

Section 10: Delivery, monitoring and review

- 10.1** The role of the Island Planning Strategy (IPS) is to shape places, including facilitating and promoting high quality development. It seeks to ensure that the right development takes place in the right locations, at the right time. It will help to deliver homes, jobs and better opportunities for the community, while protecting and enhancing the environment.

Delivering

- 10.2** The IPS is based on a strong, robust evidence base which will ensure that its policies and targets can realistically be implemented. The document is flexible and will allow for changing circumstances throughout the lifetime of the plan, ensuring that development is not hindered in difficult times, and achieves the maximum social and environmental benefits, considering the viability of development.
- 10.3** The IPS will contribute to achieving the council's objectives by determining planning applications in accordance with its policies. However, it is important to recognise that the IPS, or indeed the council cannot deliver the objectives alone. It will be necessary for a number of internal and external partners to work together to ensure delivery.

Monitoring

- 10.4** Monitoring is an essential component of effective spatial planning. It helps determine whether policies are achieving their intentions and ultimately whether there is a need to review the policies. It is particularly important for some IPS policies which rely upon monitoring outcomes as part of their implementation.
- 10.5** The council will prepare and publish a monitoring report every year to understand whether the policies of the IPS are working and contributing the delivery and achieving the corporate objectives.

Reviewing

- 10.6** Government policy and legal requirements are clear that plans such as the Island Planning Strategy should be reviewed to assess whether they need updating at least once every five years, and then should be updated as necessary. The council will ensure that the IPS remains up-to-date and fit for purpose.
- 10.7** As the IPS is planning for a level of growth that is less than the Government’s standard methodology housing number, there are a number of key housing delivery indicators that the council will closely assess at a minimum, on an annual basis. Should monitoring indicate that any of the thresholds set out below have been met, then the council will initiate an immediate review of the highlighted policies:

Key indicator	Threshold	Policies to be reviewed
Annual housing completions	Above 486 units for three consecutive years	H1, H2
Affordable housing completions	Above 170 units for three consecutive years	H1, H5, H8
Windfall housing completions	Above 100 for three consecutive years	H1

Policy reference	Policy performance indicators
Section 4: Planning for sustainable development and growth	
G2 Priority locations for development and growth	<ul style="list-style-type: none"> • Number of dwellings permitted within each primary settlement, secondary settlement, rural service centres and sustainable rural settlements per year. • Number of dwellings permitted on previously developed land per year. • Number of dwellings permitted within each regeneration area per year.
G3 Developer contributions	<ul style="list-style-type: none"> • Number of legal agreements securing developer contributions per year. • Amount of funds secured through developer contributions per year.
G5 Ensuring planning permissions are delivered	<ul style="list-style-type: none"> • Number of applications seeking a new consent for a lapsed permission per year. • Number of applications seeking a new consent for a lapsed permission granted per year. • Number of applications seeking a new consent for a lapsed permission refused per year.

Policy reference	Policy performance indicators
Section 5: Delivering the housing we need	
H1 Planning for housing delivery	<ul style="list-style-type: none"> • Number of applications received relating to sites allocated for residential uses per year. • Number of applications permitted relating to sites allocated for residential uses per year. • Number of dwellings permitted on sites allocated for residential uses per year. • Number of dwellings permitted within, or immediately adjacent each primary settlement, secondary settlement, rural service centres and sustainable rural settlements per year.
H2 Sites allocated for housing	<ul style="list-style-type: none"> • Number of applications received relating to sites allocated for residential uses per year. • Number of applications permitted relating to sites allocated for residential uses per year. • Number of dwellings permitted on sites allocated for residential uses per year.
H3 Housing allocations general requirements	<ul style="list-style-type: none"> • Number of applications received relating to sites allocated for residential uses per year. • Number of applications permitted relating to sites allocated for residential uses per year. • Number of dwellings permitted on sites allocated for residential uses per year.
H4 Infill opportunities outside of settlement boundaries	<ul style="list-style-type: none"> • Number of applications received for 'infill' per year. • Number of applications permitted for 'infill' per year. • Number of applications refused for 'infill' per year. • Number of dwellings permitted for 'infill' per year.
H5 Delivering affordable housing	<ul style="list-style-type: none"> • Number of affordable dwellings permitted per year. • Location of permitted affordable dwellings per year. • Number of affordable dwellings completed per year. • Location of completed affordable dwellings per year. • Number of legal agreements securing developer contributions towards affordable housing per year. • Amount of funds secured through developer contributions towards affordable housing per year.

Policy reference	Policy performance indicators
H6 Housing in the Countryside	<ul style="list-style-type: none"> • Number of isolated dwellings in the countryside permitted per year. • Location of isolated dwellings in the countryside permitted per year. • Number of isolated dwellings in the countryside completed per year. • Location of isolated dwellings in the countryside completed per year.
H7 Rural and First Homes exceptions sites	<ul style="list-style-type: none"> • Number of rural exception sites permitted and completed per year. • Number of rural exception sites refused per year. • Location of permitted and completed rural exception sites per year. • Number and location of First Homes exception sites permitted and completed per year. • Number of First Homes exception sites refused per year. • Number of affordable dwellings permitted per year. • Number of affordable dwellings completed per year.
H8 Ensuring the Right Mix of Housing	<ul style="list-style-type: none"> • Number of 1, 2, 3, 4+ private dwellings permitted per year. • Location of permitted 1, 2, 3, 4+ private dwellings per year. • Number of 1, 2, 3, 4+ private dwellings completed per year. • Location of completed 1, 2, 3, 4+ private dwellings per year. • Number of 1, 2, 3, 4+ affordable rent dwellings permitted per year. • Location of permitted 1, 2, 3, 4+ affordable rent dwellings per year. • Number of 1, 2, 3, 4+ affordable rent dwellings completed per year. • Location of completed 1, 2, 3, 4+ affordable rent dwellings per year. • Number of 1, 2, 3, 4+ low cost home ownership dwellings permitted per year. • Location of permitted 1, 2, 3, 4+ low cost home ownership dwellings per year. • Number of 1, 2, 3, 4+ low cost home ownership dwellings completed per year. • Location of completed 1, 2, 3, 4+ low cost home ownership dwellings per year.

Policy reference	Policy performance indicators
H9 New housing on previously developed land	<ul style="list-style-type: none"> • Number and location of dwellings permitted and completed on previously developed land per year. • Number and location of dwellings refused on previously developed land per year. • Number of sites on Part 1 of the brownfield register.
H10 Self and custom build	<ul style="list-style-type: none"> • Number of self and custom build dwellings permitted per year. • Number of self and custom build dwellings permitted per year by regeneration area. • Number of bedrooms for self and custom build dwellings permitted by regeneration area. • Number of self and custom build dwellings completed per year. • Number of bedrooms for self and custom build dwellings completed by regeneration area. • Number of self and custom build dwellings completed per year by regeneration area.
H11 Planning for Gypsy, traveller and travelling showpeople Provision	<ul style="list-style-type: none"> • Number of sites/pitches permitted per year Location of permitted sites/pitches. • Number of sites/pitches completed per year Location of completed sites/pitches.

Section 6: Supporting and growing our economy

E1 Supporting and growing our economy	<ul style="list-style-type: none"> • Number of jobs created through planning permissions granted per year.
EA1 Employment allocation Land at Pan Lane, Newport	<ul style="list-style-type: none"> • Number of hectares permitted for employment land per year.
EA2 Employment allocation at Nicholson Road, Ryde	<ul style="list-style-type: none"> • Number of hectares of employment land completed per year.
EA3 Employment allocation at Somerton Farm, Cowes	
EA4 Employment allocation at Kingston Marine Park, East Cowes	
EA5 Employment allocation at Lowtherville, Ventnor	
EA6 Employment allocation at Sandown Airport, Sandown	

Policy reference	Policy performance indicators
E2 Sustainable economic development	<ul style="list-style-type: none"> • Number of applications for the loss of employment sites of 0.1 hectares or above received per year. • Number of employment sites of 0.1 hectares or above lost per year. • Number of applications for the intensification and/or expansion of existing industrial estates or employment sites per year. • Number of applications for the intensification and/or expansion of existing industrial estates or employment sites permitted per year.
E3 Upskilling the Island	<ul style="list-style-type: none"> • Number of applications received requiring an employment and skills plan per year. • Number of applications permitted requiring an employment and skills plan per year. • Number of employment opportunities created as a result of employment and skills plan per year.
E4 Supporting the rural economy	<ul style="list-style-type: none"> • Number of applications received for farm diversification received per year. • Number of applications permitted for farm diversification per year. • Number of applications for the reuse of historic farm buildings per year. • Number of applications permitted for the reuse of historic farm buildings per year. • Number of applications for agricultural workers accommodation units permitted per year. • Number of applications permitted for agricultural workers accommodation units permitted per year
E5 Maintaining employment sites with water access	<ul style="list-style-type: none"> • Number of applications for the loss of employment sites with water access to the north of the line per year. • Number of applications permitted for the loss of employment sites with water access to the north of the line per year. • Number of applications for the loss of employment sites with water access to the south of the line per year. • Number of applications permitted for the loss of employment sites with water access to the south of the line per year.

Policy reference	Policy performance indicators
E6 Future-proofing digital infrastructure	<ul style="list-style-type: none"> • Number of applications proposing greater digital connectivity above building regulations per year. • Number of applications permitted proposing greater digital connectivity above building regulations per year.
E7 Supporting and improving our town centres	<ul style="list-style-type: none"> • Number of applications for retail uses within primary shopping area, town centre, edge-of-centre and out of centre sites per year. • Number of applications permitted for retail uses within primary shopping area, town centre, edge-of-centre and out of centre sites per year. • Number of applications requiring a retail impact assessment per year. • Number of applications permitted requiring a retail impact assessment per year.
E8 Supporting the evening economy	<ul style="list-style-type: none"> • Number of applications that increase the footfall in centres in the evening per year. • Number of applications permitted that increase the footfall in centres in the evening per year.
E9 Supporting high quality tourism	<ul style="list-style-type: none"> • Number of tourism bed spaces permitted per year • Number of tourism bed spaces lost per year. • Number of applications for the loss of tourist accommodation within core tourist accommodation areas per year. • Number of applications permitted for the loss of tourist accommodation within core tourist accommodation areas per year.
E10 The Bay tourism opportunity area	<ul style="list-style-type: none"> • Number of applications for tourism uses within the tourism opportunity area per year. • Number of applications permitted for tourism uses within the tourism opportunity area per year.
E11 Ryde tourism opportunity zones	<ul style="list-style-type: none"> • Number of applications for compatible uses within the tourism opportunity zone per year. • Number of applications permitted for compatible uses within the tourism opportunity zone per year.

Section 7: A better connected Island

T1 A better connected Island

- Number of applications that contribute to the delivery of the key infrastructure improvements set out in the policy per year.
- Number of applications permitted that contribute to the delivery of the key infrastructure improvements set out in the policy per year.

Policy reference	Policy performance indicators
T2 Supporting sustainable transport	<ul style="list-style-type: none"> • Number of applications for new sustainable routes per year • Number of applications permitted for new sustainable routes per year. • Metres of new sustainable routes per year.
T3 Cross-Solent travel	<ul style="list-style-type: none"> • Number of applications that improve cross-Solent terminals per year. • Number of applications permitted that improve cross-Solent terminals per year.
T4 Supporting our railway network	<ul style="list-style-type: none"> • Number of applications that improve our railway network per year. • Number of applications permitted that improve our railway network per year.
T5 Electric vehicle charging points	<ul style="list-style-type: none"> • Number of electric vehicle charging points introduced on the Island per year.
T6 Parking provision in new development	<ul style="list-style-type: none"> • Number of applications refused per year due to inappropriate levels of parking provision.
Section 8: Sustainable, strong and healthy communities	
C1 High quality design for new development	<ul style="list-style-type: none"> • Number of applications refused on design grounds per year • Number of appeals lost on design grounds per year.
C2 Improving our public realm	<ul style="list-style-type: none"> • Amount of new public realm created per year.
C3 Improving our health and wellbeing	<ul style="list-style-type: none"> • Number of applications accompanied by a health impact assessment.
C4 Health hub at St Mary's Hospital	<ul style="list-style-type: none"> • Number of applications for health-care and care-related employment floorspace per year. • Number of applications per for health-care and care-related employment floorspace per year. • M2 of health-care and care-related employment floorspace delivered per year. • Provision of an extra care village. • Number of dwellings permitted on the site.
C5 Facilitating independent living	<ul style="list-style-type: none"> • Number of dwellings permitted that contribute to the independent living strategy per year. • Number of major residential proposals providing at least 20 per cent as being suitable for older people and/or those with mobility problems.
C6 Providing annexe accommodation	<ul style="list-style-type: none"> • Number of applications for annexes per year. • Number of applications permitted for annexes per year.
C7 Delivering locality hubs	<ul style="list-style-type: none"> • The delivery of locality hubs in the locations identified.

Policy reference	Policy performance indicators
C8 Facilitating a blue light hub	<ul style="list-style-type: none"> • Identification of the best location for a blue light hub • Granting planning permission for a blue light hub.
C10 Supporting renewable energy and low carbon technologies	<ul style="list-style-type: none"> • Number of applications including renewable energy provision per year. • Number of applications permitted including renewable energy provision per year. • Number of large-scale renewable schemes permitted per year • Number of large-scale renewable schemes within the AONB permitted per year. • Permitted increase in installed capacity per year.
C11 Lowering Carbon and Energy Consumption in New Development	<ul style="list-style-type: none"> • Number of applications proposing to exceed BREEAM 'very good' per year. • Number of applications permitted proposing to exceed BREEAM 'very good' per year. • Number and percentage of major development schemes permitted providing at least 10% of energy from renewable energy. • Number and percentage of schemes with 250+ dwellings incorporating community district heating systems.
C12 Utility Infrastructure requirements for new development	<ul style="list-style-type: none"> • Number of developments providing appropriate utility infrastructure. • Number of developments directly connecting to existing appropriate utility infrastructure
C13 Maintaining key utility infrastructure	<ul style="list-style-type: none"> • Number of applications relating to key utility infrastructure per year. • Number of applications permitted relating to key utility infrastructure per year. • Number of applications for energy storage. • Number of applications permitted for energy storage.
C14 Providing social and community infrastructure	<ul style="list-style-type: none"> • Number of community facilities delivered by type per year. • Number of community facilities re-provided by type per year • Number of community facilities lost by type per year.
C15 Community-led planning	<ul style="list-style-type: none"> • Number of community-led planning documents endorsed by the council.

Policy reference	Policy performance indicators
Section 9: High quality environment	
EV1 Conserving and enhancing our historic environment	<ul style="list-style-type: none"> • Number of listed buildings completely demolished. • Number of listed buildings added to/ removed from the statutory list or at risk register. • Number of applications where substantial harm is a consideration per year.
EV2 Ecological Assets and Opportunities for Enhancement	<ul style="list-style-type: none"> • Number of applications proposing the loss of designated sites per year. • Number of applications permitted proposing the loss of designated sites per year. • Number of applications submitted with a biodiversity checklist per year.
EV3 Recreation impact on the Solent European sites	<ul style="list-style-type: none"> • Amount of financial contributions agreed in accordance with the Bird Aware Solent Strategy per year.
EV4 Water quality impact on Solent European sites (nitrates)	
EV5 Trees, woodland and hedgerows	<ul style="list-style-type: none"> • Number of applications proposing the loss of ancient woodland and ancient or veteran trees per year. • Number of applications refused proposing the loss of ancient woodland and ancient or veteran trees per year.
EV6 Protecting and providing green spaces	<ul style="list-style-type: none"> • Number of applications received proposing the loss of identified open space per year. • Number of applications permitting the loss of identified open space per year. • Amount of SANGs permitted per year.
EV7 Local green spaces	<ul style="list-style-type: none"> • Number of sites proposed by local communities as Local Green Spaces per year. • Number of applications received within designated Local Green Spaces per year. • Number of applications permitted within designated Local Green Spaces per year.
EV8 Protecting high grade agricultural land	
EV9 Protecting our seascapes and landscapes	<ul style="list-style-type: none"> • Number of applications identified as having a potential impact on seascape per year. • Number of applications permitted having a potential impact on seascape per year.

Policy reference	Policy performance indicators
EV10 Preserving settlement identity	<ul style="list-style-type: none"> • Number of applications received within the settlement gaps per year. • Number of applications permitted within the settlement gaps per year.
EV11 Isle of Wight AONB	<ul style="list-style-type: none"> • Number and percentage of applications determined not in accordance with AONB comments per year.
EV12 Dark skies	<ul style="list-style-type: none"> • Number of applications received within the proposed dark skies park including roof glazing and large expanses of glazing per year. • Number of applications permitted within the proposed dark skies park including roof glazing and large expanses of glazing per year
EV13 Managing our water resources	<ul style="list-style-type: none"> • Number of dwellings approved where water consumption per household is 100lpppd per year. • Number of applications where there is a net increase in surface water run-off (compared to the pre-development rate).
EV14 Managing flood risk in new development	<ul style="list-style-type: none"> • Number of dwellings permitted in flood risk zones 2, 3a and 3b per year. • Number of planning applications granted contrary to Environment Agency on flood risk grounds per year.
EV15 Monktonmead catchment area	<ul style="list-style-type: none"> • Number of applications received for development proposals located within the Monktonmead catchment area per year.
EV16 Managing our coast	<ul style="list-style-type: none"> • Number of applications received for development proposals within CCMA's per year. • Number of permissions granted for development proposals within CCMA's per year. • Number of completions within CCMA's per year.
EV17 Facilitating relocation from coastal change management areas	<ul style="list-style-type: none"> • Number of applications received for relocation from CCMA's per year. • Number of permissions granted for relation from CCMA's per year.
EV18 Improving resilience from coastal flooding and coastal risks	<ul style="list-style-type: none"> • Number of applications located on waterfronts with a 'hold the line policy' per year. • Number of applications proposing provision and/or maintenance of coastal defences or land raising per year

Policy reference	Policy performance indicators
EV19 Managing Ground Instability in New Development	<ul style="list-style-type: none"> • Number of applications received located within areas identified as being at potential risk from future ground instability per year. • Number of applications permitted within areas identified as being at potential risk from future ground instability per year. • Number of applications refused within areas identified as being at potential risk from future ground instability per year.