

Isle of Wight Council

Five Year Land Supply Update 2018

Contents

1. Introduction	Page 3
2. Housing needs	Page 4
3. Authority monitoring report	Page 4
4. Strategic housing land availability assessment	Page 5
5. Ongoing dialogue with development industry	Page 5
6. Housing trajectory	Page 6
7. Five year land supply calculation	Page 6
8. Gypsy and Traveller five year land supply	Page 9
9. Improving delivery	Page 10
10. Appendix 1 – Housing trajectory	Page 12
11. Appendix 2 – Deliverable SHLAA sites	Page 13
12. Appendix 3 – Deliverable SHLAA sites proposed for allocation	Page 14
13. Appendix 4 – Supply from sites with permission (10+)	Page 18
14. Appendix 5a – Supply from site with permission (5-9)	Page 21
15. Appendix 5b – Supply from sites with permission (1-4)	Page 23

1. Introduction

- 1.1 The National Planning Policy Framework (NPPF) sets out that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. It also requires that a buffer be incorporated into this figure, of either five per cent or twenty per cent depending on the record of housing delivery in the area.
- 1.2 If a local authority cannot demonstrate a five year land supply, then its relevant policies for housing should not be considered up-to-date. If this occurs then applications for residential development should be considered in the context of the presumption in favour of sustainable development.
- 1.3 This document establishes the Isle of Wight Council's five year land supply position as at **1 April 2018**. It has been prepared and calculated based on the National Planning Policy Framework (NPPF) and the government's [planning practice guidance](#).
- 1.4 The overall position outlined in this document has been informed by the most recent versions of the following sources:
- Strategic housing market assessment and relevant updates
 - Authority (planning) monitoring report
 - Strategic housing land availability assessment update
 - Ongoing dialogue with the development industry
- 1.5 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 housebuilders to the island.
 - House prices significantly lower than the national and regional average¹.
 - A house price to earnings ratio above the national average².
 - Unrealistic expectations over the value of land.

¹ The average Isle of Wight house price in September 2018 was £215,048; £328,059 for the South East; and £232,554 for the UK (Land Registry House Price Index).

² In 2017 the ratio of median house price to median earnings on the Isle of Wight was 8.20. This ratio is at its highest level since 1999 when the data was first collected.

- 1.6 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 (recognising that not all permissions are actually built).
- 1.7 The council’s five year land supply position will be reviewed and an update published on an annual basis.

2. Housing needs

- 2.1 The council’s adopted housing need figure is 520 dwellings per year, and this is set out in the Island Plan Core Strategy. Because this is the adopted figure, the council is using it to calculate its five year land supply.
- 2.2 The council has undertaken a housing needs assessment which will inform the new Island Planning Strategy.

3. Authority (planning) monitoring report

- 3.1 This [annual document](#) identifies the permissions granted and the number of dwellings completed within the preceding financial year. The permission and completion figures since the adoption of the Island Plan Core Strategy are shown in the table below, along with the total number of dwellings with planning permission.

Table 1- Permission and completion figures

Year	Dwellings planned for	Completions	+/-	% of planned	Dwellings permitted	Total Dwellings with planning permission ³
17/18	520	360	-160	69	1413	2806
16/17	520	321	-199	62	481	2684
15/16	520	417	-103	80	661	2473 ⁴
14/15	520	396	-124	76	526	2227
13/14	520	410	-110	79	471	2371
12/13	520	409	-111	79	805	1984 ⁵
11/12	520	418	-102	80	217	3200 ⁶

³ As at 1 April of the following year (i.e. 17/18 would be 1 April 2018)

⁴ 15/16 – 13/14 figures are taken from previous published SHLAA updates

⁵ 5 year housing land supply report 1 April 2013

- 3.2 The table shows that generally there are far more dwellings permitted than the number of dwellings planned for at any given point.
- 3.3 The 2017/18 Monitoring Report highlights what the council considers to be the key issues relating to housing delivery within the Island's unique housing market. It also identifies a range of measures the council has undertaken to boost the supply of permissions.

4. Strategic Housing Land Availability Assessment update

- 4.1 The council has just completed a comprehensive review of its strategic housing land availability assessment (SHLAA). This is publically available at www.iow.gov.uk/shlaa .
- 4.2 In brief, the total number of SHLAA sites assessed within the 2017/18 process was 378. Of which, 82 sites are classified as deliverable and 66 sites are classified as developable. There are 192 sites which are currently not developable and 38 which are currently 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 the delivery of sites.
- 5.2 As part of the review of the SHLAA a panel of development industry professionals was set up to consider the site assessments and comment on suitability and deliverability where applicable.
- 5.3 This knowledge has informed the assumptions made in relation to the delivery of sites when identifying the supply element of the five year land supply.
- 5.4 As part of the draft Island Planning Strategy consultation, the council will consider mechanisms, including dialogue with the development industry to better understand and determine delivery of the proposed allocations.

⁶ Figure published in the Island Plan Core Strategy and reference to the July 2010 Land Availability Update and Housing Trajectory

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, 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 A robust examination has been undertaken on all permitted and proposed sites to understand a realistic trajectory.
- 6.3 The anticipated delivery timescales for each site have been informed by:
- information submitted as part of the planning application;
 - existing delivery on permitted sites;
 - officer knowledge of the site;
 - the developer's previous delivery track record;
 - dialogue with developers and the SHLAA panel; and
 - recent definitions of deliverable and developable.
- 6.4 This information has then been used by the council to undertake an assessment of whether sites will come forward as anticipated.
- 6.5 In terms of sites proposed through allocation or determined suitable through the SHLAA the council's housing need can be met over the plan period. However, the council has seen a consistent under delivery of housing completions since the adoption of the Island Plan Core Strategy. As a consequence the number of dwellings achieved does not meet the cumulative target over the years since adoption. This results in a deficit of housing numbers against the overall plan target. The council is working hard to improve delivery of sites (see section 8) in order to meet the need. However these mechanisms take time and as a result housing delivery will start to improve over the five year land supply period but is not likely to make up the deficit until 2023/24.

7. Five year land supply calculation

- 7.1 The council has applied the 'Liverpool approach'⁷, and is looking to make up the identified backlog over the plan period.

Policy requirement

- 7.2 The identified need that the council is planning to meet for the five period is the annual figure of 520 identified in the council's adopted Core Strategy (**row a of Table 2**).

⁷The 'Liverpool' approach is to spread the shortfall over the rest of the plan period.

- 7.3 Taking all of the factors outlined and sign-posted to in this document, the council is of the view that a 20% buffer should be applied to the five year requirement (**row b**).

Shortfall

- 7.4 The requirement over the preceding seven years is shown in **row c**. This has been calculated based on the requirement of 520 dwellings per annum since the adoption of the Island Plan core strategy. The figure includes a 20 per cent buffer as a result of persistent under delivery.
- 7.5 The council's monitoring shows that 2731 dwellings were completed in the same period (1 April 2011 to 31 March 2018) (**row d**).
- 7.6 **Row e** is the difference between what was planned for, with the 20 per cent buffer and what was delivered. The calculation identifies that over this period there was a shortfall of 1637 dwellings on the Isle of Wight.

Dealing with the shortfall

- 7.7 The shortfall, if annualised, across the adopted core Strategy plan period, equates to 205 dwellings per annum (**row f**).
- 7.8 The total requirement, when providing for the backlog on an annualised basis over the next five years, is therefore calculated to be 829 dwellings (**row g**) with the requirement overall totalling 4143 (**row h**).

Supply

- 7.9 The supply from SHLAA sites (**row i**) is identified as being 36 dwellings, shown in Appendix 2. In total a potential supply of 8021 dwellings were identified in the SHLAA as either deliverable and/ or developable SHLAA over a 15 year period. Of these 1405 are considered deliverable (within years one to five).
- 7.10 1369 dwellings identified in the SHLAA have been proposed for allocation figure (**row j**). This has been calculated from a starting point of April 2018 to March 2023. A list of the sites that make up this figure is set out in Appendix 3
- 7.11 The supply from large sites (**row k**) is identified as being 1154 dwellings. All sites have been reviewed by senior development management officers to understand the potential delivery of sites in line with the current definition of deliverable as set in the NPPF. A list of the permissions that make up this figure is set out in Appendix 4.
- 7.12 The supply from small sites (**row l**) is identified as being 386. All permissions with net gains of between 5 and 9 dwellings were considered to understand the potential delivery and completions. Permissions with net gains of 1-4 were also reviewed and a 10 per cent

discount was applied to allow for some sites not coming forward. A list of the permissions that will contribute to achieving this figure is set out in Appendix 5a and b.

- 7.13 Paragraph 70 of the NPPF July 2018 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.
- 7.14 Windfall sites have historically formed a significant part of housing delivery on the Island and, despite the recent changes to permitted development rights, and the proposed allocations are expected to continue to do so.
- 7.15 During the period of 1 January 2018 to 31 October 2018 139 units have been granted across the Island on smaller sites. Over 80% of those are formed of single and two units.
- 7.16 It is therefore considered that there is compelling evidence that demonstrates there are still going to be sites that deliver single units as well as those sites that deliver up to four.
- 7.17 That stated, the council has taken a precautionary, but realistic and robust approach to potential windfall numbers and has included a figure of 100 windfall units a year across the Plan period.

Table 2 – 5 Year Land Supply Table

Isle of Wight Council's five year land supply calculation at 1 April 2018		
	Policy requirement	
a	5 year land supply policy requirement	2600
b	5 year requirement (520 x 5 years) +20% buffer	3120
	Shortfall	
c	Requirement 520 units per year since adoption of CS (7 years) (520x7 plus 20% buffer)	4368
d	Completions (01/04/11 - 31/03/2018)	2731
e	Shortfall in provision (01/04/11 - 31/03/2018)	1637
	Dealing with the shortfall	
f	Shortfall since the adoption of the CS to be made up each year for the rest of the plan period	205
g	Annual requirement for period 18/19 – 22/23 (providing for the backlog)	829
h	Overall requirement 01/04/18-31/03/23	4143
	Supply	
i	Supply from SHLAA sites	36
j	Supply from proposed allocations	1369
k	Supply from large sites	1154
l	Supply from small sites	386
m	Supply from windfall	500
n	Overall supply	3445
	Overall requirement- Overall supply	698
	Overall supply as a % of Overall requirement	83.15%

7.18 As demonstrated in the table above, the Isle of Wight Council considers that it cannot demonstrate a five year land supply as at 1 April 2018.

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 their travelling community which addresses the likely permanent and transit need. In doing this they should set out a supply of specific deliverable sites sufficient to provide five years'

worth of provision. Additionally, a supply of specific, developable sites or broad locations for growth for years 6 – 10 and, where possible, years 11 – 15 should be identified.

- 8.2 In terms of the current need on permitted sites, the evidence⁸ 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 3 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 2 pitches rising to 3 by 2034.
- 8.4 As the council has no current permitted sites, it follows that it does not have a 5 year land supply of available sites for the travelling community.

9. Improving delivery

- 9.1 The council is committed to delivering the housing to meet the needs and demands of the Isle of Wight housing market area. To achieve this delivery the council will seek to improve the delivery of housing in a number of ways.
- 9.2 The council has produced a draft Regeneration Strategy for the Island which includes mechanisms and aspirations to ensure the Island becomes an inspiring place to live, work and visit.
- 9.3 The council is actively looking at ways of increasing the delivery of affordable housing including how the Housing Revenue Account is being used and the establishment of a local housing delivery company. Proposals are at an advanced stage of preparation in advance of decisions by Cabinet in November 2018.
- 9.4 The council are also bringing their own sites forward for consideration through the usual SHLAA and planning application processes. Sites for consideration are both small and more strategic.
- 9.5 The preparation of a new Island Planning Strategy that includes a broad spectrum of allocations, both large and small, will also give developers and landowners confidence in bringing sites forward and in a timely manner. This should include earlier delivery on some
- 9.6 The local planning authority is also contributing to this improvement by investigating how to implement:
- Time-limited permissions.
 - A mechanism for taking into account lack of delivery when considering repeat applications for unimplemented permitted sites.

⁸ Isle of Wight Gypsy and Traveller, Travelling Showpeople and Houseboat Dweller Accommodation Assessment - February 2018

- Proactive monitoring of stalled sites with extant planning permission.
- Proactive engagement with the development sector over stalled sites with extant planning permission.
- Separate DPDs planning for both new garden communities and the travelling community. Both proposed DPDs will consider sites, with two broad areas of search identified in the draft Island Planning Strategy. The DPDs will look to deliver some housing towards the latter part of the plan period.

Appendix 1 Housing Trajectory

	11-Dec	Dec-13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25-28/29	29/30-33/34
Plan target (annual)	520	520	520	520	520	520	520	520	520	520	520	520	520	2600	2600
Plan target (cumulative)	520	1040	1560	2080	2600	3120	3640	4160	4680	5200	5720	6240	6760	9360	11960
Past completions (total)	418	409	410	396	417	321	360								
Past completions (small sites)	126	204	150	138	159	135	146								
Past completions (large sites)	292	205	260	258	258	186	214								
Projected completions (small sites)								147	108	115	10	26			
Projected completions (large sites)								160	284	185	119	141	154	177	
Windfall								100	100	100	100	100	100	500	500
Proposed allocations									30	125	460	754	1067	3268	2172
SHLAA sites									7	6	18	5			
Proposed new Settlement															300
Projected completions								407	529	531	707	1026	1321	3945	2972
Cumulative completions	418	827	1237	1633	2050	2371	2731	3138	3667	4198	4905	5931	7252	11197	14169
No. above/below cumulative target	-102	-213	-323	-447	-550	-749	-909	-1022	-1013	-1002	-815	-309	492	1837	2209

Appendix 2 – Deliverable SHLAA Sites

						Years	18/19	19/20	20/21	21/22	22/23	
SHLAA Ref	Address	Settlement	Regen Area	Indicative yield	Size	BF/GF						
IPS195	East of Locksley Close & south of Camp Road	Freshwater	West Wight	8	1	GF					8	
IPS094	Land off Alvington Road, Newport	Newport	Newport	5	3.3	GF			5			
IPS138b	Land on the south-west side of Buckbury Lane	Newport	Newport	2	1	GF		2				
IPS228	Land between Buckbury Lane and Long Lane	Newport	Newport	6	2.17	GF				6		
IPS075a	Cheeks Farm, Merstone Lane	Merstone	East Medina	5	0.6	BF				5		
IPS338	Land adjacent to the south of Cherrywood View	Arreton	East Medina	10	2.49	GF				5	5	
						Total	36	0	2	5	16	13

Appendix 3 – Deliverable SHLAA sites proposed for allocation

							Years	18/19	19/20	20/21	21/22	22/23
SHLAA Ref	Proposed Housing Allocation Ref:	Address	Settlement	Regen Area	Indicative yield	Size	BF/GF					
IPS285	HA001	Land off Alum Bay New Road	Totland	West Wight	6	0.74	GF			6		
IPS403	HA003	Land to the rear of Lanes End	Totland	West Wight	10	0.26	BF					10
IPS071	HA006	Heathfield Campsite, Heathfield Rd,	Freshwater	West Wight	90	3.5	GF		10	10	15	15
IPS090	HA007	Land to the north west of Regina Road	Freshwater	West Wight	15	0.8	GF		5	5	5	
IPS010	HA007	Regina Field, Copse Lane,	Freshwater	West Wight	10	6.94	GF					5
IPS096	HA010	Land at Main Road, Wellow	Wellow	West Wight	15	1.7	GF			5	5	5
IPS350	HA012	Buildings at Lee Farm,	Wellow	West Wight	10	0.6	BF					5
IPS300A	HA013	Land fronting Thorley Street	Thorley	West Wight	15	1.3	GF					10
IPS400	HA014	Land at Warlands, Shalfleet	Shalfleet	West Wight	30	2.2	GF					15
IPS322	HA015	Land at Elm Lane	Calbourne	West Wight	10	0.5	GF					10
IPS057	HA016	Merlins Farm, Elm Lane	Calbourne	West Wight	10	1.16	GF				10	
IPS306	HA017	Land at Moor Lane	Brighstone	West Wight	4	0.3	GF			4		
IPS394	HA019	Medina Yard	Cowes	West Medina	535	0.15	BF				51	51
IPS042	HA020	Former Somerton Reservoir, Newport Road	Cowes	West Medina	146	1.85	BF					49
IPS131	HA021	Land at Baring Road	Cowes	West Medina	10	0.5	GF				5	5
IPS352	HA021	Land at 187 Baring Road	Cowes	West Medina	15	3.95	GF					5
IPS038	Considered in HA021	The Bungalow and land, Baring Road	Cowes	West Medina	0	0	GF					

Isle of Wight Council
Five Year Land Supply Update 2018

IPS323	HA022	Somerton Farm, Newport Road	Cowes	West Medina	80	42.14	GF				30	30
IPS367	HA023	Parklands Centre Park Road	Cowes	West Medina	7	0.2	BF					7
IPS154	HA024	Land to west of Newport Road	Northwood	West Medina	10	2.1	GF					10
IPS317	HA026	Land rear of Harry Cheek Gardens	Northwood	West Medina	34	2.09	GF					10
IPS387	HA028	Kingswell Dairy Newport Road	Northwood	West Medina	66	3	GF					10
IPS053	HA029	117 Medina Avenue	Newport	Newport	12	0.4	BF				6	6
IPS078	HA030	Test Centre site, 23 Medina Avenue	Newport	Newport	6	0.1	BF			6		
IPS126	HA031	Taylor Road, Carisbrooke	Newport	Newport	35	1.07	GF				10	10
IPS161	HA031	Land between 156 and 162 Gunville Road	Newport	Newport	15	0.27	Mix				5	10
IPS234	HA031	Land to rear of Gunville Road	Newport	Newport	20	2.44	GF				5	5
IPS291	HA034	Land off Gunville Road (east)	Newport	Newport	40	1.82	GF				10	15
IPS342	HA035	Land off Gunville Road, (west)	Newport	Newport	20	1.71	GF				10	10
IPS270	HA040	Land at and adjacent to New Fairlee Farm,	Newport	Newport	15	0.99	GF					15
IPS309	HA042	part OS Parcel 5627 off Pan Lane, east of St. Georges Way and directly south of Asda, Newport, Isle Of Wight	Newport	Newport	7	1.69	GF					7
IPS324	HA043	Land at Landscape Lane	Newport	Newport	10	0.87	GF				10	
IPS290	HA046	Land at Crossway	East Cowes	East Medina	75	4.75	GF			20	20	20
IPS162	HA047	Merstone Valley Nurseries	Merstone	East Medina	15	1.33	GF					15
IPS157	HA050	Land between The Spinney & The Linhay	Wootton	East Medina	5	0.5	GF			5		
IPS098	HA051	Palmers Farm, Brocks Copse Road	Wootton	East Medina	40	13.7	GF				10	10
IPS312	HA052	Reynards Cattery, Palmers Road	Wootton	East Medina	8	0.31	BF			8		

Isle of Wight Council
Five Year Land Supply Update 2018

IPS130	HA059	Land to the west of Upton Road,	Ryde	Ryde	80	2.9	GF			20	20	20
IPS150	HA060	Westridge Cross Dairy and land to the north of Bullen Road, Ryde	Ryde	Ryde	395	33	GF				25	25
IPS086	HA060	Land between Grasmere Avenue & Thornton Close	Ryde	Ryde	80	3.39	GF				25	25
IPS295	HA063	Land at Puckpool Hill	Ryde	Ryde	25	3	GF				25	
IPS184	HA065	Land east of Hillway Road and south of Steyne Road,	Bembridge	Ryde	80	4.9	GF		15	15	15	15
IPS102	HA066	Land Near Brading Roman Villa / Land off Morton Road	Brading	Ryde	15	2.24	GF					15
IPS213	HA068	Wrax Farm, New Road,	Brading	Ryde	20	1	GF				10	10
IPS072	HA071	Car sales area on the east side of the Main Road PO33 4DR	Havenstreet	Ryde	10	0.3	BF				5	5
IPS125	HA073	Land at Seagrove Farm Road	N & Seaview	Ryde	13	1.95	GF					5
IPS104	HA073	Land off Solent View Road Seaview	N & Seaview	Ryde	12	0.95	GF					5
IPS127	HA074	Land west of Eddington Road	N & Seaview	Ryde	40	3.9	GF			10	15	15
IPS281	HA075	Gibb Well Field, off Seaview Lane	N & Seaview	Ryde	15	1.87	GF					15
IPS331	HA076	Guildford Park Caravan Site	St Helens	Ryde	50	1.9	Mix				15	15
IPS347	HA076	Fakenham Farm,	St Helens	Ryde	50	5.51	Mix				15	15
IPS065	HA078	Learning Centre, Berry Hill,	Sandown	The Bay	30	1.4	BF					30
IPS074	HA079	23 Carter Street, Sandown,	Sandown	The Bay	12	0.19	BF				12	
IPS077	HA080	Former Sandham Middle School Site	Sandown	The Bay	84	2.29	BF					30
IPS081	HA081	Sandown Town Hall, Grafton Street,	Sandown	The Bay	14	0.15	BF				7	7
IPS177	HA082	Chester Lodge Hotel, 7 Beachfield Road,	Sandown	The Bay	5	0.8	BF					5
IPS217	HA083	Land adjacent Perowne Way	Sandown	The Bay	65	6.84	GF					10

Isle of Wight Council
Five Year Land Supply Update 2018

IPS135	HA083	Land north of Perowne Way and west of Brook Close, Sandown, Isle of Wight.	Sandown	The Bay	60	3	GF						5
IPS068	HA084	Former SPA Hotel, Shanklin Esplanade	Shanklin	The Bay	50	0.6	BF						25
IPS160	HA085	The Bayhouse Hotel, 8 Chine Avenue,	Shanklin	The Bay	14	1.3	BF						14
IPS225	HA086	Holme Farm, Church Road	Shanklin	The Bay	7	0.9	GF						7
IPS247	HA087	Land opposite Holme Farm,	Shanklin	The Bay	3	0.5	GF						3
IPS368	HA092	Land off Chestnut Drive/Willow Close	Ventnor	The Bay	10	0.38	GF					5	5
IPS091	HA093	Land to the east of Ventnor Road	Apse Heath	The Bay	16	0.5	GF					8	8
IPS283	HA094	31 Ventnor Road	Apse Heath	The Bay	12	0.75	BF				6	6	
IPS237	HA096	Land adjoining Scotland Farm and Tresslewood	Godshill	The Bay	30	1.88	GF						20
IPS220	HA098	Land at Lower Bramstone Farm	Chale	The Bay	10	7.57	GF						5
IPS137	HA098	Land at Lower Bramstone Farm	Chale	The Bay	10	1.5	GF				5	5	
IPS250	HA100	Popes Farm, High Street	Newchurch	The Bay	15	1.56	GF					5	10
IPS197	HA103	Land off Chatfiled Road	Niton	The Bay	25	1.7	GF					10	15
IPS117	HA105	Land rear of High Street	Whitwell	The Bay	20	5.76	GF					10	10
							Total	1369	0	30	125	460	754

Appendix 4 – Supply from sites with planning permission – Large Sites - 10+ units

Planning Ref	Address	Decision Date	Full/Outline Permission	Net Gain	Years						
					Number Remaining	18/19	19/20	20/21	21/22	22/23	
P/01505/12 & P/00613/15	land at and rear of 44, Worsley Road, Cowes	18/06/214	Full	14	2	2					
Various	Land west of Gustar Grove/Captains Parade/ Abbey Walk off, Saunders Way, East Cowes	14/02/2014	Various	20	16	8	8				
Various	Stroud Coppice, Hooke Hill, Freshwater	06/10/2011	Full	20	13	2	2	2	1		
P/00659/15	site of former Rozelle Hotel, 22 Atherley Road, Shanklin	03/09/2015	Full	11	1	1					
P/01562/14 & P/00771/10	land between Castle street and church path, fronting , Old Road, East Cowes : Venture Quays	19/03/2015	Reserve matters	128	85	30	30	25			
P/01263/14	Sans Souci, Main Road, Havenstreet	29/03/2016	Full	14	8	4	4				
P/00519/07	land bounded by Kingston Fm Lane/Cadets Walk/Kingslea park/Beatrice Avenue E Cowes , Whippingham Road, East Cowes: Barrets development	20/07/2007	Reserve matters	550	53	20	20	13			
P/01373/09	land to the south east of newport, between and including Staplers Road and St Georges Way, Newport: IWC land	23/12/2009	Full	846	414	25	25	25	25	25	
P/00039/16	Westfield Holiday Centre , Shore Road, Ventnor	08/03/2017	Full	12	12						
P/00109/16	Meadows, Colwell Road, Freshwater	27/03/2017	Full	19	19		20				
P/00462/16	Place Road, Cowes	12/07/2016	Full	12	12	12					

Isle of Wight Council
Five Year Land Supply Update 2018

P/00700/16	Springvale Road, Seaview	01/11/2016	Full	9	9		9			
P/00761/16	Main Road, Shalfleet	24/11/2016	Outline	24	24		12	12		
P/01316/15	Hawthorn Meadows, Saunders Way East Cowes	05/09/2016	Full	24	24	6	6	6	6	
P/01356/16	off Saunders Way, East Cowes	27/01/2017	Full	5	5	5				
P/01870/12	OS Parcel 5177 land south of Hazely Combe, Arreton, Newport	12/09/2014	Full	89	89		22	22	22	23
P/00966/14	land adjacent to Blanchards, Moortown Lane and between Upper Lane and Main Road Brighstone	20/03/2015	Outline	57	57				30	27
P/00395/15	land off. Ash Lane, Newport	20/12/2016	Outline	50	50				25	25
P/01247/14	land off, Atherley Park Way, Shanklin	02/02/2015	Full	12	6	6				
P/01583/14	Part OS, land between Weeks Road, and Ashe Road, Ryde	05/06/2015	Reserve matters	181	181		80	40	40	21
P/01313/15	Gatten & Lake County Primary School, Howard Road, Shanklin	16/12/2015	Full	14	2	2				
P/00519/17	Homedale Rest Home, Havenstreet	12/07/2017	Full	11	10	5	5			
P/00760/16	land south of Westridge Farm, and to rear of 10 to 38 Circular Road, off, Hope Road, Ryde	25/08/2017	Full	80	80	20	30	30		
P/00914/16	11 and 11a-11d St James st, Newport	20/09/2017	Full	20	20					11

Isle of Wight Council
Five Year Land Supply Update 2018

P/00941/16	land to west of Castle Street and Maresfield Road incorporating Columbine building part of Venture Quays Barracks Building Albany Building and land at, The Esplanade and Albany Road, East Cowes	29/09/2017	Outline	53	53					20
P/01681/16	Pan Meadows land between , Staplers Road and St. Georges Way , Newport	24/05/2017	Full	5	5	5				
P/01682/16	Pan Meadows land between , Staplers Road and St. Georges Way , Newport	24/05/2017	Full	1	1	1				
P/01392/16	part OS parcel 8530 off Main Road, Rookley	26/05/2017	Full	21	21		11	10		
P/00867/17	Former Pondwell Holiday camp, Pondwell Hill, Pondwell, Nettlestone	18/10/2017	Full	25	6	6				
P/01203/17	91-93B, High Street Ryde	27/03/2018	Outline	16	16					16
P/00336/15	Bouldnor Mead		RM for 4 and full for 9	22	22			9	13	
P/00870/03	1, 1A, 1B, 2 and 4 Pyle Street, 12 and 14 East Street and The Publican PH and 71, South Street, Newport, PO30	31/03/2016	Full	69	69				69	
P/01213/15	Upton Road		Outline	70	70				35	35
P/00691/17	Wight City Leisure		Full	47	47			47		
				Total	1154	160	284	241	266	203

Appendix 5a – Supply from sites with planning permission – Small Sites – 5-9 units

Planning Ref	Address	Decision Date	Full/Outline Permission	Net Gain	Years	18/19	19/20	20/21	21/22	22/23
					Number Remaining	Current	Year 1	Year 2	Year 3	Year 4
P/01218/14	Former Dairy Crest Depot, Crescent Road, Sandown	24/11/2014	Full	6	2	2				
P/01603/14 & P/00025/17	Former Upper Chine Scholl sports pitch, Shanklin	18/04/2017	Full/Outline Permission	9	6	6				
P/00030/14	Corner House Hotel, 1-5 Fitzroy Street, Sandown	06/03/2014	Full	6	1	1				
P/00873/15 & P/00676/13	R/O 32-33 Union Street, Ryde	07/08/2013	Full	8	2	2				
P/01333/14	Small Horse Farm, Freshwater	01/06/2015	Full	8	1	1				
P/00571/15	Westridge Skip Hire, Ryde	28/10/2015	Full	7	1	1				
P/00059/16	22 Zig Zag Road, Ventnor	06/04/2016	Full	6	6					
P/00480/16	Former Co-op Store, Freshwater	27/10/2016	Hybrid	6	6			3	3	
P/01170/16	Northbrooke Residential Home, Havenstreet	17/10/2016	Full	5	5	5				
P/01247/16	R/o 64/66 Victoria Road, Cowes	03/11/2016	Full	5	5	4	1			
P/01259/15	R/o 5 Palmerston Road, Shanklin	18/04/2016	Full	7	7			3		
P/01340/15	Former Oakfield School, Ryde	13/04/2016	Full	9	7	3	4			
P/01342/16	Somerville Hotel, Shanklin	19/12/2016	Full	5	5	5				
P/01344/16	West of 53-59 West Street, Wroxall	03/02/2017	Outline	5	5					
P/01693/16	Adj Old Dairy Farm, Horsebridge Hill, Newport	20/03/2017	Outline	7	7					

Isle of Wight Council
Five Year Land Supply Update 2018

P/01250/14	Plots 9-14 Stroud Coppice Hooke Hill, Freshwater	19/01/2015	Full	6	5	2	3			
P/00759/17	Costume Workshop, Station Ave, Sandown	31/08/2017	Full	6	4	6				
P00285/16	Adj Popes Cottage, Steyne Road, Bembridge	22/06/2017	Outline	9	9					
P/01085/15	Yorks, York Road, Totland	30/06/2017	Full	7	7			3	3	
P/00647/17	Apse Heath Methodist Church, Apse Heath	19/09/2017	Full	5	5	2	3			
P/01033/16	Adj 20 Ringwood Road, Ryde	02/10/2017	Full	8	8			4	4	
P/00139/17	Land off Regina Road, Freshwater	24/04/2017	Full	9	9	9				
P/00778/17	Zanies Night Club, Sandown	01/12/2017	Full	5	5			5		
P/01340/17	Sandown Snooker Club, Sandown	28/12/2017	Outline	6	6					6
				Total	94	49	11	18	10	6

Appendix 5b – Supply from sites with planning permission – Small Sites – 1-4 units

Planning reference	Total remaining - likely to be delivered in 5YLS	Planning reference	Total remaining - likely to be delivered in 5YLS	Planning reference	Total remaining - likely to be delivered in 5YLS
P/02609/08	4	P/00036/17	1	P/01462/16	1
P/01685/12 / P/01616/13	1	P/00037/16	1	P/01474/15	1
P/01223/14 & P/01040/15	1	P/00094/17	1	P/01495/16	1
P/01169/15	1	P/00116/16	1	P/01514/16	1
P/01291/15	4	P/00124/17	1	P/01545/16	1
P/01380/14	4	P/00145/16	1	P/01559/16	1
P/00425/17	4	P/00145/17	1	P/01585/16	1
P/00419/17	4	P/00146/16	1	P/01592/16	1
P/01414/17	3	P/00151/17	1	P/01614/16	1
P/00786/17	4	P/00163/17	1	P/01622/16	1
P/00016/15	2	P/00170/16	1	P/01628/16	1
P/00582/13	2	P/00178/17	1	P/01648/16	1
P/00756/14	2	P/00209/16	1	P/01654/16	1
P/00132/16	3	P/00221/16	1	P/00777/17	1
P/00839/16	3	P/00311/16	1	P/00793/17	1
P/01371/16	3	P/00319/16	1	P/00757/17	1
P/01405/15	3	P/00334/16	1	P00816/17	1
P/01517/15	3	P/00345/16	1	P/00766/17	1
P/00560/17	3	P/00354/16	1	P00562/17	1
P00142/17	3	P/00361/16	1	P/00581/17	1
P00243/17	3	P/00449/16	1	P/01361/16	1
P00244/17	3	P/00461/16	1	P/00518/17	1
P/00749/17	3	P/00490/16	1	P/00649/17	1
P/00780/17	2	P/00491/16	1	P/00779/17	1
P/00340/17	3	P/00495/16	1	P/00593/17	1
P/01692/16	3	P/00502/16	1	P/00765/17	1
P/00381/17	3	P/00545/16	1	P/00986/17	1
P/01021/17	3	P/00612/16	1	P/00934/17	1
P/00887/17	3	P/00616/16	1	P/00168/17	1
P/01384/17	3	P/00618/16	1	P/00254/17	1
P/00774/17	3	P/00639/16	1	P/00291/17	1
P/01161/15	1	P/00654/16	1	P/00184/17	1
P/01940/12	2	P/00672/16	1	P/00260/17	1
P/00224/16	2	P/00673/16	1	P/00337/17	1

Isle of Wight Council
Five Year Land Supply Update 2018

P/00440/16	2	P/00680/16	1	P/00822/17	1
P/00497/16	2	P/00691/16	1	P/00740/17	1
P/00576/16	2	P/00703/16	1	P/00423/17	1
P/00698/16	2	P/00718/16	1	P/01435/16	1
P/00740/16	2	P/00732/16	1	P/01569/16	1
P/00791/16	2	P/00778/16	1	P/00363/17	1
P/00803/16	2	P/00811/16	1	P/00760/17	1
P/01092/16	2	P/00846/16	1	P/10018/17	1
P/01181/14	2	P/00847/16	1	P/00787/17	1
P/01350/16	2	P/00881/16	1	P/01063/17	1
P/01357/16	1	P/00929/16	1	P/00750/17	1
P/01467/16	2	P/00953/16	1	P/01070/17	1
P/01512/16	2	P/00983/16	1	P/01147/17	1
P/01077/16	1	P/01010/16	1	P/01127/17	1
P/00475/17	2	P/01035/16	1	P/01111/17	1
P/00812/17	2	P/01039/16	1	P/00948/17	1
P00381/17	2	P/01058/16	1	P/01069/17	1
P/01362/16	2	P/01076/16	1	P/01047/17	1
P/00621/17	2	P/01080/16	1	P/01126/17	1
P00711/17	2	P/01130/15	1	P/00971/17	1
P/00940/17	2	P/01134/15	1	P/01119/17	1
P/00669/17	2	P/01158/16	1	P/01263/17	1
P/00112/17	2	P/01169/16	1	P/01118/17	1
P/00524/17	2	P/01195/16	1	P/01409/17	1
P/00893/17	2	P/01199/16	1	P/01425/17	1
P/00801/17	2	P/01207/16	1	P/01439/17	1
P/00457/17	2	P/01216/16	1	P/00508/17	1
P/00353/17	2	P/01240/16	1	P/01224/17	1
P/00449/17	2	P/01263/16	1	P/01456/17	1
P/00352/17	2	P/01273/16	1	P/01453/17	1
P/00874/17	2	P/01303/16	1	P/01316/17	1
P/01650/16	2	P/01321/16	1	P/01423/17	1
P/01110/17	2	P/01337/16	1	P/01302/17	1
P/01410/17	2	P/01360/16	1	P/01549/17	1
P/00862/17	2	P/01377/16	1	P/01568/17	1
P/01226/14	1	P/01395/16	1	P/00035/18	1
P/01915/09	1	P/01405/16	1	P/01451/17	1
P/02092/05	1	P/01411/16	1	P/00066/18	1
P/02127/08	1	P/01418/16	1	P/01564/17	1
P/02565/07	1	P/01424/16	1	P/00153/18	1
P/00508/13 & P/00424/10	1	P/01439/16	1	P/00156/18	1
P/00009/17	1	P/01441/16	1	Total	324 -10% = 292