



MONITORING REPORT

for the Isle of Wight Council's planning policies

2017 – 2018

Executive summary

The year 2017/18 was the sixth complete monitoring year with the adopted Island Plan Core Strategy in place.

Within the monitoring year the council has improved its performance in the speed of its decision making, to the extent that performance is above 87 per cent against the national targets of 60 per cent, 65 per cent and 80 per cent (depending on the type of application).

The completions of residential units on the Island for the year totalled 360. There were also 1413 residential units permitted, which represents a significant increase on the previous year's figure (481). This was due to a large greenfield site given permission for 904 dwellings on the edge of Ryde settlement area.

The number of new dwellings built on the island increased from the previous year (321), although it is still below the average for the last five years. It falls short of the ceiling of delivery (of around 400 dwellings per year) identified in the previous monitoring reports (from 2011-2016).

The delivery of affordable housing has remained at a worryingly low level, significantly below what is needed. The council will need to work with partners to address this, and to consider new and innovative methods of delivering affordable housing.

By approving new employment developments the capacity for 170 jobs on the Island was created, with a net gain in employment floorspace provision of 2,628m² and a loss of 443m² of retail floorspace.

There were no permissions that contributed to significant new waste management facilities that could be recorded as part of this monitoring report. One permission was granted in relation to waste management, but did not result in additional new waste management capacity.

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.

- **1,220** planning applications were determined.
- **91 per cent** of these were **approved** and **9 per cent refused**.
- We **exceeded** the national targets for the time for determining major, minor and other planning applications.
- **1413** dwellings were granted permission
- **360** dwellings were completed.
- Only **18** affordable houses were completed.
- **55.6** per cent of housing completions were on brownfield land and **26.7** per cent of housing permissions were on brownfield land.

- Permission was granted that supported the potential for an additional **170 jobs** on the Island.
- There was a net gain of **2,628m²** of employment provision.
- **No** planning permissions were granted which resulted in the loss of employment sites of one hectare or above in the period 2017/18.
- There has been a net loss of **443m²** of retail floorspace within the monitoring period.
- **53 applications** relating to tourist accommodation were determined in 2017/18.
- Of these **77.36 per cent** were permitted resulting in the loss of **44** bedrooms and the gain of **34** bedrooms and 85 touring pitches, 61 holiday lodges, 22 tree houses, 40 glamping tents, 31 eco pods, 8 shepherd huts.
- Only one permission was granted in relation to waste management, but did not result in additional new waste management capacity.

Contents Page

Executive Summary	2	<i>Table 1: % of decisions determined within target periods</i>	7
1. Introduction	5	<i>Table 2: % of appeals by type of appeal</i>	9
2. Planning Performance	6	<i>Table 3: Number and type of complaints</i>	10
3. Housing	14	<i>Table 4: Strategic areas of work and the bodies with whom collaborative working has been sought</i>	12
4. Economy & Tourism	24	<i>Table 5: Completions by year</i>	15
5. Minerals	36	<i>Table 6: 5 year land supply summary figures as at 1 April 2017</i>	16
6. Waste	37	<i>Table 7: Completions by SP1 location and type of site</i>	17
<i>Graph 1: Number of applications received and determined</i>	6	<i>Table 8: Completions by SP1 location</i>	18
<i>Graph 2: Determined applications by type</i>	7	<i>Table 9: Permissions granted by SP1 location</i>	18
<i>Graph 3: Determined applications by decision</i>	7	<i>Table 10: New permissions granted by SP1 Location</i>	18
<i>Graph 4: Planning Inspectorate appeal decisions</i>	8	<i>Table 11: Completions within the Rural Service Centres and the wider rural area</i>	19
<i>Graph 5: Affordable housing delivery since 2011/12</i>	22	<i>Table 12: Permissions granted in rural service centres and the wider rural area by type of site 2017/18</i>	19
<i>Graph 6: Net permitted employment land since 2012/13</i>	27	<i>Table 13: Number of units granted by type of land</i>	19
<i>Graph 7: Applications relating to Tourism Development</i>	33	<i>Table 14: Completions by bedroom number and SP1 location</i>	20
<i>Map 1: Permissions / refusals based on policy SP4</i>	34	<i>Table 15: Permissions granted by bedroom size and SP1 location</i>	21
		<i>Table 16: 2014 SHMA recommended mix of dwelling size</i>	21
		<i>Table 17: The 2018 Housing Needs assessment identifies the following percentage splits of dwelling size</i>	21
		<i>Table 18: Jobs by use class and type</i>	26
		<i>Table 19: Changes to employment land by SP1 location</i>	28
		<i>Table 20: Floorspace gained by use class</i>	31

1. Introduction

The Island Plan Core Strategy was adopted in March 2012. It is, along with the National Planning Policy Framework (NPPF), and, where relevant, neighbourhood development plans 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 2017 to 31 March 2018. The core strategy has now been in place six years (and will run until 2027), so the picture painted by this monitoring report is an emerging one that is heavily influenced by external forces.

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.

The information in this monitoring is supplied on a best effort basis only, utilising available information. While every effort is made to ensure the information is correct and up-to-date, the council does not accept any liability for any direct, indirect or consequential loss or damage of any nature, however caused, which may be sustained as a result of reliance upon such information.

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

The local development scheme (LDS), relevant to the monitoring year was published in May 2015 and sets out the anticipated timetable for producing our main planning documents. The targets for document production were not met. Discussions through this monitoring year contributed to a new [LDS](#) being published in May 2018. The LDS sets out the programme for preparing a new plan called the Island Planning Strategy following the review of the Island Plan Core Strategy. The Island Planning Strategy and other main documents will form part of the local plan, known on the Island as the Island Plan.

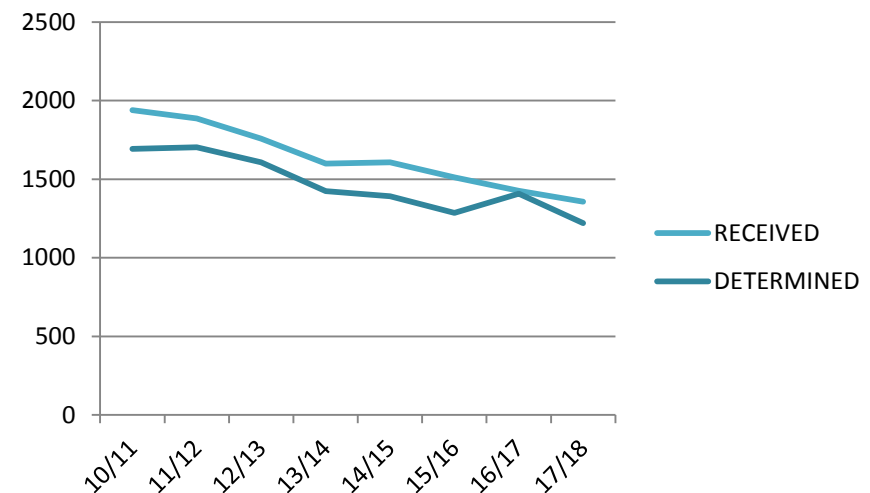
Processing planning applications

The LPA received 1,356 planning applications within the monitoring year within the same period we determined 1,220 applications. This is shown in Graph 1, with the number of applications received in **light green** and the number of applications determined in **dark green**.

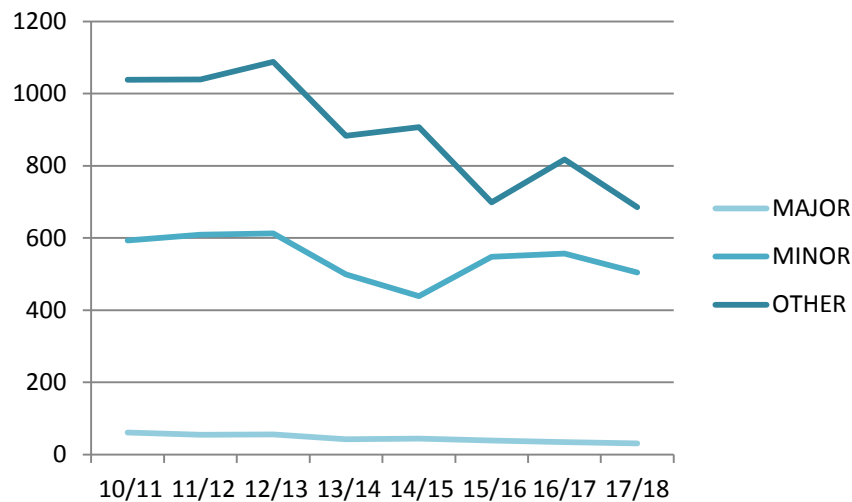
The number of applications received has continued to drop, reflecting the wider economic context and permitted development rights. Whilst there has been a significant reduction in the gap between applications received

and applications determined over the last five years, 2017/18 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 recently are not lost.

Graph 1: Number of applications received and determined



Graph 2: Determined applications by type

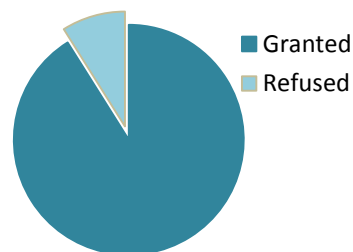


Graph 2 shows the number of determined applications split between major, minor and other applications¹ over the same period. Whilst it indicates a relatively stable situation, there was a noticeable drop in the number of each type of application from the previous year. This is likely to be due to the wider economic climate and the lack of finance available to fund building works.

A breakdown of the outcome of decisions of the 1,220 determined applications is shown in Graph 3.

Graph 3: Determined applications by decision:

The performance of local planning authorities with regard to determining applications is assessed using two key



¹ As set out in the CLG General Development Control Return PS2.

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.

There are national targets for 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.

Table 1 shows that the LPA has generally performed strongly in relation to these targets over the last five years. There was a marked improvement in the performance relating to majors in 16/17, which has relatively continued in 17/18 and reflects an increase in agreed 'extensions of time'.

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
17/18	87.50%	95.50%	98.97%
16/17	92.31%	96.83%	97.91%
15/16	55.88%	74.70%	86.05%
14/15	52.27%	76.54%	87.97%
13/14	61.90%	71.94%	84.82%
12/13	54.90%	76.17%	85.31%
11/12	67.27%	84.73%	88.35%

This has enabled the LPA not only to improve its performance statistics, but more importantly to negotiate improved and better quality schemes.

This then benefits the applicant as issues are resolved and applications are being determined under delegated powers, or if they are determined by the planning committee the majority have been permitted. The outcomes are therefore better for both residents and applicants.

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 take over the decision-making function and take the associated planning fees.

Whether a council has a “poor track record” is determined on two measures; one being if it failed to determine less than 50 per cent of major applications within 13 weeks over a two-year period, the other being if its 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)² covering a two year period to the end of June 2018, show that our figure relating to the time taken to determine major applications within 13 weeks (or agreed time) had increased by just over eight percentage points to 78.8 per cent. This represents a significant improvement in performance which moves the council away from the threshold of having a ‘poor track record’. For “county matters”³ the figure had increased to 100 per cent (albeit there were only three applications).

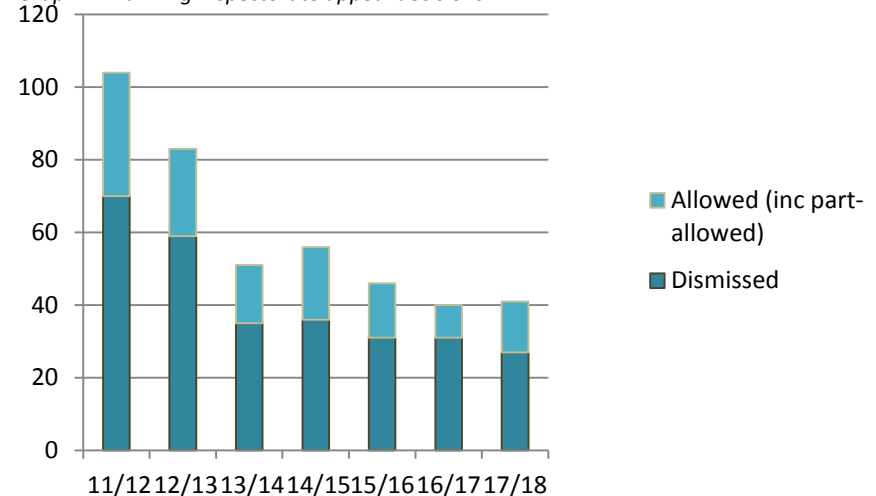
² Based on Tables P151 and P152 of the [DCLG Live tables on planning application statistics](#)
³ As set out in [paragraph 1\(1\) of Schedule 1 to the 1990 Act \(local planning authorities: distribution of functions\)](#)

In terms of the quality of the decision making, 3.2 per cent of the council’s major decisions were overturned at appeal. The national average was 2.6 per cent. Whilst we were above the national average in numerical terms, there were two major decisions overturned at appeal.

Appeal performance

Within the monitoring year there were 41 appeals lodged against the council’s decisions, with the Planning Inspectorate issuing 41 decisions. Graph 4 shows the number of decisions issued by the Planning Inspectorate over the last seven years and whether they were allowed (including part-allowed) or dismissed.

Graph 4: Planning Inspectorate appeal decisions



The figures show a significant decrease in the number of lodged appeals since 2010/11. During that period the council has performed consistently in terms of percentage of appeals dismissed. Within the monitoring year

the overall figure was 65.9 per cent (a decrease of twelve percentage points on the previous year).

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

In 2017/18 there were 38 decisions issued relating to appeals against the refusal of planning permission and listed building consent (see Table 2 for a further breakdown of the type of appeals). Of these, thirteen were allowed or part allowed which equates to 34.2 per cent. This is only slightly above the national average of 33 per cent⁴ and the target maximum of 30 per cent.

One of the thirteen allowed appeal decisions issued within the monitoring year were refused (contrary to officer recommendation) by the planning committee.

The number of Enforcement Notice appeals determined remained relatively low (in single figures for the eighth year in a row). Both of the Enforcement Notice appeals were upheld (dismissed).

There were two costs applications made against the LPA in 2017/18, both of which were refused.

⁴ Based on 2017/18 figures, which at time of publication were the most up-to-date and available.

Table 2: Percentage of appeals by type of appeal

	11/12	12/13	13/14	14/15	15/16	16/17	17/18
Refusal of planning permission⁵	92 88.5%	74 89.2%	39 76.5%	50 89.3%	40 (87%)	34 (85%)	38 (92.7%)
Non determination	1 1%	1 1.2%	2 3.9%	0 0%	4 (8/7%)	0 0%	0 0%
Refusal of Lawful Development Certificate	4 3.9%	0 0%	3 5.9%	1 1.8%	0 0%	0 0%	1 2.4%
Enforcement Notice	7 6.7%	7 8.4%	5 9.8%	4 7.1%	2 4.3%	4 (10%)	2 (4.9%)
Conditions (direct appeal against conditions)	0 0%	0 0%	2 3.9%	0 0%	0 0%	2 (5%)	0 (0%)
Refusal of Advert Consent	0 0%	1 1.2%	0 0%	1 1.8%	0 0%	0 0%	0 0%

Complaints

During the past eight years the number of complaints about the council relating to planning matters that have been taken to the Local Government and Social Care Ombudsman (LGSCO), following consideration under the corporate complaints procedure, has seen a downward trend overall. The number of complaints upheld has consistently been low.

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

During the monitoring year six complaints were received and considered by the LGSCO, with two not being progressed. Two further complaints will be reported in 2018/19.

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

	10/ 11	11/ 12	12/ 13	13/ 14	14/ 15	15/ 16	16/ 17	17/ 18
LGO Complaints	9	8	11	13	9	8	6	6
Not Progressed	7	6	8	9	7	6	5	2
Complaints Upheld	2	2	1	1	2	1	0	2
Local Settlement	2	1	1	1	0	0	0	0
Not Finalised	0	0	2	0	0	1	1	2

Neighbourhood planning

No neighbourhood development plan areas were designated in 2017/18, meaning the number of designated areas on the Island remained at five. These cover the parishes of Bembridge, Brading, Brighstone, Gurnard and Freshwater.

Within the monitoring year the final two neighbourhood development plans were made (brought into force). More information regarding neighbourhood planning on the Isle of Wight can be found on the council's [website](#).

The Gurnard Neighbourhood Development Plan was submitted for independent examination on 16 March 2017. The examiner's report received on 20 June 2017 recommended, subject to a number of amendments, that the Gurnard Neighbourhood Development Plan proceed to a referendum. Consequently a referendum was held on 7 September 2017, and following a positive result in the referendum, the Isle of Wight Council made the Gurnard Neighbourhood Development Plan as part of the development plan on 11 September 2017.

Within the monitoring year the Freshwater Neighbourhood Development Plan went through a series of formal stages. In January to February 2017 the draft plan was publicised by the Isle of Wight Council for consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2018 (as amended). It was submitted for examination, and following the Examiner's report a referendum was held on 8 March 2018. The outcome of the referendum was a positive one, and the Isle of Wight Council made the Freshwater Neighbourhood Development Plan as part of the development plan on 12 March 2018.

Supplementary Planning Documents

Supplementary planning documents (SPDs) are documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites or on particular issues, such as design. Once formally adopted by the council, supplementary planning documents are capable of being a material consideration in planning decisions, but are not part of the development plan. The council has not adopted any SPDs in this monitoring year.

Permitted Development Rights and Prior Notification

The changes introduced through amendments to the General Permitted Development Order, 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, as a matter of course, be recorded as part of the council's annual monitoring activity (or recorded in the same detail as a planning permission).

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 required.

In this monitoring year the council issued 53 prior approval notices. Of these 40 confirmed were authorised (a decrease from the 61 issued the previous year) and these included 18 requests for a change of use from

agricultural buildings to residential (creating 12 dwellings) and one for a change of use from employment and retail uses to residential (creating one dwellings). 13 requests for a prior approval notice were refused.

The information required to be submitted through the prior approval 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 m² lost in a conversion from an employment use to residential).

Three years of monitoring of prior notification shows that whilst residential dwellings are being brought forward through the process, it is not significant source of new dwellings (around 10 per cent). The main source of new residential dwellings through the prior notification process is from agricultural buildings, rather than offices or town centre uses.

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 below.

Table 4: Strategic areas of work reported and the bodies with whom collaborative working has been sought

Monitoring report area	Strategic area of work	Relevant body engaged	Actions & Outcomes
Housing & Development	General on-going partnership	Partnership for Urban South Hampshire (PUSH)	IWC continues to engage and work with other partner authorities
	Various projects aligned to the Local Growth Deal programme and SLEP	Solent Local Enterprise Partnership (SLEP)	Cross-Solent connectivity – to modernise ferry terminals on both sides of the Solent. Isle of Wight College – a centre of excellence for Science, Technology, Engineering and Maths.
Environment	Solent Recreation Mitigation Strategy	Solent Recreation Mitigation Partnership	The full mitigation strategy that covers both sides of the Solent is due to be published before the end of 2017, with actual implementation of the new scheme of payments due to commence by April 2018.
Travel	Sub-regional transport modelling and planning	Solent Transport	The outputs are also being used to inform Island baseline work on key junctions and roundabouts that will be used in the emerging Island Planning Strategy.
	Local Transport Body (LTB)	SLEP	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.
Minerals	Isle of Wight Local Aggregate Assessment (LAA)	South East England Aggregate Working Party (SEEAWP)	The council has sought to work collaboratively with other bodies in the preparation of the LAA, in order to satisfy the Duty to Cooperate.
Waste	Strategic planning aspects of waste management	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.

New Homes Bonus

The new homes bonus is a grant paid by central government to local councils to incentivise housing growth in their areas. The bonus is currently paid each year for 6 years. It is based on the amount of extra Council Tax revenue raised for new-build homes, conversions and long-term empty homes brought back into use. There is also an extra payment for providing affordable homes. Permitting new homes is the key way of obtaining the bonus, and this highlights the importance of Planning Services in enabling the council to access this grant. The total new homes bonus payment in year for 2017/18 for the Isle of Wight was £2,955,303.

- **0** supplementary planning documents were adopted by the council in this monitoring year.

Planning performance key facts/Issues:

- **1,220** planning applications were determined during 2017/18.
- **91 per cent** of these were **approved** and **9 per cent refused**.
- We **exceeded** the national targets for the time for determining major, minor and other planning applications.
- **38 appeals** relating to the refusal of planning permission were determined within 2017/18, with **65.8 per cent dismissed** and **34.2 per cent permitted**.
- **6** complaints were escalated to the LGSCO in 2017/18 and **2** were not progressed (the remaining decisions are expected in 2018/19).
- **2** neighbourhood development plan was made (brought into force) in the monitoring year following a positive public referendum.

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 over the monitoring year from 70,685 at 31 March 2017 to 71,026 at 31 March 2018⁶.

Commuting, retirement, a high level of second home ownership and an average wage lower than that of the south east, all contribute to maintaining a relatively high house price to income ratio of 8.20⁷ on the Isle of Wight in 2017. This ratio is at its highest level since 1999 when the data was first collected.

These effects have the impact of increasing the demand⁸ for housing, reducing the availability of first time buyer accommodation and

⁶ Isle of Wight council tax records, 31 March 2018.

⁷ Table 5C

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

⁸ 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.

exacerbating the need⁹ for affordable housing for people on low incomes. The decrease in the delivery of affordable housing on the island is a significant issue and interventions will be required to ensure that the homes required on the island are being provided.

Over the last few years the main driver of large sites has been the delivery of affordable housing. This has been due to the availability of cash-flow in this sector as opposed to the recent restrictions in funding for open market housing. Funding for affordable housing from the HCA¹⁰ 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

⁹ 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.

¹⁰ Homes and Communities Agency


met and this action is confirmed as one of the key objectives of the Core Strategy. The key areas that the council needs to help facilitate are:

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

Self and Custom Build Housing

The council introduced its Self and Custom Build Register within the monitoring year. At the 31 March 2018 there were 108 individuals on the register, which is an increase of 34 from the previous year. The council must have regard to the content of the register is informing how it undertakes its planning, housing, land disposal and regeneration functions. The register is publicised on the council’s website at www.iwight.com/selfbuildhousing, and it is investigating how it incorporates the information in the register into local planning policy.

Number of new homes – SP2

Target	520 dwellings built per annum over the plan period		
Indicator	Net annual dwellings provided		
Outcome	360 dwellings were provided		
Target met	N	Trend	

Trend information

Table 5: Completions by year

Year	Small	Large	Total
2011/12	126	292	418
2012/13	204	205	409
2013/14	150	260	410
2014/15	138	258	396
2015/16	159	258	417
2016/17	135	186	321
2017/18	146	214	360
Total	1058	1673	2731

Table 5 breaks down completions into small and large sites¹¹. The consistency in annual totals seems to suggest that there is a ceiling in the delivery of housing on the Isle of Wight. The reasons for such a ceiling are difficult to confirm, but are likely to be linked to lack of availability of skilled tradespeople and housebuilders; increased material costs (due to

¹¹ Small sites are those where the number of dwellings to be constructed is 1-9 and large sites are 10+

non-indigenous materials being required and the extra cost of transporting goods to the island); difficulty in accessing finances (to both build and purchase), and the Island's house price to income ratio.

The trend since 2011/12 has been for around 400 completions per year; this reduced to 321 completions in 2016/17 and has risen in 2017/18 to 360 completions. This equates to 70 percent of development that was planned for in 2017/18.

The evidence suggests that sufficient dwellings are being permitted, but they are not being delivered to the extent that is required. The council, with partner organisations and housebuilders will need to work together to understand why this is the case especially given the council's regeneration aspiration to speed up the delivery of housing.

Five year land supply


	Policy Requirement	
a	5 year land supply policy requirement	2600
b	5 year requirement (520 x 5 years) + 20% buffer	3120
	Backlog	
c	Requirement 520 units per year since adoption of CS (7 years)	4368
d	Completions (01/04/11 to 31/03/18)	2731
e	Shortfall in provision (01/04/11 to 31/03/18)	1637
	Dealing with the shortfall	
f	Shortfall since the adoption of the CS to be made up each year for the rest of the plan period	205
g	Annual requirement for period 18/19 – 22/23 (providing for the backlog)	829
h	Overall requirement 01/04/18-31/03/23	4143
	Supply	
i	Supply from SHLAA sites	36
j	Supply from proposed allocations	1369
k	Supply from large sites	1154
l	Supply from small sites	386
m	Supply from windfall	500
	Overall supply	3445
	Overall requirement - Overall supply	698
	Overall supply as a % of Overall requirement	83.15%


Table 6: Five year land supply summary figures as at 1 April 2018

Table 6 shows that the council, incorporating a 20 percent buffer, cannot demonstrate a 5-year land supply at 31 March 2018.

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
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Indicator	Number of new dwellings permitted and completed within or immediately adjacent to the settlement boundaries of KRAs per annum		
Outcome	1245 additional units were permitted and 267 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	38 units were permitted and 23 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, and the provisions set out in policy SP2.

¹² This relates to ‘new’ permissions, not the 520 figure for the plan period.

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 2017/18 financial year by the settlement hierarchy set out in Policy SP1 were as follows:

Table 7: Completions by SP1 location and type of site

Area	Small	Large	Total	%
KRAs	79	188	267	74.2%
SRAs	23	0	23	6.4%
RSCs	9	22	31	8.6%
WRA	35	4	39	10.8%
Total	146	214	360	

Table 7 shows completions are occurring in the preferred locations. The total figures for the KRAs shown in Table 7 are further broken down in Table 8.

Table 8: Completions by SP1 location

	Key regeneration areas	Total	%
Medina Valley	Newport	76	66%
	Cowes	7	
	East Cowes	93	
	Ryde	40	
The Bay	Sandown	15	19%
	Shanklin	24	
	Lake	12	
	Total	267	

Permissions granted

A total of 1413 dwellings were granted permission in 2017/18. Table 9 breaks this figure down by settlement type, and shows that of the 1413 dwellings permitted, 1245 (or 88 per cent) were permitted within KRAs.

Table 9: Permissions granted by SP1 location

Area	Small	Large	Total
KRAs	155	1090	1245
SRAs	38	0	38
RSCs	37	21	58
WRA	36	36	72
Total	266	1147	1413

Table 9 shows that of the 1147 dwellings permitted on large sites, 95 per cent) were permitted in KRAs. This demonstrates that we are permitting development in the preferred locations.

Table 10: new permissions granted by SP1 Location

	Key regeneration areas	Total	%
Medina Valley	Newport	69	11.7
	Cowes	22	
	East Cowes	55	
Ryde	Ryde	1045	84.0
The Bay	Sandown	22	4.3
	Shanklin	30	
	Lake	2	
	Total	1245	

Target	980 new permissions over the plan period within or immediately adjacent to the settlement boundaries within RSCs and the wider rural area
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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
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Outcome	130 dwellings permitted and 70 dwellings completed within or immediately adjacent to the settlement boundaries within RSCs and within the wider rural area
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Target met	-	Trend	
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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 31 completions either within or immediately adjacent to the settlement boundary of a RSC, and 39 relating to 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


Rural service centres	Total	Rural service centres	Total
Arreton	0	St Helens	0
Bembridge	17	Wootton	11
Brading	1	Wroxall	0
Brighstone	0	Yarmouth	0
Godshill	2	Wider Rural Area	39
Niton	0	Total	70
Rookley	0		

In terms of planning permissions granted within the monitoring year in these specific locations, there were 130 dwellings permitted in the rural service centres and the wider rural area, as shown in table 12.

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

Rural service centres	Large sites	Small sites	Total
Arreton	0	0	0
Bembridge	0	12	12
Brading	0	2	2
Brighstone	0	3	3
Godshill	0	6	6
Niton	0	5	5
Rookley	21	0	21
St Helens	0	0	0
Wootton	0	6	6
Wroxall	0	3	3
Yarmouth	0	0	0
Wider Rural Area	36	36	72
Total	57	73	130

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	55.56 per cent of completions in 2017/18 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).

Table 13: Number of units granted by type of land

Area	Brownfield	Greenfield	% Brownfield
KRA	233	1012	18.7%
SRA	28	10	73.7%
RSC	55	3	94.8%
WRA	61	11	84.7%
Total	377	1036	

A total of 377 dwellings were permitted on brownfield land in 2017/18. Table 13 breaks this figure down further by settlement type, and shows that of the 377 dwellings permitted on brownfield land, 233 (or 60 percent) were permitted on brownfield land in KRAs.

When taking into account permissions granted on greenfield land, only 18% of permissions in KRAs were on brownfield land. This figure is much lower than in previous monitoring years due to a large greenfield site ‘known as Pennyfeathers’ to the south of Smallbrook Lane and immediately adjacent to the KRA of Ryde, which was given permission for 904 houses in 2017/18.

Table 13 also indicates that over 70% of permissions in SRAs and nearly 95% of permissions in RSCs were on brownfield land. These figures demonstrate that there is still a focus on brownfield land. Furthermore, over the previous six years since the Core Strategy was adopted, 55% of permissions granted have been on brownfield. Over the last two previous monitoring years an average figure of 66.7% of permission granted have been on brownfield land.

In overall terms brownfield sites accounted for 26.7% of the permissions granted in 2017/18.

Type and size of new homes – DM3

Target	Appropriate target by SHMA area		
Indicator	Number of dwellings permitted by number of bedrooms per annum		
Outcome	The number of dwellings permitted by number of bedrooms is broadly in accordance with the percentage splits identified in the SHMA		
Target met	Y	Trend	-

Table 14: Completions by bedroom numbers per dwelling and SP1 location

	Bedroom no.	1	2	3	4+
KRAs	Newport	14	22	36	4
	Cowes	0	2	4	1
	East Cowes	3	51	31	8
	Ryde	7	19	9	5
	Sandown	6	3	6	0
	Shanklin	3	11	9	1
	Lake	1	3	7	1
	Total	34	111	102	20
SRAs	Ventnor	1	5	4	0
	West Wight	1	1	7	4
	Total	2	6	11	4
RSCs	Bedroom no.	1	2	3	4+
	Arreton	0	0	0	0
	Bembridge	0	6	10	1
	Brading	0	0	1	0
	Brighstone	0	0	0	0
	Godshill	0	0	2	0
	Niton	0	0	0	0
	Rookley	0	0	0	0
	St Helens	0	0	0	0
	Wootton	0	2	8	1
	Wroxall	0	0	0	0
	Yarmouth	0	0	0	0
	Total	0	8	21	2
	WRA	WRA	0	12	21
TOTAL		0	20	42	8

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. Table 14 provides a breakdown of completions per bedroom size by KRA, SRA, RSC and WRA, and Table 15 sets out permissions granted per bedroom size in 2017/18:

Table 15: Permissions granted by bedroom size and SP1 location

Bedroom numbers	1	2	3	4+
KRAs	282	408	387	168
SRAs	7	6	17	8
RSCs	7	22	20	9
WRA	2	27	30	13
Total	298	463	454	198
%	21.1%	32.8%	32.1%	14%

The council published a Strategic Housing Market Assessment, which set out its objectively assessed requirements in June 2014. A further update report was published in August 2014. The documentation included a recommended mix of dwelling size for both market and affordable housing, and these are set out in the table below.

Table 16: 2014 SHMA recommended mix of dwelling size

Bedroom numbers	1	2	3	4+
Market	5-10%	45%	40%	5-10%
Affordable	30-35%	35-40%	20-25%	5-10%

In 2018 the council published an Island Wide Housing Needs Assessment which sets out the most up to date objectively assessed requirements. In providing housing to create and maintain sustainable communities, it is

important that a wide choice of housing types and sizes are delivered during the plan period to meet community needs. It will not be possible to match house types exactly to population statistics as individuals and families choose to live in particular types of accommodation. But the aim for the Council is to supply the right mix of dwellings to meet the general needs of the Island.

Table 17: The 2018 Housing Needs assessment identifies the following percentage splits of dwelling size

	1 bed	2 bed	3 bed	4 bed
Affordable rented housing	30%	40%	25%	5%
Low-cost home ownership housing	25%	45%	25%	5%
Market housing	5%	35%	40%	20%

Affordability of new homes DM4

Target	Deliver 35 per cent of new dwellings as affordable housing units over the plan period
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Target	70 per cent of affordable housing to be social/affordable rented
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Target	30 per cent of affordable housing to be intermediate tenures
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Indicator	Number of affordable housing units delivered per annum
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Outcome	18 dwellings out of 360 completions or 5% per cent
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Target met	N	Trend	
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Indicator	Number of social/affordable rented affordable housing units delivered		
Outcome	12 out of 18 = 67 per cent		
Target met	N	Trend	

Indicator	Number of intermediate tenures affordable housing units delivered		
Outcome	6 out of 18 = 33 per cent		
Target met	N	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:

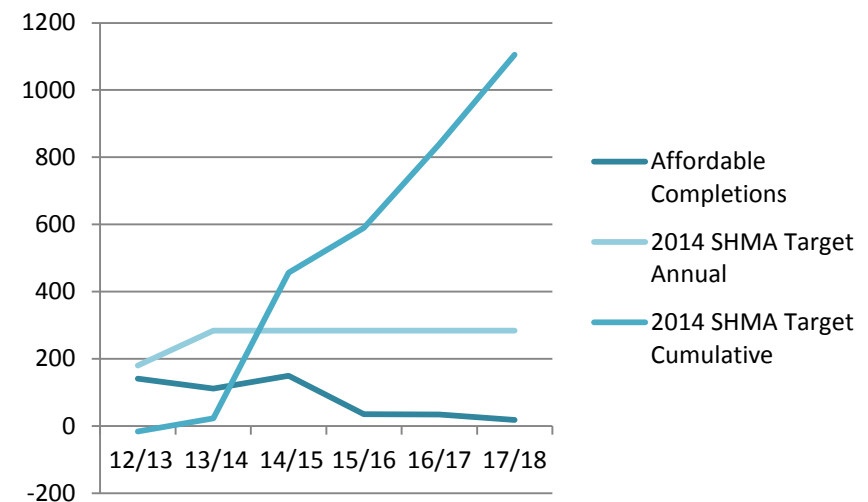
1. Conversion of existing accommodation into affordable housing.
2. Purchase of existing open market housing as affordable housing.
3. New build affordable housing.

The SHMA indicates that to meet the affordable housing need, an annual figure of 284 dwellings should be provided although the assessment does highlight a number of issues that need to be remembered in interpreting

the housing needs analysis. This figure is an increase on the previously identified target of 180 units¹³ (this is shown in Graph 5).

18 affordable housing dwellings being delivered in the monitoring year, 12 of which were for rent and 6 were for shared ownership. This means that the indicative split set out in policy DM4 has not been achieved. There has been a significant decrease in the number of affordable housing completions from previous years.

Graph 5: Affordable housing delivery since 2011/12



¹³ 2007-2012 Housing Strategy

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 the council will meet the identified need for gypsy, traveller and travelling showpeople pitches by allocating sufficient sites within subsequent DPDs.

The council’s most recent [assessment](#) was undertaken in 2015. No applications have been received for gypsy or traveller sites during the 2017/18 monitoring year, or indeed the preceding two years.

Gypsies, travellers and travelling showpeople key facts/issues:

- There are **no** authorised gypsy and traveller sites on the Island.
- There have been **no** planning applications for gypsy and traveller sites on the Island over the last three monitoring years.

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 available¹⁴.

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 Strategy¹⁵, 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; and
- 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 75,159m² of net retail floorspace.

¹⁴ See paragraphs 5.71-3 of the Island Plan Core Strategy


¹⁵ Page 10

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

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 1 prior notification approval has been issued during the monitoring year relating to employment use and this change has been included within the figures in this section. Although 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 jobs created/lost information; floorspace figures have been included. An example of this includes the change of use of a storage unit, Godshell, Ventnor, to a single residential unit with the loss of 300m² of B8 employment floorspace.

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 170 additional jobs		
Target met	-	Trend	

It is calculated that the granting of planning permissions has resulted in the potential for an additional direct 170 jobs on the Island (a decrease from 296 on the previous monitoring year), with 101 being full-time (181 in 16/17) and 69 part-time (115 in 16/17). 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) or indirect supply-chain jobs.

Table 18 shows the breakdown of these 170 potential jobs by use class and full/part-time and it highlights three features: a decrease in the likely jobs created against the previous year; secondly just under a quarter of the full and part-time jobs were in A3 (Restaurants & Cafes) and; just over a tenth of the full-time jobs were classified as B2 (general industry).

19 full-time and 18 part-time jobs were created in A3 (restaurants and cafes), (a slight increase from 18 full-time and 5 part-time jobs on the previous monitoring year). This 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.

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 170 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.

Table 18: Potential jobs by use class and type

	11/12	12/13	13/14	14/15	15/16	16/17	17/18
A1	FT 32 PT 11	FT 32 PT 23	FT 82 PT 4	FT 190 PT 380	FT 46 PT 76	FT 6 PT 3	FT 4 PT 3
A2	FT 1 PT 2	FT 6 PT 0	FT 2 PT 1	FT 0 PT 4	FT 8 PT 2	FT 0 PT 0	FT 0 PT 0
A3	FT 29 PT 28	FT 22 PT 24	FT 15 PT 18	FT 7 PT 23	FT 34 PT 23	FT 18 PT 5	FT 19 PT 18
A4	FT 2 PT 2	FT 6 PT 18	FT 2 PT 1	FT 0 PT 0	FT 0 PT 0	FT 0 PT 0	FT 0 PT 0
A5	FT 0 PT 0	FT 0 PT 0	FT 7 PT 1	FT 0 PT 0	FT 2 PT 2	FT 3 PT 2	FT 4 PT 6
B1	FT 148 PT 2	FT 127 PT 34	FT 23 PT 14	FT 14 PT 3	FT 25 PT 0	FT 20 PT 22	FT 6 PT 6
B2	FT 105 PT 13	FT 11 PT 0	FT 3 PT 0	FT 30 PT 4	FT 2 PT 0	FT 7 PT 0	FT 17 PT 2
B8	FT 2 PT 3	FT -8 PT -1	FT 8 PT 3	FT 8 PT 4	FT 6 PT 0	FT 4 PT 0	FT 13 PT 0
C1	FT 1 PT 3	FT 7 PT 10	FT 7 PT 8	FT 0 PT 0	FT 18 PT 12	FT 75 PT 41	FT 1 PT 1
C2	FT 0 PT 0	FT 0 PT 0	FT 0 PT 0	FT 0 PT 0	FT 29 PT 0	FT 0 PT 0	FT 4 PT 0
C3	FT 0 PT 0	FT 0 PT 0	FT 6 PT 6	FT 0 PT 0	FT 2 PT 2	FT 0 PT 0	FT 0 PT 0
D1	FT 7 PT 2	FT 0 PT 0	FT 17 PT 0	FT 16 PT 0	FT 21 PT 12	FT 8 PT 0	FT 0 PT 0
D2	FT 3 PT 4	FT 4 PT 1	FT 0 PT 3	FT 27 PT 4	FT 0 PT 0	FT 1 PT 3	FT 0 PT 0
SG ¹⁶	FT 2 PT 3	FT 11 PT 17	FT 46 PT 11	FT 12 PT 6	FT 10 PT 7	FT 39 PT 39	FT 33 PT 33

Jobs key facts/issues:

- Permission was granted that supported the potential for an additional **170 jobs on the Island**.
- Of these **101 were full-time** and **69 part-time**.
- **11 per cent (19)** of full and part-time jobs were in B2 uses.
- **22 per cent (37)** of full and part-time jobs were in A3
- **4 percent (7)** of full and part-time jobs were in A1

¹⁶ 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
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Indicator	Amount of employment land delivered per annum per type
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Outcome	A net gain of less than one hectare (2,628m²) of employment provision
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Target met	-	Trend	
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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.

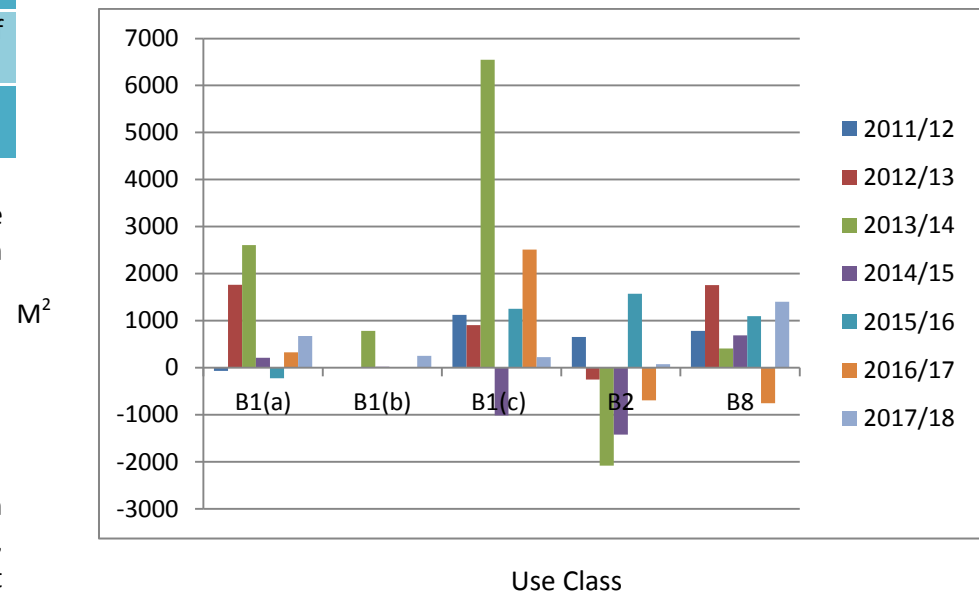
Four allocations for employment land are made in the Core Strategy, with three being in the Medina Valley and one in Ryde. These allocations, along with the intention to seek additional employment development elsewhere on the Island, for example the locally sustainable employment opportunities referred 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 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 m² (1m² equals 0.0001 hectare).

Graph 6: Net gain/loss of permitted employment land 2011/12- 2017/18



The permissions granted in 2017/18 resulted in a net gain of 2,628m², which is an increase on the net gain permitted in 2016/17 (1,396m²). The 2017/18 figure was underpinned by permissions for a gain of 673m² of B1(a), 250m² of B1(b), 229m² of B1(c), 73m² of B2 and 1,403m² of B8.

A single permission was granted that resulted in the net gain of 300 m² of

B2 (General Industrial) use. The permission was for the demolition of a factory and proposed replacement factory at land adjacent to Clark Masts, 18-20 Ringwood Road, Ryde.

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 6 above), we already know that the KRAs particularly the Medina Valley, are often the preferred locations for employers.

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

Table 19: Changes to employment land by SP1 location


	Gained	Lost	Net total
KRAs	5,226m ²	2,931m ²	2,295m ²
SRAs	-	70m ²	-70m ²
RSCs	-	300m ²	-300m ²
WRA	920m ²	217m ²	703m ²
Total	6,146m²	3,518m²	2,628m²

It is interesting to note that there was a small loss in the employment floorspace in the Smaller Regeneration Areas and Rural Service Centres. This was different from the 2016/17 monitoring report, which saw a significant gain in the employment floorspace in Smaller Regeneration Areas, primarily due to a change of use away from A1 floorspace to B1 floorspace in Freshwater.

Delivering employment land key facts/issues:

- There was a net gain of **2,628m²** of employment provision.
- There were net gains for **B1(a) (673m²)**, **B1(b) (250m²)**, **(B1(c) (229m²))**, **B2 (73m²)** and **B8 (1,403m²)**.
- A **single permission** was granted that resulted in the gain of **300m²** of B2 use.
- **Net loss** in employment floorspace in the Smaller Regeneration Areas and Rural Service Centres.
- **Net gain** in employment floorspace in the Wider Rural Area.

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 was no employment site 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 2017/18.

The largest area where permission was granted for a change of use involving a B use class was 1,350m² at land at Clark Masts, Ryde, which saw B2 being replaced by residential. Although there has been a change of use to residential, there was another application at this site which saw the construction of a detached building to provide replacement factory (see pages 27/28).

Six permissions were granted and one prior notification approvals for the loss of B class uses, although there was a net gain (2,628m²) in terms of floorspace provision.


The section relating to jobs (see pages 25/6) also establishes that permission was granted for planning applications supporting the creation of the potential for an additional 170 jobs on the Island.

Where the loss of, or the change to, alternative B class uses were permitted, at least two of them retained and/or introduced employment provision (in various use classes). One of these applications related to a building/site that was vacant at the time of the application and five of permissions granted for the loss of B class uses (one of which was a prior notification approval), 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 2017/18.
- **6** permissions were granted for the loss of B class uses and **1** prior notification approvals although there was a **net gain (2,628m²)**, in terms of floorspace provision.
- At least **2** of these retained or created some form of employment provision on the site.
- **1** of these applications related to buildings that were **vacant** at the time of the application.
- **5** of the permissions granted for the loss of B class uses (1 of which were prior notification approvals), involved the complete loss of that employment use to residential development.

Delivering retail floorspace - SP3, DM9, DM10

Target	75,159m² of net retail floorspace to be delivered over the plan period		
Indicator	Amount of net retail floorspace delivered per annum		
Outcome	-443m² net loss of 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 10 permissions for the loss of at least 1,218m² of A1 floorspace (a slight decrease on the previous year’s figure of 1,395.70m²). This loss was mainly focused around the larger retail areas of Newport, Cowes, Ryde and The Bay. Notably 35 per cent of the loss was the result of a single permission granted for the change of use of five premises to primarily residential with a small amount of B use in Newport. Although this resulted in the loss of A1 floorspace, the change of use has contributed to helping to meet a housing need on the Island.

Where an A1 use was lost, eight were instances of the shop being vacant at the time of the application and three potentially created 5 full-time and 4 part-time jobs (either new or replacement). Five applications were permitted that resulted in the loss of any form of employment provision to residential.


There has been an overall net loss of 443m² of retail floorspace (a decrease from the previous year’s net gain total of 580.7m²) located in the Newport, Cowes, Ryde, Sandown, Shanklin, Freshwater and Wootton. An example of the decrease includes the change of use of a retail unit on Birmingham Road, Cowes, to use class D1 (chiropractic clinic) with the loss of 300m² of A1 retail floorspace.

Interestingly seven out of the 12 A use class gains in retail have been from an existing retail use, notable A1 and A2 uses to A3 or A5 uses. This perhaps reflects the increasing prominence of the hospitality sector on the high street and its link to tourism.

Delivering retail floorspace key facts/issues:

- **16** applications relating to the change of use of retail floorspace (where the information was provided).
- **10** permissions were granted for the loss of at least **1,218m²** of A1 floorspace.
- **8** of these were vacant at the time and **3** retained or created jobs on the premises.
- **7** applications were permitted for a change of use from A1 and A2 retail uses to A3 and A5 retail uses.
- The result has been a net loss of **443m²** 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	0 units approved		
Target met	-	Trend	-
Indicator	Number of A1 uses lost in primary retail frontage		
Outcome	1 units were lost		
Target met	N	Trend	

Records indicate that within the monitoring year there were at least¹⁷ one application relating to A1 uses within the eight primary retail frontages (PRFs) across the Island (an decrease of two on the previous year). The permitted use was for the loss of an A1 unit within a PRF.

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 PRFs 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”. The small loss of 25m² of A1 floorspace was permitted in Ryde PFR. The application was for an extension to the rear elevation, to provide retail floorspace on the ground floor with an element of A3 (Restaurants & Cafes) floorspace and will contribute to function and viability of the town centre.

¹⁷ Within a number of planning applications certain information was missing or incomplete, and therefore the figures contained in this section are based on applications where complete information was provided.

	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
A1	+720.4m ²	-457.9 m ²	+8,342.49 m ²	-1,046.74 m ²	-622.7 m ²	-396 m ²
A2	-458.2 m ²	+32.7 m ²	+40.0 m ²	-105.5 m ²	-	-876 m ²
A3	+156 m ²	+304.3 m ²	+1,391.5 m ²	+1,339.72 m ²	+1,193.45 m ²	+713 m ²
A4	+38.3 m ²	+872 m ²	-601 m ²	-90 m ²	-70 m ²	-
A5	+200.6 m ²	+204.5 m ²	-106 m ²	+69.5 m ²	+80m ²	+116m ²
B1(a)	-83 m ²	+40 m ²	+14.71 m ²	-226 m ²	+330 m ²	+673 m ²
B1(b)	-	+325 m ²	-	-	-	+250 m ²
B1(c)	-4.1 m ²	-	-	+1,255 m ²	+2,512 m ²	+229 m ²
B2	-	-	-2,322 m ²	+1,573 m ²	-691 m ²	+73 m ²
B8	-245.3 m ²	+171.6 m ²	-	+1,098.68 m ²	-755 m ²	+1,403 m ²
D1	-	-41 m ²	-	+3,364 m ²	+145 m ²	+300 m ²
D2	+1 m ²	+254 m ²	-168 m ²	+80 m ²	+381 m ²	+531m ²
SG¹⁸	+100 m ²	-704.5 m ²	-716.5 m ²	-471.3 m ²	+2,249.70 m ²	+306 m ²

Table 20: Floorspace gained by use class

Table 20 shows the breakdown of floorspace gained by use class and highlights two features: firstly a small decrease in the amount of A1 floorspace lost against the previous year and a decrease in A2 floorspace; and secondly, a gain in A3 floorspace (although a decrease from the previous year) and a gain in A5 floorspace. This change in A1 and to a lesser degree A2 floorspace perhaps reflects the increasing prominence of the hospitality sector on the high street and its link to tourism.

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 rights¹⁹ allows for a change of use to A1, A2 and A3 or away from A1, A2,

¹⁸ sui generis uses

¹⁹ [Part D of The Town and Country Planning \(General Permitted Development\) \(Amendment\) \(England\) Order 2015](#)

A3, A4 and A5 without planning permission for a period of up to two years, where it is less than 150m².

Town centres key facts/issues:

- **One** application relating to the change of use from A1 within PRF received in 2017. The application maintained other A uses within the PRF and an element of retail floorspace.

Rural service centres and wider rural area – DM10

Target	No net loss of A1 uses and public houses in the Rural Service Centres		
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Indicator	Number of A1 uses and public houses approved in Rural Service Centres		
Outcome	No gain of A1 uses or public houses were approved in RSCs		
Target met	-	Trend	-

Indicator	Number of A1 uses and public houses lost in Rural Service Centres		
Outcome	The loss of one unit of A1 was permitted (60m ²)		

Target met	N	Trend	-
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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 at the A1 element of the monitoring target, no gain of A1 uses was permitted in the monitoring year and an 60m² loss in Wootton (one application to A3 use) was permitted.

In relation to public houses, there were no applications within and nearby to RSCs within the monitoring year. 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:

- **One** application relating to the provision of A1 uses in RSCs.
- **One** application was for the loss of an A1 use, which was permitted.
- Whilst there was a loss of a vacant A1 unit, there was 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 RSC's.

Tourism – SP4

Target	Improve and maintain the quality of existing tourism destinations by managing the number of bedrooms
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Indicator	Number of tourism bedrooms consented per annum		
Outcome	34 (plus 85 touring pitches, 61 holiday lodges, 22 tree houses, 40 glamping tents, 31 eco pods and 8 shepherd huts).		
Target met	-	Trend	

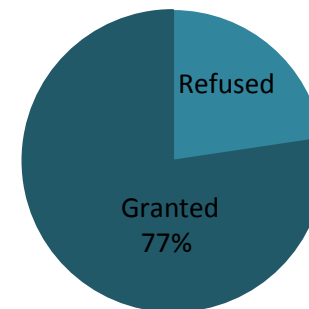
Indicator	Number of tourism bedrooms lost per annum		
Outcome	44		
Target met	-	Trend	

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.

2017/18 saw 53 applications being determined against SP4 (a decrease of 13 from the previous year). Of the 53 applications, 41 (77.36%) were granted and 12 (22.64%) were refused. The number of applications determined and those permitted represented an increase from 2016/17. Within this monitoring year, the LPA permitted the loss of at least 44 bedrooms (a significant decrease of 125 from the previous year) and

creation of 34 bedrooms (a significant decrease of 233 from the previous monitoring year), along with the creation of 85 touring pitches, 61 holiday lodges, 22 tree houses, 40 glamping tents, 31 eco pods, 8 shepherd huts.

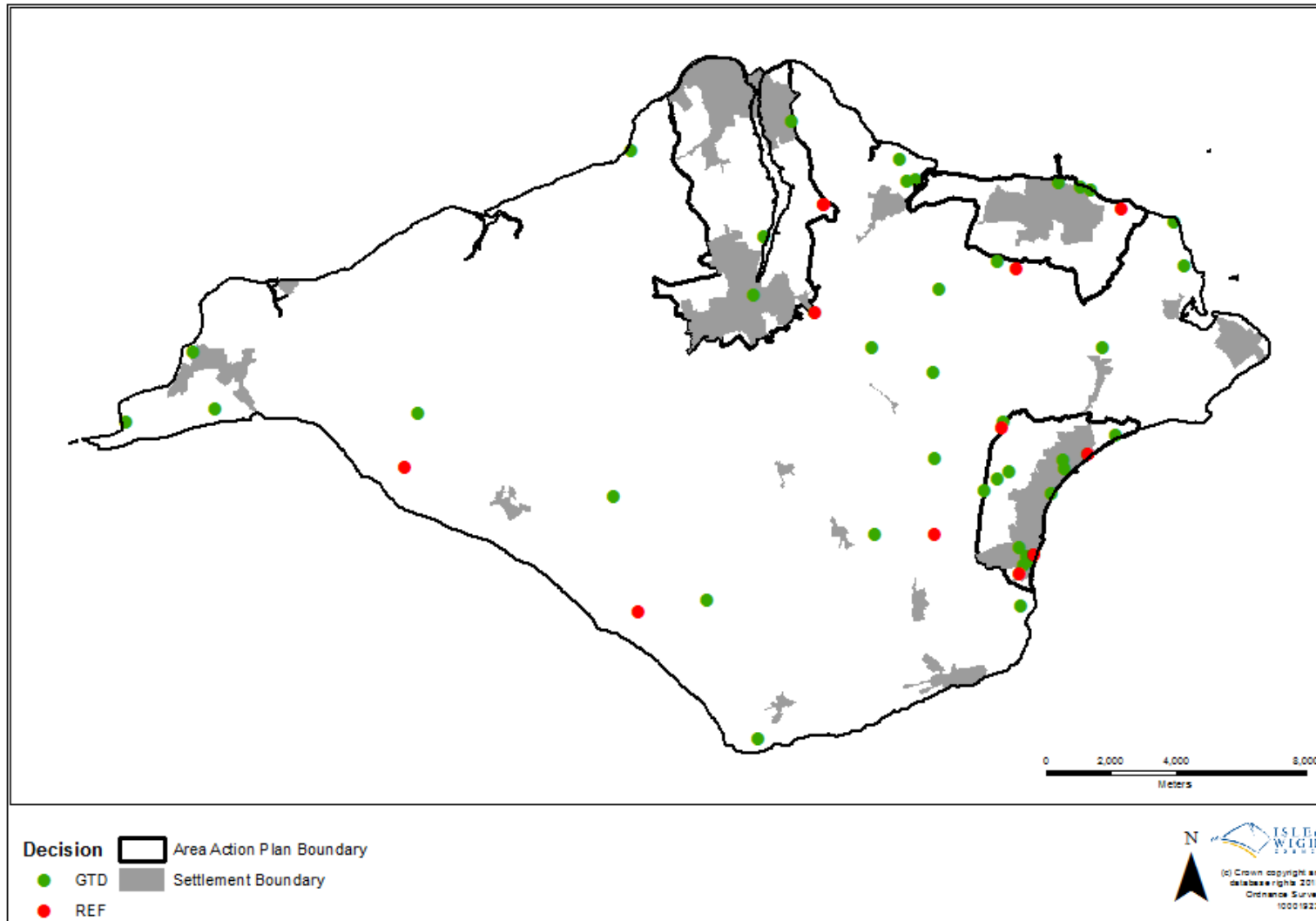
Graph 7: Applications relating to Tourism Development



The map below shows the relatively even geographical distribution of tourism-related applications across the Island, with a sizeable cluster of permissions granted in The Bay area and a small number of tourism-related applications received for the Medina Valley and Ryde 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 13 but, where tourism accommodation was permitted, it was two. This suggests a re-balancing of the tourism accommodation offer on the Island away from large and medium-sized guest houses/hotels towards smaller boutique hotels, self-catering and bed and breakfast type facilities (quite often as a result of the conversion of farm and outbuildings).

Map 1: Permissions / refusals based on policy SP4



A key issue for accommodation providers is the upgrading of existing stock (often large converted Victorian, Edwardian residential properties or more recent purpose built hotels) 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 invariably the costs involved of extending, this can only be achieved by reducing the number of rooms available at the premises. In some instances, it is recognised that the only viable option (following a period of marketing the property) is to convert part or all of the premises to other types of tourism accommodation (often self-catered holiday apartments) or apply for a change to another use (often to residential) when the cost of maintaining the tourism offer is not viable for the business.

These kinds of issues can be seen through a number of applications that were determined through the monitoring year (and include applications for niche tourism accommodation and tourist attractions). For example:

[P/00896/17](#) Permission was granted for the change of use of a former Carisbrooke House guest house, Sandown to a residential care home. Although the permission resulted in the loss of a hotel, there was a net gain of 8 bedrooms with the potential creation of 2 full-time jobs.

[P/01056/17](#) The application was for the change of use of a residential property to guest house accommodation on the upper floors and A1 floorspace on the ground floor. The permission resulted in the net gain of 5 bedrooms with the potential to create 2 full-time and 2 part-time jobs.

[P/00802/17](#) Permission was granted for a change of use of the former Bay House Hotel, Shanklin to residential development and holiday accommodation. Although the permission resulted in the loss of a

hotel, there was a net gain of 3 holiday units with the potential creation of 2 full-time and 2 part-time jobs and 11 units of residential accommodation.

[P/00006/16](#) One application at Robin Hill Country Park, Newport, was granted for permission to expand this niche centre linking tourism, and leisure on the site with new holiday accommodation. Permission was granted for 22 tree houses, 28 holiday lodges and 40 glamping tents.

Tourism key facts/issues:

- **53** applications relating to tourist accommodation were determined in 2017/18.
- Of these **77.36 per cent** were permitted resulting in the loss of **44** bedrooms and the gain of **34** bedrooms and 85 touring pitches, 61 holiday lodges, 22 tree houses, 40 glamping tents, 31 eco pods, 8 shepherd huts.
- **6** applications related to hotels²⁰ and of these **4** permitted the loss of hotels and **2** permitted new or improved provision.
- The average number of bedrooms lost per permitted application was **13**, but where tourism accommodation was permitted it was **2**.
- The granting of planning permission has resulted in the potential for an additional **34** full-time jobs and **34** part-time jobs, in the Island's tourism industry.

²⁰ (where the word hotel or guesthouse 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.

As well as reporting on the minerals policies of the Island Plan Core Strategy, the council (as the mineral planning authority or MPA), is required to produce a Local Aggregate Assessment.

Due to prioritising resources to preparing a draft Island Planning Strategy and accompanying documents, the council has not been able to report on this issue in this document.

Instead, the relevant information will be included in the 2018 Local Aggregate Assessment.



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.

National guidance²¹ sets out that as minimum, waste planning authorities should monitor the following (and each of these is considered below):

- Land allocations
- Annual waste arisings
- Changes to waste management capacities and the need for additional waste infrastructure

Land allocations

The core strategy makes one allocation in relation to waste, being (policy SP8 Waste) Standen Heath Extension Allocation as the Island’s strategic landfill capacity. At the time of adoption the Island’s only operational, non-inert landfill site (at Standen Heath) was expected to be full by 2015. The potential landfill extension provided by the allocation was forecast with a maximum capacity of 770,000m³ of net void space.

²¹ Paragraph: 054 Reference ID: 28-054-20141016, National Planning Practice Guidance

The most recent waste capacity modelling²² concludes that;

“The landfill allocation for active wastes is still appropriate because in the worst case scenario of recovery and recycling targets not being met (due to facilities not being built or alternative arrangements not being available) additional waste would need to be sent to landfill as the last resort. However the updated modelling shows that any new landfill may last longer than originally thought.”

Current estimates of circa 30-40,000 tonnes per annum of waste is being sent to landfill, but industry has suggested that once the waste management facilities associated with the new contract have been built, the existing landfill site is unlikely to be commercially viable to continue to operate as it currently does. Therefore the need for additional permitted capacity is no longer likely to be an issue (the new waste contract aims to deliver just over 92 per cent diversion from landfill with no reliance on landfill capacity on the Island).

²² Isle of Wight Council Evidence Base Update, Review and Update of Waste Need Modelling, 2015, Amec Foster Wheeler Environment & Infrastructure UK Ltd.

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 no permissions that contributed to significant new waste management facilities, that could be recorded as part of this monitoring report		
Target met	-	Trend	-

Interrogating the current monitoring system for planning consents, 3 applications were granted where either or both waste policies SP8 and DM19 have been identified as being a policy consideration. For all 3 of these granted applications policy DM19 was a consideration, with 2 of these applications also identifying DM8 as policy considerations.

Of these 3 granted permissions, it is possible to determine that 1 was granted in relation to waste management and 2 were granted where waste management was not associated with the intended primary use of the permission. The application in relation to waste management was granted on a temporary basis in recognition of the current use of the site as a minerals and waste rubble storage site, Duxmore Chalk Pit, Downend Road, Newport. Although the use of the site is not something that should be considered as a permanent fixture in this rural area, it is, and has been suitable to perform a re-cycling stage in waste management. This should

continue whilst there is a current call for such an activity as is presently performed. A further temporary permission is therefore considered a positive way to enable this to continue without permanently fixing the planning use of the site.

Looking at performance against the policy indicators, there has been a neutral contribution to significant new waste management facilities²³, when considering that there has been no new area/capacity associated with waste management, but neither has there been any loss. This neutral recording is further supported by the following key facts:

1. Given the specialist and limited nature of waste management treatment and the overall requirement over the plan period; and
2. Waste management facilities/capacity associated with new waste management contract.

Considering point 1, the expectation is that waste management development will come at certain set points in time, likely to be determined by both need (declining capacity) and commercial viability. Therefore due to the size of the Island and the amount and types of waste generated, permitted waste development will not occur every year, but sporadically, both in anticipation of and in reaction to demand. It should be noted that last year’s (2016/17) monitoring report recorded 1 significant waste management permission, which in terms of overall provision, accounts for 12.4% of the total area identified as being required over the plan period.

²³ 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:

- **3 applications were granted** where either or both waste policies SP8 and DM19 have been identified as being a policy consideration.
- **Only 1 permission was granted** in relation to waste management, but did not result in additional new waste management capacity.
- The application in relation to waste management was **granted on a temporary basis** in recognition of the current use of the site as a minerals and waste rubble storage site.