

INSPECTOR'S REPORT
ISLE OF WIGHT
STATEMENT OF COMMUNITY INVOLVEMENT



The Planning Inspectorate

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Wendy Perera
Isle of Wight Council
Seaclose
Fairlee Road
Newport
PO30 2QS

Your Ref: SCI
Our Ref: PINS/P2114/429/3
Date: 30 September 2005

Dear Ms Perera

ISLE OF WIGHT STATEMENT OF COMMUNITY INVOLVEMENT EXAMINATION – INSPECTOR’S REPORT

I am pleased to enclose two copies of the draft report prepared by Inspector Keith Holland following the written representations examination to consider the soundness of the Isle of Wight Statement of Community Involvement.

On behalf of the Inspector I would like to thank your Authority for its assistance. I feel sure that this has helped the Inspector minimise the time taken to produce this report that in turn has made an effective contribution towards achieving the Inspectorate's objective of expediting its part of the overall Plan-preparation process.

Your Authority should now carry out a factual check of the draft report. Local Planning Authorities may request an amended report within 10 working days from the date of receipt of the Inspector’s draft report, although such amendments must be confined to matters of clarification, or omissions, which need to be resolved. The final report, with amendments from the draft where necessary, will be issued to you without additional charge to the LPA, within 20 working days of the Inspector being asked to consider any amendments. If you do not require clarification, would you please inform the Planning Inspectorate by the end of the 10 day period that you are prepared to accept the draft report as the final version.

The report will be binding upon the Local Planning Authority and gives specific recommendations as to how the Statement of Community Involvement must be changed. I would be grateful if you could notify the Inspectorate beforehand of the date on which the Inspector's final report is to be published. I also welcome, in due course, 2 copies of the adopted Statement of Community Involvement.

Yours sincerely

Willie Lengers
Local Developments Framework Team

Isle of Wight - Statement of Community Involvement (May 2005)

INSPECTOR'S REPORT

Introduction

An independent examination of the Isle of Wight Statement of Community Involvement (SCI) has been carried out in accordance with section 20 of the Planning and Compulsory Purchase Act. Following paragraph 3.10 of Planning Policy Statement 12: Local Development Frameworks the examination has been based on the 9 tests set out in (see Appendix A). The starting point for the assessment is that the SCI is sound. Accordingly changes are made in this binding report only where there is clear need in the light of tests in PPS12.

A total of 12 representations were received all of which have been considered. Out of these 12 representations 8 were supportive of the SCI content, 2 objections and 2 made suggestions for amendment. Clarification on several matters was sought from the Council and the response received has been taken into account in preparing this report (see Appendix B).

Test 1

Section 5.9 deals with the consultation procedure for Local Development Documents. The procedures as described do not meet the requirements as set out in the Town and Country Planning (Local Development) (England) Regulations 2004.

Required change: Section 5.9 bullet point 2: "We will notify in writing all appropriate statutory consultees..." should read "We will send the documents to all consultees..."

Bullet point 8: "We will treat all comments that we receive as public information and we will publish a summary on our website." The following text should be added: "and we will make copies available in the local libraries, Council's Planning Services offices and County Hall reception. Copies of representations and a summary will also be available on the website."

Required Action: Having regard to "DPD matters" and "proposals matters" (see Regulation 24 (4) the Council should have included a statement regarding notification requests in earlier documentation.

As this was not done the Council should rectify the position by notifying all those who have made representations of the publication of this report and the adoption of this SCI.

In future Development Plan Documents the Council must ensure that this part of the Regulations is complied with correctly.

Test 2

Paragraphs 4.4-4.6 set out the principles of the Island Plan and Community Strategy. Although there is a lot of emphasis on who will produce the Local Community Strategy and what it will be called, it is not clear how the community involvement will link to this strategy. Appendix 5 clearly sets out how the SCI will fit into the LDF, but again there is no indication of the linkage between the different consultation exercises on the Development Plan Documents.

The Council in their letter dated 20th July 2005 have clearly indicated that Isle of Wight Community Strategy is the only strategy feeding into the LDF.

Required change: Paragraph 4.4 should be amended to read "The Isle of Wight Community Strategy, the only strategy feeding into the LDF, has been prepared by a partnership of organisations, including the Council, working together under the name of the Local Strategic Partnership"

Test 3

The list in appendices 1, 2 and 3 is sufficient, but there is no indication that it can be expanded as necessary.

Required change: An indication of the scope of the list, such as "This is not an exhaustive list, and will be updated as necessary" should be included.

Test 4

Paragraphs 5.9-5.18 illustrate the objectives for early community involvement. The Council produced a Pre-Submission Consultation Report which clearly indicates that the community was involved in the early stages of SCI production. The Council in their letter dated 20th July 2005 have detailed the consultation exercises at the issues and options stage.

Required change: After paragraph 5.9 add the following text:

Consultation activities:

- a. Pre production period (including consultation on issues and options) to include:
 - Stakeholder workshops
 - Focus groups and local surgeries for local residents
 - Meetings with Town and Parish Councils and other local groups
 - Briefings and presentations to members and Island Plan Task Groups
 - Adverts in local media, use of Parish and Town Council magazines, Council newsletter and Council website
 - Notification by letter to all statutory consultees, stakeholder and other groups and individuals on the consultee database

- b. Preferred Options and Proposals to include:
- Draft document sent to statutory consultees and all stakeholders and other groups and individuals on the consultee database notified in writing or by email
 - Briefings and presentations for members and Island Plan Task Group
 - Local media adverts, Parish & Town Council magazines, IW Council magazine and website
 - For area based Development Plan Documents there will be local area meetings
 - Stakeholder workshops
- c. Submission consultation to include:
- Documents sent to all statutory consultees
 - Stakeholder, other groups, agencies and individuals on the consultee database notified in writing or by email
 - Documents made available in local libraries, Council offices and reception areas
 - Advertisements in the local media
 - IW Council newsletter and other local newsletters used to advertise submission and consultation.

Test 5

Paragraphs 5.7 and 5.8 take into consideration the inclusion of “hard to reach” groups. Also paragraphs 5.11-5.15 indicate the methods employed to engage a range of audiences. Paragraph 5.10 and the preceding table and table 5.15 contain information on different activities to be used to attract the public. Furthermore the tables are specifically designed separately, one for core strategy and general DPD’s and the other for area specific DPD’s and SPD’s. This test is thus met.

Test 6

The authority has taken into account the resource management issue. Paragraphs 5.20-5.22 indicate how the Council intends to manage its resources. There is also a mention of the Planning Delivery Grant. Although the SCI has highlighted the limited availability of resources, it has clearly indicated the Council will make the best use of them. This test is thus met.

Test 7

Paragraph 5.19 explains how the comments will feed into the decision making process. It also clarifies that if comments made have not been incorporated, a report explaining the reasons for this will be prepared. This test is thus met.

Test 8

Paragraphs 5.23-5.27 indicate that the documents will be monitored annually. Although paragraph 5.26 specifies that SCI will be reviewed and revised when necessary, it does not make reference to it being monitored as a part of Annual Monitoring Report (AMR). The Council in their letter dated 20th July have clearly stated that SCI will be monitored as a part of AMR.

Required change: Paragraph 5.26 should have the following text as an introductory line: "This document will be reviewed as part of the Annual Monitoring Report (AMR)."

Test 9

Section 6 details the Council's approach to the publication and handling of planning applications. This test has been met by the information provided.

Conclusion

Subject to amendment in accordance with the above required changes the Isle of Wight Statement of Community Involvement (May 2005) is sound.

K Holland
Inspector

Inspector: Keith Holland BA(Hons) Dip TP MRTPI ARICS

Date: October 2005

APPENDIX A
TESTS OF SOUNDNESS

Examination of the soundness of the statement of community involvement

3.10 The purpose of the examination is to consider the soundness of the statement of community involvement. The presumption will be that the statement of community involvement is sound unless it is shown to be otherwise as a result of evidence considered at the examination. A hearing will only be necessary where one or more of those making representations wish to be heard (see Annex D). In assessing whether the statement of community involvement is sound, the inspector will determine whether the:

- i. local planning authority has complied with the minimum requirements for consultation as set out in Regulations;¹
- ii. local planning authority's strategy for community involvement links with other community involvement initiatives e.g. the community strategy;
- iii. statement identifies in general terms which local community groups and other bodies will be consulted;
- iv. statement identifies how the community and other bodies can be involved in a timely and accessible manner;
- v. methods of consultation to be employed are suitable for the intended audience and for the different stages in the preparation of local development documents;
- vi. resources are available to manage community involvement effectively;
- vii. statement shows how the results of community involvement will be fed into the preparation of development plan documents and supplementary planning documents;
- viii. authority has mechanisms for reviewing the statement of community involvement; and
- ix. statement clearly describes the planning authority's policy for consultation on planning applications.

From: Planning Policy Statement 12: Local Development Frameworks

¹ The Town and Country Planning (Local Development) (England) Regulations, 2004.



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Ashley Curzon
Planning Policy Manager
Isle of Wight Council
Council Offices
Seaclose
Fairlee Road, Newport
Isle of Wight PO30 2QS

Your Ref: SCI

Our Ref: LDF 52

Date: 5 July 2005

ISLE OF WIGHT STATEMENT OF COMMUNITY INVOLVEMENT

Dear Mr Curzon,

The appointed Inspector has requested comments from the Council on the following points in order to assist him in assessing the soundness of the **Island Plan Framework SCI**.

1. Is the Isle of Wight Community Strategy, prepared by the “**Local Strategic Partnership**”, the only community strategy feeding into the LDF? If there are any other such initiatives could you please provide information on them?
2. Can you provide more information on the consultation activities that will take place with the community and stakeholders at different stages of LDD production?
3. Could you provide some more information on how a review may be triggered? In this context it may be helpful if the Council sets out what it considers to be the role of the annual monitoring report in relation to this.
4. Is the Local Development Scheme not available to people who cannot or choose not to use the internet?

As these answers are to assist the Inspector in his production of a binding report, any suggested amendments to the SCIs wording that you consider would add clarity to the document would be welcomed. Once you have submitted your response to these

questions, the Inspector will attempt to reply with the Report as quickly as possible.
Thank you for your assistance in this matter.

Yours sincerely,

Willie Lengers
Development Plans

Our Ref: SCI

Contact: Wendy Perera
e-mail: wendy.perera@iow.gov.uk

Your Ref: PINS/P2114/429/3

Tel: (01983) 823596

20 July 2005

Mr Lengers
The Planning Inspectorate
Room 3/25 Hawk Wing
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2 The Square
Temple Quay
BRISTOL, BS1 6PN

Dear Mr Lengers

ISLE OF WIGHT COUNCIL STATEMENT OF COMMUNITY INVOLVEMENT

I am writing in response to your letter of July 2005, with regard to our Local Voices document. In response to your specific points I would submit the following:

1. I can confirm that the Isle of Wight Community Strategy is the only community strategy feeding into the LDF
2. Consultation activities.
 - a. Pre production period (including consultation on issues and options) to include:
 - Stakeholder workshops.
 - Focus groups and local surgeries for local residents.
 - Meetings with Town & Parish Councils and other local groups.
 - Briefings and presentations to members and *Island Plan* Task Group.
 - Adverts in local media, use of Parish & Town Council magazines, Council newsletter and Council website.
 - Notification by letter to all statutory consultees, stakeholders and other groups and individuals on the Consultee database.
 - b. Preferred Options and Proposals to include:
 - Draft document sent to statutory consultees and all stakeholders and other groups and individuals on the Consultee database notified in writing or by email.
 - Briefings and presentations for Members and *Island Plan* Task Group.
 - Local media adverts, Parish & Town Council magazines, IW Council magazine and website.
 - For area based DPDs there would be local area meetings.
 - Stakeholder workshops.
 - c. Submission consultation to include:
 - Documents sent to all statutory consultees.

- Stakeholders, other groups, agencies and individuals on the consultee database notified in writing or by email.
 - Documents made available in local libraries, Council offices and reception areas.
 - Advertisements in the local media.
 - IW Council newsletter and other local newsletters used to advertise submission and consultation.
3. It is anticipated that the monitoring report will review the LDS in some cases, especially where performance in policy areas is not being delivered (for example delivery of housing, and in particular affordable housing). In other instances, the priorities of the Council may change, and these will be reflected in the Council's Corporate Plan. The AMR will include a section on the Councils Corporate Plan and Action Statement and how it is reflected in the Local Development Scheme. The AMR will also refer to delivery of the Community Strategy and additionally a section on how the LDF is being taken on board by other agencies (i.e. LTP, Agenda 21 Strategy, Education Plan, Healthfit).
4. The Local Development scheme is available at the Planning Services reception, and additional copies can be made available on request.

I hope that these answers will assist the Inspector in his production of a binding report.

A hard copy of this letter will also be forwarded in the post.

Yours sincerely

Ashley Curzon
Planning Policy Manager

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