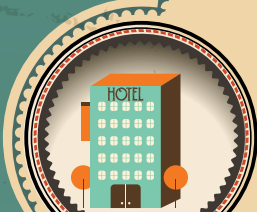




HOUSING

WE MAKE THINGS HAPPEN!

PLANNING
2015 - 2016



TOURISM



ECONOMY



WASTE



MINERALS

WHAT CAN PLANNING DO?



Planning ensures that the right development happens in the right place at the right time, benefitting communities and the economy. It plays a critical role in identifying what development is needed and where, what areas need to be protected or enhanced and in assessing whether proposed development is suitable.

The Isle of Wight Council has a duty to undertake planning responsibilities, both in terms of the longer-term strategic planning and determining planning applications. This is often about balancing differing points of view and competing aspirations, within the context of local and national planning policies.

Most development that takes place on the island will have been permitted by the council, as the local planning authority (LPA). Because of this Planning Services are crucial in ensuring that communities on the island grow in a sustainable manner, and can share the benefits that the right development can bring.

The LPA also refuses planning permission for development that it considers is inappropriate (for a variety of reasons, such as impact on neighbours, unacceptable visual impact, and impact on / loss of protected species or habitats).

The pre-application advice service now offered by the LPA has been introduced to improve proposed schemes, and also reduce the number of unacceptable schemes that are submitted. We've had over 500 requests for pre-application advice since it's introduction in September 2015.

Effective and proactive planning can contribute to the creation of successful places, which in turn can produce considerable economic, social and environmental benefits for society over a long-term.

See how planning contributes to the council's wider corporate aspirations by viewing the corporate plan.

wightnet.iow.gov.uk/documentlibrary/view/corporate-plan-2015-17

How WE ARE CHANGING?

In 2015, and in response to the financial pressures being faced by the council, the planning services budget was reduced. This in turn resulted in approximately a 25 per cent decrease in the number of staff. This has meant that we have had to review and change our working practices – in effect, do more for less. We now also continually review the way we work, to see if we can do it more efficiently and effectively. This has benefits to us, but also, and more importantly, to those who use planning services.





DID YOU KNOW

In 2015/16 we received **1,512 planning applications**, and determined **1,286. 85% of these were approved.**

Major planning applications

We were below the government target of determining 60 per cent of major applications, but above the 50 per cent threshold that could see applications being determined by the Planning Inspectorate in Bristol. This is an area of performance that needs improving.

Minor planning applications

There is a target of determining 65 per cent of minor planning applications within eight weeks. We exceeded this target by determining nearly 75 per cent of such applications within the timeframe.

Appeal performance

40 appeal decisions were issued by the Planning Inspectorate, following our refusal of planning applications. 13 of our decisions were overturned, but four of these were made by the planning committee against officer recommendation.

Duty to Co-operate

As an LPA the council has a duty to co-operate with other local authorities on a range of issues related to planning. Throughout the year the council has worked with a variety of other authorities and organisations on a mixture of issues including housing need, transport modelling, marine employment, economic development and mitigating impacts on internationally important wildlife sites.

Neighbourhood Development Plans

Within the monitoring year the draft Brighstone Neighbourhood Development Plan was published for consultation, and submitted to an independent examiner. It has since been through a successful local referendum and is now used when determining planning applications in the parish of Brighstone.

LIKE

COULD DO BETTER!



HOUSING

Objectively Assessed Requirements

The council has a duty to plan for its objectively assessed housing requirements, which is a combination of housing need and demand. The objectively assessed figure is currently **525 dwellings** per year.

Completions

There were **417 new dwellings built on the island** in the monitoring year, which is an improvement on the previous year, but we know we still need to permit more to meet the needs and choices of the island's residents.

Best use of Land

Just over 3/4 of completions were on brownfield (or previously developed) land. This exceeded our target of 60 per cent.

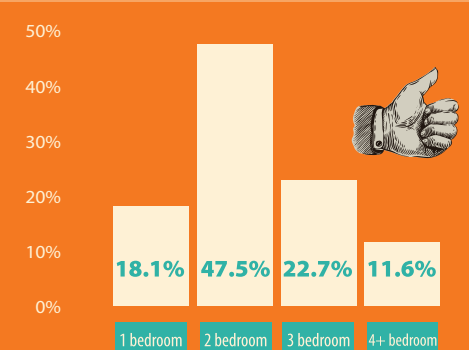
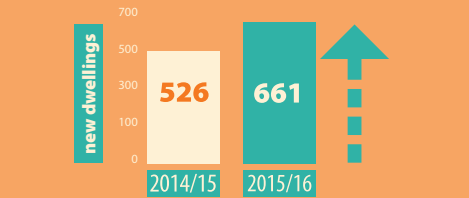
What we permitted

661 new dwellings were permitted in the monitoring year, which is an increase on the previous year.

What size of dwellings are we permitting?

- 120** one bedroom dwellings
- 314** two bedroom dwellings
- 150** three bedroom dwellings
- 77** four plus bedroom dwellings

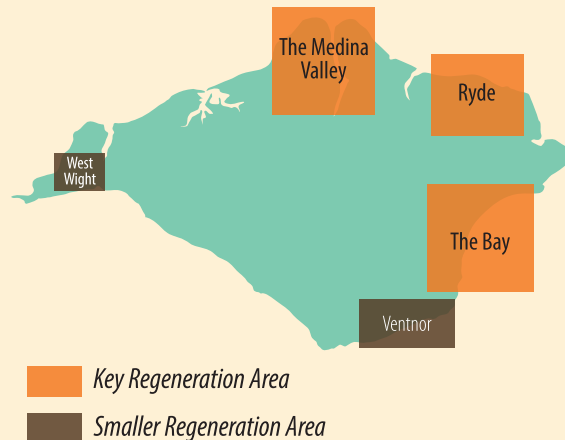
This broadly follows what we know we should be planning for to meet the requirements of Island residents.



Where stuff is permitted

Just over half of the new houses permitted were in the key regeneration areas (see map opposite), and a further 136 were in smaller regeneration areas. This means that almost 75 per cent of newly permitted houses are in the most sustainable locations on the island. For more information about the regeneration area boundaries please visit

www.iwight.com/Residents/Environment-Planning-and-Waste/Planning-Policy-new/Core-Strategy/Online-Maps



Affordable Housing

Of the 417 dwellings completed in 15/16, **35 were 'affordable'** in planning and housing terms, which is a significant decrease from 150 in the previous year. Historically affordable dwellings have been **delivered below the level we know we need** on the Island.

This under provision, coupled with an increasing need, means the gap between what we have and what we need is growing. This is **an issue that we, in partnership with others, need to address** to avoid further problems in the future.

We need to try and make sure that we are planning for, and helping to deliver, the housing that all of the island's current and future residents want and need.

We need a bigger house but we just can't afford it!



ECONOMY AND TOURISM

HOTEL

Number of potential new jobs
By granting planning permission **we've helped create the potential for 339 additional jobs** on the Island, along with creating direct and indirect support for supply chain businesses.

This is good, but to achieve our ambitious targets we will need to permit more employment developments to help create more new jobs.

Employment floorspace

We have granted a net increase in employment floorspace of just over 3,700m², which is the equivalent of about 14 tennis courts.

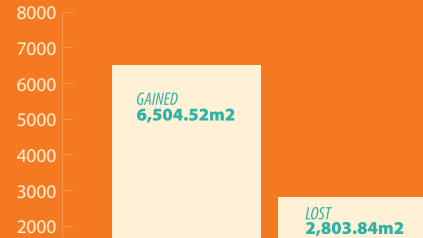
We didn't permit the loss of any employment sites of over one hectare.

Tourism

We are looking to support improving the quality of the island's tourism accommodation offer.

In 15/16 we permitted 120 new tourist bedrooms, plus three mobile homes, 19 tents/yurts and wigwams, 15 ecopods and one shepherds hut.

To help improve our tourism accommodation and destination offer we granted permission to 85 per cent of the applications we received relating to tourism development.





ENFORCEMENT

We registered 211 enforcement cases in 15/16, which is a significant decrease on the 325 of the previous year.

Since the current Enforcement Policy being applied in August 2015, 87 per cent of site inspections were within the target period.

We only undertake enforcement action when it is expedient to do so, and this judgement is made taking into account a range of factors.

Enforcement action is discretionary and must be proportionate to the harm generated by the allegedly unauthorised development.

In 15/16 we issued six instructions to Legal Services to progress cases. There were no prosecutions initiated within the year, but nine notices were served to landowners.



MINERALS

We have a seven year landbank of sand and gravel, and this helps us to support the development industry by having the right construction resources available.

Sales for land-won sand and gravel were reported as increasing in 2015, although we are just below our target. The target is 100,000 tonnes per annum, currently this stands at 90,306 tonnes per annum.

While marine-won aggregates continue to play a significant role in the supply of aggregates to the Island, this is reduced to a comparable level of contributions made by land-won aggregates in the most recent reporting period.

Mirroring the proportionate decrease in contribution from marine-won sources is the increase made by recycled and secondary aggregate, more than doubling (*from 13 per cent to 29 per cent*) its provision to overall sales in 2015.

WASTE



By granting planning permission for reconfiguring the Lynnbottom civic amenity site, we helped to increase its capacity to process waste material.

Over the last 5 years the amount of waste handled has increased by almost 6 per cent (or 4,230 tonnes) which is the equivalent weight of 334 double decker buses!



For further information
please see our full annual monitoring report visit
[www.iwight.com/Residents/Environment-Planning-and-Waste/Planning-Policy-new/
Core-Strategy/Monitoring-Reports](http://www.iwight.com/Residents/Environment-Planning-and-Waste/Planning-Policy-new/Core-Strategy/Monitoring-Reports)

Thank you



If you have difficulty in understanding this document please contact us on (01983) 821000 and we will do our best to help you.