Guidance Notes

The Isle of Wight Council have published proposed changes to the Regulation 19 Submission version of the Island Planning Strategy (IPS) 2022-2037 and updated parts of the supporting evidence base for public consultation. This consultation follows the Inspectors` Post hearings Letter (dated 11 April 2025). These guidance notes have been prepared to assist in making representations.

Representations (both supporting or objecting) can now be made on the Proposed Changes and these will be considered by The Planning Inspectors` running the examination into the Island Planning Strategy. The Inspectors will consider all representations that have been made on the proposed changes within the consultation period.

To ensure an effective and fair examination, the Inspector and other participants need to know who has made representations on the plan. The names of those making representations will therefore be made available (including on the council's website). We cannot accept anonymous representations, and you must provide us with your name and contact details.

PLEASE NOTE: late responses, and/ or comments, which do not answer the required questions on the form will not be accepted and these comments will not be submitted to the Examination Inspector.

General Advice

Representations can be made on any of the proposed changes, and the updated supporting evidence documents i.e. the Integrated Sustainability Appraisal, and Local Plan Viability Report. Please clearly identify which document you are commenting on or which proposed change by stating any relevant paragraph, policy, site, or map.

If you wish to make a representation seeking a change you should set out clearly in what way you consider the plan should be modified. Your representation should be supported by evidence if possible You can comment on as many or as few of the proposed changes as you wish but please do so using the online comments form for each one.

Any supporting documents to your representation that you wish to include should be emailed to **policy.consultation@iow.gov.uk**

Where groups or individuals share a common view on the plan, a single representation can be made which represents that view, rather than separate submissions repeating the same points. Such a group should indicate how many people it is representing and how the representation has been authorised.

Soundness

The tests of soundness are set out in paragraph 35 of the National Planning Policy Framework (NPPF). Plans are sound if they are:

Positively prepared. The plan provides a strategy which, as a minimum, seeks to meet the Isle of Wight's objectively assessed needs. Objectively assessed needs include the need for housing, employment, retail and other forms of development; and is informed by agreements with other authorities, so that unmet need from a neighbouring area is accommodated where it is practical to do so and is consistent with achieving sustainable development.

Justified. The plan includes an appropriate strategy, which takes account of the reasonable alternatives, and is based on proportionate evidence.

Effective. Proposals are deliverable over the plan period and based on effective joint working on cross-boundary strategic matters, that have been dealt with rather than deferred, as evidenced by the statement of common ground.

Consistent with national policy - enabling the delivery of sustainable development in accordance with the policies including the National Planning Policy Framework.

If you think the proposed changes are not sound, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy?
- Is the issue with which you are concerned already covered by another policy in this plan?
- If the policy is not covered elsewhere, in what way is the plan unsound without the policy?
- If the plan is unsound without the policy, what should the policy say?

Viewing Published Documents

The Proposed Changes and updates to the evidence base are located on Draft Island Planning Strategy and are available to view and download.

Large print copies of the changes are available upon request so please contact us if you need this on policy.consultation@iow.gov.uk

Making Representations

The representation period will run for 6 weeks starting **at 9am on 1 December 2025 and closing at 5pm on Monday 12 January 2026.**

All representations must be made by the closing date and time, or they will not be accepted.

The online representations form is the easiest way to make comments. Attachments should be emailed to the council at policy.consultation@iow.gov.uk You **MUST** fill in the boxes on the representation form rather than just attaching and referring to an

accompanying letter. If the mandatory boxes are not completed the response will not be accepted and will not be sent on to the Inspector.

If you cannot get access to a computer, a paper version of the representation form can be filled in and returned to the council. Both the Island Planning Strategy proposed Changes document and form will be available at the following places:

Council offices:

Seaclose offices - Seaclose Offices, Fairlee Road, Newport, Isle of Wight PO30 2QS

County Hall - High Street, Newport, Isle of Wight PO30 1UD

Libraries:

Lord Louis Library - Orchard Street, Newport, Isle of Wight, PO30 1LL

Ryde Library - 101 George Street Ryde, Isle of Wight, PO33 2JE

Sandown Library - High Street, Sandown, Isle of Wight, PO36 8AF

Cowes Library - Beckford Road, Cowes, Isle of Wight, PO31 7SG

Ventnor Library - High Street, Ventnor, Isle of Wight, PO38 1LZ

Freshwater Library - 41 School Green Road, Freshwater, Isle of Wight, PO40 9AP

East Cowes Community Library - Town Hall, York Avenue, East Cowes, Isle of Wight, PO32 6RU

Bembridge Library - Church Road, Bembridge, Isle of Wight, PO35 5NA

Shanklin Community Library - Falcon Cross Road, Shanklin, Isle of Wight, PO37 7LA

Edward Edwards Community Library (Niton Library) - Church Street, Niton, Isle of Wight, PO38 2AZ

Brighstone Community Library - North Street, Brighstone, Isle of Wight, PO30 4AX

What happens next:

After the 6-week period of consultation has finished, the council will process the comments received before submitting them to the Planning Inspectors` undertaking the examination into the Island Planning Strategy.

If further hearing sessions are required by the Planning Inspectors', you will be contacted separately