MONITORING REPORT

for the Isle of Wight Council's planning policies

2020 – 2021

Executive summary

The year 2020/21 was the ninth complete monitoring year with the adopted Island Plan Core Strategy in place.

The completions of residential units on the Island for the year totalled 445. There were also 493 residential units permitted, which represents an increase on the previous year's figure (320).

The number of new dwellings built on the Island (445) increased from the previous year (253) and is above the average since adoption of the Core Strategy (370). It is also the highest year for completions since adoption of the Core Strategy in 2012, and just slightly below the adopted plan figure of 520 dwellings per year.

The delivery of affordable housing saw a significant rise from recent years, contributed to by the completion of the Ryde Extra Care scheme. Despite this increase, there remains an acute need for affordable housing on the Island and the council will need to work with partners to address this, and to consider new and innovative methods of delivering affordable housing, although it notes that the delivery pipeline for 20/21 and beyond is looking much healthier.

By approving new employment developments the capacity for an anticipated 229 jobs on the Island was created, with a net loss in employment floorspace provision of 282m^2 and a loss of 48m^2 of retail floorspace.

The overall sales of aggregate on the Isle of Wight have shown a significant decrease (23%) over that of 2019. This decrease is recorded to varying degrees across all sources of aggregate supply.

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.

- **1,088** planning applications were determined.
- **86 per cent** of these were **approved** and **14 per cent refused**.
- We **exceeded** the national targets for the time for determining major, minor and other planning applications.
- The total new homes bonus payment in year 2020/21 for the Isle of Wight was £665,836.
- In the monitoring year **1** application was given permission that included Self-Build and Custom Housing.
- **493** dwellings were granted permission
- **445** dwellings were completed.

- **123** affordable houses were completed.
- Permission was granted that supported the potential for an additional **229 jobs** on the Island.
- There was a net loss of **282m²** of employment provision.
- **No** planning permissions were granted which resulted in the loss of employment sites of one hectare or above in the period 2020/21.
- There has been a net loss of **48m²** of retail floorspace within the monitoring period.
- **67 applications** and **1** prior notification approval relating to tourist accommodation were determined in 2020/21.
- Of these **73 per cent** were permitted resulting in the loss of **53** bedrooms along with the loss of 5 holiday chalets and the gain of **95** bedrooms along with the creation of 27 holiday chalets and lodges, 6 safari tents, 9 eco-pods and 1 beach hut to provide holiday accommodation.
- The overall sales of aggregate on the Isle of Wight have shown a significant decrease (23%) over that of 2019. This decrease is recorded to varying degrees across all sources of aggregate supply.
- There were no applications granted where waste management capacity (either additional or loss) was associated with the intended primary use.

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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 2020 to 31 March 2021. The core strategy has now been in place nine years, so the picture painted by this monitoring report is an established 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

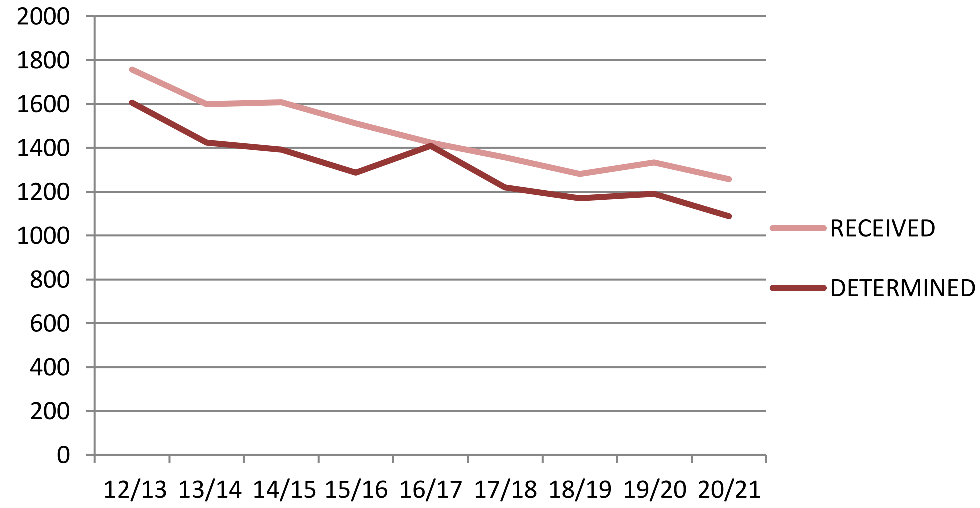
The local development scheme (LDS) sets out the anticipated timetable for producing our main planning documents. Discussions through the 18/19 monitoring year contributed to a new LDS being published in July 2019 with an updated version published in July 2020. The LDS sets out the programme for preparing 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

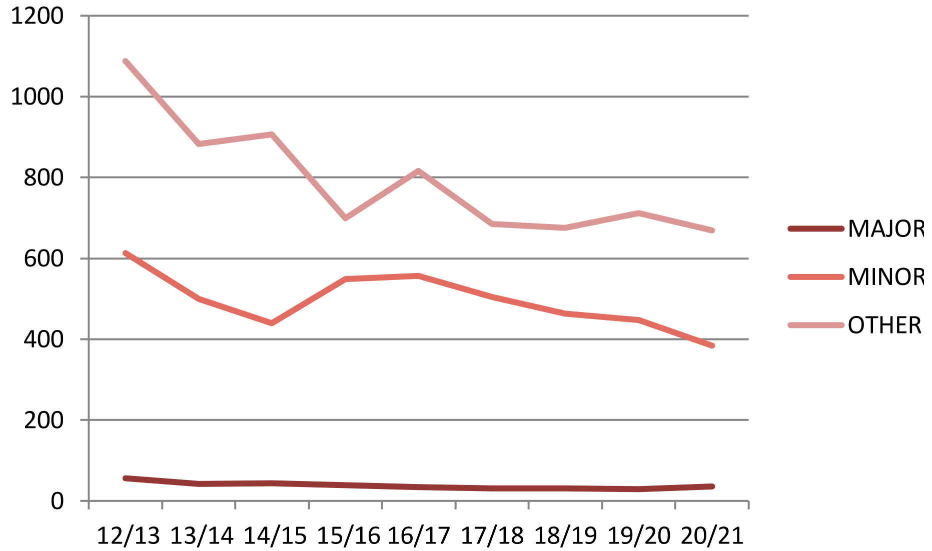
The LPA received 1,257 planning applications within the monitoring year and within the same period we determined 1,088 applications. This is shown in Graph 1, with the number of applications received in **light brown** and the number of applications determined in **dark brown**.

The number of applications received in 20/21 saw a very slight decrease from the previous year's figure, potentially linked to the Covid-19 pandemic and lockdowns, with people seeking to improve their home rather than moving. Whilst there has been a significant reduction in the gap between applications received and applications determined over the last four years, 2020/21 saw a very slight increase from the previous year's figure. Overall, this highlights a positive improvement in terms of the number of applications determined within the monitoring year.

Graph 1: Number of applications received and determined



Graph 2: Determined applications by type



Graph 3: Determined applications by decision:

Graph 2 shows the number of determined applications split between major, minor and other applications[1] over the same period. Whilst it indicates a relatively stable situation, there was a slight increase in the number of major applications from the previous year and a slight decrease in the number of minor and other development applications from the previous year.

A breakdown of the outcome of decisions of the 1,088 determined applications is shown in Graph 3.

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.

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 well in relation to these targets over the last few years.

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

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
20/21	85.71%	92.44%	96.26%
19/20	65.51%	87.50%	92.55%
18/19	73.33%	97.01%	98.53%
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.

The figure relating to the time taken to determine major applications within 13 weeks (or agreed time) over the last two years averages at 75.61 per cent. This represents an improvement in performance compared with the initial period following the adoption of the Core Strategy.

Housing Delivery Test

The Housing Delivery Test (HDT) is a monitoring tool introduced by the Ministry of Housing, Communities and Local Government (MHCLG) in 2018 to ensure that local authorities and other stakeholders are held accountable for their role in ensuring new homes are delivered.

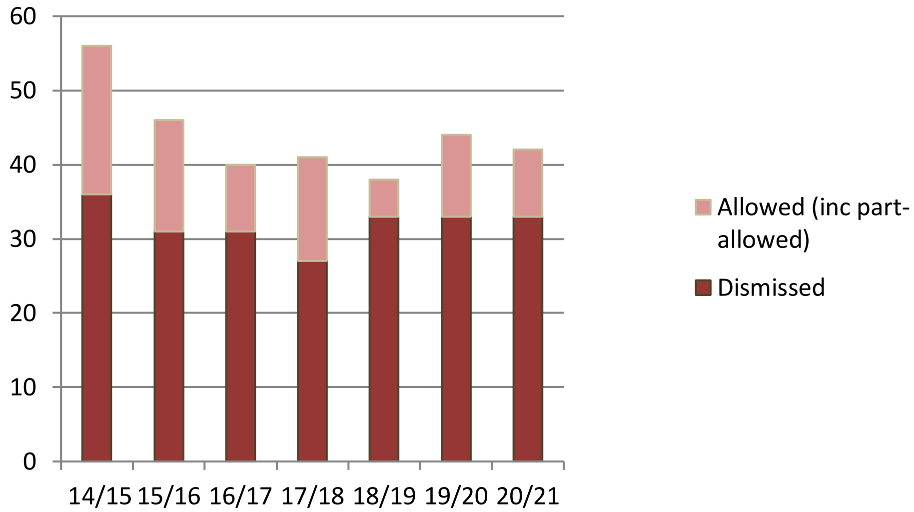
The HDT assesses the number of homes built in local authority areas over the previous three years and compares these against local housing requirements. A Local Planning Authority that fails to meet delivery targets is required to take appropriate action to address under delivery.

In the case of the council, as well as being under the 'presumption in favour of sustainable development' due to a HDT score below 75% (60% in 2021) an Action Plan is also required that sets out the issues of under-delivery and includes actions the council can take to improved delivery of housing across the Island. The Action Plan should be updated every year the council is under-delivering on its housing requirements. The latest Monitoring Report published in January 2021 can now be viewed.

Appeal performance

Within the monitoring year there were 58 appeals lodged against the council's decisions, with the Planning Inspectorate issuing 42 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 decrease in the number of lodged appeals compared to the previous year, and a decrease overall in the number of lodged appeals since 2011/12. During this period the council has performed consistently in terms of percentage of appeals dismissed. Within the monitoring year the overall figure was 78.5 per cent.

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 2020/21 there were 32 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, eight were allowed or part allowed which equates to 25 per cent. This is below the national average of 33 per cent[2] and the target maximum of 30 per cent.

Table 2: Percentage of appeals by type of appeal

	14/15	15/16	16/17	17/18	18/19	19/20	20/21
Refusal of planning permission[3]	50 89.3%	40 87%	34 85%	38 92.7%	36 92.3%	44 100%	32 76%
Non determination	0 0%	4 8.7%	0 0%	0 0%	0 0%	0 0%	0 0%
Refusal of Lawful Development Certificate	1 1.8%	0 0%	0 0%	1 2.4%	0 0%	0 0%	2 5%
Enforcement Notice	4 7.1%	2 4.3%	4 10%	2 (4.9%)	0 0%	0 0%	7 17%
Conditions (direct appeal against conditions)	0 0%	0 0%	2 5%	0 (0%)	1 2.6%	0 0%	1 2%
Refusal of Advert Consent	1 1.8%	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%
Refusal of Prior Notification	0 0%	0 0%	0 0%	0 0%	2 5.1%	0 0%	0 0%

[2] Based on 2020/21 figures, which at time of publication were the most up-to-date and available.
[3] Including appeals following applications to vary/remove a condition.

Complaints

There was a slight decrease in the number of Planning and Development complaints made to the Local Government and Social Care Ombudsman (LGSCO). Following consideration under the corporate complaints procedure, the number of complaints upheld has consistently been low with no planning complaints upheld by the Ombudsman.

During the monitoring year 2020/21 six complaints were received and considered by the LGSCO, with three not being progressed and two referred back to the Isle of Wight Council. One further complaint was undecided at the time of the LGSCO data publication, and will be reported in 2021/22.

Of the three complaints not progressed/not upheld, the decision reasons were given as: No maladministration; No worthwhile outcome achievable by further investigation; Out of time (over 12 months). The two complaints referred back for local settlement were considered to be premature as they had not previously been considered through the Isle of Wight Council complaints process.

Table 3: Number and type of complaints

	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
LGO Complaints	11	13	9	8	6	6	9	7	6
Not Progressed	8	9	7	6	5	2	6	3	3
Complaints Upheld	1	1	2	1	0	2	1	2	0
Local Settlement	1	1	0	0	0	0	0	0	2
Not Finalised	2	0	0	1	1	2	2	2	1

Neighbourhood planning

No neighbourhood development plan areas were designated in 2020/21, 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 no 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.

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, however undertook public consultation on the Newport Harbour Masterplan SPD in April 2020, an exercise which is being repeated in early 2022.

Use Classes Order, Permitted Development Rights & Prior Notification

In July 2020, the Government published the **The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020** which came into force on the 1st September 2020. Three new use classes were introduced, Class E, Class F1 and Class F2 and an overview of each is provided below:

Use Class E – Commercial, Business and Service
This use class brings together previous classes A1(shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (business) as well as parts of classes D1 (non-residential institutions) and D2 (assembly and leisure) into one single use class to allow for changes of use without the need of planning permission. However shops and facilities with are deemed as being important to the local community have been placed into Use Class F2;

Use Class F1 – Learning and non-residential institutions
This use class brings together some elements of Use Class D1 namely, schools, colleges etc., galleries, museums, public libraries, public halls or exhibition halls and churches etc.

Use Class F2 – Local community uses
This use class is designed to protect local community assets and includes shops smaller than 280m² with no other shop within a 10,000m (1km) radius, a hall or meeting place for the principal use of the local community (was use class D1), outdoor sport or recreation locations (was D2(e) use class) and swimming pools or skating rinks (was D2(e) use class)

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;
- Class E (commercial) to residential use;
- 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 43 prior approval notices. Of these 25 confirmed were authorised (a decrease from the 26 issued the previous year) and these included 2 requests for a change of use from agricultural buildings to residential (creating 3 dwellings) and one request for a change of use from use class A1 (Shops) to use class A3 (Restaurants & Cafes). 18 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 m^2 lost in a conversion from an employment use to residential).

Six 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. 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	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.
Housing & Development	Preparation of Draft Island Planning Strategy	Nearby Local Planning Authorities (PCC, SCC, NFNPA, NFDC)	Ongoing discussions over housing numbers within each LPA and whether respective emerging local plans can address unmet need within the wider housing market area
Environment	Solent Recreation Mitigation Strategy	Solent Recreation Mitigation Partnership	Implementation of the new scheme of payments commenced April 2018.

Monitoring report area	Strategic area of work	Relevant body engaged	Actions & Outcomes
	Water quality	Southern Water	Participation in Southern Water's Drainage and Wastewater Management Plan initial DWMP consultation (October 2021) including specific River Basin Catchment specific work.
	Water quality	Partnership for South Hampshire	Nutrient neutrality meetings with NE, EA, water companies and other local authorities in Hampshire and West Sussex agreed a methodology for achieving nutrient neutrality. Natural England has published guidance for developers in the area to achieve nutrient neutrality allow new development to take place. Farmland has been purchased for wildlife habitat on the IOW by the Hampshire and IOW Wildlife Trust to mitigate for the development of 400 houses in Fareham and Havant.
	Water supply	Southern Water	Consulting (Reg 18 stage plan-making) on water efficiency policies for draft Island Planning Strategy and ongoing work to maximise opportunities for joint working on various priority areas.
	Biodiversity Action Plan Steering Group	A consortium of local authorities and key stakeholders, including Natural England, Environment Agency, Forestry England, the Marine Maritime Organisation and Wildlife Trust.	Updating the local Biodiversity Action Plans, agreement on a Local Ecological Network map and the undertaking of a review or condition assessment of relevant SINCs.
Travel	Sub-regional transport modelling and planning	Solent Transport	Will be working with Solent Transport and Systra to provide an update of traffic modelling for the Island to better reflect planned for growth and enable better information on potential infrastructure requirements over the life time of the plan, including movement at key cross-Solent transport terminals.
	Local Transport Body (LTB)	SLEP	£0.7m of investment in 2020/21 to South Western Railway towards the re-instatement of a passing loop at Brading station to make rail a more attractive and sustainable travel option on the Isle of Wight.
Minerals	Isle of Wight Local Aggregate Assessment (LAA)	South East England Aggregate Working Party (SEEAWP)	The council has worked collaboratively with other bodies (e.g. SEEAWP and Hampshire CC under their remit as technical support to the AWP) in the preparation of the LAA 2020 and MHCLG AM Survey 2019, in order to satisfy the Duty to Cooperate.

Monitoring report area	Strategic area of work	Relevant body engaged	Actions & Outcomes
	Strategic planning for minerals & waste	Hampshire County Council	The council has responded to Hampshire's DtC request as part of reviewing their Minerals & Waste Plan and will be meeting with Hampshire's Minerals & Waste team to consider all cross-boundary matters in relation to mineral and waste planning.
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. 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 2020/21 for the Isle of Wight was £665,836.

Planning performance key facts/Issues:

- **1,088** planning applications were determined during 2020/21.
- **86 per cent** of these were **approved** and **14 per cent refused**.
- We **exceeded** the national targets for the time for determining major, minor and other planning applications.
- **32 appeals** relating to the refusal of planning permission were determined within 2020/21, with **78.5 per cent dismissed** and **21.5 per cent permitted**.
- **6** complaints were escalated to the LGSCO in 2020/21 and **3** were not progressed, two were referred back to the Isle of Wight Council with a further **1** expected in 2021/22.

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 paying Council Tax on the Island increased by 231 over the monitoring year from 71,525 on 31 March 2020 to 71,756 on 31 March 2021[4].

Commuting, retirement, a high level of second home ownership in certain areas of the island and an average wage lower than that of the south east, all contribute to maintaining a relatively high house price to workplace-based earnings ratio of 8.05[5] on the Isle of Wight in 2020 (which is the most up to date information available). The national average figure was 9.06 and in the south east (excluding London) it was 10.73. This ratio has decreased slightly since 2019, when it was 8.48.

[4] Isle of Wight council tax records, 31 March 2021.

[5] Table 5C https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian (most up to date data available).

These effects have the impact of increasing the demand[6] for housing, reducing the availability of first time buyer accommodation and exacerbating the need[7] 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.

The delivery of affordable housing saw a significant rise from recent years, contributed to by the completion of the Ryde Extra Care scheme. Despite this increase, there remains an acute need for affordable housing on the Island and the council will need to work with partners to address this, and to consider new and innovative methods of delivering affordable housing.

[6] 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.

[7] 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.

With the council's approach to financial contributions introduced in 2017, coming to fruition and bringing in financial contributions to put towards the delivery of affordable units, and an increasing number of developments bringing forward affordable units being permitted or being proposed, the supply situation does however look more promising.

The council and partner agencies will need to ensure that the potential of an increased supply is matched with a commitment to delivery, and ensure that developments are brought forward to meet need in a timely fashion.

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. 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 16/17 monitoring year. At the 31 March 2021 there were 242 individuals on the register, which is an increase of 72 from the previous year. The council must have regard to the content of the register and is informing how it undertakes its planning, housing, land disposal and regeneration functions and is seeking to be more pro-active over this issue. The register is publicised on the council's website at Self-Build Housing - Service Details (iow.gov.uk) and it is investigating how it incorporates the information in the register into local planning policy.

In the monitoring year one application was given permission that included Self-Build and Custom Housing.

19/00835/RVC Permission was granted for 5 self-built plots as part of the proposed development at land adjacent to Blanchards, Moortown Lane and between Upper Lane and Main Road, Brighstone. The application was approved on 18th December 2020.

Number of new homes – SP2

Target	520 dwellings built per annum over the plan period

Indicator	Net annual dwellings provided		
Outcome	445 dwellings were provided		
Target met	N	Trend	↑

Trend information

Table 5: Completions by year

Year	Small	Large	Total
2020/21	203	242	445
2019/20	81	172	253
2018/19	140	210	350
2017/18	146	214	360
2016/17	135	186	321
2015/16	159	258	417
2014/15	138	258	396
2013/14	150	260	410
2012/13	204	205	409
2011/12	126	292	418
Total	1482	2297	3779

Table 5 above breaks down completions into small and large sites[8]. The consistency in annual totals seems to suggest that there is a ceiling in the delivery of housing on the Isle of Wight, with this monitoring year being at the upper end of that ceiling. There is no single reason for such a ceiling, however likely to include the lack of availability of skilled tradespeople and housebuilders; increased material costs (due to 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 average since 2011/12 has been 370 completions per year and with 445 completions in 2020/21, this equates to 85 percent of development that was planned for in 2020/21. The number of completions from 'small sites' reached over 200 for the first time in 8-years and the number of completions form 'large sites' continued to follow past trends with just under 250 completions shown in Table 5. Analysis of historic data shows that 34 completions had not previously been reported and added to the 411 within 2020/21 results in the 445 total completions figure.

The council, with partner organisations and housebuilders, will continue to work together to try and speed up the delivery of housing.

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[9]**

Indicator	Number of new dwellings **permitted** and **completed** within or immediately adjacent to the settlement boundaries of KRAs per annum		
Outcome	207 additional units were **permitted** and 318 units were **completed** within or immediately adjacent to the settlement boundaries of the KRAs		
Target met	-	Trend	

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

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

Indicator	Number of dwellings **permitted** and **completed** within or immediately adjacent to the settlement boundaries of the SRAs per annum		
Outcome	21 units were **permitted** and 25 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.

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 2020/21 financial year by the settlement hierarchy set out in Policy SP1 were as follows:

Table 6: Completions by SP1 location and type of site

Area	Small	Large	Total	%
KRAs	104	214	318	71%
SRAs	20	5	25	6%
RSCs	16	0	16	4%
WRA	63	23	86	19%
Total	**203**	**242**	**445**	

Table 6 shows 81% of completions are occurring in the preferred locations. The total figures for the KRAs shown in Table 6 are further broken down in Table 7.

Table 7: Completions by SP1 location

	Key regeneration areas	Total	%
Medina Valley	**Newport**	63	37%
	Cowes	47	
	East Cowes	8	
Ryde	**Ryde**	159	50%
The Bay	**Sandown**	25	13%
	Shanklin	15	
	Lake	1	
	Total	318	100%

Permissions granted

Final outstanding permission figures as at 1st April 2021 are set out in Table 8 below. This figure provides a total of all residential units with an outstanding valid permissions. The number includes outline schemes such as Pennyfeathers, which at over 900 units equates to almost a third of the total.

Table 8: Outstanding permissions

	Gains	Losses	Total
Large	2392	2	2390
Small	781	90	691
Total	**3173**	**92**	**3081**

A total of 493 dwellings were granted permission in 2020/21. Table 9 breaks this figure down by settlement type.

Table 9: Permissions granted by SP1 location

Area	Small	Large	Total
KRAs	81	126	207
SRAs	11	10	21
RSCs	12	0	12
WRA	108	145	253
Total	**212**	**281**	**493**

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

Table 10: new permissions granted by SP1 Location

	Key regeneration areas	Total	%
Medina Valley	Newport	33	80
	Cowes	79	
	East Cowes	54	
Ryde	Ryde	9	4
The Bay	Sandown	28	16
	Shanklin	3	
	Lake	1	
	Total	**207**	

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	265 dwellings **permitted** and 102 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 16 completions either within or immediately adjacent to the settlement boundary of a RSC, and 86 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	-1
Bembridge	3	Wootton	5
Brading	4	Wroxall	1
Brighstone	2	Yarmouth	0
Godshill	1	Wider Rural Area	86
Niton	0	Total	**102**
Rookley	1		

In terms of planning permissions granted within the monitoring year in these specific locations, there were 265 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	4	4
Brading	0	0	0
Brighstone	0	0	0
Godshill	0	0	0
Niton	0	2	2
Rookley	0	5	5
St Helens	0	0	0
Wootton	0	0	0
Wroxall	0	0	0
Yarmouth	0	1	1
Wider Rural Area	145	108	253
Total	145	120	265

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	27 per cent of completions in 2020/21 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	75	132	40.00%
SRA	21	0	11.00%
RSC	12	0	6.00%
WRA	80	173	43.00%
Total	188	305	

A total of 188 dwellings were permitted on brownfield land in 2020/21. Table 13 breaks this figure down further by settlement type, and shows that of the 188 dwellings permitted on brownfield land, 75 (or 40 percent) were permitted on brownfield land in KRAs.

In terms of the number of overall permissions granted; of the 493 dwellings permitted, 38 percent were permitted on brownfield land.

This represents a reduction from the 2019/20 figure of 43% being on brownfield and is possibly reflective of the relative success of national and local policy prioritising brownfield land, meaning available sites are reducing in number and those that remain are becoming more challenging to deliver on.

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	8	18	21	4
	Cowes	2	8	6	8
	East Cowes	1	0	0	7
	Ryde	67	65	1	1
	Sandown	3	14	6	2
	Shanklin	0	4	3	8
	Lake	1	0	0	0
	Total	82	109	37	36
SRAs	Ventnor	4	6	1	0
	West Wight	4	2	3	5
	Total	8	8	4	5
RSCs	Bedroom no.	1	2	3	4+
	Arreton	0	0	0	0
	Bembridge	0	0	2	1
	Brading	0	2	2	0
	Brighstone	0	2	0	0
	Godshill	0	0	1	0
	Niton	0	0	0	0
	Rookley	1	0	0	0
	St Helens	0	0	-1	0
	Wootton	0	2	2	1
	Wroxall	0	0	1	0
	Yarmouth	0	0	0	0
	Total	1	6	7	2
WRA	WRA	26	57	34	23
	TOTAL	117	180	82	66

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 14provides a breakdown of completions per bedroom size by KRA, SRA, RSC and WRA, and Table 15 sets out permissions granted per bedroom size in 2020/21:

Table 15: Permissions granted by bedroom size and SP1 location

Bedroom numbers	1	2	3	4+
KRAs	34	103	52	18
SRAs	-1	11	3	8
RSCs	0	8	3	1
WRA	34	71	108	40
Total	67	193	166	67
%	14%	39%	33%	14%

In 2018 the council published an Island Wide Housing Need 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 – an update to the 2018 HNA is currently being prepared to support the Draft Island Planning Strategy and this will help inform future housing mix policies in the local plan.

Table 16: The 2018 Housing Need assessment recommended mix 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%

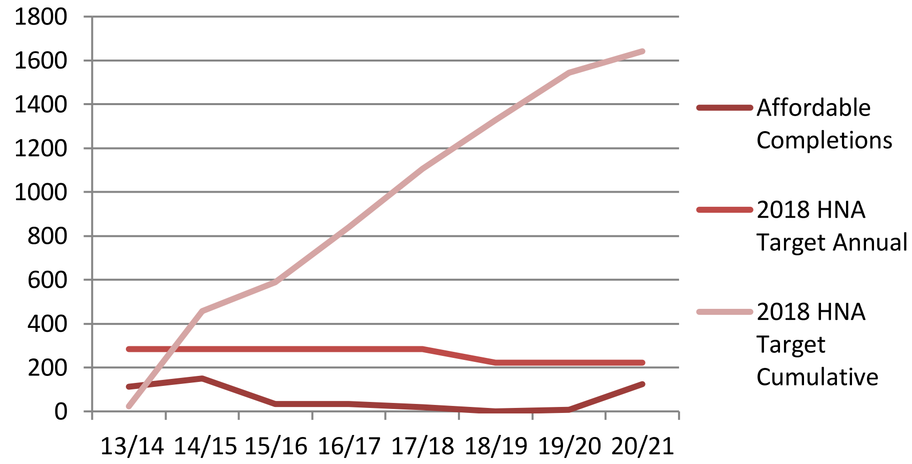
Affordability of new homes DM4

Target	Deliver 35 per cent of new dwellings as affordable housing units over the plan period		
Indicator	Number of affordable housing units delivered per annum		
Outcome	123 dwellings out of 445 completions		
Target met	N	Trend	↑

Target	70 per cent of affordable housing to be social/affordable rented		
Indicator	Number of social/affordable rented affordable housing units delivered		
Outcome	103 dwellings		
Target met	N	Trend	-

Target	**30 per cent of affordable housing to be intermediate tenures**		
Indicator	Number of intermediate tenures affordable housing units delivered		
Outcome	20 dwellings		
Target met	**N**	**Trend**	

Graph 5: Affordable housing delivery since 2013/14



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 HNA indicates that to meet the affordable housing need, an annual figure of 222 dwellings should be provided although the assessment does highlight a number of issues that need to be remembered in interpreting the housing needs analysis. The figure is slightly lower than the previously identified target of 284 units[10] (this is shown in Graph 5), however despite a lower level, it is still clear that the provision of new affordable housing is an important issue for the council.

There has been a significant increase in the number of affordable housing completions from recent years.

[10] 2014 Strategic Housing Market Assessment

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 2018. No applications have been received for gypsy or traveller sites during the 2020/21 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 available[11].

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[12], 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 75,159m^2 of net retail floorspace.

[11] See paragraphs 5.71-3 of the Island Plan Core Strategy

[12] Page 10

Within the monitoring year, the permitted employment uses have generally tended to be smaller in scale and changes of use to existing business with the exception of a small number of new permissions granted. Examples of these include:

- One permission was granted that resulted in the net gain of 1223m^2 of B2 (General Industrial) use. The permission was a proposed Brewery and Bottling Facility at Branstone Farm Studies Centre, Hale Common, Sandown with the potential for an additional 9 full-time jobs.

- A further permission was granted for an industrial unit at Brookefields Park, Cowes. This resulted in 91m^2 of B1(c) (Light Industrial) use within the Medina Valley.

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.

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 229 additional jobs		
Target met	-	Trend	

It is calculated that the granting of planning permissions has resulted in the potential for an additional direct 229 jobs on the Island (a decrease from 292 on the previous monitoring year), with 229 being full-time equivalent. This figure is based on expected job creation figures based on floorspace numbers[13].

Table 18 shows the breakdown of these 229 potential jobs by use class and full-time equivalent – as the monitoring year started under the old use classes, they are presented in this format. For the 21/22 AMR, the new Class E, F1 and F2 will be used. The table highlights two features: firstly over sixty five percent of jobs were in B1 uses (Business) and; twenty percent of jobs were in B2 (General Industry) and B8 uses (Storage and Distribution).

26 full-time jobs were created in A3 (restaurants and cafes), (an increase from 23 full-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 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 229 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

[13] The Employment Densities Guide (publishing.service.gov.uk) from MHCLG has been used to calculate gross jobs creation.

Table 17: Potential jobs by use class and type

	14/15	15/16	15/16	17/18	18/19	19/20	20/21
A1	FT 190 PT 380	FT 46 PT 76	FT 6 PT 3	FT 6 PT 3	FT 25 PT36	FT 50 PT 70	FT 4
A2	FT 0 PT 4	FT 8 PT 2	FT 0 PT 0	FT 0 PT 0	FT 5 PT 0	FT 0 PT 0	FT 0
A3	FT 7 PT 23	FT 34 PT 23	FT 18 PT 5	FT 18 PT 5	FT 70 PT 59	FT 23 PT 45	FT 26
A4	FT 0 PT 0	FT 0 PT 0	FT 0 PT 0	FT 0 PT 0	FT 30 PT 40	FT 2 PT 2	FT 0
A5	FT 0 PT 0	FT 2 PT 2	FT 3 PT 2	FT 3 PT 2	FT 4 PT 8	FT 15 PT 35	FT 0
B1	FT 14 PT 3	FT 25 PT 0	FT 20 PT 22	FT 20 PT 22	FT 38 PT 17	FT 0 PT 0	FT 151
B2	FT 30 PT 4	FT 2 PT 0	FT 7 PT 0	FT 7 PT 0	FT 20 PT 0	FT 0 PT 0	FT 28
B8	FT 8 PT 4	FT 6 PT 0	FT 4 PT 0	FT 4 PT 0	FT 10 PT 0	FT 2 PT 0	FT 18
C1	FT 0 PT 0	FT 18 PT 12	FT 75 PT 41	FT 75 PT 41	FT 0 PT 0	FT 0 PT 0	FT 0
C2	FT 0 PT 0	FT 29 PT 0	FT 0 PT 0	FT 0 PT 0	FT 0 PT 0	FT 0 PT 0	FT 0
C3	FT 0 PT 0	FT 2 PT 2	FT 0 PT 0	FT 0 PT 0	FT 0 PT 0	FT 1 PT 1	FT 0
D1	FT 16 PT 0	FT 21 PT 12	FT 8 PT 0	FT 8 PT 0	FT 19 PT 0	FT 4 PT 1	FT 0
D2	FT 27 PT 4	FT 0 PT 0	FT 1 PT 3	FT 1 PT 3	FT 17 PT 10	FT 22 PT 12	FT2
SG[14]	FT 46 PT 11	FT 10 PT 7	FT 39 PT 39	FT 39 PT 39	FT 25 PT 2	FT 4 PT 3	FT 0

and must be taken in the context of the global pandemic and the significant adverse impacts on many sectors of the job market.

Jobs key facts/issues:

- Permission was granted that supported the potential for an additional **229 jobs on the Island**.
- **65 per cent (151)** of full-time jobs were in B1 uses.
- **20 per cent (46)** of full-time jobs were in B2 and B8 uses.
- **11 percent (26)** of full-time jobs were in A3.

[14] 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 loss of less than one hectare (282m²) 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:

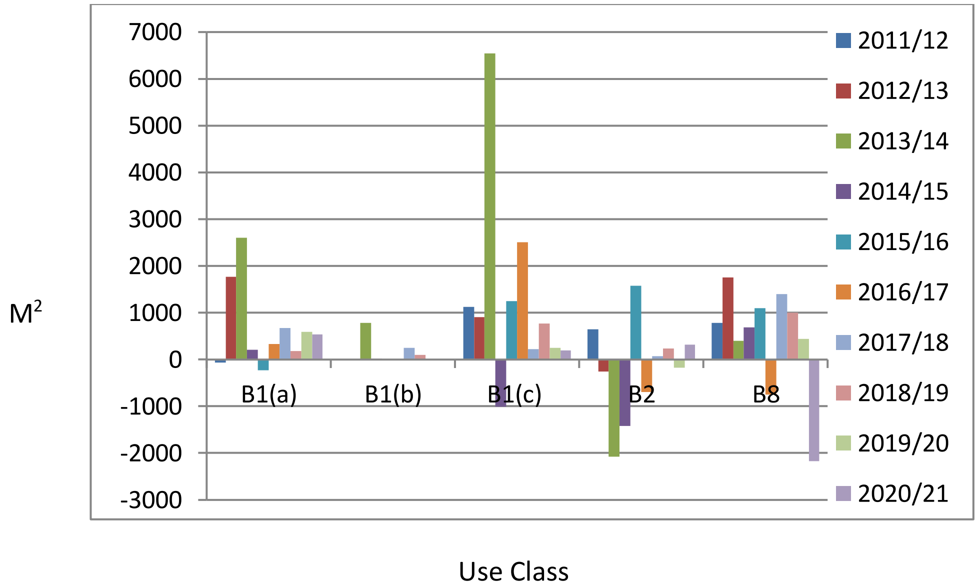
- at least nine hectares of B1b, B1c and B2 uses;
- around 13 hectares of B8 uses; and
- around 20 hectares of B1a uses.

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 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- 2020/21



The permissions granted in 2020/21 resulted in a net loss of 282m², which is a decrease on the net gain permitted in 2019/20 (1,096m²). The 2020/21 figure was underpinned by permissions for a gain of 540m² of B1(a), 202m² of B1(c), 317m² of B2 and 831m² of B1, B2 and B8 Mixed Development. B8 experienced a net loss of 2,172 m².

One permission was granted that resulted in the net gain of 1223m^2 of B2 (General Industrial) use. The permission was a proposed Brewery and Bottling Facility at Branstone Farm Studies Centre, Hale Common, Sandown with the potential for an additional 9 full-time jobs.

A further permission was granted for an industrial unit at Brookefields Park, Cowes. This resulted in 91m^2 of B1(c) (Light Industrial) use within the Medina Valley.

B1, B2 and B8 Mixed Development experienced a net gain of 831m^2, and a significant amount of this gain, 516m^2, was for a change of use from motorcycle retail and maintenance (Sui Generis) to accommodate a mixed use development comprising Business (B1) and Distribution (B8) at Daish Way, Newport.

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), KRAs particularly the Medina Valley are often the preferred locations for employers.

Table 19 below demonstrates a significant 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 18: Changes to employment land by SP1 location

	Gained	Lost	Net total
KRAs	1537m^2	4211m^2	-2674m^2
SRAs	-	417m^2	-417m^2
RSCs	-	47m^2	-47m^2
WRA	4625m^2	1769m^2	2856m^2
Total	**6162m^2**	**6444m^2**	**-282m^2**

It is interesting to note that there was no net gain and a small loss in employment floorspace in the Smaller Regeneration Areas and Rural Service Centres. This was primarily due to the loss of B1(a) floorspace in Ventnor and Bembridge. One permission in Ventnor was granted that resulted in the loss of 417m^2 of B1(a) floorspace to hotel accommodation and a gain of 14 bedrooms. Another permission in Bembridge resulted in a further loss of 47 m^2 of B1(a) floorspace.

Delivering employment land key facts/issues:

- There was a net loss of **282m^2** of employment provision.
- There were net gains for **B1(a) (540m^2), (B1(c) (202m^2), B2 (317m^2) and B1, B2 and B8 Mixed Development (831m^2).**
- **3** permissions were granted that resulted in the gain of **1223m^2** of a B2 use, **91m^2** of B1(c) and **516m^2** of B1, B2 and B8 Mixed Development.
- **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 2020/21.

Sixteen permissions were granted for the loss of B class uses, which equated to a net loss (282m^2) in terms of floorspace provision.

The section relating to jobs (see pages 26/7) also establishes that permission was granted for planning applications supporting the creation of the potential for an additional 229 jobs on the Island.

Where the loss of, or the change to, alternative B class uses were permitted, at least four of them retained and/or introduced employment provision (in various use classes). One of these applications related to building/sites that were vacant at the time of the application and eight of the 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 2020/21.
- **16** permissions were granted for the loss of B class uses which equated to **a net loss (282m^2)** in terms of floorspace provision.
- At least **4** 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.
- **8** 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	**75,159m² of net retail floorspace to be delivered over the plan period**

Indicator	Amount of net retail floorspace delivered per annum		
Outcome	48m² net loss of retail floorspace permitted		
Target met	-	**Trend**	↓

Retail was defined by the A1 use of the use class order (although from the 21/22 AMR onwards this will be under Class E). 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 14 permissions and 1 prior notification approval, for the loss of at least 1,899m² of A1 floorspace (a decrease on the previous year's figure of 2,318m²), which was an average of 126m² loss per application/approval. This loss was mainly focused around the larger retail areas of Newport, Cowes, Ryde 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, five were instances of the shop being vacant at the time of the application and four potentially created 8 full-time and 16 part-time jobs (either new or replacement). Six applications were permitted that resulted in the loss of any form of employment provision to residential.

Conversely, six permissions were grated with a gain of at least 720m² of A1 retail floorspace (which gave an average of 120m² of new floorspace per application).

There has been an overall net loss of 48m² of retail floorspace (a significant decrease from the previous year's net gain total of 5,911m²) located mainly in Newport, Cowes, Ryde, Sandown and Shanklin. An example of the decrease includes a change of use from a shop, 60 High Street, Newport, to use class A3 (Restaurants & Cafes) with the loss of 26m² of A1 retail floorspace.

Delivering retail floorspace key facts/issues:

- **19** applications and **1** prior notification approval relating to the change of use of retail floorspace (where the information was provided).
- **14** permissions and **1** prior notification approval were granted for the loss of at least **1,899m²** of A1 floorspace. 6 permissions were granted for the gain of at least 720m² of A1 retail floorspace.
- **6** of these were vacant at the time and **5** retained or created jobs on the premises.
- **6** applications were permitted for a change of use to residential.
- The result has been a net loss of **48m²** 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	3 units were lost		
Target met	N	Trend	

Records indicate that within the monitoring year there were at least[16] three application relating to A1 uses within the eight primary retail frontages (PRFs) across the Island (a decrease of two on the previous year). The applications related to the loss of an A1 unit within a PRF and was 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 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 Government also recently introduced new permitted development rights allowing Class E to convert to residential use, even within PRFs, without the need for planning permission. The loss of the A1 floorspace was spread across three PRFs, with Ryde seeing a loss of 270m^2 (one application), Newport 26m^2 (one application) and Cowes 25m^2 (one application).

Table 19: Floorspace gained by use class

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
A1	+8,342.49m^2	-1,046.74m^2	-622.7m^2	-396m^2	-215.98m^2	+5911m^2	-1138m^2
A2	+40.0m^2	-105.5m^2	-	-876m^2	-331.25m^2	-	-14 m^2
A3	+1,391.5m^2	+1,339.72m^2	+1,193.45m^2	+713m^2	+1233.55m^2	+467m^2	+1003m^2
A4	-601m^2	-90m^2	-70m^2	-	-198m^2	-126m^2	+101m^2
A5	-106m^2	+69.5m^2	+80m^2	+116m^2	+203.8m^2	+503m^2	-
B1(a)	+14.71m^2	-226m^2	+330m^2	+673m^2	+183.5m^2	+587m^2	+540m^2
B1(b)	-	-	-	+250m^2	+100m^2	-	-
B1(c)	-	+1,255m^2	+2,512m^2	+229m^2	+767.25m^2	+245m^2	+202m^2
B2	-2,322m^2	+1,573m^2	-691m^2	+73m^2	+234m^2	-176m^2	+317m^2
B8	-	+1,098.68m^2	-755m^2	+1,403m^2	+998m^2	+440m^2	-2172m^2
D1	-	+3,364m^2	+145m^2	+300m^2	+1,009.7m^2	-8721m^2	+772m^2
D2	-168m^2	+80m^2	+381m^2	+531m^2	+1,425.2m^2	+2678m^2	-484m^2
SG[15]	-716.5m^2	-471.3m^2	+2,249.70m^2	+306m^2	-1,019.6m^2	-654m^2	-89m^2

Table 18 shows the breakdown of floorspace gained by use class and highlights two features: firstly, a significant increase in the amount of A1 floorspace lost against the previous year; and secondly an increase in the amount of A3 and A4 floorspace gained against the previous year. 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.

[15] sui generis uses

[16] 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.

Town centres key facts/issues:

Three applications relating to the change of use from A1 within PRFs were received in 2020/21. **Two** applications maintained other A uses within the PRF.

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	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	Loss of four A1 uses ($343m^2$) and no public houses permitted in RSC's		
Target met	Y	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, no gain of A1 uses were permitted in the monitoring year and a $343m^2$ loss in Bembridge (two applications to D1 uses), Brighstone (one application to A3 use) and Yarmouth (one application to residential) were permitted.

In relation to public houses, there were no applications within or 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:

- **No** applications relating to the provision of A1 uses in RSCs.
- **Four** applications for the loss of an A1 use, which were permitted.
- **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**

Indicator	Number of tourism bedrooms consented per annum		
Outcome	95 (plus 27 holiday chalets and lodges, 6 safari tents, 9 eco-pods and 1 beach hut to provide holiday accommodation).		
Target met	-	**Trend**	

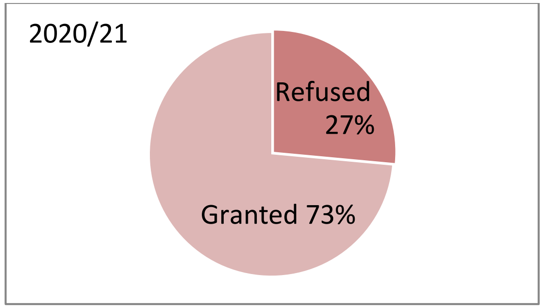
Indicator	Number of tourism bedrooms lost per annum		
Outcome	53 bedrooms (plus 5 holiday chalets).		
Target met	-	**Trend**	

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.

2020/21 saw 67 applications and 1 prior notification approval being determined against SP4 (an increase of 35 from the previous year). Of the 67 applications, 49 (73%) were granted and 18 (27%) were refused. The number of applications determined and those permitted represented an increase from 2019/20.

Within this monitoring year, the LPA permitted the loss of at least 53 bedrooms (an increase of 1 from the previous year), along with the loss of 5 holiday chalets and creation of 95 bedrooms (an increase of 52 from the previous monitoring year), along with the creation of 27 holiday chalets and lodges, 6 safari tents, 9 eco-pods and 1 beach hut to provide holiday accommodation.

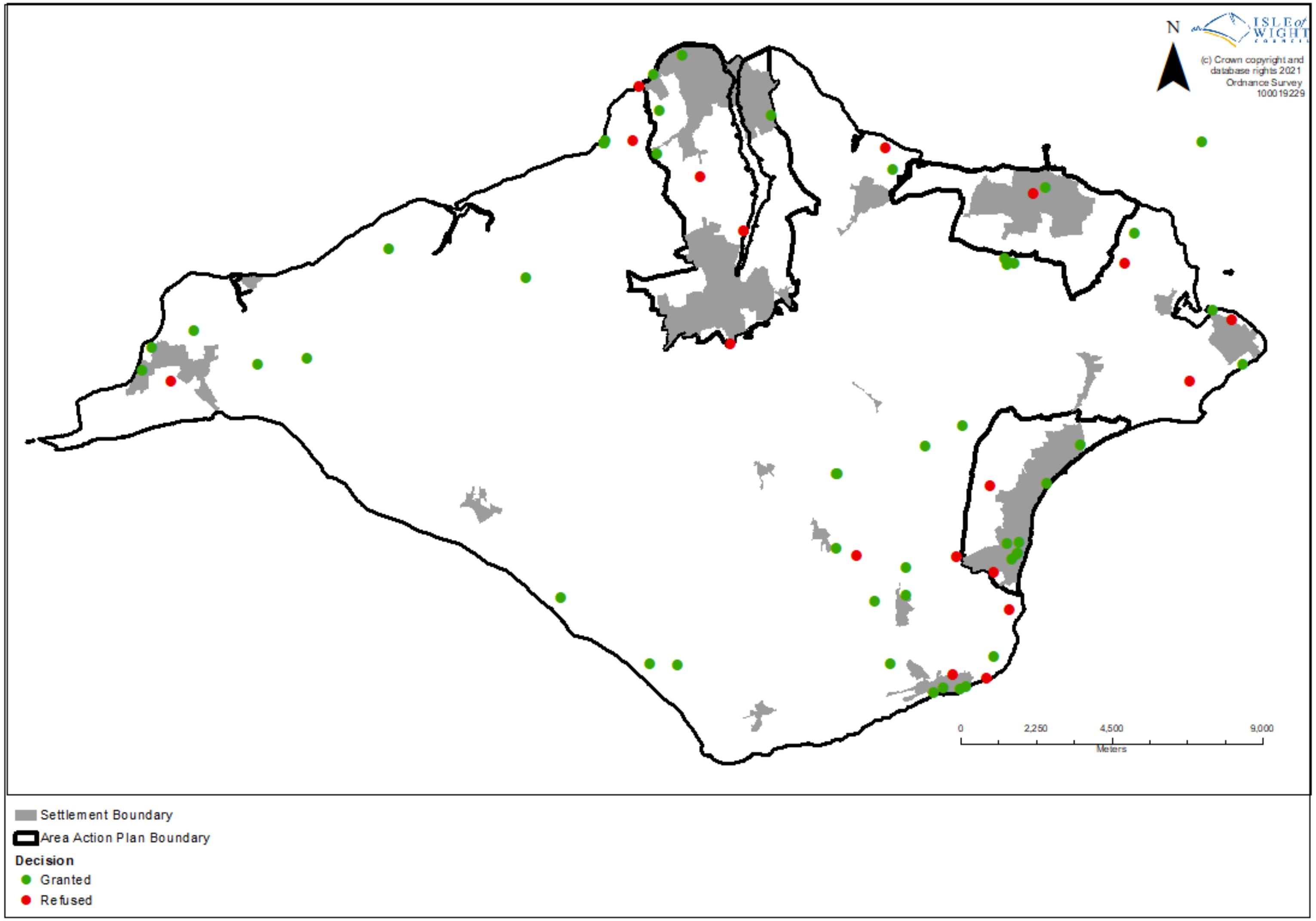
Graph 7: Applications relating to Tourism Development



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 in the Medina Valley key regeneration area. 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 35 but, where tourism accommodation was permitted, it was 63. 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).

20/01034/FUL Permission for an additional 13 holiday lodges at Roebeck Country Park, Ryde. The officer’s written justification noted that “the proposal is for tourism related development which will be supported in principle” and Policy SP4 (Tourism) “encourages proposal which will contribute to a diverse and high-quality tourism offer, in line with the principles of the Good Practice Guide for Tourism”.

20/00713/FUL Planning permission was granted for demolition of garage and proposed side extension to form a self-contained one bed unit of holiday accommodation. The application comprises a large detached property which operates as a guest house/hotel. The officer’s written justification noted that the development would ‘complement the existing use of the property as well as the tourism industry”.

20/01935/FUL One application at Southland Camping Park, Newchurch was granted permission for the Proposed installation of 4No. Safari tents, 4No. BBQ stands, car parking area, planting, and fencing. This application relates to a grassy area within the holiday park which is used for camping and is served by an access road. The officer’s written justification concluded that “whilst the site is within the wider rural area and Policy SP1 (Strategic Policy) states that development will be resisted unless it meets a specific local need, the proposal is for tourism related development which will be supported in principle in accordance with Policies SP3 (Economy) and SP4 (Tourism) which seek to ensure that development proposals which can contribute to the Islands economy are supported. They also seek to direct economic employment opportunities to the key settlements but accept that tourism can benefit the rural economy. SP4 also encourages proposals which will contribute to a diverse and high-quality tourism offer, in line with the principles of the Good Practice Guide for Tourism”.

Tourism key facts/issues:

- **67** applications and **1** prior notification approval relating to tourist accommodation were determined in 2020/21.

- Of these **73 per cent** were permitted resulting in the loss of **53** bedrooms along with the loss of 5 holiday chalets and the gain of **95** bedrooms along with the creation of 27 holiday chalets and lodges, 6 safari tents, 9 eco-pods and 1 beach hut to provide holiday accommodation.

- **11** applications related to hotels[17]and of these **7** permitted the loss of hotels, **2** permitted the gain of hotels and **2** permitted new or improved provision.

- The average number of bedrooms lost per permitted application was **35**, but where tourism accommodation was permitted it was **63**.

[17] (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 (LAA).

The 2021 LAA Dashboard Summary is the most recent information on minerals on the Island and includes the returns from the annual aggregates monitoring survey. This is undertaken by MPAs each year to provide data to the mineral industry, MPAs and government and is focused on primary aggregates, but also seeks to cover secondary and recycled materials at fixed sites. The most recent survey for which there are return figures cover the calendar year 2020 and these figures have been used in this monitoring report to provide the most up-to-date picture as well as being the basis for the LAA 2021.

Land-won Aggregate

The geology on the Isle of Wight gives rise to sharp sand and gravel and soft sand. Aggregates are sourced from land-won resources, recycled aggregate and imports via wharves. There were four active sand and gravel quarries in 2019 all focused in the central area of the Island. Soft sand resources are limited, with only two sites providing this more specialised aggregate on the Island.

Total sales of sand and gravel decreased in 2020 but are still above the 10 year average. The overall trend is one of generally increasing sales since 2011. There are variations, with two distinct peaks in 2015 and 2019. Whilst sales fell between 2015 and 2017, sales figures for 2019 hit a significant high of over 135,000 tonnes (64% above the 10 year average), while sales for 2020 returned closer to the overall increasing trend in sales.

Recycled & Secondary Aggregate

There are no secondary aggregate sites. The sales of recycled and secondary totalled just under 54,000 tonnes, which is a significant decrease when compared to the previous year (68,600t for 2019) and continues a downward pattern in sales from a 10 year high recorded 3 years ago in 2018. The total capacity for recycled aggregate processing is estimated to be around 180,000 tonnes per annum.

Marine Sand and Gravel

Due to the Island having just 2 aggregate wharves, marine sand and gravel sales are confidential, but were less (by a decrease of 21%) in 2020 than in 2019. It is difficult to identify any clear trend (in contrast to land-won sand and gravel sales), although there does seem to be a pattern of rise and fall over a number of years, with an overall decreasing trend. Comparing the 10 and 3 year sales averages reveals a more significant decrease over the last three years.

Crushed Rock

The Isle of Wight relies on imports of crushed rock, with sales now confidential due to the number of wharves. There is a relatively sizeable reserve of Limestone present on the Island at the inactive site, Prospect Quarry, although this material is only suitable for constructional fill and therefore does not meet all the Island's crushed rock needs.

Future Aggregate Supply

There are a number of housing and transport projects either ongoing or planned on the Island. There is a significant amount of uncertainty in terms of future housing provision within the authority area. This is due in part to Government's White Paper on planning reforms and local evidence on the constrained nature of both the ability to deliver housing and the local, self-contained housing market. This provides a potential variation in annual housing targets of anywhere from around 400 units per annum to over 1000. This current uncertainty makes it difficult to predict what likely demand will be for aggregates in the medium to long term. This should be resolved as first the local plan (the Island Planning Strategy) and then the Island's Minerals & Waste Plan are developed and adopted over the next five years.

Based on current plan provision, permitted reserves total 475,437 tonnes with a landbank of 4.7 years in 2020. The declining landbank is to be expected given the current local mineral plan was adopted in 2012 and is programmed for replacement in the next 5 years.

Permissions

No permissions were granted that resulted in either additional provision (mineral deposits) or capacity (infrastructure associated with the production of aggregates) of minerals on the Island.

Conclusions

It is considered that the Isle of Wight's local aggregate provision will not impact the wider South East region as a whole. Whilst it is recognised that the Isle of Wight is not meeting the required landbank based on its local requirement, this is due for review in the near future and the Island benefits from a variety of sources, including significant spare capacity from alternative sources (primarily marine-won) that can contribute to security in supply.

Summary key points

- The overall sales of aggregate on the Isle of Wight have shown a significant decrease (23%) over that of 2019. This decrease is recorded to varying degrees across all sources of aggregate supply.

- While total sales of sand and gravel have decreased they are still above the 10 year average. The overall trend of indigenously sourced land-won sand and gravel is one of generally increasing sales since 2011.

- However, even when taking into account this increasing sales trend in land-won supply, the data collected as part of the aggregates survey shows that there is still substantial capacity for aggregate sales on the Island.

- The existing wharf capacity is critical to security of supply for all aggregates, but particularly crushed rock, currently being the sole source. The significance of this infrastructure makes future supply of aggregates on the Island vulnerable to any changes in the status of the two remaining 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.**

National guidance[18] 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 770,000m^3 of net void space.
The most recent waste capacity modelling[19] 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).

[18] Paragraph: 054 Reference ID: 28-054-20141016, National Planning Practice Guidance

[19] 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 there were no applications granted where waste policy DM19 had been identified as being a policy consideration. The single application that did reference waste policy SP8, waste management was not the intended primary use of the permission and consent would lead to no change in waste management facilities or capacity within the authority area.

Looking at performance against the policy indicators, there has been a neutral contribution to significant new waste management facilities[20], 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.

Waste key facts/issues:

- There were no applications granted where waste management capacity (either additional or loss) was associated with the intended primary use.

- The Energy from Waste facility at Forest Road is expected to be operational within the next monitoring year, providing a 44,000 tonnes per year capacity.

[20] 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.