



## **Housing Land Supply**

**Annual Position Statement on 1<sup>st</sup> April 2024**

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## 1. Introduction

1.1 Paragraphs 76 and 77 of the National Planning Policy Framework (NPPF) set out that local planning authorities (LPAs) who have an adopted local plan that is more than five years old should identify a supply of specific deliverable sites sufficient to provide **either five or four years'** worth of housing land supply against their local housing need. The local housing need is calculated using the government standard method (see Section 2 of this statement). For clarity, the Isle of Wight Council's current adopted local plan, the Island Plan Core Strategy, is more than five years old as it was adopted in 2012 (12 years ago at the time of writing).

1.2 Paragraph 226 of the NPPF details the criteria that determine whether four or five years' worth of supply has to be identified by an LPA. It says:

'From the date of publication of this revision of the Framework, for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing (with a buffer, if applicable, as set out in paragraph 77)'

'This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need.'

'These arrangements will apply for a period of two years from the publication date of this revision of the Framework.'

1.3 The NPPF was published in December 2023, therefore the arrangements in paragraph 226 will apply until December 2025 (unless they are revised in that period).

1.4 The Isle of Wight Council published a Regulation 18 emerging local plan (the draft Island Planning Strategy) in the summer of 2021, which included a draft policies map and proposed allocations towards meeting housing need. **As such, the Isle of Wight Council is only required to identify four years' worth of housing supply.**

1.5 Paragraph 77 also requires that a buffer of 20% be incorporated into the housing land supply calculations if the council's latest Housing Delivery Test (HDT) result indicates that housing delivery is below 85% of the housing requirement. The Isle of Wight Council's most recent HDT score was published by the Government in December 2023 and is 66% for 2022, therefore a 20% buffer is added to our housing land supply calculations.

- 1.6 As a result of these relevant NPPF paragraphs, this statement establishes the **council's four-year land supply position (including 20% buffer) as of 1st April 2024**. It has been prepared and calculated based on the National Planning Policy Framework (NPPF) and the Government's Planning Practice Guidance. The calculations in this report reflect the four-year housing land supply period from 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2028.
- 1.7 The overall four-year supply position outlined in this document has been informed by the most recent versions of the following sources:
- Strategic Housing Market Assessment;
  - Authority (planning) Monitoring Reports (AMR);
  - Strategic Housing Land Availability Assessment (SHLAA);
  - Ongoing dialogue with the development industry
- 1.8 The Isle of Wight housing market is constrained, due in part to the severance factor of the Solent. This creates a unique set of circumstances, and an accompanying unique set of challenges to delivering housing to the levels we know we need. In no particular order these can be identified as being:
- Higher build costs (due to increased costs of transporting materials);
  - Shortage of the skilled trades required to build houses;
  - Difficulty in attracting medium to large scale national housebuilders to the island;
  - House prices significantly lower (26%) than the regional average and fractionally lower than the national average<sup>1</sup>
  - A median affordability ratio in 2023 (median house price to earnings ratio) of **9.75** which is significantly above the national average in England of **8.26**<sup>2</sup>;
  - A lower affordability ratio in 2022 (lower quartile house price to lower quartile earnings) of **8.47**, which is significantly above the national average in England of **7.37**.
- 1.9 The council is reliant on private landowners, builders and developers to build the houses that meet the needs and demands of the island's residents. The council can contribute to housing delivery through its planning policies and by permitting enough dwellings however it should be recognised that, for a variety of reasons, not all planning permissions are actually built.

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<sup>1</sup> The average Isle of Wight house price in November 2021 was £270,510; £369,093 for the South East; and £270,708 for the UK (UK House Price Index).

<sup>2</sup> This ratio has been above 9 for three consecutive years ([Office of National Statistics dataset, 25 March 2024](#)).

## 2. Housing needs

- 2.1 The council's local housing need figure calculated using the government's standard methodology (March 2024) is **703 dwellings per year** (plus a buffer of 20% - see paragraph 1.5).
- 2.2 Planning Practice Guidance states that *"Where the standard method for assessing local housing need is used as the starting point in forming the planned requirement for housing, Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure."* (paragraph: 031 Reference ID: 68-031-20190722).
- 2.3 In accordance with the above guidance, any previous under delivery of housing will not be considered in addition to the standard method for assessing housing need for the Island.

## 3. Authority (Planning) Monitoring

- 3.1 The most recently published [annual monitoring report](#) undertaken by IWC identifies that during 2022/23, a total of 357 dwellings were completed. Indicative figures from the emerging 2023/24 monitoring work show that 262 dwellings were completed. These latest two years represent a fall from 2020/21 and 2021/22 where 445 and 490 homes were completed respectively.
- 3.2 The average number of completions over the past five completed and published monitoring years (2018/19 to 2022/23) is 379 dwellings per annum, whilst the longer term 10-year average (2013/14 to 2022/23) is 380 dwellings per annum.

**Commented [OB1]:** When are we expecting the 23/24 monitoring to be published?

## 4. Strategic Housing Land Availability Assessment (SHLAA)

- 4.1 The council last completed a review of its strategic housing land availability assessment (SHLAA) in 2022. This is publicly available at [Strategic Housing Land Availability Assessment](#).
- 4.2 The SHLAA is not a formal policy document or part of any adopted local plan. It provides a 'snapshot' of the supply of potential housing sites and an assessment of whether they are considered to be deliverable and developable. Sites appearing in the SHLAA are not automatically allocated in a local plan or granted planning permission.
- 4.3 In brief, the total number of SHLAA sites assessed within the 2022 process was 363. Of which, 27 sites were classified as deliverable and 13 sites classified as developable. There were 20 sites that were suitable but currently not developable, 177 currently not suitable and 126 discounted as not suitable.

## 5. Ongoing dialogue with the development industry

- 5.1 Officers of the local planning authority undertake ongoing dialogue with the development industry. These relationships have grown over a number of years. By speaking to agents, architects, builders and developers, officers have an understanding of sites and their likely timescales for progression, and, if there are any, issues affecting their delivery.
- 5.2 This knowledge has informed the assumptions made in relation to the delivery of sites when identifying the supply element of the four-year land supply.

## 6. Housing Trajectory

- 6.1 The housing trajectory in Appendix 1 brings together the information relating to the sites that form the council's housing land supply (Appendices 2, 3 & 4) and plots the anticipated delivery timescales. This helps the council, and all interested parties, to understand the likely delivery rates of residential development.
- 6.2 The anticipated delivery timescales for each site have been informed by:
- information submitted as part of any planning application;
  - existing delivery on permitted sites;
  - officer knowledge of the site;
  - the developer's previous delivery track record;
  - ongoing annual monitoring and site visits; and
  - recent definitions of deliverable and developable.
- 6.3 This information has then been used by the council to undertake an assessment of whether sites will come forward as anticipated.

## 7. Four-year land supply calculation

### Housing requirement

- 7.1 The identified annual need that the council has to plan to meet for the four-year period is the annual standard methodology figure of 703 dwellings per annum (see **rows a & b** of Table 1), as of 1<sup>st</sup> April 2024.
- 7.2 Due to Housing Delivery Test (HDT) results over the past three years (see paragraph 1.5), the council has to add a 20% buffer to the four-year requirement (**row c** of Table 1). This equates to a further 562 units and generates a four-year requirement of 3,374 dwellings, or 844 per year (**row d** of Table 1).

### Housing Supply

- 7.3 The supply from large sites (ten or more units) with planning permission is identified as being 1,347 dwellings (**row f**). A list of the permissions that make up this figure is set out in Appendix 2 and are as of 1<sup>st</sup> April 2024.
- 7.4 The supply from small sites with planning permission (five to nine units) is identified as being 222 units (**row f**). A list of the permissions that will contribute to achieving this figure is set out in Appendix 3 and are as of 1<sup>st</sup> April 2024. Permissions with net gains of one to four are included within the windfall allowance (see paragraph 7.7).
- 7.5 The supply from other sites over five units that are deemed to be deliverable within the five-year period is identified as being 1,006 dwellings (**row h**), and the sites contributing to this are listed in Appendix 4 and are as of 1<sup>st</sup> April 2024. This source of supply includes sites with outline permission, pending planning applications and proposed IPS allocations / deliverable SHLAA sites. Smaller sites considered deliverable with net gains of one to four units are included within the windfall allowance (see paragraph 7.7).
- 7.6 There are no site allocations in Neighbourhood Plans (**row i**).
- 7.7 Paragraph 72 of the NPPF allows local authorities to make an allowance for windfall sites in their anticipated supply. Where this is the case there should be compelling evidence that they will provide a reliable source of supply. It goes on to say, any allowance must be realistic having regard to the SHLAA, historic windfall delivery and expected future trends.
- 7.8 Windfall sites have historically formed a significant part of housing delivery on the Island and taking into account recent changes to permitted development rights (e.g. Class E to residential), are expected to continue to do so.
- 7.9 During the last four published monitoring years of 19/20 to 22/23, a total of 350 units have been completed across the Island on smaller sites of less than 5 units at a rate of 88dpa. There are outstanding planning permissions on such small sites totalling 402 units (139 of which under construction). Emerging figures for the monitoring year 2023/24 demonstrate that there were 106 completions on small sites of less than five units. In five of the last eight years, completions on such sites have been in excess of 100 units (average 111dpa).
- 7.10 It is therefore considered that there is sufficient evidence that robustly demonstrates that an estimate of 100dpa from small sites of under five units is appropriate and will continue to provide a key source of supply for the island over the four-year period in question within the statement (**row j**).
- 7.11 The total four-year supply combining all of these aspects is **2,975 units, or 744 per annum**.

**Table 1: IWC Four-year supply figures**

<b>Isle of Wight Council's four-year land supply calculation on 1 April 2024</b>		
<b>Housing requirement</b>		
a	Annual housing need (Standard methodology)	703
b	4-year requirement (a x 4)	2,812
c	20%* buffer (b / 100 * 20)	562
<b>D</b>	<b>TOTAL HOUSING REQUIREMENT (b + c)</b>	<b>3,374</b>
e	Annual figure (d / 4)	844
<b>Housing supply</b>		
f	Large sites (10+ units) with planning permission	1,347
g	Small sites (5-9 units) with planning permission	222
h	Other sites deemed deliverable within 4 years**	1,006
i	Neighbourhood Plan allocations	0
j	Windfall allowance per annum	100
k	4-year windfall total (j x 4)	400
<b>L</b>	<b>TOTAL HOUSING SUPPLY (f + g + h + i + k)</b>	<b>2,975</b>
<b>M</b>	<b>4 YEAR HOUSING LAND SUPPLY AGAINST REQUIREMENT (l / e)</b>	<b>3.5</b>

*\*The IWC is required to add a 20% buffer to the four-year requirement due to Housing Delivery Test results*

*\*\*Contributions from sites over five units with outline planning permissions, resolutions to grant, pending full applications, proposed IPS allocations*

**7.12 As demonstrated in Row M of the table above, the Isle of Wight Council considers that it cannot demonstrate a four-year land supply as of 1 April 2024, with only 3.5 years supply.**



## 8. Gypsy and Traveller 5 Year Land Supply

- 8.1 In relation to plan making, local planning authorities should set pitch and plot targets for travelling communities which address the likely permanent and transit needs. In doing this a supply of specific deliverable sites should be set out sufficient to provide four years' worth of provision. Additionally, a supply of specific, developable sites or broad locations for growth for years six to ten and, where possible, years 11 – 15 should be identified.
- 8.2 In terms of the current need on permitted sites, the evidence<sup>3</sup> has shown that 16 pitches across the Island are required. In terms of forecasting the 2018 assessment used an uplift of 17% also used in the housing needs assessment. This results in the need to plan for an additional three households/pitch spaces by 2034 making a requirement of 19 pitches in total over the plan period.
- 8.3 The assessment also identified the need for one transit site that should consist of two pitches rising to three by 2034. **As the council has no current permitted sites, it follows that it does not have a four-year land supply of available sites for the gypsy and traveller community.**

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<sup>3</sup> Isle of Wight Gypsy and Traveller, Travelling Showpeople and Houseboat Dweller Accommodation Assessment - February 2018

### Appendix 1: Four-year housing trajectory

Year	24/25	25/26	26/27	27/28
Annual requirement including 20% buffer	802	802	802	802
A: Rolling cumulative requirement	802	1,604	2,406	3,208
B: Projected supply - large sites	352	405	309	281
C: Projected supply - small sites	71	85	62	4
D: Projected supply - other deliverable sites	20	153	344	489
E: Projected supply - windfall	100	100	100	100
F: Total projected supply (B+C+D+E)	543	743	815	874
G: Rolling cumulative supply	543	1,286	2,101	2,975
No. above/below cumulative requirement (G-A)	-259	-318	-305	-233

**Appendix 2: Supply from Large sites (10+ units) with planning permission**

Application reference	Address	Dwellings permitted	Dwellings completed	Outstanding	24/25	25/26	26/27	27/28	28/29 onwards
P/00691/17	WIGHT CITY LEISURE CENTRE 37 CULVER PARADE	47	29	18	18	0	0	0	0
P/01104/14	FRANK JAMES HOSPITAL ADELAIDE GROVE	17	1	16	8	8	0	0	0
P/00867/17	FORMER PONDWELL HOLIDAY CAMP PONDWELL HILL	25	19	6	6	0	0	0	0
P/01139/18, 19/00855/ARM, 20/00121/FUL	LAND OFF ASH LANE	50	49	1	1	0	0	0	0
21/00124/FUL	PART OS PARCELS 1238, 0135 AND 0952 LAND BETWEEN WEEKS ROAD AND ASHEY ROAD	176	102	74	0	30	30	14	0
P/00197/11, P/00064/13, 20/01572/FUL, 22/02272/FUL	FORMER WHITECROFT HOSPITAL SANDY LANE	120	97	23	13	10	0	0	0
P/01505/12, P/00613/15, P/00088/17, 22/00807/FUL	LAND AT AND REAR OF 44 WORSLEY ROAD	23	14	9	9	0	0	0	0
P/00637/14	SITES AT THE DUVER MARINA & BEMBRIDGE MARINA, BEMBRIDGE	13	0	13	6	7	0	0	0
P/00966/14, P/01449/18, 19/00835/RVC	LAND ADJACENT BLANCHARDS, MOORTOWN LANE, BRIGHSTONE, NEWPORT	55	39	16	16	0	0	0	0
P/00823/18, 23/01300/RES	LAND TO THE REAR OF 391 NEWPORT ROAD, COWES	66	0	66	15	25	26	0	0
P/00328/18, 22/01749/ARM	OFF HAWTHORN MEADOW, SAUNDERS WAY, EAST COWES	17	0	17	17	0	0	0	0
P/00941/16	MARESFIELD ROAD, LAND WEST OF CASTLE STREET, EAST COWES	53	0	53	0	25	28	0	0
P/01008/18	11-11D ST. JAMES STREET, NEWPORT	11	0	11	11	0	0	0	0
P/01218/16, 22/01369/ARM	ROSEMARY VINEYARD, SMALLBROOK LANE, RYDE	140	0	140	0	0	0	20	120
P/00573/15, P/01127/16, 21/00699/ARM, 21/00031/ARM	FORMER HARCOURT SANDS HOLIDAY PUCKPOOL HILL, RYDE	128	0	128	25	25	25	25	28
P/00164/17, 19/00081/ARM, 21/00964/FUL	LAND AT RYDE HOUSE, OFF BINSTEAD ROAD, RYDE	33	26	7	7	0	0	0	0
P/00496/18, 23/01077/RES	LAND BETWEEN NETTLESTONE HILL AND SEAVIEW, SEAVIEW	17	0	17	10	7	0	0	0
P/01052/18, 22/01254/RVC	23 STONEHAVEN RESIDENTIAL HOME, CARTER STREET, SANDOWN	16	0	16	16	0	0	0	0
P/00216/18	SAVOY COURT, VICTORIA ROAD, SANDOWN	12	0	12	12	0	0	0	0
20/00455/FUL	OLD TOWN HALL, GRAFTON STREET, SANDOWN	11	0	11	11	0	0	0	0
P/00741/18, 23/00765/RES	PALMERS FARM, BROCKS COPSE ROAD, WOOTTON BRIDGE, RYDE	40	0	40	20	20	0	0	0
P/00496/16	MEDINA YARD	535	0	535	0	0	0	40	495
21/00357/FUL	LAND OFF BIRCH CLOSE FRESHWATER	44	0	44	10	34	0	0	0
P/00102/14	FOLLY WORKS	99	0	99	0	0	0	0	99
P/00402/18, 20/01580/ARM	WEST BAY CLUB HALLETTS SHUTE	26	0	26	13	13	0	0	0
20/01061/FUL	WESTRIDGE CROSS DAIRY AND LAND TO NORTH OF BULLEN ROAD	472	0	472	25	72	72	72	231
22/00733/FUL	Land adjoining Scotland Farm and Tresslewood Care Village	107	0	107	30	30	30	17	0
20/02229/OUT	Land Adjacent 77 Place Road Cowes Isle Of Wight PO31 7AE	14	0	14	0	0	14	0	0
21/01168/FUL	Land On The Corner Of St Georges Way And Burnt House Lane Newport Isle Of Wight PO30	10	0	10	10	0	0	0	0
21/02479/FUL	Land At And To Rear Of 155 And 155A Staplers Road Newport Isle Of Wight	14	0	14	5	9	0	0	0
P/00358/18, 21/00458/RVC	Land fronting Place Road (Phase 4)	21	15	6	6	0	0	0	0
21/00684/FUL	Land At Lee Farm Main Road Wellow Isle Of Wight	16	0	16	0	8	8	0	0
21/01796/OUT	Land at and Rear of 69 And Part OS 8361 Station Road	29	0	29	0	0	0	15	14
20/01733/OUT	Land N Of Woodland Close & Adj Cedar Lodge & Thornton Cottage Puckpool Hill Seaview	50	0	50	0	0	0	20	30
23/01538/FUL	Land At Acorn Farm 4 Horsebridge Hill Newport Isle Of Wight PO30 5UP	203	0	203	25	60	60	58	0
22/00660/FUL	The Esplanade Hotel 40 - 44 High Street Sandown Isle Of Wight PO36 8AE	14	0	14	7	7	0	0	0
P/00183/18, 22/01307/FUL	Land To The Rear Of The Heritage To Shepards Hay Tuttons Hill And Fronting Place Road Cowes	31	0	31	0	15	16	0	0
					352	405	309	281	1017
				4YRHLs	1347				

**Appendix 3: Supply from Small sites (5-9 units) with planning permission**

Application reference	Address	Dwellings permitted	Dwellings completed	Outstanding	24/25	25/26	26/27	27/28
20/01822/FUL	WHITECROSS HOUSE AND ALDI LAND BETWEEN WHITECROSS LANE	8	0	8	4	4	0	0
22/00283/FUL	QUEENSMEAD 12 QUEENS ROAD	6	0	6	0	6	0	0
21/01941/OUT	CURRAGHMORE 22 HOPE ROAD	8	0	8	0	4	4	0
21/01784/FUL	STAG INN 45 SANDOWN ROAD	5	2	3	3	0	0	0
P/00339/19	35 CHRISTIAN RESPITE CENTRE CARTER STREET	9	0	9	0	6	3	0
19/01665/FUL	33 CARTER STREET	9	0	9	0	9	0	0
P/01128/17	SUPERBUYS 90 HIGH STREET	7	0	7	7	0	0	0
21/00533/FUL	113 HIGH STREET	5	0	5	0	5	0	0
P/02909/07	THE MEETING HOUSE MEDINA AVENUE	8	0	8	4	4	0	0
20/00779/FUL	MOUNTFIELD HOLIDAY PARK NORTON GREEN	5	0	5	5	0	0	0
21/01758/FUL	HUNNY HILL FARM HUNNY HILL	7	0	7	7	0	0	0
P/00070/19	WELLGROUNDS MOOR LANE	5	0	5	0	5	0	0
21/01747/FUL	44 TO 56 LAND OPPOSITE COCKLETON LANE	6	0	6	6	0	0	0
20/02026/FUL	GREENACRES LAND ADJACENT 211 BARING ROAD	6	0	6	0	6	0	0
P/00269/17	FIELDS NURSERY TOWNS END	5	0	5	5	0	0	0
P/00657/18	FORMER MERSTONE VALLEY NURSERIES MERSTONE LANE	6	0	6	0	6	0	0
21/01737/RVC	5 LAND AT HUXFORD	9	0	9	0	5	4	0
21/00358/FUL	F H WINTER AND SONS LTD HAVENSTREET MAIN ROAD	6	0	6	3	3	0	0
20/00695/FUL	POPES COTTAGE LAND ADJACENT TO STEYNE ROAD	7	1	6	6	0	0	0
22/01630/FUL	13 GILLS CLIFF ROAD	5	0	5	5	0	0	0
P/00909/15	THE ELMS RESIDENTIAL HOME SWAINS ROAD	7	0	7	0	0	7	0
20/01407/FUL	7 SCHOOL GREEN ROAD	7	0	7	0	4	3	0
P/00480/16	FORMER CO-OP STORE HOOKE HILL	6	0	6	6	0	0	0
22/02073/FUL	58 RAFFLES STEYNE ROAD	9	0	9	0	0	9	0
22/00054/OUT	1A FITNESS FACTORY PORTLAND STREET	8	0	8	0	0	0	4
23/00644/FUL	LAND ADJACENT ESPLANADE GARAGE THREE GATES ROAD	6	0	6	0	0	6	0
19/01512/FUL	THE WORSLEY HIGH STREET	6	0	6	0	0	6	0
22/01876/FUL	93 CORNELIA HEIGHTS GEORGE STREET	6	0	6	0	3	3	0
22/00630/FUL	LAND ADJACENT THE SHEILING NEW ROAD	5	0	5	0	5	0	0
22/01569/ARM	WELLGROUNDS MOOR LANE	5	0	5	5	0	0	0
23/01361/FUL	FOIRMER ZANIES NIGHTCLUB ESPLANADE	5	0	5	0	0	5	0
20/02119/FUL	87 AND 87A HIGH STREET	5	0	5	5	0	0	0
22/01030/FUL	FORMER COUNCIL DEPOT VICTORIA CRESCENT	5	0	5	0	5	0	0
23/01924/FUL	THE FIRS POSTERN ROAD	5	0	5	0	0	5	0
23/02177/FUL	35-36 HIGH STREET	7	0	7	0	0	7	0
21/02244/FUL	21 HIGH STREET	5	0	5	0	5	0	0
<b>*Information in this table as of 1 April 2024*</b>		<b>229</b>	<b>3</b>	<b>226</b>	<b>71</b>	<b>85</b>	<b>62</b>	<b>4</b>
				<b>4YRHLS</b>	<b>222</b>			

**Appendix 4: Supply from Other sites (5+ units) deemed deliverable within four years**

Application / IPS	Decision date	Site Address	Total units	Delivery trajectory				
				24/25	25/26	26/27	27/28	29/30 onwards
23/01430/FUL	RtG 5.3.24	Land served off Cordelia Gardens Tuttons Hill and Cockleton Lane (Place Road Ph 5)	100	0	0	30	30	40
22/00989/FUL	RtG 5.3.24	Land adjacent Warlands Lane off Burt Close Shalfleet	70	0	20	30	20	0
19/01544/OUT & HA031	RtG 22.11.22	Various land adjacent to and east of Carisbrooke College	175	0	10	20	20	125
22/00629/OUT & 22/00631/FUL & HA038	RtG 25.10.22	Land off Broadwood Lane	150	0	0	0	0	150
P/00356/18 & HA020	RtG 23.4.22	Former Somerton Reservoir, Newport Road	146	0	0	35	35	76
21/01884/FUL & HA065	RtG 23.1.24	Land east of Hillway Road and south of Steyne Road	66	0	22	22	22	0
23/01337/OUT	Pending	Land to the north west of 75 Place Road Cowes	31	0	0	0	15	16
22/01720/OUT & HA022	Pending	Somerton Farm, Newport Road	160	0	0	30	35	95
19/00804/OUT & HA046	Pending	Land at Crossway	125	0	0	0	25	100
HA036	N/A	Land at Noke Common	100	0	0	10	15	75
HA110	N/A	Land at Moreys Timber Yard, Trafalgar Road	100	0	0	0	20	80
21/01552/OUT & HA005	Pending	Land to the east of Football Club, Camp Road	100	0	0	25	25	50
HA080	N/A	Former Sandham Middle School site	80	0	0	0	40	40
23/01920/FUL & HA064	Pending	Land north of Mill Road and east of High Street	80	0	30	30	20	0
HA006	N/A	Heathfield Campsite, Heathfield Road	70	0	0	30	30	10
22/00918/FUL & HA115	Pending	Former Polars Residential Home	44	20	24	0	0	0
HA084	N/A	Former SPA Hotel, Shanklin Esplanade	50	0	0	20	20	10
HA037	N/A	Former Library HQ, land adjacent St Marys Hospital	25	0	0	10	15	0
HA018	N/A	Green Gate Industrial Estate, Thetis Road	25	0	0	0	15	10
HA025	N/A	Land rear of 84 Wyatts Lane	20	0	10	10	0	0
21/02564/OUT & HA055	N/A	Old Hosiden Besson site, Binstead Road	24	0	12	12	0	0
HA002	N/A	Land and School buildings at Weston Primary School, Weston Road	10	0	0	0	5	5
HA117	N/A	Former Laurels	10	0	0	10	0	0
HA118	N/A	Bucklers View, Worsely Road	12	0	0	0	12	0
HA120	N/A	Land at Red Funnel	40	0	0	0	20	20
23/00849/FUL & HA121	N/A	Harry Cheek Gardens / Wyatts Lane	25	0	15	10	0	0
HA044	N/A	Newport Harbour	250	0	0	0	25	225
23/01410/OUT & HA033	N/A	Land west of Sylvan Drive	125	0	10	10	25	80
<b>*Information in this table as at 1 April 2024*</b>			<b>Totals</b>	20	153	344	489	1207
			<b>4YRHLS</b>	1006				