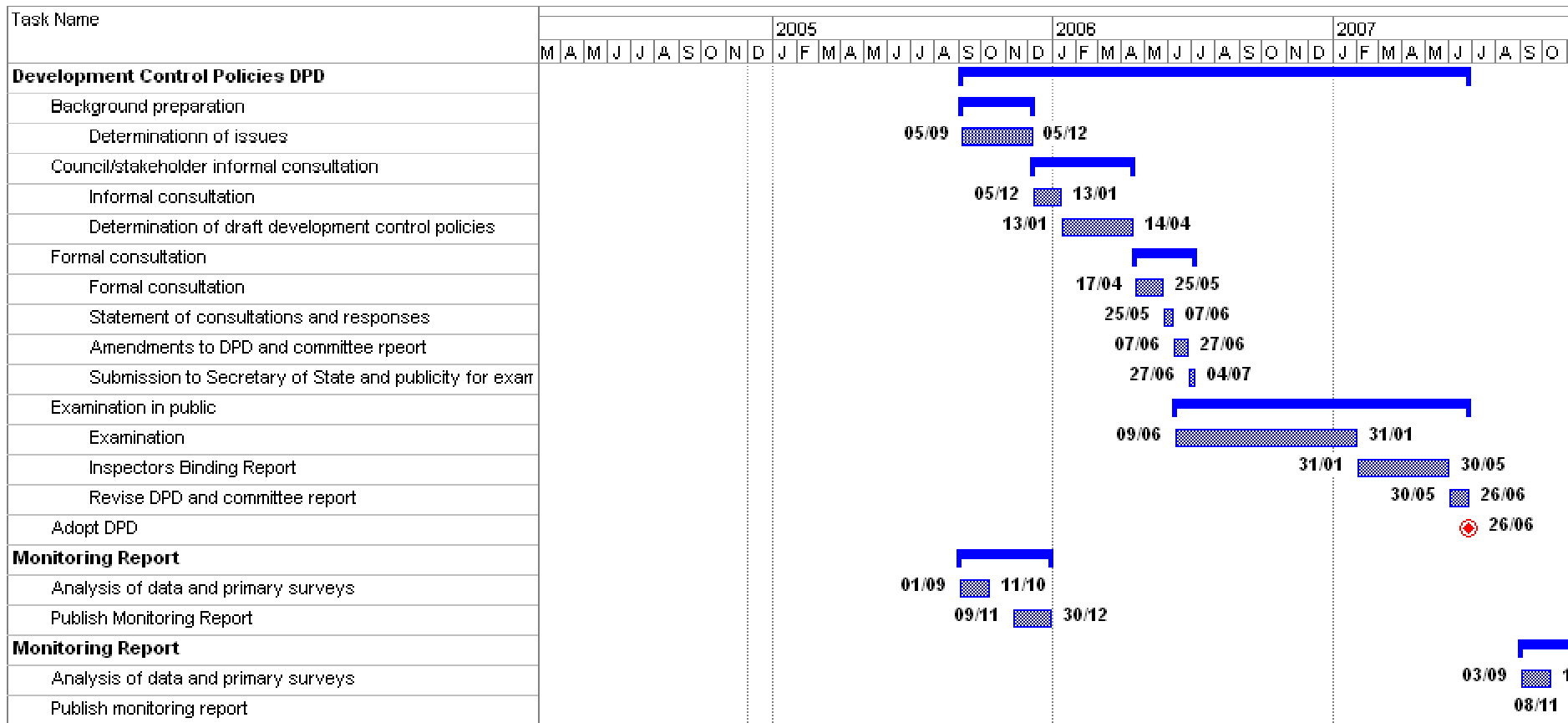
- The Statement of community involvement required under the new legislation and regulations.
- Core Strategy under the new legislation and regulations.
- Housing allocations to address need.
- Primary development control policies (generic).
- Securing efficient land for economic and employment development.

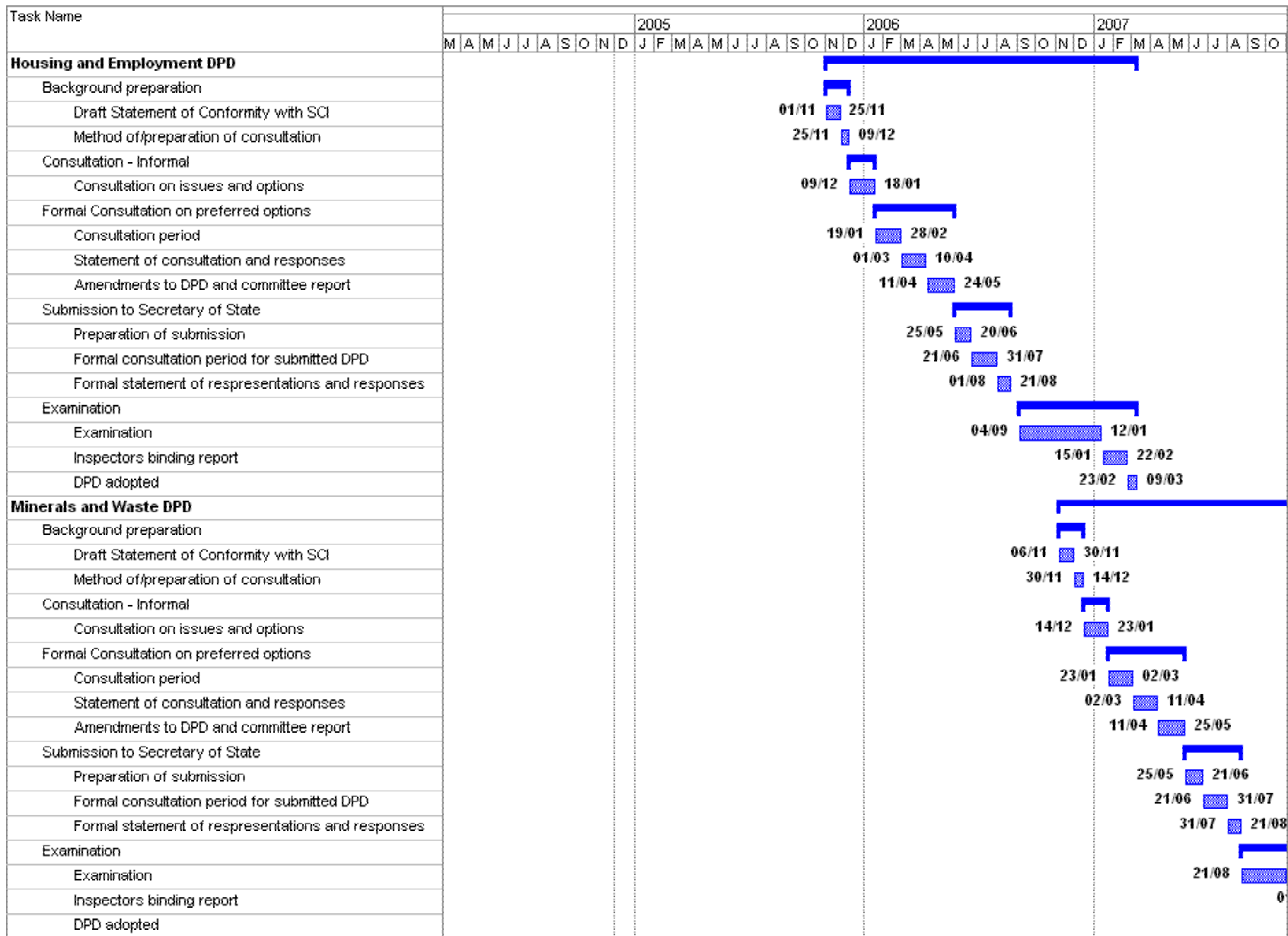
Appendix 1

Table 2: Programme Management









Appendix 2

Statement of Community Involvement

Overview

Role & Subject:	The document will set out how the Council will involve the local community in the preparation, alteration and continuing review of all local development documents and planning applications.
Geographical Area:	The whole Island
Status:	Special non-Development Plan Local Development Document
Conformity:	It must meet at least minimum requirements in the regulations and will have regard to the Council's Corporate Communications Strategy.

Timetable

Stage:	Dates:
Preparation	Jul – Sept 2004
Consultation Date	Jan – Feb 2005
Date for submission to Secretary of State	March 2005
Pre-Examination meeting	
Examination	May 2005
Estimated Date for Adoption.	July 2005

Arrangements for Production

Organisational Lead:	Head of Planning Services/Head of Corporate Policy
Political Management:	Executive decision
Internal Resources:	Council's Planning Policy and Community Strategy and Corporate Communications Teams
External Resources:	SCI process managed by outside Consultants. Citizens Panel administered by external consultants.
Stakeholder Resources:	Local Strategic Partnership (LSP) to provide key link to community planning consultation processes and hard to reach groups.
Community & Stakeholder Involvement:	Prior to consultation on options, specific and general consultation bodies will be canvassed for their views on how they would like to be engaged in the process and advice will be sought from the LSP on realistic and reasonable options

Core Strategy

Overview

Role & Subject: The document will provide the vision for the future development of the Island until 2025, together with a special strategy, number of core policies and a monitoring and implementation framework. It will NOT include primary development control policies – these will be prepared separately.

Geographical Area: The whole Island

Status: Development Plan Document

Conformity: With the Regional Spatial Strategy.

Timetable

Stage:	Dates:
Preparation	Jan – April 2005
Consultation Date: Preferred Options and Proposals	Jul – Sept 2005
Date for submission to Secretary of State	Oct/Nov 2005
Pre exam meeting	
Examination	Feb 2006
Estimated Date for Adoption.	Dec 2006

Arrangements for Production

Organisational Lead: Head of Planning Services

Political

Management: Joint LSP/Executive decision for all pre-submission stages.

Full Council resolution required for submission and adoption stages.

Internal Resources: Planning Policy Manager and Teams

External Resources: Consultants for Retail Study.

Consultants to undertake Core Strategy production

Stakeholder Resources: Local Strategic Partnership (LSP) to provide key link to community planning.
Stakeholder groups to attend meetings and focus groups.
Development Industry expertise

Community & Stakeholder Involvement: At consultation stages, as per the Statement of Community Involvement.

Housing and Employment DPD

Overview

Role & Subject:	Site specific document including details of allocated sites for employment and housing use.
Geographical Area:	The whole Island
Status:	Development Plan Document
Conformity:	With the Regional Spatial Strategy and Core Strategy.

Timetable

Stage:	Dates:
Preparation	Nov - Dec 2005
Consultation Date: Preferred Options and Proposals	Jan – Feb 2006
Date for submission to Secretary of State	May – June 2006
Pre exam meeting	
Examination	Sept 2006
Estimated Date for Adoption.	March 2007

Arrangements for Production

Organisational Lead:	Head of Planning Services
Political	
Management:	Joint LSP/Executive decision for all pre-submission stages. Full Council resolution required for submission and adoption stages.
Internal Resources:	Planning Policy Manager and Teams
External Resources:	
Stakeholder Resources:	Local Strategic Partnership (LSP) to provide key link to community planning. Stakeholder groups to attend meetings and focus groups. Development Industry expertise
Community & Stakeholder Involvement:	At consultation stages, as per the Statement of Community Involvement.

Minerals and Waste DPD

Overview

Role & Subject:	The document will provide the detailed and site specific minerals and waste policies and site allocations for the area.
Geographical Area:	The whole Island
Status:	Development Plan Document
Conformity:	With the Regional Spatial Strategy, core strategy and Statement of Community Involvement

Timetable

Stage:	Dates:
Preparation	Nov – Dec 2006
Consultation Date: Preferred Options and Proposals	Jan – Mar 2007
Date for submission to Secretary of State	May/June 2007
Pre exam meeting	
Examination	Aug/Sept 2007
Estimated Date for Adoption.	Feb 2008

Arrangements for Production

Organisational Lead:	Head of Planning Services
Political Management:	Joint LSP/Executive decision for all pre-submission stages. Full Council resolution required for submission and adoption stages.
Internal Resources:	Planning Policy Manager and Teams
External Resources:	None anticipated.
Stakeholder Resources:	Local Strategic Partnership (LSP) to provide key link to community planning. Stakeholder groups to attend meetings and focus groups. Development Industry expertise Advice from Regional Planning Body with regard to housing.
Community & Stakeholder Involvement:	At consultation stages, as per the Statement of Community Involvement.

Development Control Policies DPD

Overview

Role & Subject: The document will provide the detailed development control policies for the area.

Geographical Area: The whole Island

Status: Development Plan Document

Conformity: With the Regional Spatial Strategy, core strategy and Statement of Community Involvement

Timetable

Stage:	Dates:
Preparation	Sept – Dec 2005
Consultation Date: Preferred Options and Proposals	April – Jun 2006
Date for submission to Secretary of State	Jun/Jul 2006
Pre exam meeting	
Examination	July 06 - Jan 2007
Estimated Date for Adoption.	June 2007

Arrangements for Production

Organisational Lead: Head of Planning Services

Political Management: Joint LSP/Executive decision for all pre-submission stages.
Full Council resolution required for submission and adoption stages.

Internal Resources: Planning Policy Manager and Teams

External Resources: None anticipated.

Stakeholder Resources: Local Strategic Partnership (LSP) to provide key link to community planning.
Stakeholder groups to attend meetings and focus groups.
Development Industry expertise
Advice from Regional Planning Body with regard to housing.

Community & Stakeholder Involvement: At consultation stages, as per the Statement of Community Involvement.

Sandown Bay Regeneration Area Action Plan

Overview

Role & Subject: To provide detailed guidance for the future development and regeneration of the Sandown Bay area. It will clarify existing policy.

Geographical Area: Sandown Bay

Status: Development Plan Document

Conformity: Linked to Saved UDP Policies

Timetable

Stage:	Dates:
Preparation	April – June 2005
Consultation Date: Preferred Options and Proposals	Oct – Dec 2005
Date for submission to Secretary of State	Feb 2006
Pre exam meeting	
Examination	Aug/Dec 2006
Estimated Date for Adoption.	Feb 2007

Arrangements for Production

Organisational Lead: Head of Planning Services

Political Management: Joint LSP/Executive decision for all pre-submission stages. Full Council resolution required for adoption stages.

Internal Resources: Planning Policy Manager and Teams

External Resources: Consultants to work in partnership with Policy Section

Stakeholder Resources: Local Strategic Partnership (LSP) to provide key link to community planning.
Stakeholder groups to attend meetings and focus groups.
Development Industry expertise
Technical advice from specific consultation bodies.

Community & Stakeholder Involvement: At consultation stages, as per the Statement of Community Involvement.

Medina Valley Area Action Plan

Overview

Role & Subject:	To clarify and expand existing policy within the context of development and regeneration of the East Cowes area.
Geographical Area:	Cowes, East Cowes and Medina Valley through to Newport
Status:	Development Plan Document
Conformity:	Linked to Saved UDP policies

Timetable

Stage:	Dates:
Preparation	Feb – June 2005
Consultation Date: Preferred Options and Proposals	Oct - Nov 2005
Date for submission to Secretary of State	Jan 2006
Pre exam meeting	
Examination	Mar – Aug 2006
Estimated Date for Adoption.	Sept 2006

Arrangements for Production

Organisational Lead:	Head of Planning Services
Political Management:	Joint LSP/Executive decision for all pre-adoption stages. Full Council resolution required for adoption stage.
Internal Resources:	Planning Policy Manager and Teams
External Resources:	Consultants working in partnership with Policy Section.
Stakeholder Resources:	Local Strategic Partnership (LSP) to provide key link to community planning. Stakeholder groups to attend meetings and focus groups. Development Industry expertise Technical advice from specific consultation bodies.
Community & Stakeholder Involvement:	At consultation stages, as per the Statement of Community Involvement. Where options are identified, local interest groups, neighbours, town/parish councils and local representatives will be engaged to ensure local issues are taken into account in the planning of specific sites.

Ryde Public Realm Strategy SPD

Overview

Role & Subject: To provide additional guidance to saved policies with regard to the regeneration of the Ryde Area

Geographical Area: Ryde

Status: Supplementary Planning Document

Conformity: Linked to saved UDP Policies

Timetable

Stage:	Dates:
Early community and stakeholder engagement	Jan – April 2005
Consultation date: Issues & Options	June/July 2005
Estimated Date for Adoption.	Sept 2005

Arrangements for Production

Organisational Lead: Head of Planning Services

Political Management: Joint LSP/Executive decision for all pre-adoption stages.
Full Council resolution required for adoption stage.

Internal Resources: Planning Policy Manager and Teams

External Resources: Consultants

Stakeholder Resources: Local Strategic Partnership (LSP) to provide key link to community planning.
Stakeholder groups to attend meetings and focus groups.
Technical advice from specific consultation bodies.

Community & Stakeholder Involvement: Where options are identified, local interest groups, neighbours, town/parish councils and local representatives will be engaged to ensure local issues are taken into account in the planning of specific sites.

Appendix 3

Staffing and Resources:

The 2004/05 Planning Policy Budget has made full provision for resources to cover the first year's programme.

The Planning Policy Manager will be responsible for project managing the LDF process and it is anticipated that this role will take 2 full days per week for the duration of the process.

The Service has employed a Policy Officer to work full time specifically on the SEA and SA work. This role will be ongoing throughout the process, linking to work being undertaken by consultants on the various DPDs.

Production and background work on the Monitoring report will be the responsibility of the Research and Monitoring Officer. Within the Policy Sections budget a total of £30,000 has been allocated to use for commissioning research and survey work to provide up-to-date baseline information for the monitoring report.

In addition to existing budgets, approximately £400,000 has been allocated from the Planning Delivery Grant for work on the LDF, to include engaging consultants on specific projects where there is a lack of capacity in-house.

It is anticipated that this funding will be allocated in the following way:

Production of the SCI	£12,000
Production of a Tender Brief for the Core Strategy	£15,000
Core Strategy (approx 18 months) As part of the work on the Core Strategy, a member of the policy team (policy officer) will be allocated full time to the consultants team.	£250,000 - £350,000
Sandown Bay Regeneration Strategy AAP	£29,000

In addition to the funding via the PDG, the Council is also working on developing AAP for the East Cowes area, in partnership with consultants.

Through the SRB funding for renewal projects and programmes in Ryde, funding has been secured for the production of the Ryde Public Realm Strategy SPD.

Contact:

If you wish to make comments on this draft LDS, please forward them to:

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