MONITORING REPORT

for the Isle of Wight Council's planning policies

2013 – 2014

Executive summary

The year 2013/14 was the second complete monitoring year with the adopted Island Plan Core Strategy in place.

During 2013/14 there were continuing difficulties in the development sector, and this was reflected in the decrease in the number of planning applications received and determined when set against the previous year.

The completions of residential units on the Island for the year totalled 305, which is a decrease on the previous year (437). However, 471 dwellings were granted permission over the monitoring year.

We are continuing to see a slowing of delivery, due to the difficulties in the development sector, which has resulted in a number of sites on the Island with planning permission for residential development, slowing down delivery or stopping completely.

Through the permissions that were granted, the capacity to create 288 jobs on the Island was created, with a net gain in employment floorspace provision of 8,269.6m^2 and 382.6m^2 of retail floorspace.

Current levels of aggregate extraction on the Island are significantly below the core strategy target of 0.1mtpa, but there is currently a demonstrable seven year landbank of sand and gravel.

The key facts and issues shown here give a flavour of some of the main issues covered in this report. Information and analysis in more technical detail can be found in the main body of the report.

- 1424 planning applications were determined during 2013/14.
- **84 per cent** of these were **approved** and **9 per cent refused**.
- **471** dwellings were granted permission in 2013/14.
- The five year land supply total as at 31 March 2014 stood at **3,161 units**, which equates to five year’s supply with a **9 per cent buffer**.
- In key regeneration areas, **Ryde, Shanklin** and **Newport** experienced the highest levels of planning permissions related to new housing units with **86, 52, 35 dwellings permitted** respectively.
- In rural service centres, **Yarmouth and St Helens** experienced the **highest level of** completions of housing units with **9 and 7** respectively.
- 43 per cent of housing completions were on brownfield land and 93 per cent of housing permissions were on brownfield land.
- Permission was granted that supported the potential for an additional **288 jobs on the Island**.
- There was a net gain of **8,269.6m^2** of employment provision.

- **No** planning permissions were granted which resulted in the loss of employment sites of one hectare or above in the period 2013/14.

- There has been a net gain of **382.6m²** of retail floorspace within the monitoring period.

- **94 applications** covering 86 sites relating to tourist accommodation were determined in 2013/14.

- Of these **69.64 per cent** were permitted resulting in the loss of **139** bedrooms and **45** caravanning pitches and an increase of **124** bedrooms, **56** caravanning pitches and **1** chalet. This resulted in a net loss of 15 bedrooms and a net gain of 11 caravanning pitches.

- Twenty of the 56 applications related to hotels[1], and of these:

    - **three** permitted the loss of hotels to residential uses;
    - **two** refused the loss of hotels to residential uses;
    - **three** permitted extensions, improvements or diversification. (but still retaining the hotel element) of existing hotels;
    - **four** permitted a change of use from hotel to other types of tourist accommodation.

- Current levels of aggregate extraction on the Island are **significantly below** the core strategy target of 0.1mtpa.

- There is **currently a demonstrable seven year landbank of sand and gravel**.

[1] (where the word hotel featured in the description of the proposal or its address)

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ISLE of WIGHT COUNCIL

1. Introduction

The Island Plan Core Strategy was adopted in March 2012. It is, along with the National Planning Policy Framework (NPPF), the document against which planning applications are determined by the Isle of Wight Council as the local planning authority (LPA).

Monitoring our planning policies is important because it helps us understand whether they are working and shaping the Island in the way that we want. Monitoring how our policies are being applied can highlight any problems, or potential problems, and we might then need to think about changes to our planning policies.

This monitoring report covers the period 1 April 2013 to 31 March 2014. The core strategy has now been in place two years (and will run until 2027), so the picture painted by this monitoring report is an emerging one.

The requirements for monitoring reports, in terms of procedural information and monitoring requirements, is set out in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

For practical and operational purposes this monitoring report continues the streamlined monitoring of the core strategy, as established in the 2012/13 monitoring report. Therefore, this report focuses on the key areas of planning performance, housing, economy and tourism, waste and minerals.

New planning rules published by Government, which extend rights to change use without planning permission, came into force on 30th May 2013. The new rules are intended to assist regeneration and get empty and under-used buildings back into productive use. Whilst planning permission is now not required for certain types of development, an applicant must tell the planning authority of their proposals (prior notification) and the council will confirm whether 'prior approval' is or is not issued.

2. Planning performance

Relevant Core Strategy objectives

Whilst all Core Strategy objectives are relevant to the spatial strategy, the following is considered to be the most relevant.

1)	**To support sustainable and thriving communities that enable people to enjoy a quality of life without compromising the quality of the environment.**

Document production

A revised local development scheme (LDS), which sets out the timetable for when our main planning documents will be produced, was published in January 2014. We met the targets for the key stages of producing documents within the monitoring year, although the next monitoring report will show that the stages programmed for April 2014 (and therefore outside of this monitoring year) for SP2 Review and the Area Action Plans were not met.

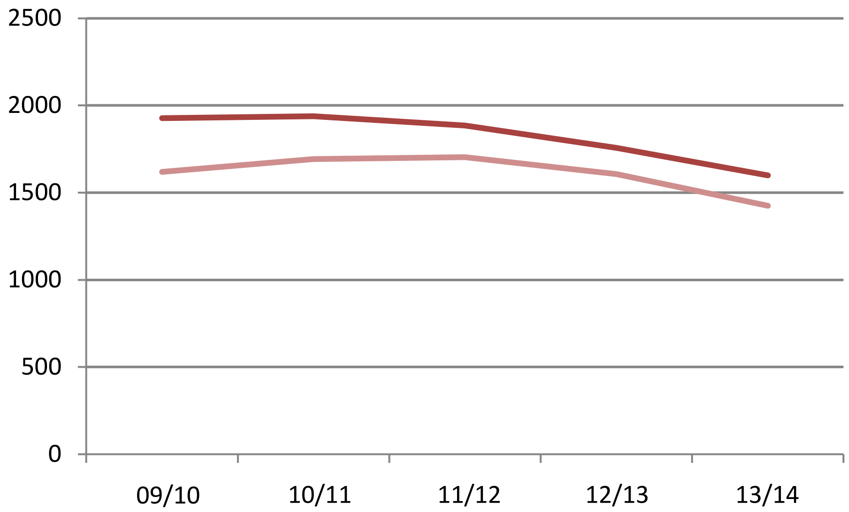
Processing planning applications

The LPA received 1,599 planning applications (a decrease of 158 from the previous year), and we determined 1,424 (89.05 per cent) within the monitoring year. This is shown in Graph 1, with the number of applications received in **dark red** and the number of applications determined in pink.

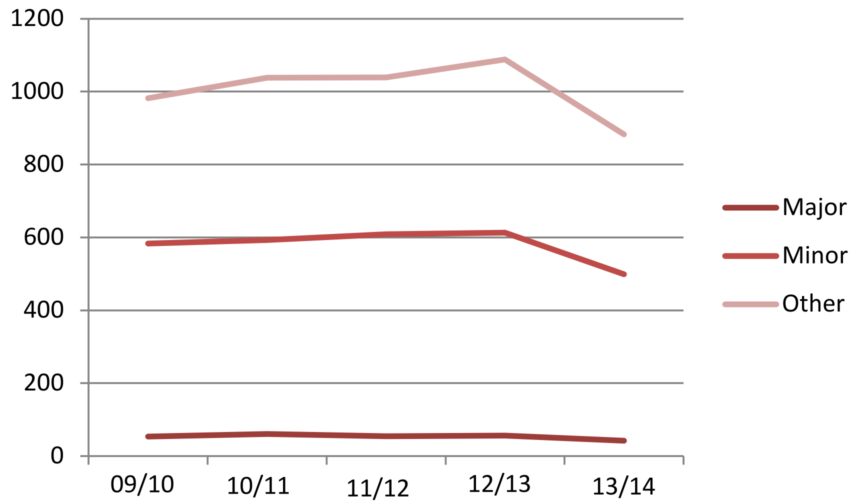
Over the last five years the number of applications the LPA has received and determined has decreased, which is likely to be related to the wider economic conditions experienced over that period. Another reason could be the changes to permitted development rights, which reduced the need for planning permission in certain circumstances.

Whilst there has been a significant reduction in the gap between applications received and applications determined over the last five years, 2013/14 saw a slight increase from the previous year's figure. This is something that we will need to monitor carefully to ensure that the improvements to performance that have been experienced over the last five years are not lost.

Graph 1: Number of applications received and determined



Graph 2: Determined applications by type

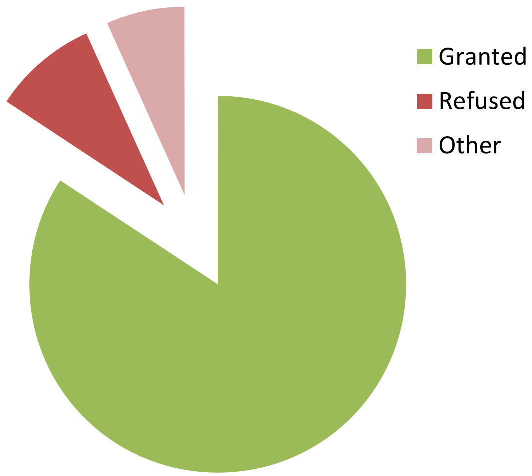


Graph 2 shows the number of determined applications split between major, minor and other applications[2] over the same period. Whilst it indicates a relatively stable situation, there was a noticeable drop in the number of each type of application from the previous year. This is likely to be due to the wider economic climate and the lack of finance available to fund building works.

The performance of local planning authorities with regard to determining applications is assessed using two key indicators: the speed of decision making and the quality of the decision making. Whilst the quality of the decision making is somewhat subjective (but can be measured against appeal decisions), the time it takes to make decisions is recorded and monitored throughout the year.

A breakdown of the outcome of decisions of the 1,424 determined applications is shown in Graph 3. The reference to 'Other' in this instance covers Certificates of Lawful Development and Notifications, as the local planning authority (LPA) does not issue a standard decision notice for these applications.

Graph 3: Determined applications by decision



There are national targets when it comes to the time spent determining planning applications, and they are:

- 60 per cent of majors determined within 13 weeks;
- 65 per cent of minors determined within eight weeks;
- 80 per cent of others determined within eight weeks.

[2] As set out in the CLG General Development Control Return PS2.

Table 1 shows that the LPA has generally performed strongly in relation to these targets over the last five years, and in 2013/14 exceeded all of the targets.

Table 1: Percentage of decisions determined within target periods

	60% of majors within 13 weeks	65% of minors within 8 weeks	80% of others within 8 weeks
09/10	70.27%	75.13%	90.33%
10/11	70.49%	67.62%	78.42%
11/12	67.27%	84.73%	88.35%
12/13	54.90%	76.17%	85.31%
13/14	61.90%	71.94%	84.82%

However, should our performance demonstrate a "poor track record" in the speed of decision-making or the proportion of applications overturned on appeal, a clause in the Growth and Infrastructure Act allows for the Planning Inspectorate (PINs) to potentially take over the decision-making function.

Whether a council has a "poor track record" is determined on two measures; one being if it fail to determine less than 30 per cent of major applications within 13 weeks over a two-year period, the other being if it's proportion of major decisions overturned on appeal is greater than 20 percent over two years (although the thresholds used will be kept under review.

Figures published by the Department for Communities and Local Government (DCLG)[3] covering a two year period to the end of June 2014, show that our figure relating to the time taken to determine major applications within 13 weeks is 57.4 per cent and for "county matters"[4] the figure is 57.1 per cent. Both of these figures comfortably exceed the poor track record threshold.

In relation to the quality of the decision making, the LPA continued to perform well against the national appeal target, with only two per cent of major decisions overturned on appeal and nought per cent on county matters.

Appeal performance

Within the monitoring year there were 50 appeals lodged against decisions, with the Planning Inspectorate issuing 51 decisions.

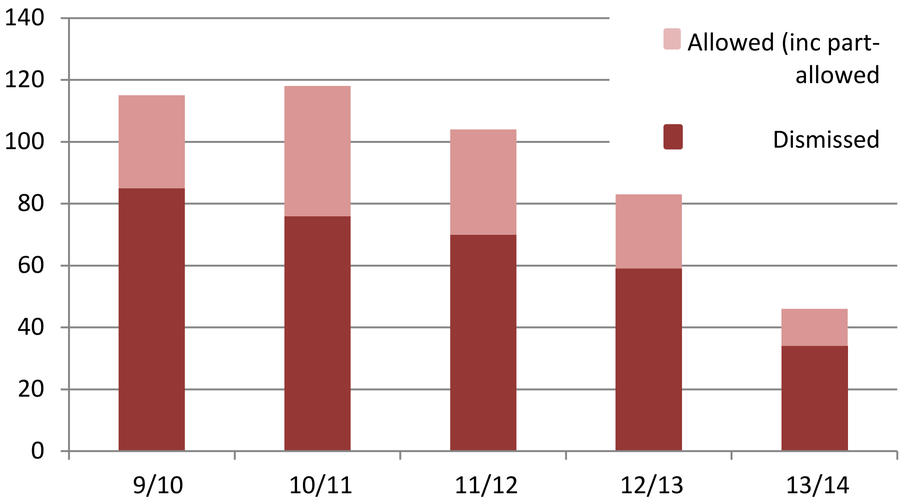
Graph 4 shows the number of decisions issued by the Planning Inspectorate over the last five years and whether they were allowed (including part-allowed) or dismissed.

The figures show a year on year decrease in the number of determined appeals since 2011/12. The reduction in the number of appeals lodged is broadly consistent with a reduction in both the number of applications determined but also with a reduction in the percentage of those applications being refused.

[3] Based on Tables P151 and P152 of the DCLG Live tables on planning application statistics

[4] As set out in paragraph 1(1) of Schedule 1to the 1990 Act (local planning authorities: distribution of functions)

Graph 4: Planning Inspectorate appeal decisions



Performance is measured as the percentage of appeals allowed against refusal of planning permission, listed building consent and conservation area consent (i.e. excluding enforcement, advert, conditions, non-determination, lawful development certificate etc.).

In 2013/14 there were 39 decisions issued relating to appeals against the refusal of planning permission, listed building consent and conservation area consent (see table 2 for a further breakdown of the type of appeals). Of these, 9 were allowed or part allowed which equates to 23.1 per cent. This is an improvement, in percentage terms, from 2011/2012 when 28.4 per cent of such appeals were allowed, which also followed a similar improvement in the preceding year.

The council is performing well as the figure for 2013/14 is within the target maximum of 30 per cent allowed and significantly below the national average (for 2012/13) of 36 per cent allowed. This represents a notable improvement from 2010/2011 when 36.5 per cent of such appeals were allowed.

Table 2: Percentage of appeals by type of appeal

	2011/12		2012/13		2013/14	
Refusal of planning permission[5]	98	88.5%	74	89.2%	39	76.5%
Non-determination	1	1%	1	1.2%	2	3.9%
Refusal of Lawful Development Certificate	4	3.9%	0	0%	3	5.9%
Enforcement Notice	7	6.7%	7	8.4%	5	9.8%
Conditions (direct appeal against conditions)	0	0%	0	0%	2	3.9%
Refusal of Advert Consent	0	0%	1	1.2%	0	0%

31 of the 39 appeals against refusal of planning permission were refused by officers under delegated authority. Of these 22 (71 per cent) went on to be dismissed and nine (29 per cent) went on to be allowed or part allowed.

There were eight appeals following planning applications that had been refused by the planning committee. Of these two were refused in line with officer recommendation, both of which went on to be dismissed (100 per cent). The remaining six appeals related to applications refused by the planning committee contrary to officer recommendation. All six of these went on to be dismissed (100 per cent).

[5] Including appeals following applications to vary/remove a condition.

The number of Enforcement Notice appeals determined remained relatively low (in single figures for the fourth year in a row). Of the five Enforcement Notices challenged at appeal in 2013/14, one (20 per cent) was upheld, which is below the national average (for 2012/13) of 46.1 per cent. This represents an improvement from 2012/13, in which 71 per cent of Enforcement Notices were upheld at appeal.

Of the seven costs applications made against the LPA in 2013/14, only one was awarded. This represents an improvement from last year in which five out of ten costs applications against the LPA were awarded or awarded in part.

Complaints

During the past five years the number of complaints about the council relating to planning matters that have been taken to the Local Government Ombudsman (LGO) following consideration under the corporate complaints procedure has remained relatively stable. However, while the number of complaints upheld has consistently been low, the latest monitoring period sees the lowest levels over the last five years.

During the monitoring year 13 complaints were received and considered by the LGO. Of these, nine were not progressed including: 6 cases that were not investigated; two cases not in jurisdiction and discretion not exercised; and one premature case.

Of the four remaining cases, three were found as no maladministration and just one investigation was complete. The LGO were satisfied with the authority's action where the investigation was completed (which was a local settlement).

Since 2007/08, when the figure was 30, the overall number of complaints escalated to the LGO has declined and the proportion of cases closed by the LGO with no maladministration or premature complaint has increased.

Table 3: Number and type of complaints April 2009 to March 2014

	LGO Complaints	Not Progressed	Complaints upheld	Local Settlement	Not Finalised
09/10	12	10	2	0	0
10/11	9	7	2	2	0
11/12[6]	8 (4)	6 (3)	2 (1)	1	0
12/13	11	8	1	1	2
13/14	13	9	1	1	0

Significant improvements to internal processes, such as adopting an improved approach to enforcement and reducing the backlog of older enforcement cases, have been undertaken during this time period.

Neighbourhood planning

A neighbourhood development plan area was designated for the parish of Brighstone within the monitoring year, making a total of five such areas across the Island. These cover the parishes of Bembridge, Brading, Brighstone, Gurnard and Freshwater.

[6] The 2011/12 data has been revised and updated, from the figures in the 2011/12 Monitoring Report (shown in brackets), following further analysis

Work is progressing on these neighbourhood development plans, and information about them and their progress can be found on the relevant parish council websites. The council is continuing discussions with a number of other communities with a view to the potential for designating other neighbourhood plan areas.

Within the monitoring year Bembridge Neighbourhood Development Plan was publicised for consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, and was submitted for independent examination on 11 April 2014 (outside of the monitoring year).

The examiner's report received on 17 April 2014 recommended, subject to a number of amendments, that the Bembridge Neighbourhood Development Plan proceed to a referendum.

Duty to co-operate

The duty to cooperate was created in the Localism Act 2011, and amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation relating to strategic cross boundary matters.

The local planning authority will need to satisfy itself about whether it has complied with the duty. As part of their consideration local planning authorities will need to bear in mind that the co-operation should produce effective and deliverable policies on strategic cross boundary matters.

The 2012 Town & Country Planning (Local Planning) (England) Regulations require information relating to the duty to be included within monitoring reports. Within the monitoring year the council has sought to work collaboratively with other relevant bodies on matters that can be considered strategic due to their cross-boundary nature, as set out in Table 4.

The National Planning Policy Guidance provides further information on the detail to be included in authority monitoring reports under the Duty, being, "*…actions to both secure the effective cooperation of others and respond constructively to requests for cooperation. It should also highlight the outcomes of cooperation*."

Table 4: Strategic areas of work reported in this year's (2013-14) monitoring and the bodies with whom collaborative working has been sought

Monitoring report area	Strategic area of work	Relevant body engaged	Actions & Outcomes
Housing	Strategic Housing Market Assessment (SHMA)	Partnership for Urban South Hampshire (PUSH)	Work is ongoing on a new IW SHMA that will reflect the SHMA undertaken for PUSH authorities, to provide a consistent PUSH-wide evidence base.
Economy and Tourism	Input into the Solent Economic Plan (SEP)	Solent Local Enterprise Partnership (SLEP)	The council was one of the consultees during the development of the SEP and is working with the SLEP on the delivery of the proposals and projects established through the framework.
	Cross Solent Links East Cowes to Southampton	Southampton City Council (SCC)	Joint working with SCC, Red Funnel and others on a bid to SLEP, Local Growth Deal to improve cross Solent links between East Cowes and Southampton. The project will improve connectivity, economic regeneration and public realm on both sides of the Solent.
	Portsmouth Hard Interchange Project	Portsmouth City Council (PCC) - board & working group	The Council is actively involved with PCC and others on a project to provide a new public transport interchange at The Hard in Portsmouth to be delivered through the LTB. The project will facilitate interchange for those travelling by train, bus, foot, cycle, taxi and those with mobility issues.. It is anticipated that the scheme will significantly improve the appearance of this area which is a gateway to the Island. Consultation underway with a broad range of stakeholders including council officers, transport operators and users.
	Solent Transport (formerly TfSHIoW) area Smart Travel Card	Solent Transport members plus transport operators – including cross Solent	The development of a Smart Travel Card covering the Solent Transport area. The Island is represented on the working group and consultation underway with transport operators including those operating cross Solent services.
	Local Sustainable Transport Fund (LSTF)	Liaison with Solent Transport as part of cross-boundary LSTF project	Solent Transport LSTF. Although not a member of Solent Transport when the bid was approved, IWC is working closely with its partners to benefit from the experience of others and the success of this cross boundary project.
Environment	Solent Disturbance & Mitigation Project Solent European Marine	Solent Forum Natural England	Phase III, which is currently on-going, will result in an Avoidance and Mitigation Plan. Solent Forum will chair Project Group meetings of SDMP Phase 4 (transition to implementation) and collect money in lieu of developer

Monitoring report area	Strategic area of work	Relevant body engaged	Actions & Outcomes
	Sites (SEMS) Review		contributions. Sufficient money has already been raised to employ a Delivery Officer. Complete annual monitoring requests as part of SEMS responsibilities that then feeds into the SEMS Annual Monitoring Report.
Renewables	Perpetuus Tidal Energy Centre (PTEC)	Marine Management Organisation (MMO) Crown Estate	Continue to work with both the MMO and Crown Estate on the tidal energy project
	Cross-Solent renewable and low carbon energy projects	HCC, PCC, SCC, SLEP and PUSH. MoU with University of Southampton Southern Energy Power Distribution (SEPD), Marine SE	Economic development and with Future Solent on the low carbon economy. The Island's grid constraints. European projects; SOREC (Solent Offshore Renewable Energy Consortium), BEEMS - (Building European Environmental and Maritime Skills) is a project funded by the EU Interreg IVA. Group meeting involving all the authorities with an interest in the Navitus Bay (offshore wind) development.
Travel	Sub-regional transport modelling and planning	Solent Transport (Hampshire County Council, Portsmouth City Council, Southampton City Council)	Sub regional transport modelling (SRTM) Developed by Solent Transport in partnership with DfT, Highways Agency and others, this detailed transport model has recently been expanded to include the Island at a detailed level, The updated model has been used to support the assessment of potential sites considered through the emerging Area Action Plans (AAPs).
	Solent Transport Transport Delivery Plan (TDP) 2012-2026	Solent Transport	Input into Solent Transport Transport Delivery Plan (TDP) 2012-2026. This plan and supporting information and studies will help inform and support other strands of work, studies and bids to government (LTB) and local Growth Deal (SLEP) for funding.
	Local Enterprise Partnership	SLEP	Input into the 2nd Solent Strategic Economic Plan (SSEP). Involvement with sub-regional Employment and Skills Board which developed the Solent Skills Strategy. Contributed to the development of the Marine & Maritime Supplement published by Rear Admiral Rob Stevens in March 2014. Represented on the Solent LEP Inward Investment Delivery Panel.

Monitoring report area	Strategic area of work	Relevant body engaged	Actions & Outcomes
	Local Transport Body (LTB)	Solent Transport, PUSH and others	Input into the operation and discussions at the LTB. Established as a requirement of government, the council is working in partnership with the SLEP and its Solent Transport partners to develop a number of transport bids for funding to the LTB.
	Public Transport Plan for the Solent Transport area	Solent Transport	Input into emerging Public Transport Plan for the Solent Transport area. Being produced by consultants on behalf of Solent Transport, this plan will consider ways in which public transport can be improved across the sub-region including to and on the Island.
	Input into Portsmouth Hard Interchange Project	PCC - board & working group	The Council is a member of the project board and actively engaged in discussions to improve multi-modal interchange at The Hard Portsmouth. A transport consultant has been engaged, consultation underway with local authorities, transport users, transport operators and others and initial sketch designs produced.
	Cross Solent Links East Cowes to Southampton (Bid to LTB)	SCC	The council is actively involved with SCC, Red Funnel and others on a bid to SLEP (Local Growth Deal) to improve cross-Solent links between East Cowes and Southampton.
	Freight Study	Solent Transport, Transport / freight and cross Solent operators	The council has been involved in a freight study commissioned by Solent Transport to look at transport logistics across the sub-region including the Island. This study has looked at issues within the cities, south Hampshire to and on the Island.
Minerals	Isle of Wight Local Aggregate Assessment (LAA)	South East England Aggregate Working Party (SEEAWP) MMO	The council has sought to work collaboratively with other bodies in the preparation of the LAA, in order to satisfy the Duty to Cooperate. This has involved a two stage process of firstly requesting information relevant to the supply and demand of aggregates on the Island and secondly, consulting on a draft LAA prior to final amendments, adoption and publication. More informal collaboration has occurred between the council and Hampshire County Council (HCC) due to HCC being the nearest 'neighbouring' Mineral Planning Authority

Monitoring report area	Strategic area of work	Relevant body engaged	Actions & Outcomes
			(MPA) and the one most likely to be affected by strategic mineral supply decisions taken on the Island.
Waste	Strategic planning aspects of waste management in the authority's role as a waste planning authority, as set out in both the Updated national waste planning policy: Planning for sustainable waste management, and the Waste Management Plan for England.	South East Waste Planning Advisory Group (SEWPAG)	Membership of SEWPAG, which seeks to give effect to the government's stated intention to place the responsibilities of the former Regional Technical Advisory Bodies with local authority groupings to enable waste planning authorities to carry out their individual responsibilities more effectively.

Permitted Development Rights and Prior Notification

New planning rules published by Government, which extend rights to change use without planning permission, came into force on 30th May 2013. The new rules are intended to assist regeneration and get empty and under-used buildings back into productive use.

The changes introduced through an amendment to the General Permitted Development Order 1995, allow the following changes of use without the need to obtain planning permission:

- Offices to residential use;
- Flexibility between high street uses;
- Agricultural buildings to a range of business uses; and
- Opening of new state-funded schools.

Some of the changes permitted are only available for a limited period of time and there are a number of exemptions and conditions that apply. The rules do not apply to listed buildings or scheduled monuments.

The implications of these rule changes in terms of monitoring planning activity are that as certain activities no longer require planning permission, they will therefore not be recorded as part of the council's annual monitoring activity. While the consequences of these rule changes for the Island are not yet clear, what it does mean is that reporting on planning permissions may not necessarily capture all the activity associated with development in any one monitoring year.

Prior notification is a procedure where the applicant must tell the planning authority about their proposals before taking advantage of permitted development rights. This procedure will not result in 'planning permission'. The end result will be a decision that 'prior approval' is or is not issued.

In this monitoring year, the council issued 43 prior approval notices. Of these, 40 were granted prior approval and three were refused. Prior approval notices granted included 18 applications for home extensions, four applications for a change of use of offices to residential, three applications for a change of use from agricultural buildings to a business use and one application for flexibility between high street uses.

Two of the applications for a change of use of offices were in Newport and involved the change of ground and first floor offices to form four flats. Furthermore the only application for flexibility between high street uses was in Ryde and involved the change of use of retail floorspace from A1 to A2.
The information required to be submitted through this process is not the same as a full planning application, so whilst the council is aware of the changes it will not necessarily be aware of their extent (i.e. the m^2 lost in a conversion from an employment use to residential).

There will be further opportunity to monitor prior approval notices in next year's monitoring report and consider how these notices may impact on town centre uses and contribute to economic development.

Planning performance key facts/Issues:

- **1,424** planning applications were determined during 2013/14.
- **84 per cent** of these were **approved** and **9 per cent refused**.

- We **exceeded all of our targets** for the time for determining planning applications.
- **39 appeals** relating to the refusal of planning permission were determined within 2013/14, with **76.9 per cent dismissed** and **23.1 per cent permitted**.
- **13** complaints were escalated to the LGO in 2013/14 and of these only **1** was progressed.
- **One** neighbourhood area was designated within the monitoring year, and **one** draft neighbourhood development plan passed through examination.

3. Housing

Relevant Core Strategy objectives

1)	**To support sustainable and thriving communities that enable people to enjoy a quality of life without compromising the quality of the environment.**
2)	**To ensure that all development supports the principles of sustainable development.**
3)	**To ensure that housing is provided to meet the needs of Island residents.**
4)	**To ensure that all development is designed to a high quality, creating buildings and a sense of place that reflects and enhances local character and distinctiveness.**

The number of domestic dwellings on the Island has increased from 68,931 in December 2012 to 69,385 at 30 March 2014.[7]

Commuting, retirement, a high level of second home ownership and an average wage lower than the south east average, all contribute maintaining a relatively high house price to income ratio of 6.60 to 1[8]. This is an improvement on the previous year's ratio of 6.80 to 1.

These effects have the impact of increasing the demand[9] for housing, reducing the availability of first time buyer accommodation and exacerbating the need[10] for affordable housing for people on low incomes.

The Royal Institute of Chartered Surveyors (RICS) provides an annual market forecast for the year ahead. For 2014 the main commentary is as follows:

"House prices in the UK will see an increase of 8% over the course of next year while the cost of renting a home should rise by a further 2%. This growth is being driven by the acute imbalance between burgeoning buyer demand and sluggish supply with new instructions to estate agents close to stagnating.

[7] Isle of Wight council tax records, 30 March 2014.

[8] DCLG Annual Survey of Hours and Earnings table 10.7a (December 2013) as a ratio of average house prices (HM Land Registry data), April 2014.

[9] Defined as the number of households that will form as a result of current and future demographic changes, housing market and employment trends and migration over the plan period.

[10] Defined as the number of households who lack their own housing or who live in housing that does not meet their requirements and that requirement cannot be met within the local marketplace.

Although significant challenges remain to achieving a sustainable economic recovery, 2014 may well see a pick-up in activity that will gather pace and this will be reflected in the housing market."

Housing demand continues to be supported by an improving economic outlook, growth in employment, rising consumer confidence and low interest rates.

The recent strengthening in house prices is increasing the amount of equity that many homeowners have in their home. This will potentially encourage and enable more owners to put their property up for sale over the coming year, therefore boosting supply and easing pressure on prices.

Help to Buy has certainly provided a boost to the market, but it is worth noting that the general economic outlook has also brightened considerably this year, contributing to rising confidence levels in the market.

Over the last two years the main driver of large sites has been the delivery of affordable housing. This has been due to the availability of cashflow in this sector as opposed to the recent restrictions in funding for open market housing. Funding for affordable housing from the HCA[11] is becoming scarce and, as such, delivery on site, as part of s106 agreements, is going to need to be even more of a priority.

In light of these issues, the planning and delivery of an appropriate mix of housing will be critical to ensuring that the needs of Island residents are met and this action is confirmed as one of the key objectives of the Core Strategy.

[11] Homes and Communities Agency

The key areas that the Island needs to provide for are:

- to ensure that the right type of housing is delivered to meet population increase;
- to deliver affordable housing to meet the needs of Island residents, particularly given the affordability ratio;
- to deliver properties suitable to meet the needs of older people; and
- to deliver specialist accommodation needed by the community.

Contingency planning

Section 9.6 of the Core Strategy sets out that the plan has a built-in contingency, should housing delivery and supply fall below the cumulative and annual (520 dwellings) target by more than 20 per cent over a three year period. If this were to occur, the council will identify and allocate (through a review of the appropriate DPDs) contingency areas for growth.

The figures identified in this monitoring report represent the first three years of monitoring. As such, an average completion rate of 425 over this period does not signify the requirement to review and plan for contingency areas for growth.

Number of new homes – SP2

Target	520 dwellings built per annum over the plan period

Indicator	Net annual dwellings provided		
Outcome	305 dwellings were provided		
Target met	N	Trend	

Trend information

In the short-term (over the last three years) the trend has been a downward one, although cumulatively the last three years have seen a total of 1277 dwellings provided, which represents 82 per cent of the overall dwellings target for that period.

Looking at a longer period of five years, completions have totalled 2,172 and averaged 434 units per annum - this is broken down in more detail in Table 5 below. The 520 annualised figure has been in place over this five year period, previously through the South East Plan and then through the Island Plan Core Strategy.

Table 5: Completions by year 2009 to 2014 (March)

Year	Small	Large	Total
2009/10	177	263	440
2010/11	190	265	455
2011/12	203	332	535
2012/13	126	311	437
2013/14	65	240	305
Total	761	1,411	2,172

Current activity on sites

Activity on small sites is slowing. Activity for the last five years shows an average completion on small sites of 152 units per year (down from 189 in 2012/13). The council considers that at 65 units delivered in 2013/14 the bottom of the recent downward trend has been reached and has appropriately planned for this level of growth within its 5 year land supply.

Completions on large sites have averaged 282 units per year over the past five years.

Five year land supply

The NPPF sets out that local authorities should identify a sufficient supply for 5 years with a buffer of 5%. The figures shown in table 6 demonstrate that the council has sufficient supply (3,161 units) which incorporates a 9% buffer.

Table 6: Five year land supply summary figures as at April 2014

	Policy Requirement	
a	5 year land supply policy requirement	2,600
b	5 year requirement (520 x 5 years) + 5% buffer	2,730
	Backlog	
c	Requirement (01/04/12 to 31/03/14)	1,040
d	Completions (01/04/12 to 31/03/14)	742
e	Shortfall in provision (01/04/12 to 31/03/14)	298
	Dealing with the shortfall	
f	Shortfall spread over the remaining 3 years of the initial 5 year period	99 pa
g	Annual requirement for period 2014-2017 (providing for the backlog)	[(520 + 99) + 5%] = 650 pa
h	Annual requirement 2017 – 2019	(520 + 5%) = 546 pa
i	Annual requirement 2017 – 2019 (3 x g) + (2 x h)	**3042**
	Supply	
j	Supply from SHLAA sites	1549
k	Supply from large sites	1287
l	Supply from small sites	325
m	**Overall supply (j+k+l)**	**3161**

Location of new homes – SP1, SP2

Target	**4,140 new dwellings permitted within or immediately adjacent to the settlement boundaries within the key regeneration area (KRAs), smaller regeneration areas (SRAs) over the plan period[12]**

Indicator	Number of new dwellings **permitted** and **completed** within or immediately adjacent to the settlement boundaries of KRAs per annum		
Outcome	259 additional units were **permitted** and 264 units were **completed** within or immediately adjacent to the settlement boundaries of the KRAs		
Target met	-	**Trend**	

Indicator	Number of dwellings **permitted** and **completed** within or immediately adjacent to the settlement boundaries of the SRAs per annum		
Outcome	186 units were **permitted** and 8 units **completed** within or immediately adjacent to the settlement boundaries of the SRAs		
Target met	-	**Trend**	

The key principle behind these targets is to ensure that the residential development that is permitted and built is provided in sustainable locations (based around a settlement hierarchy within Policy SP1).

[12] This relates to 'new' permissions, not the 520 figure for the plan period.

Policy SP2 sets out the following figures for provision for housing over the plan period:

- *3,200 existing permissions and a further:*
- *1,350 dwellings within the Medina Valley.*
- *2,100 dwellings within Ryde.*
- *370 dwellings within The Bay.*
- *240 dwellings within the West Wight.*
- *80 dwellings within Ventnor.*
- *980 through smaller-scale development at the rural service centres and wider rural area.*

There are currently 3,234 permissions identified across the Island and it is from these that the most recent completions are developed. Looking forward, the total number of new permissions that are required in the KRAs and SRAs total 4,140 (over the plan period, which is to 2027) which when considered as an annualised target results in a need for 276 new permissions for dwellings per year (on average).

Ongoing monitoring will help to identify any patterns or trends that may emerge in relation to permissions and completions.

Location of completions

The policy approach of the core strategy establishes that the majority of new development will be located on appropriate land within or immediately adjacent to the defined settlement boundaries of the KRAs, SRAs and rural service centres (RSCs). The rest of the Island is collectively described as the wider rural area (WRA).

Completions for the 2013/14 financial year by the settlement hierarchy set out in Policy SP1 were as follows:

Table 7: Completions by SP1 location and type of site 2013/2014

Area	Small	Large	Total	%
KRAs	44	220	264	87%
SRAs	6	2	8	3%
RSCs	13	6	19	6%
WRA	2	12	14	5%
Total	65	240	305	100%

Table 7 shows completions are occurring in the preferred locations, as demonstrated by 90 per cent of completions being within the KRA and SRAs.

The total figures for the KRAs shown in Table 8 are further broken down in Table 8.

Table 8: Completions by SP1 location 2013/14

<table>
<tr><th></th><th>Key regeneration areas</th><th>Total</th><th>%</th></tr>
<tr><td rowspan="3">Medina Valley</td><td>Newport</td><td>135</td><td rowspan="3">71%</td></tr>
<tr><td>Cowes</td><td>13</td></tr>
<tr><td>East Cowes</td><td>39</td></tr>
<tr><td>Ryde</td><td>Ryde</td><td>13</td><td>5%</td></tr>
<tr><td rowspan="3">The Bay</td><td>Sandown</td><td>40</td><td rowspan="3">24%</td></tr>
<tr><td>Shanklin</td><td>22</td></tr>
<tr><td>Lake</td><td>2</td></tr>
<tr><td></td><td>Total</td><td>264</td><td>100%</td></tr>
</table>

Permissions granted

A total of 471 dwellings were granted permission in 2013/14 and Table 9 breaks this figure down by settlement type.

Table 9: Permissions granted by SP1 location 2013/14

Area	Small	Large	Total
KRAs	154	105	259
SRAs	68	118	186
RSCs	18	0	18
WRA	8	0	8
Total	**248**	**223**	**471**

Table 9 above shows that of the 471 dwellings permitted, 445 were permitted within KRA and SRAs.

In relation to new permissions for the monitoring period, Table 10 shows the split between the settlements of the KRAs and the SRAs.

Table 10: new permissions granted by SP1 Location 2013/14

	Key regeneration areas	Total	%
Medina Valley	Newport	35	32%
	Cowes	18	
	East Cowes	29	
Ryde	Ryde	86	33%
The Bay	Sandown	32	34%
	Shanklin	52	
	Lake	7	
	Total	**259**	**100%**

Target	**980 new permissions over the plan period within or immediately adjacent to the settlement boundaries within RSCs and the wider rural area**		
Indicator	Number of dwellings **permitted** and **completed** within or immediately adjacent to the settlement boundaries within RSCs and the number of dwellings built within the wider rural area		
Outcome	26 dwellings **permitted** and 33 dwellings **completed** within or immediately adjacent to the settlement boundaries within RSCs and within the wider rural area		
Target met	-	**Trend**	

If the 980 figure from policy SP2 was to be considered as an annualised target, it would result in a requirement of 65.3 new dwellings permitted per year. Within the monitoring year there were 33 completions either within or immediately adjacent to the settlement boundary of a RSC or within the WRA. This figure is broken down by settlement in the following tables.

Table 11: Completions within the rural service centres and the wider rural area 2013/14

Rural service centres	Total	Rural service centres	Total
Arreton	0	St Helens	7
Bembridge	2	Wootton	0
Brading	0	Wroxall	0
Brighstone	0	Yarmouth	9
Godshill	1	Wider Rural Area	14
Niton	0	Total	33
Rookley	0		

In terms of planning permissions granted within the monitoring year in these specific locations, there were 26 dwellings permitted in the rural service centres and the wider rural area, as shown in the following table.

Table 12: Permissions granted in rural service centres and the wider rural area by type of site 2013/14

Rural service centres	Large sites	Small sites	Total
Arreton	0	0	0
Bembridge	0	9	9
Brading	0	0	0
Brighstone	0	1	1
Godshill	0	3	3
Niton	0	1	1
Rookley	0	0	0
St Helens	0	0	0
Wootton	0	2	2
Wroxall	0	1	1
Yarmouth	0	1	1
Wider Rural Area	0	8	8
Total	**0**	**26**	**26**

Type of development land – SP2

Target	**At least 60 per cent of housing development on brownfield land per annum for the first five years of the plan period**		
Indicator	Amount of housing development built on brownfield land per annum		
Outcome	43.28 per cent of completions in 2013/14 were on brownfield land		
Target met	**N**	**Trend**	

The core strategy sets out that the council will prioritise the redevelopment of previously developed (or brownfield) land where such land is available, suitable and viable for the development proposed (policy SP1).

In 2013/14 out of a total of 305 completions, 132 dwellings were on brownfield land. This is a reduction from the previous year, and shows the pressure on available land to deliver brownfield targets.

The reduction in completions on brownfield land has been due to the fact that 152 of the large site completions were delivered on four large greenfield sites namely, Pan Meadows, Victoria Walk, Abbey Mews and Hawthorn Meadows.

The following permissions were granted by type during 2013/14:

Table 13: Number of units granted by type of land 2013/14

Area	Brownfield	Greenfield	% Brownfield
KRA	239	20	77%
SRA	180	6	97%
RSC	14	4	78%
WRA	7	1	87%
Total	**440**	**31**	**93%**

Type and size of new homes – DM3

Target	**Appropriate target by SHMA area**		
Indicator	Number of dwellings permitted by number of bedrooms and type per annum		
Outcome	The Strategic Housing Market Assessment does not contain an assessment of the need for different sized accommodation in each of the key housing market areas on the Island. This will be reviewed in a new SHMA planned for 2014/15.		
Target met	-	**Trend**	-

It is important that the Island community is supplied with the size of dwellings required to meet its needs and demands. Therefore this information is key to ensuring that constructive dialogue is held with developers of new housing to ensure that what is being proposed will meet the population’s needs. The following information provides a breakdown of completions per bedroom size by KRA, SRA, RSC and WRA.

Table 14: Completions by bedroom size and SP1 location 2013/14

	Bedroom no.	1	2	3	4	5+
KRAs	Newport	32	73	26	4	0
	Cowes	2	6	5	0	0
	East Cowes	17	13	8	1	0
	Ryde	5	2	6	0	0
	Sandown	0	34	6	0	0
	Shanklin	2	16	4	0	0
	Lake	0	0	2	0	0
	Total	**58**	**144**	**57**	**5**	**0**
SRAs	Ventnor	0	0	1	2	0
	West Wight	0	2	1	2	0
	Total	**0**	**2**	**2**	**4**	**0**
RSCs	Arreton	0	0	0	0	0
	Bembridge	0	0	1	1	0
	Brading	0	0	0	0	0
	Brighstone	0	0	0	0	0
	Godshill	0	0	1	0	0
	Niton	0	0	0	0	0
	Rookley	0	0	0	0	0
	St Helens	0	3	3	1	0
	Wootton	0	0	0	0	0
	Wroxall	0	0	0	0	0
	Yarmouth	0	2	7	0	0
	Total	**0**	**5**	**12**	**2**	**0**
WRA	**WRA**	**0**	**0**	**7**	**7**	**0**

The following permissions were granted per bedroom size in 2013/14:

Table 15: Permissions granted by bedroom size and SP1 location 2013/14

Bedroom numbers	1	2	3	4	5+
KRAs	54	82	81	42	0
SRAs	37	51	55	43	0
RSCs	1	6	7	4	0
WRA	0	1	4	3	0
Total %	**92 (19%)**	**140 (30%)**	**147 (31%)**	**92 (19%)**	**0**

The most recent information on Housing Needs was provided as part of the 2007 to 2012 Housing Strategy and those figures indicated a need to provide the following sizes of units:

Table 16: Housing need by bedroom size

Bedroom numbers	1	2	3	4	5+
Total %	14%	38%	41%	5%	2%

These figures suggest that planning permission is not being granted for enough two and three bed units to meet local need and more work will have to be done with future developers to meet this identified shortfall.

Affordable housing completions

During the 2013/14 financial year, 112 new build affordable housing units were completed, including 35 Help to Buy Units. This is below the Housing Strategy target of 180 units [13]. The 112 were completed in the following areas:

[13] 2007-2012 Housing Strategy

Table 17: Affordable housing completions by SP1 location 2013/14

Bedroom numbers	1	2	3	4	5+
KRAs	26	68	18	0	0
SRAs	0	0	0	0	0
RSCs	0	0	0	0	0
WRA	0	0	0	0	0
Total %	23%	61%	16%	0	0

These tables suggest that the need and supply of three bed affordable properties is not matching up with the need set out in table 16 (page 26) and this is an issue that the council will need to consider.

Affordability of new homes DM4

Target	**Deliver 35 per cent of new dwellings as affordable housing units over the plan period**

Target	**70 per cent of affordable housing to be social/affordable rented**

Target	**30 per cent of affordable housing to be intermediate tenures**

Indicator	Number of affordable housing units delivered per annum		
Outcome	112 dwellings out of 305 completions or 37 per cent		
Target met	Y	**Trend**	↑

Indicator	Number of social/affordable rented affordable housing units delivered		
Outcome	56 out of 112 = 50 per cent		
Target met	N	**Trend**	↓

Indicator	Number of intermediate tenures affordable housing units delivered		
Outcome	56 out of 112 = 50 per cent		
Target met	Y	**Trend**	↑

Affordable housing is defined within the NPPF as being social rented, affordable rented and intermediate housing, provided to eligible household whose needs are not met by the market.

Affordable housing is delivered through three main ways:

1. Conversion of existing accommodation into affordable housing.
2. Purchase of existing open market housing as affordable housing.
3. New build affordable housing.

This resulted in a total of 112 affordable housing dwellings being delivered in the monitoring year, and of these:

- 56 dwellings were affordable housing for rent;
- 13 were shared ownership; and
- the remaining 43 were other forms of intermediate affordable housing including shared equity products.

Gypsies, travellers and travelling showpeople – DM6

Target	Delivery of 27 pitches by 2021		

Indicator	Number of pitches delivered per annum		
Outcome	None within the monitoring year.		
Target met	-	Trend	⇔

The Island Plan sets out that we will meet the identified need for gypsy, traveller and travelling showpeople pitches by allocating sufficient sites within the area action plans (AAPs) and delivery and management DPDs.

Furthermore, we will support proposals that are:

1. on appropriate land within or immediately adjacent to defined settlement boundaries;

2. accessible to shops, schools and health facilities by public transport, on foot or by cycle; and

3. served, or capable of being served, by adequate on-site services for mains water, power, drainage, sewage disposal and waste disposal facilities.

We have not yet adopted any area action plans or the delivery and management DPD[14] and therefore have not made allocations for gypsies and travellers to date.

No applications have been received for gypsy or traveller sites during the 2013/14 monitoring year.

Gypsies, travellers and travelling showpeople key facts/issues:

- There are **no** authorised gypsy and traveller sites on the Island.
- The LPA will be planning to meet the needs of gypsies, travellers and travelling showpeople through the allocation of sites in the AAPs.

[14] The timetable for the production of these documents is set out in the council's Local Development Scheme.

4. Economy and tourism

Relevant Core Strategy objectives

1)	**To support sustainable and thriving communities that enable people to enjoy a quality of life without compromising the quality of the environment.**
2)	**To ensure that all development supports the principles of sustainable development.**
3)	**To ensure that housing is provided to meet the needs of Island residents.**
6)	**To provide opportunities to diversity and strengthen the local economy and increasing the range of higher skilled jobs available.**
7)	**To support a diverse tourism offer on the Island, particularly focussing upon sustainable eco-tourism.**

The council aims to accommodate sustainable economic growth and regeneration by ensuring sustainable patterns of employment development, providing opportunities to diversify and strengthen the local economy and increasing the range of skilled jobs available[15].

Whilst, due to the economic climate, this may be difficult to achieve in the short-term, the Core Strategy is looking to 2027 and therefore it supports opportunities for growth and employment provision as they arise and is not just limited to considering the short-term context.

A number of economic issues were identified in the Core Strategy[16], which its policies are seeking to address. They are:

- the need to create jobs to address current unemployment and to push forward the economic regeneration of the Island;
- to maintain a diverse economy, where high quality tourism and supporting the expanding research and design and servicing of renewable energy technologies;
- to sustain a rural economy that brings benefits to the whole Island;
- to increase the skills of the Island's workforce to ensure the wider economic aspirations of the Island can be realised.

To contribute to achieving this policy SP3 includes a number of headline targets relating to economic development for the Island over the plan period. These are:

- circa 7,550 new jobs;
- at least 42 hectares of new economic development land; and
- no more than 75,159m^2 of net retail floorspace.

Within the monitoring year, the permitted employment uses have generally tended to be smaller in scale and changes of use to existing business. Examples of these include:

[15] See paragraphs 5.71-3 of the Island Plan Core Strategy
[16] Page 10

- the change to the then West Island Printers site, Afton Road, Freshwater to the Co-op supermarket and the creation of 75 jobs;

- new employment provision at the National Grid site, off Park Road, Ryde, with potential creation of 35 jobs.

The Core Strategy builds in a level of contingency planning relating to a number of issues, and the provision of employment land is one of them. Monitoring reports over the forthcoming years will therefore play a critical role in understanding whether there will be the need to instigate any contingency planning in relation to employment land delivery and supply.

It should be noted that whilst a small number of prior notification approvals have been issued during the monitoring year relating to employment and retail uses, these changes have **not** been included within the figures in this section. This is because the level of information provided to the council within a prior notification is not the same as that required for a planning application and does not include floorspace or jobs created/lost information.

Jobs – SP3

Target	Creation of 7,550 new jobs over the plan period		
Indicator	Number of new jobs created by employment type per annum		
Outcome	Potential for 288 additional jobs		
Target met	-	Trend	

It is calculated that the granting of planning permissions has resulted in the potential for an additional 288 jobs on the Island (a reduction from 344 on the previous monitoring year), with 218 being full-time (218 in 12/13) and 70 part-time (126 in 12/13). These figures are based on the expected job creation figures supplied by the applicants on planning application forms. Further employment opportunities may have been created, but were not included within the planning application information (for example where it was a speculative employment development without specific end-users identified).

Table 218 shows the breakdown of these 288 potential jobs by use class and full/part-time and it highlights three features: firstly a decrease in the likely jobs created against the previous year; secondly over a third of the full-time jobs were in A1 uses (which are classified as shops, post offices and funeral directors amongst others) and; more than a fifth of the full-time jobs were classified as sui generis (these uses include garages, car showrooms and tattoo studios).

Over a quarter (25 per cent) of the part-time jobs were created in A3 (restaurants and cafes), A4 (drinking establishments) and A5 (hot food and take-away) uses, which perhaps reflects the more flexible nature of shift work within these types of uses and the increasing prominence of the hospitality sector on the high street and its link to tourism.

Table 18: Potential jobs by use class and type

	11/12	12/13	13/14
A1	FT 32 PT 11	FT 32 PT 23	FT 82 PT 4
A2	FT 1 PT 2	FT 6 PT 0	FT 2 PT 1
A3	FT 29 PT 28	FT 22 PT 24	FT 15 PT 18
A4	FT 2 PT 2	FT 6 PT 18	FT 2 PT 1
A5	FT 0 PT 0	FT 0 PT 0	FT 7 PT 1
B1	FT 148 PT 2	FT 127 PT 34	FT 23 PT 14
B2	FT 105 PT 13	FT 11 PT 0	FT 3 PT 0
B8	FT 2 PT 3	FT -8 PT -1	FT 8 PT 3
C1	FT 1 PT 3	FT 7 PT 10	FT 7 PT 8
C3	FT 0 PT 0	FT 0 PT 0	FT 6 PT 6
D1	FT 7 PT 2	FT 0 PT 0	FT 17 PT 0
D2	FT 3 PT 4	FT 4 PT 1	FT 0 PT 3
SG[17]	FT 2 PT 3	FT 11 PT 17	FT 46 PT 11

The figure of 7,550 new jobs is over the plan period (to 2027), which equates to an annualised figure of 503. The figure of 288 potential jobs, is short of this annualised target so the situation will continue to be monitored to get a longer term picture in light of the national economy.

Jobs key facts/issues:

- Permission was granted that supported the potential for an additional **288 jobs on the Island**.
- Of these **218 were full-time** and **70 part-time**.
- **37.6 per cent** (82) of full-time jobs were in A1 uses.
- **21.1 per cent** (46) of full-time jobs were sui generis.

[17] See Use Class Order for further details of use class

Delivering employment land – SP1, SP3, SP3(a-d)

Target	**At least 42 hectares of employment development to be delivered within the key regeneration areas of the Medina Valley and Ryde over the plan period**

Indicator	Amount of employment land delivered per annum per type		
Outcome	A net gain of less than one hectare (8,269.6m^2) of employment provision		
Target met	-	**Trend**	

This target and indicator relate to the provision of B class uses over the plan period. The Core Strategy identifies that the following minimum level of provision should be planned for:

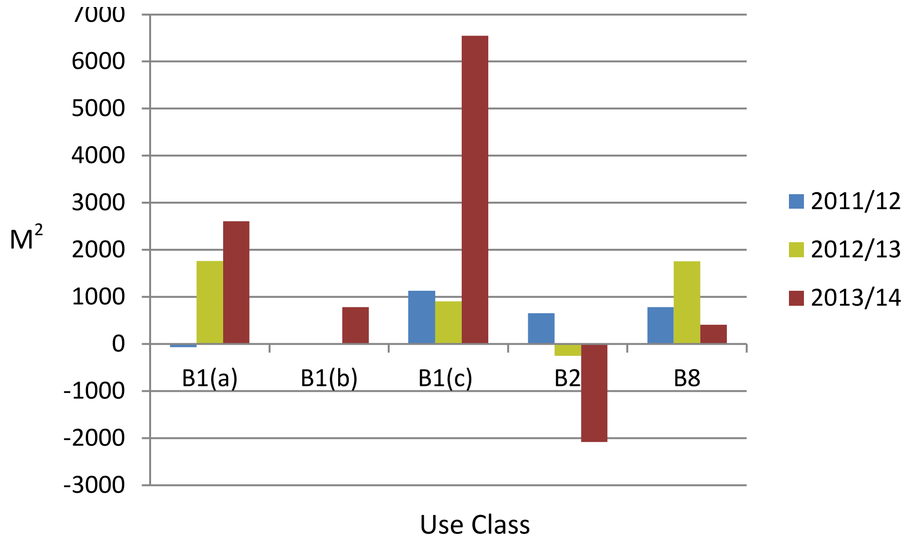
- at least nine hectares of B1b, B1c and B2 uses;
- around 13 hectares of B8 uses; and
- around 20 hectares of B1a uses.

Four allocations for employment land are made in the Core Strategy, with three being in the Medina Valley and one in Ryde. These allocations, along with the intention to seek additional employment development elsewhere on the Island, for example the locally sustainable employment opportunities referred to in policy SP3's first paragraph, will contribute to delivering at least 42 hectares, as set out in SP3 and the breakdown of the B uses set out above.

Prior to these allocations being delivered, and in order to support economic-led regeneration across the Island, the council will continue to consider planning applications for B class uses on their merits against the jobs target and other policies of the Island Plan Core Strategy.

The breakdown of the B uses by hectare is set out below. The amount of employment land monitored through permissions is measured by m^2 (1m^2 equals 0.0001 hectare).

Graph 5: Net gain/loss of permitted employment land 2011/12 - 2013/14



The permissions granted in 2013/14 resulted in a net gain of 8,269.6m^2, which is a significant increase on the net gain permitted in 2012/13 (4,177.3m^2). The 2013/14 figure was underpinned by permissions for a gain of 2,609m^2 of B1(a), 785m^2 of B1(b), 6,547m^2 of B1(c) and 406.6m^2 of B8. Only B2 experienced a net loss of 2,078m^2.

Two permissions were granted that resulted in the gain of 6,267m^2 of B1(c). The permissions were for two anaerobic digestion plants, one off Stag Lane within the Medina Valley (5,355m^2) and one close to Arreton Cross, located in the Wider Rural Area (912m^2).

When considering the changes to employment land provision spatially (as set out in the following table), as opposed to by B use class (in Graph 5 above), we already know that the KRAs particularly the Medina Valley, are often the preferred locations for employers.

Table 19: Changes to employment land by SP1 location 2013/14

	Gained	Lost	Net total
KRAs	10,778m^2	2,007.4m^2	8,770.6m^2
SRAs	537m^2	3,603 m^2	-3,066m^2
RSCs	-	-	-
WRA	2,565m^2	-	2,565m^2
Total	**13,880m^2**	**5,610.4m^2**	**8,269.6m^2**

Table 19 also demonstrates a significant net total in the employment floorspace in the wider rural area, which indicates support for existing and new businesses in rural areas (that have demonstrated a need to be in that particular location).

It is interesting to note that there was a significant net loss in the employment floorspace in the Smaller Regeneration Areas, which was primarily due to a change of use away from B2 floorspace in Freshwater. In this instance permission was granted for a supermarket on an employment site, of which the majority was vacant and the single remaining user secured permission for relocating. Based on the submitted information there were no applications relating to a gain or loss of B use class employment uses in RSCs.

Delivering employment land key facts/issues:

- There was a net gain of **8,269.6m^2** of employment provision.
- There were net gains for **B1(a) (2,609m^2), B1(b) (785m^2), B1(c) (6,547m^2) and B8 (406.6m^2)**.
- **Two** permissions were granted that resulted in the gain of **6,267m^2** of B1(c).
- **Significant net loss** in employment floorspace in the Smaller Regeneration Areas, particular **B2** floorspace in **Freshwater.**
- **No** B class uses were **lost** in RSCs in the monitoring year.

Protecting employment land – SP3, DM8

Target	**No net loss of employment sites of one hectare or above, where they are important to sustaining the local economy**		

Indicator	Number of employment sites of one hectare or above lost per annum		
Outcome	There were no employment sites of one hectare or above lost		
Target met	Y	**Trend**	⇔

No planning permissions were granted for the loss of employment sites of one hectare or above in the period 2013/14.

The largest area where permission was granted for a change of use involving a B use class was 2,015m^2 at the mainly vacant West Island Printers / Hocknulls site on Afton Road in Freshwater (as already referred to on the previous page), which saw B2 being replaced by A1. Although there has been a change of use to a supermarket (A1 use), this has included the provision of a significant number of jobs in the locality.

Eleven permissions were granted for the loss of B class uses although there was a net gain (8,269.6m^2) in terms of floorspace provision.

The section relating to jobs (see page 30) also establishes that permission was granted for planning applications supporting the creation of the potential for an additional 288 jobs on the Island.

Where the loss of, or the change to, alternative B class uses were permitted, at least five of them retained and/or introduced employment provision (in various use classes). Six of these applications related to buildings/sites that were vacant at the time of the application and only three of permissions granted for the loss of B class uses involved the complete loss of that employment use to residential development.

Protecting employment land key facts/issues:

- **No** planning permissions were granted for the loss of employment sites of one hectare or above in the period 2013/14.
- **Eleven** permissions were granted for the loss of B class uses although there was **a net gain (8,269.6m^2)** in terms of floorspace provision.
- At least five of these retained or created some form of employment provision on the site.
- **Six** of these applications related to buildings that were **vacant** at the time of the application.
- Only three of the permissions granted for the loss of B class uses involved the complete loss of that employment use to residential development.

Delivering retail floorspace - SP3, DM9, DM10

Target	75,159m^2 of net retail floorspace to be delivered over the plan period		
Indicator	Amount of net retail floorspace delivered per annum		
Outcome	382.6m^2 net retail floorspace permitted		
Target met	-	Trend	

Retail is defined by the A1 uses of the use class order. Within the submitted information supporting applications, there were a number where information relating to the change in floorspace was not provided. Given such omission in information, the figures quoted in this section refer to ‘at least’ before any floorspace figures.

Over the monitoring period the LPA granted 18 permissions for the loss of at least 1,850.7m^2 of A1 floorspace (an increase on the previous year’s figure of 1,364.6m^2), which was an average of 102.8m^2 loss per application. This loss was mainly focused around the larger retail areas of Ryde, Newport, Cowes and The Bay. The next section (town centres – DM9) looks in more detail at town centres and the impacts of policies relating to the primary retail frontage.

Where an A1 use was lost, 14 were instances of the shop being vacant at the time of the application and 14 potentially created 26 full-time and 14 to 16 part-time jobs (either new or replacement). No applications were permitted that resulted in the loss of any form of retail provision to residential.

Conversely, ten permissions were granted with a gain of at least 1,461.8m^2 of A1 retail floorspace (which gave an average of 146.1 m^2 of new floorspace per application).

This has resulted in a net gain of 382.6m^2 of retail floorspace within the monitoring period (a decrease from the previous year’s total of 1,538.5m^2) located in Newport, Cowes, Ryde, Sandown, Shanklin, Freshwater, Ventnor, Godshill, Bembridge, Rookley and Yarmouth. If the overall target set out in SP3 of 75,159m^2 was annualised it gives a figure of 5,010.6m^2 and the net gain experienced this year is less than ten percent of this, which is likely to be due to the current economic conditions.

Delivering retail floorspace key facts/issues:

- **Twenty eight** applications relating to the change of use of retail floorspace (where the information was provided).
- **Eighteen** permissions were granted for the loss of at least **1,850.7m^2** of A1 floorspace. **Ten** permissions were granted for the gain of at least **1,461.8m^2** of retail floorspace.
- **Fourteen** of these were vacant at the time and **fourteen** retained or created jobs on the premises.
- **No** applications were permitted for a change of use to residential.
- The result has been a net gain of **382.6m^2** of retail floorspace within the monitoring period.

Town centres – DM9

Target	No net loss of A1 use within primary retail frontage		

Indicator	Number of A1 uses approved in primary retail frontages		
Outcome	2 units were approved		
Target met	-	Trend	⇔

Indicator	Number of A1 uses lost in primary retail frontage		
Outcome	5 units were lost		
Target met	N	Trend	⇩

Records indicate that within the monitoring year there were at least[18] seven applications relating to A1 uses within the eight primary retail frontages (PRFs) across the Island (an increase of two on the previous year). Of these five related to the loss of an A1 unit within PRFs, and all were permitted.

Whilst the monitoring target is for no net loss, the relevant policy in the Core Strategy, DM9, does facilitate the loss of A1 units within PRF when it is demonstrated that "either individually or cumulatively, the development would have no significant adverse impacts on the retail function, character and the viability of the town centre".

[18] Within a number of planning applications certain information was missing or incomplete, and therefore the figures contained in this section are based on applications were complete information was provided.

The loss of the A1 floorspace was spread across three PRFs, with Newport seeing a loss of 605.5m^2 (three applications), Ryde 22.8m^2 (one application) and Ventnor 40m^2 (one application). Of these, one application in Ryde was for a tattoo studio (sui generis) and one in Newport was for a software development business [B1(b)], the others were to other 'A' uses, thus retaining employment and maintaining character and viability.

The software development application was given a temporary consent for 325m^2 of B1(b) floorspace to seek to provide some relief to the town centre, given the current economic climate. At the time of writing this report, the permission had not been implemented and the business space had been converted back to an A1 use.

Applications determined using policy DM9 resulted in the following net m^2 of floorspace:

Table 20 shows the breakdown of floorspace gained by use class and highlights two features: firstly a decrease in the amount of A1 floorspace lost against the previous year; and secondly, an increase in the amount of A4 floorspace gained against the previous year. This change perhaps reflects the increasing prominence of the hospitality sector on the high street and its link to tourism.

	2012/13	2013/14
A1	+720.4m^2	-457.9 m^2
A2	-458.2 m^2	+32.7 m^2
A3	+156 m^2	+304.3 m^2
A4	+38.3 m^2	+872 m^2
A5	+200.6 m^2	+204.5 m^2
B1(a)	-83 m^2	+40 m^2
B1(b)	-	+325 m^2
B1(c)	-4.1 m^2	-
B8	-245.3 m^2	+171.6 m^2
D1	-	-41 m^2
D2	+1 m^2	+254 m^2
SG[19]	+100 m^2	-704.5 m^2

Table 20: Floorspace gained by use class

[19] sui generis uses

The council undertakes a survey of non-residential properties in and around the town centre boundaries of the key regeneration areas (including the PRFs) every six months. They demonstrate that in October 2013, with the exception of East Cowes, the town centres had vacancy rates below the national vacancy rate of 13.6 per cent (in March 2014)[20].

It is also worth noting that whilst permission is required for a change of use away from A1, no permission is required to change an A2, A3, A4 or A5 use to A1. Furthermore, amendments to permitted development rights[21] within the monitoring year allows for a change of use to A1, A2 and A3 or away from A1, A2, A3, A4 and A5 without planning permission for a period of up to two years, where it is less than 150m^2.

Town centres key facts/issues:

- **Five** applications relating to the change of use from A1 within PRF were received in 2013/14.
- **Three** maintained other A uses within PRFs, **one** was changed to a tattoo studio (sui generis) and **one** to a software development business [B1(b)].
- With the exception of East Cowes, the town centres had better vacancy rates than the national average.

[20] The Local Data Company
[21] Part D of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013

Rural service centres and wider rural area – DM10

Target	**No net loss of A1 uses and public houses in the Rural Service Centres**		

Indicator	Number of A1 uses and public houses approved in Rural Service Centres		
Outcome	One A1 use ($31m^2$) and no public houses were approved in RSCs		
Target met	Y	**Trend**	-

Indicator	Number of A1 uses and public houses lost in Rural Service Centres		
Outcome	The loss of one unit of A1 was permitted ($37m^2$)		
Target met	N	**Trend**	-

There was limited activity in applications relevant to this target within the monitoring year, which is not surprising considering the number and scale of rural service centres (RSC) and the specific uses the target considers.

Looking first at the A1 element of the monitoring target, an increase of $31m^2$ was permitted in Rookley (one application at the Co-op convenience store) and a $37m^2$ loss in Bembridge (one from an empty unit to a restaurant and coffee shop).

In relation to public houses, there were no applications within or nearby to RSCs within the monitoring year. The only application for the loss of a public house was outside the settlement area of Brighstone and within the wider rural area. Although the application involved the loss of a vacant A4 use ($475m^2$) to residential, it was not considered that the loss would be of detriment to the amenity and viability of the local community. In the terms of this monitoring report, the loss of a public house refers to a change of use of the existing building or its demolition. It does not include public houses closing down and being vacant whilst their future is established.

Rural service centres and wider rural area key facts/issues:

- **Two applications** relating to the provision of A1 uses in RSCs.
- **One was for the loss**, which was permitted, and **one for additional shop floorspace**.
- Whilst there was the loss of one vacant A1 unit, the change of use continued employment provision and contributed to the vitality of the high street in the RSC.
- **No applications** relating to public houses in and nearby to RSCs.

Tourism – SP4

Target	**Improve and maintain the quality of existing tourism destinations by managing the number of bedrooms**

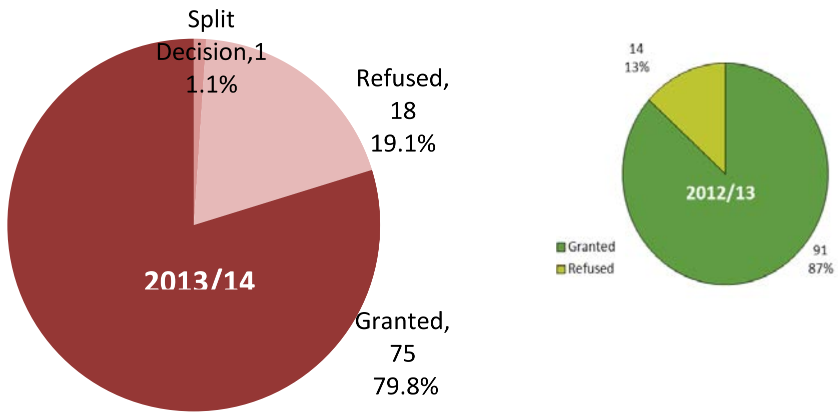
Indicator	Number of tourism bedrooms consented per annum		
Outcome	126 (plus 56 holiday caravans and 1 chalet consented)		
Target met	-	**Trend**	

Indicator	Number of tourism bedrooms lost per annum		
Outcome	139 (plus 45 holiday caravans)		
Target met	-	**Trend**	

Policy SP4 sets out that the council will "support sustainable growth in high quality tourism and proposals that increase the quality of the existing tourism destinations and accommodation across the Island". Whilst a target of the policy is to improve and maintain the quality of existing tourism destinations and accommodation, a loss of bedrooms through redevelopment or conversion to other uses will be permitted where it can be demonstrated that the use is no longer viable and that the premises/site has been marketed for at least 12 months at an appropriate market price.

2013/14 saw 94 applications being determined against SP4 (a decrease of 11 from the previous year). Of the 94 applications, 75 (79.78%) were granted, 18 (19.14%) refused and 1 (1.06%) was a split decision (where part of the application was permitted and part refused). Both the number of applications determined and the percentages of those permitted represented a decrease from 2012/13.

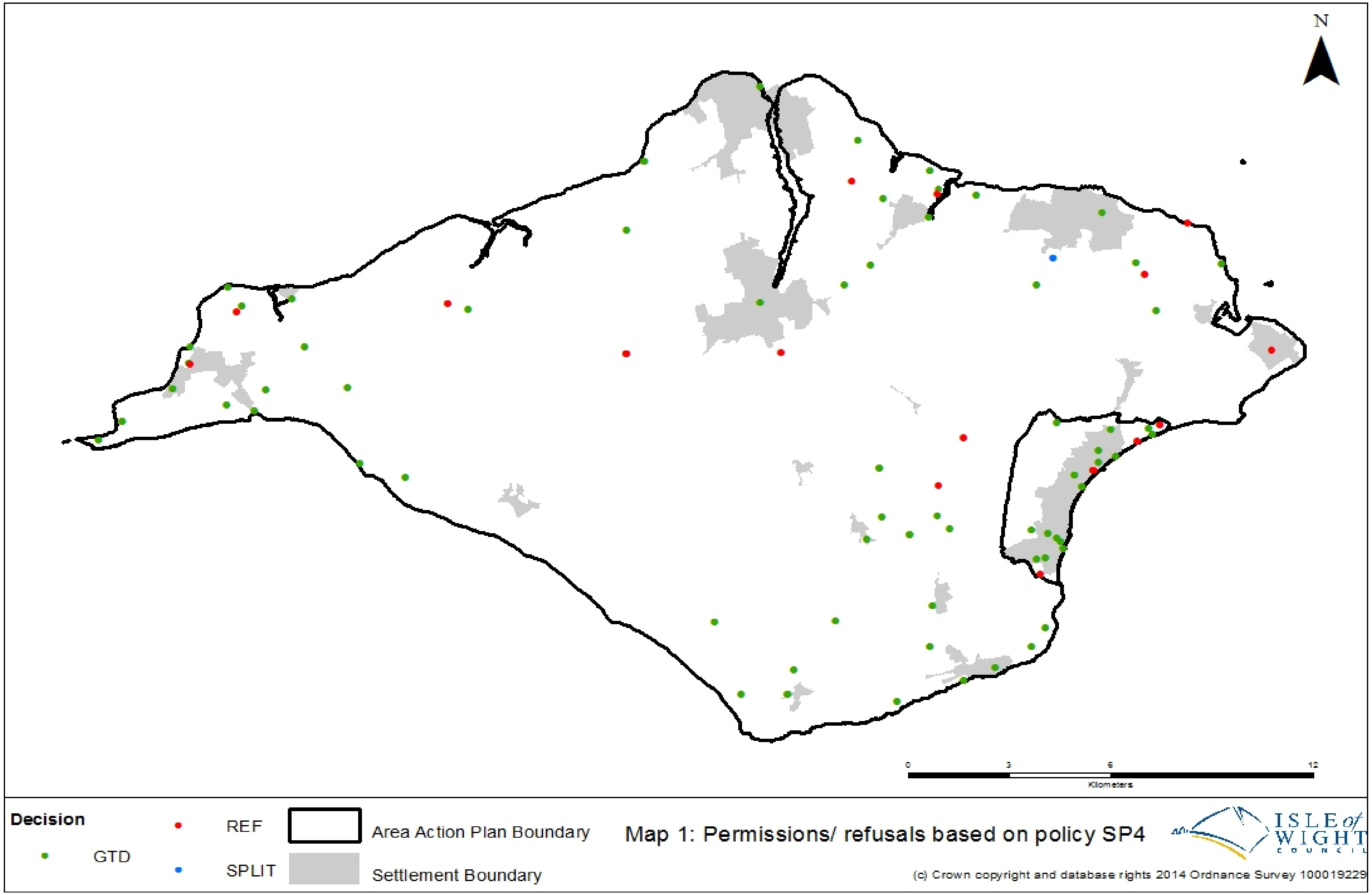
Graph 6: Applications relating to Tourism Development 2012/13 and 2013/14



The LPA and Planning Inspectorate[22] permitted the loss of at least 139 bedrooms and creation of 126 bedrooms within the monitoring year (along with the creation of 56 caravanning pitches and 1 chalet and the loss of 45 caravanning pitches).

The map below shows the relatively even geographical distribution of tourism-related applications across the Island, and the very small number of tourism-related applications received for the Medina Valley and Ryde

[22] Five decisions by the LPA relating to tourism were determined by the Planning Inspectorate on appeal in 2013/14, with three being dismissed and two permitted. These permissions resulted in no bedrooms being lost and four being gained.


N
0
3
6
12
Kilometers
Decision
GTD
REF
SPLIT
Area Action Plan Boundary
Settlement Boundary
Map 1: Permissions/ refusals based on policy SP4
ISLE of WIGHT COUNCIL
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key regeneration areas. However, this does seem to reflect the wider spatial support for tourism facilities set out in policies SP1 and SP4.

Policy SP4 also considers, as much as is appropriate in a strategic-level policy, the quality of existing provision and establishes the marketing criteria through which the loss of accommodation would be acceptable. Where the loss of accommodation has been permitted, the average number of bedrooms lost per application was 12 but, where tourism accommodation was permitted, it was six. This suggests a re-balancing of the tourism accommodation offer on the Island away from medium-sized guest houses/hotels towards smaller self-catering and bed and breakfast type facilities (quite often as a result of the conversion of farm outbuildings).

A key issue for accommodation providers is the upgrading of existing stock (often large converted Victorian or Edwardian residential properties) to modern standards. This generally means improvements being made by increasing the room size and providing improved en suite facilities. Often, due to a limited amount of space and the costs involved of extending, this can only be achieved by internal alterations and by increasing room sizes, invariably the number of rooms available at the premises is reduced.

These kinds of issues can be seen through a number of applications that were determined through the monitoring year. For example:

P/00164/13 This application was for the change of use of a former hotel (Craven Court Hotel, Shanklin) to form 16 sheltered housing units. This proposal resulted in a loss a hotel, but its replacement delivered housing specifically designed for older people.

P/01185/13 This application was for alterations and an extension at Daishs Hotel, Shanklin, to create 22 high quality bedrooms with improved en suite facilities. The permission resulted in a net loss of 12 bedrooms.

P/01452/13 Permission was granted for the alterations and change of use of former hotel (Sandpipers Hotel, Freshwater) from a 25 bed hotel to six holiday apartments, a ''Boutique'' Bed and Breakfast and a public house with restaurant. The officer's written justification for the decision concluded that the "proposed development would improve the tourism offer at the site and as a result would have a positive effect on the Island's tourism economy".

P/00330/13 The conversion of former hotel (Perran Lodge Hotel, Shanklin) to form four residential units and five holiday units was granted. The permission resulted in a net loss of 14 bedrooms and the creation of eight residential flats. The officer's written justification set out that the "permanent residential flats proposed would increase the financial viability of the development to enable this higher quality tourism offer to be provided at the site".

Of the 16 applications refused planning permission by the LPA, there were a number of trends that emerged. Two were for the loss of hotels (which would have resulted in the loss of a number of bedrooms) to residential development, and four were for the removal of conditions (changing the use from tourism to residential).

Tourism key facts/issues:

- **Ninety Four** applications relating to tourist accommodation were determined in 2013/14.
- Of these **79.78 per cent** were permitted resulting in the loss of **139** bedrooms and **45** caravanning pitches and the gain of **126** bedrooms and **56** caravanning pitches and **1** chalet.
- Twenty applications related to hotels[23]and of these:
  - **three** permitted the loss of hotels to residential uses;
  - **two** refused the loss of hotels to residential uses;
  - **three** permitted extensions, improvements or diversification. (but still retaining the hotel element) of existing hotels;
  - **four** permitted a change of use from hotel to other types of tourist accommodation.
- The average number of bedrooms lost per permitted application was **12**, but where tourism accommodation was permitted it was **six**.
- It is believed that the granting of planning permission has resulted in the potential for an additional **15** full-time jobs and **12-14** part-time jobs in the Island's tourism industry.

[23] (where the word hotel featured in the description of the proposal or its address)

5. Minerals

Relevant Core Strategy objectives

1)	**To support sustainable and thriving communities that enable people to enjoy a quality of life without compromising the quality of the environment.**
2)	**To ensure that all development supports the principles of sustainable development.**
12)	**To manage the Island's mineral supply in a sustainable and environmentally sensitive manner.**

Development on the Island is dependent on a supply of minerals, such as sand and gravel. These resources, by the nature of being deposits in the ground, can only be extracted where they are found. Whilst the Island is fortunate to have deposits that could be extracted, there are other considerations that will limit the available supply and there are inherent tensions in the performance of certain core strategy policies with providing an adequate supply of indigenous land-won minerals on the Island.

The following mineral specific issues are identified in the Core Strategy:

- Ensuring that there is the appropriate supply of land-won aggregates to serve the expected development on the Island.
- To ensure that there is the ability to move aggregates to and from the Island using the River Medina.

Mineral monitoring

The following targets relate directly to core strategy policy SP9 Minerals and are reported annually in this monitoring report. However, the NPPF requires mineral planning authorities (MPAs), to plan for a steady and adequate supply of aggregates in a number of ways, including annual production of a local aggregate assessment (LAA), which includes reporting on the targets below.

Government guidance[24] states that: "Mineral Planning Authorities are strongly encouraged to include such local aggregate assessments within any Annual Monitoring Reports as part of their responsibility of keeping the demand and supply of aggregates under regular review." The current LAA for the Isle of Wight was published in late 2014 and will cover the monitoring period 2013 (calendar year). Please see the council's mineral planning webpages.

[24] Department for Communities and Local Government, 2012, '*Guidance on the Managed Aggregate Supply System*'

Minerals – SP9, DM20

Target	**To secure a continued supply of aggregate to the Island over the plan period**		

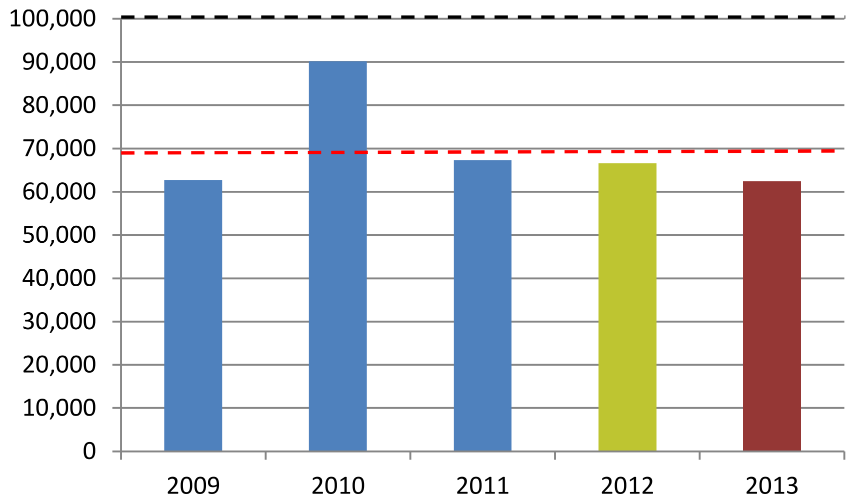
Target	**Producing 0.1mtpa of recycled and secondary minerals by 2016**		

Indicator	Amount of indigenous land-won aggregate produced per annum (sand and gravel)		
Outcome	62,407 tonnes of indigenous land-won aggregate (sales in 2013 calendar year)		
Target met	N	**Trend**	

This target was not met and the decreasing trend (based on five years sand and gravel sales over 2009-13 average of 69,837 tonnes, as shown in graph 7) reflects the current reduced demand being some way below planned (100,000 tonnes per annum), average and previous year sales.

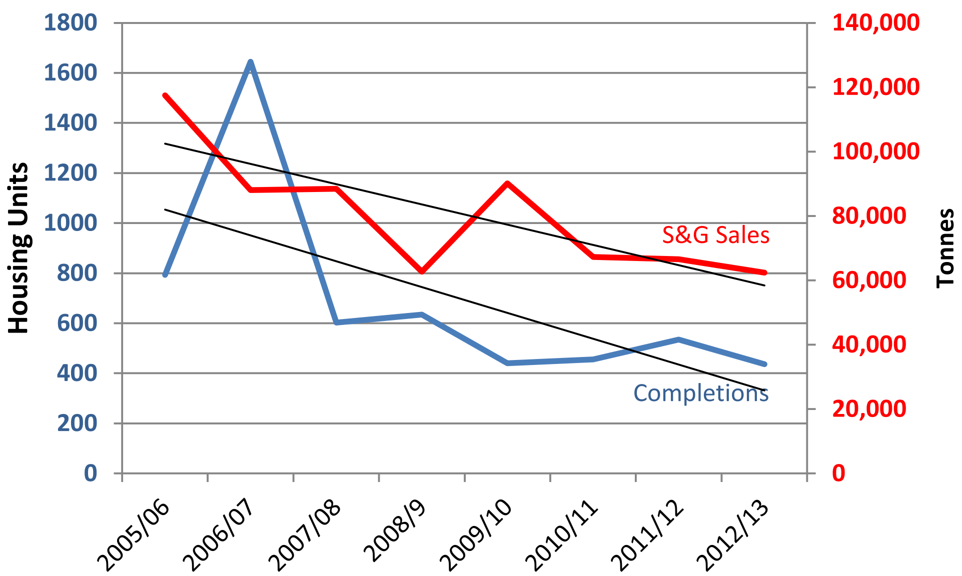
The black hashed line on graph 7 shows the annual target, with the red hashed line showing the average over the last five years. It is expected that once the local economy and physical development associated with such growth, starts to recover from this low point, aggregate demand and sales will increase.

Graph 7: Land-won sand and gravel sales (tonnes) set against apportionment target (black dashed line)



The level of construction, including house building and infrastructure largely drives the demand for sand and gravel. As can be seen from Figure 8, housing completions on the Island for the period 2005/06 to 2012/13 have overall been in decline (it should be noted that the housing completion figures for 2006/07 are an anomaly due to the inclusion of accumulated missed data from previous years and therefore do not truly reflect the actual completions for that reporting year). While it can be useful to make a comparison between an activity associated with aggregate consumption and aggregate sales, any inferred relationships need to be treated with caution, being just one potential demand from a much broader aggregate market (this issue has been raised by the Mineral Products Association through the South East England Aggregate Working Party).

Graph 8: A comparison of housing completions and sand & gravel sales



This declining trend in housing completions is relatively closely mirrored by a similar decline in sales of sand and gravel. Unfortunately the time period covered by both sets of data is too short to be able to determine any more intimate relationship between these two potential indicators, including any potential time-lag element enabling the reporting of one (e.g. sand and gravel sales) to provide some insight into the other (housing completions). The council will continue to consider the usefulness or otherwise of such comparison.

Indicator	Maintenance of a seven year land bank (tonnes of permitted sand and gravel) per annum		
Outcome	Permitted reserves for sand and gravel as at 31 December 2013 1,709,900 tonnes, which is in excess of the seven year landbank indicator of 700,000 tonnes		
Target met	Y	**Trend**	⇧

With suppressed sales of Island won aggregate as detailed in the previous indicator, it is to be expected that the Island's permitted reserves remain in excess of the seven year landbank indicator. Currently it is unlikely that the Island's permitted reserves will fall below the seven years' worth of permitted reserves indicator.

Table 21 presents various landbank lengths for the Island for both the most recent reporting period (2013) and the previous year. The three levels of apportionment used are;

- 100,000tpa as agreed through the proposed changes guidelines
- 80,394tpa based on average sales for the last 10 years; and,
- 66,600tpa based on the latest reporting period (AM2013)

Table 21: Isle of Wight landbank (years)

Permitted Reserve (tonnes)	Date	Proposed Changes Guidelines (0.1mtpa)	2004-13 average sales (80,394 tpa)	2013 sales (66,600tpa)
807,000	31.12.12	8.1	10	**12.1**
1,709,900	31.12.13	17.1	21.3	**25.7**

When reviewing the current monitoring system for planning consents, there have been five mineral related permissions for the monitoring period, as identified against mineral policies SP9 and DM20. While none of these permissions involved aggregate extraction, one of the permissions granted is likely to affect the overall capacity of mineral supply on the Island, when taking into account all sources of supply.

The permission (P/01262/13) is for activities associated with the production of recycled and secondary aggregates, being the continued use of land as a waste recycling centre together with the installation and use of a mobile cold asphalt recycling plant. This permission is associated with Wight Building Materials Ltd, a joint venture company between Eurovia Group Ltd and Aggregate Industries UK Ltd, formed to produce building and construction materials for use across the Island, but with a particular focus on delivering the materials required by the council's PFI Highway contract.

At present the existing inert waste recycling operation has a throughput of 20 to 25,000 tonnes of waste per annum. As this quantity currently includes road planings, which will continue to be processed at the site but not within the inert waste recycling area, it is anticipated that the annual throughput passing through the inert recycling area will fall slightly, to around 20,000 tonnes per annum.

Resulting processed materials listed included crushed hardcore of varying sizes (Type 1 and Type 2). When considered against the latest sales figures for land-won sand and gravel this is potentially significant, with the possibility of road planings and waste for aggregate recycling percentage equivalent tonnage of 8 and 32 per cent respectively.

The council will work with the operator, through the aggregate monitoring process, to establish more precisely the recycled aggregates produced. It is also anticipated that the quantities of primary aggregates used in the operation of the mobile cold recycling plant, can be reported through this process, including sources, so as to better understand the implications of the Highway PFI as a major construction project, on the Island's mineral resources.

Minerals key facts/issues:

- Current levels of aggregate extraction on the Island continue to be **significantly below** the core strategy target of 0.1mtpa.
- There is **currently a demonstrable seven year landbank of sand and gravel**.
- Marine-won aggregates are increasingly playing a significant role in the supply of aggregates to the Island. This emphasises the importance of planning policy to **protect aggregate wharves**.

6. Waste

Relevant Core Strategy objectives

1)	**To support sustainable and thriving communities that enable people to enjoy a quality of life without compromising the quality of the environment.**
2)	**To ensure that all development supports the principles of sustainable development.**
11)	**To manage the Island's waste in a sustainable and environmentally sensitive manner.**

Government has recently published (October 2014) 'National Planning Policy for Waste' which replaces Planning Policy Statement 10: Planning for Sustainable Waste Management and all associated monitoring requirements. The revised monitoring requirements set out in the new national waste planning policy are adopted here due to sharing the same rationalised approach to reporting. Therefore the following areas of planning for waste management are considered:

- Take-up in allocated sites and areas.
- Existing stock and changes in the stock of waste management facilities, and their capacity (including changes to capacity).
- Waste arisings.
- The amounts of waste recycled, recovered or going for disposal.

While other council strategies and plans will determine how waste will be managed in the future, it is the role of the core strategy and associated local plan documents to provide a range of site options that give sufficient flexibility to accommodate a range of waste management practices, of different scales, in a variety of locations.

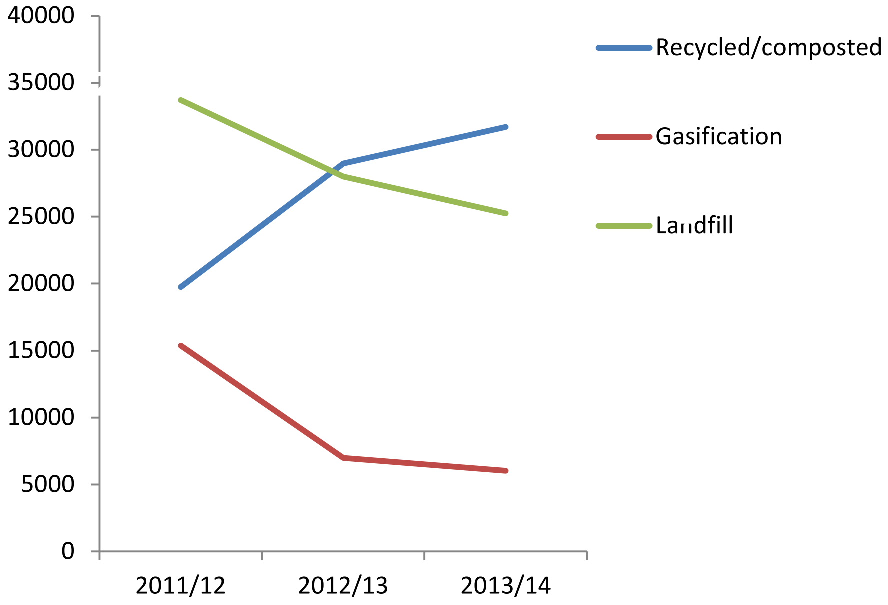
Planning to provide adequate provision for as yet unidentified waste technologies remains a waste issue identified in the previous year's monitoring. Therefore with regards to reporting on the take-up in allocated sites and areas it is only possible to report on the Island's future landfill capacity (see below) as this is currently the only adopted waste allocation.

Amounts of waste recycled, recovered or going for disposal

When considering the overall tonnages of waste handled in 2013/14 compared to the previous monitoring year, there is relatively little change (62,966.5 and 63,956.8 tonnes respectively). Given the relatively static economic climate over the last couple of years, this is expected and it should be noted that when considering the 3 year trend (i.e. monitoring since adoption of the waste policies) overall tonnage has decreased by 5,857 tonnes or 8.5 per cent.

There has been a relatively significant change in how waste has been managed over the last 3 years, with an increase in recycled/composted of some 11,947.65 tonnes or 60.5%, and a decrease in the amounts landfilled (down 8,456.3 tonnes or 25 per cent) or managed through gasification (down 9,349.02 tonnes or 61 per cent), which should be viewed positively in terms of both the total reduction and the movement up the waste hierarchy of waste managed. The reduction in gasification is due to the switch to the new recycling service which, due to the levels of recycling collected kerbside, has resulted in reduced residual tonnage collected (from kerbside). This has then led to reduced waste collected available to supply the gasification process.

Graph 9: Management of local authority collected waste – Isle of Wight 2011/12 – 2013/14



Existing waste management capacity and any changes

The following summarises the current waste management capacity situation on the Island and any changes:

- Landfill – with regards to an estimate for the landfill life expectancy, there is currently sufficient landfill to see the Island through to the commencement of the new waste contract (ie autumn 2015).
- Gasification plant – while the council has no direct monitoring information about capacity, we do know that the plant is designed to treat 30,000 tonnes of floc fuel per year.
- Windrow composting – the green waste that is composted annually by windrow exceeds the tonnages of household green waste because commercial green waste is also processed through windrow.
- Anaerobic digestion plant – the waste sent here from the Island is a very small proportion of capacity (120,000 tonnes per annum).

Provision of future landfill capacity

The authority has recognised the possibility of a potential need for future landfill requirements and as such has allocated land through the core strategy period that may be utilised in case of this requirement. This landfill capacity would accommodate a maximum of 770,000 m^3 of net void space capacity to 2027.

Waste – SP8, DM19

Target	**To deliver up to 9.7 hectares by 2027 of a range of waste management treatments, diverting waste from landfill, so that zero non-essential waste to landfill is achieved by 2015**		
Indicator	Number of hectares of consented waste development per annum by: capacity, and; treatment/facility		
Outcome	There were 3 permissions contributing 1.5ha of significant new waste management facilities, that could be recorded as part of this monitoring report		
Target met	Y	**Trend**	↑

Interrogating the current monitoring system for planning consents, 10 applications were granted where either or both waste policies SP8 and DM19 have been identified as being a policy consideration. For all 10 of these granted applications both policy SP8 and DM19 were identified as policy considerations.

Of these ten granted permissions, it is possible to determine that 3 were granted in relation to waste management and 8 were granted where waste management was not associated with the intended primary use of the permission. The 3 waste related permissions granted within the monitoring year have been summarised in Table 22.

When considering performance against the policy indicators, there has been a positive contribution to significant new waste management facilities [25], which could be recorded as part of this monitoring report. In terms of overall provision, consented waste treatment capacity for the monitoring year accounts for 15.5% of the total area identified as being required over the plan period.

Table 22: Waste related permissions granted

	Location & Description	Area/Capacity
P/00125/12	Land off Briddlesford Road, Retention of waste picking station	$440m^2$ Waste transfer site area 0.1ha, Commercial 5000t
P/01262/13	Land at Blackwater Quarry, Continued use of land as a waste recycling centre together with the installation and use of a mobile cold asphalt recycling plant with ancillary facilities and access	Site area 1.3ha, Hazardous (Coal tar bound road planings) 46,000tpa, C,D&E 34,000tpa
P/00095/14	Hale Manor Farm Hale Common, Change of use of redundant agricultural building to waste transfer station	$190m^2$/0.1ha Municipal – 3000t C,D&E – 7000t
Total		**Municipal 3,000t** **Commercial 5,000t** **C,D&E 41,000t** **Hazardous 46,000t** **Area 1.5ha**

[25] Significant new waste management facilities is defined here as meeting part of the identified waste management capacity requirements as set out in Table 5.6 Waste management capacity to be provided over the plan period, in the core strategy.

Waste key facts/issues:

- There are limited recycling facilities available for commercial waste.
- The existing waste contract comes to an end in October 2015 and facilities require replacement/upgrade.