

IPS Infrastructure Delivery Plan (IDP) Addendum

The IDP seeks to address what infrastructure is required where, how and when to support new growth on the Island. This addendum has been prepared to sit alongside the Infrastructure Delivery Plan 2018 (IDP). Its purpose is to update supporting evidence on the provision of strategic infrastructure needed to underpin the housing requirement set out in the Island Planning Strategy.

Many infrastructure requirements are small scale and related to individual sites. These will generally be dealt with by developer contributions or physical works delivered as part of a scheme rather than being specifically set out in the IDP. Other documents such as, for example, the Local Transport Plan and Local Cycling and Walking Investment Plan are also relevant.

Housing Growth Assumptions

Update on the housing requirement

The Reg 19 submission version of the Island Planning Strategy (July 2022) updates the housing requirement set out in the previous Regulation 18 draft Island Planning Strategy, 2018. The Local Housing Need (LHN) derived by the Government standard method for the island is currently 668 dpa, (10,020 homes) across the 15-year plan period (an increase from the standard method figure of 641 dpa considered in IPS1). However, the Council has identified a housing requirement of 479 dpa which it believes is both aspirational and deliverable based on the island's reduced ability to deliver homes at the scale sought by the Government's standard method, given the restrictions in the housing market generated by the island's location. It considers that the multi layered deliverability issues identified cannot be easily addressed leading to the identification of a lower housing number to underpin a sound Island Planning Strategy.

The housing number of 479 dpa is not a ceiling or target to aim for, as additional development may come forward through windfall and exception sites where consistent with the plan policies. This means that the 'gap' between the standard method and the IPS housing requirement of 189 dpa, or 2,835 homes across the plan period, could reduce. Infrastructure needs will therefore need to consider a range of housing provision, given that development above 479dpa across the plan period could come forward.

The Island Planning Strategy includes plan review triggers focused on housing delivery rates. If the thresholds are met, these triggers will require a refresh of the plan and the associated housing numbers. This applies where delivery rates for both affordable and market housing exceed stated targets on a consistent basis. Any consistent under delivery following adoption of the plan (i.e., a replication of the situation since the adoption of the Core Strategy) would result in planning sanctions being applied as set out in the NPPF – this puts the onus on the council to review the plan ahead of the expected 5 yearly reviews or to implement measures to address a lack of delivery.

As the IPS is planning for a level of growth that is less than the Government's standard methodology housing number, there are key housing delivery indicators that the council will closely assess. 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 479 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
-------------------------------------	---------------------------------------	----

Introduction

This addendum seeks to provide a commentary update to the original sections of the IDP following the change to the proposed housing requirement, set out below.

An update on garden communities

Garden communities are no longer part of the Island Planning Strategy and references have been removed from the Plan as the approach now seeks to focus most development within the existing settlement hierarchy through

- allocating sites within existing settlements (to include sites that would make a logical extension to the settlement (with an adjustment to the settlement boundary to include such sites).
- taking a proportionate approach that matches quantum of allocations/housing with settlement size.
- prioritising brownfield sites and allowing infill where appropriate (i.e., supported by the other relevant policies of the plan) within settlement boundaries.
- taking a definitive approach to settlement boundaries, particularly with regards to development outside but immediately adjacent to a settlement boundary.

This approach has additional benefits in protecting the island's tranquillity, dark skies, AONB designation and sites important to biodiversity. The allocation of new garden communities was not considered consistent with the preferred approach. All references to garden communities throughout the IDP are therefore removed.

An update on the response to the Plan by infrastructure organisations shown in para 1.2.

The infrastructure organisations listed in the IDP were consulted on the Island Planning Strategy. The comments received have been considered in producing the Regulation 19 version of the Plan. There are on-going discussions being undertaken throughout the Plan process with these organisations and any feedback received during this engagement is also considered during the Plan process.

National Policy Context

An update on the preparation of the second National Infrastructure Assessment

A second National Infrastructure Assessment is proposed for publication in late 2023 to outline the progress made on the full rollout of fibre, the decarbonisation of electricity, drought resilience and infrastructure financing and looks forward to national infrastructure requirements going forward to 2050 and beyond.

Scale and Location of Growth

An update to the housing trajectory and the housing requirement

Housing needs and trajectory

The council is planning for a housing requirement of 7,185 net additional dwellings over the Plan period, an average of 479 units per annum.

Some of this need has already been identified through development that has been granted permission over recent years. Permitted sites are also referred to as commitments and the phased delivery of these will see some new homes constructed during the new plan period (i.e. 2022/23 onwards).

Beyond commitments, new site allocations make provision for further housing development in the Island Planning Strategy. It is anticipated that some of these will commence before the predicted adoption of the Island Planning Strategy in 2023, but with most sites then phased over the fifteen year plan period. In addition, the Island Planning Strategy makes an allowance for windfall development. It is anticipated that this will account for delivery of 100 new homes per year over the fifteen year plan period.

Future growth across the Island will comprise a mix of new allocations in the network of existing towns and settlements, plus more limited growth in the more rural areas. The strategic infrastructure requirements arising from the scale and spatial distribution of the housing allocations and, where possible, the windfall allowance, is the matter explored by the IDP. The spatial distribution and estimated timing of the housing growth is shown in table below.

Table 2: Summary Island-wide housing trajectory

Source of supply	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6-10	Years 11-15	Total
Large sites with permission	265	151	112	259	211	712	425	2135
Allocated sites	187	342	376	327	243	1555	520	3550
Windfall	100	100	100	100	100	500	500	1500
Total	552	593	588	686	554	2767	1445	7185

Years 1-5 total	2973
5 year housing need based on IPS	2395
Difference	578
As a % buffer	24%

By settlement (excluding windfall)	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6-10	Years 11-15	Total
Cowes (inc Gurnard & Northwood)	54	59	112	140	112	325	160	962
East Cowes	0	30	25	75	78	199	0	407
Newport	11	60	75	90	85	1165	520	2006
Ryde	113	107	107	137	140	452	265	1321
The Bay (Sandown, Shanklin & Lake)	101	63	29	0	0	50	0	243
Bembridge	0	36	37	20	0	66	0	159
Ventnor	10	0	0	0	0	0	0	10
West Wight (Freshwater & Totland)	30	55	45	59	25	10	0	224
Wootton	20	20	0	15	14	0	0	69
Arreton	42	0	0	0	0	0	0	42
Brighstone	35	20	0	0	0	0	0	55
Godshill	0	35	35	30	0	0	0	100
Nettlestone	0	0	10	7	0	0	0	17
Rookley	28	0	0	0	0	0	0	28
Wellow	8	8	0	0	0	0	0	16
Yarmouth	0	0	13	13	0	0	0	26

TOTAL (EXCLUDING WINDFALL) 5685

An update on employment growth and sites

The 2022 Employment Land Study Update prepared for the Council recommends the main existing employment areas on the Island are retained. These are:

- Kingston Marine Park, East Cowes
- Somerton Farm, Cowes
- Pan Lane Newport
- Nicholson Road Ryde
- Sandown Airport

There is also support for retaining some sites with potential for intensification and/or expansion of employment uses at individual sites:

- Cowes Industrial Estate, Three Gates Road
- College Close Industrial Estate, Sandown
- Afton Road Freshwater
- Golden Hill industrial estate

The site at Lowtherville, Ventnor is identified as having some scope for intensification of employment uses though allocation was not essential. It was noted that the site was fully occupied demonstrating demand for this type of site in this location.

Based upon this, and to contribute to supporting and growing the economy of the Island, the Council proposes to allocate the following sites for employment use in the new Island Planning Strategy:

- 2.8 hectares at Pan Lane, Newport for class E offices and B2 uses
- 14.7 hectares at Nicholson Road, Ryde for Class E Offices, B2, B8 and community uses
- 1.9 hectares at Somerton Farm, Cowes for Class E Offices, B2 and B8 uses
- 6.2 hectares at Kingston Marine Park, East Cowes for r Class E Offices, B2 and B8 uses
- 0.7 hectares at Lowtherville, Ventnor for Class E Offices and B8 uses
- 2.9 hectares at Sandown Airport, Sandown for Class E Offices, B2 and B8 uses

An update on proposed investment in water supply and waste water infrastructure

Between 2020 and 2025 Southern Water plan to invest around £56m on the water and wastewater network on the island. The planned improvements are shown in the table below.

Southern Water IOW Planned Investment 2020 -2025

Site	Proposed Improvement	Value
Sandown WTW	Increased flow and refurbishment	£13.9m
Sandown WTW	Increased storm storage	£2.6m
Godshill WTW	Pumping improvement	£4.9m
Shalfleet WTW	Phosphorous removal	£1.5m
Calbourne WTW	Phosphorous removal	£1.3m
Calbourne WTW	Increased flow	£0.07m
Roud WTW	Phosphorous removal	£2.1m
Roud WTW	Increased flow	£0.6m
Wroxall WTW	Phosphorous removal	£4.1m
Wroxhall WTW	Increased flow	£0.4m
Sandown Water Supply Works	Pump, tank, treatment improvement	£11m

Sandown Water Supply Works	Eel screens	£2.5m
Carisbrooke Water Supply Works	Fish pass	£0.5m
Carisbrooke Water Supply Works	Pump, dosing, storage improvement	£4.5m
Totland Water Supply Works	Pump, dosing, control improvement	£0.5m
Knighton Water Supply Works	PH correction	£2.5m
Cowes, Newport and Brading Water Supply Works	Pipe, flushing, monitoring improvement	£7.7m
Ventnor Water Supply Works	UV dosing and refurbishment	£1.2m
Cooks Castle reservoir	Structural refurbishment	£0.5m
Greatwoods reservoir	Structural refurbishment	£0.5m

Ferry services – an update on establishment of a Cross Solent Partnership Board

A Cross Solent Partnership Board has been set up to provide a forum for operators to engage on cross Solent matters.

An update on the Shoreline Management Plan and Local Flood Risk Management Strategy

The Local Flood Risk Management Strategy (FRMS) was published in July 2016, informed by the IW Preliminary Flood Risk Assessment (PFRA), a requirement under the Flood and Water Management 2010 on the council as Lead Local Flood Authority. Since flooding events in 2021, investigations are being carried out under section 19 of the 2010 Act which will in turn trigger an update of the Local Flood Risk Management Strategy. The work on the PFRA and FRMS updates is scheduled to commence in 2022/23.

Shoreline Management Plan

The Isle of Wight Shoreline Management Plan adopted in 2011 remains valid. A national process is underway called the SMP Refresh to enhance action planning and increase accessibility. A new national web platform for Shoreline Management Plans is due to be established in 2023 called ‘SMP Explorer’.

Since the adoption of the SMP, a more detailed Coastal Strategy has been produced for 84km of the Isle of Wight coast from Freshwater to East Cowes (the West Wight Coastal Flood and Erosion Risk Management Strategy) giving more detailed information and the most up to date coastal policy approach for that coastline. This was adopted by the council in 2017.

A web link to the SMP or Coastal Strategy, is located at

<https://www.iow.gov.uk/Council/OtherServices/Coastal-Management-including-Coast-Protection/Plans-and-strategies>

Schools update

The School Places Plan is updated annually, and on-going discussion is taking place between Planning Policy and education services to both update on development progress and Island Planning Strategy housing allocations and timing. The latest version is the Isle of Wight School Places Plan 2021 – 2024. As the IPS has not yet been through its formal stages, including the public examination, the site allocations are not yet identified in the document. However, an indicative housing trajectory by area for the plan period to 2038 has been provided which will be reflected in the School Places Plan as the IPS progresses.

Healthcare update

A Strategic Health Asset Planning and Evaluation review (SHAPE) is being undertaken for the three Primary Care Networks on the island (Central and West, South and North and East). The proposed increases in workforce for 2023\24 and the ONS population projections help to inform the level of healthcare facilities required in each of the Primary Care Networks on the island until 2024. This on-going work will not be available before the publication of the Regulation 19 version of the IPS. A review of the Planning Obligations SPD and a further addendum to this IDP may be needed if the outputs determine that contributions are required. Over the 15 year plan period, the level of housing development achieved will inform future SHAPE reviews and enable a suitable level of provision for health facilities.

Childrens play and grass pitches update

Future provision

The Open Space Assessment 2020 proposed a standard for equipped play space (LEAPS, or Locally Equipped Areas of Play), with the revised standard proposed as 0.7m² per person. Based on the allocations in the Plan period it is estimated that 0.52 hectares of equipped play space needs to be provided. This is broken down by regeneration area in the table below. The table below does not consider windfall allowance.

Estimated future requirement for children’s play based on housing allocations and associated population growth over the Plan period

Regeneration Area	Allocations in Plan period	Estimated population	Area of equipped play required (hectares)
West Wight	180	373	0.026
West medina	321	665	0.0466
East medina	1975	4088	0.286
Ryde	665	1377	0.096
The Bay	284	588	0.041
Island total	3600	7452	0.522

In addition to LEAPs, which are aimed at older children able to play independently, local areas of play for very young children (LAPS), neighbourhood areas of play aimed at older children (NEAPs), and multi---use games areas (MUGAs) should also be planned for, to meet the needs of children and young people of all ages.

Type of open space	Current provision (ha per 1000 population)	Proposed standard (ha per 1000 population)	Accessibility threshold
Parks and gardens	0.58	0.6	Walking threshold: 400m Driving threshold: 3.3km
Amenity Greenspace	0.5	0.5	Walking threshold: 400m
Natural and Semi-natural Greenspace	19.55	1.8	Walking threshold: 1200m Driving threshold: 3.3km

Allotments and Community Gardens	0.13	0.2	Walking threshold of 600m
Provision for Children and Young People	0.07	0.07	Walking threshold: 400m Driving threshold: 3.5km.
Outdoor sports facilities	-	-	Walking threshold: 650m Driving threshold: 3.5km

The IOW Playing Pitch Strategy (PPS), Sept 2020 has analysed local need, demand and potential participation rates relating to the main sports played on the island (football, rugby, cricket, hockey, tennis, netball and bowls) and identifies areas of shortfall, of under-use and areas where provision could be improved.

The PPS aims to ensure that there are sufficient pitches and courts to cater for demand for both matches and training, and that facilities are of the required quality and to facilitate club development and participation at all levels.

The strategy advises that where the current level of supply does not meet current or future needs for specific sports additional capacity options to consider are:

- enhancing existing pitches to increase their capacity and ensure adequate maintenance to maintain the higher use, and/or
- Securing greater community access to sites and undertake necessary works to allow for such use to occur, and/or
- Providing new playing pitches on new sites (natural or artificial grass pitches)

In terms of current and future demand the future position is set out below for each of the pitch sports.

Football

The current supply and demand analysis for pitch provision available to the community shows a significant amount of spare capacity across of 21 match equivalent sessions across the Study Area. However, it must be highlighted that Youth 11v11 and 9v9 pitches are currently over/at capacity and potential re-configuration of existing adult pitches may better address this demand.

When taking into consideration projected future demand, the current levels of spare capacity for Adult and Mini 7v7 provision are expected to decrease by the end of the strategy, whilst the current deficits for Youth 11v11, Youth 9v9 and Mini 5v5 are likely to worsen by 2035. Spatially, the sub-areas with the highest future projected deficit of supply are East Medina and The Bay.

Cricket

Most clubs use sites that have long—term security of tenure, therefore there is adequate accessible and secured provision for cricket. The only sites that are unsecured and currently register cricket demand are Arreton Cricket Club, Carisbrooke College, Newclose County Cricket Ground and Porchfield Cricket Club. The supply and demand analysis for secured provision shows, therefore, a large amount of spare capacity (1028 match equivalents) if clubs utilise the high level of artificial provision in the area.

Peak time analysis demonstrates that there is currently significant spare capacity across all sub-areas on Sundays and weekdays, however the spare capacity on Saturdays is limited. The Newport sub-area is currently operating at over capacity at peak times. The analysis includes many sites that are deemed to be unsecured for community use in the future. This means that this supply could be removed.

Given the high level of supply, the analysis shows that, utilising artificial pitches to accommodate junior demand, there will be sufficient capacity by the end of the strategy to accommodate all future demand. (870 match equivalents, assuming the level of supply stays consistent). Sub-area analysis demonstrates that, although the overall provision in the study area is sufficient, the Newport sub-area is expected to be over capacity by the end of the strategy. This could be addressed by either providing additional facilities at existing sites that are currently at capacity or displacing some demand from these sites to nearby sites with spare peak-time capacity.

Rugby Union

Current pitch provision is not sufficient to meet current or future pitch quality. Unless pitch provision improves in capacity, then there will continue to be substantial overplay of pitches at the major community use sites. The result of this continued overplay is that potential demand may go unfulfilled as clubs decide they cannot take on additional teams, especially female sides. There is also a shortfall in floodlit training provision within the study area with most of the teams training on poor pitches due to the overuse.

Hockey

There is currently a lack of supply of sufficient capacity to accommodate further growth in team numbers for Saturday match play. It should also be noted that if the issues remain with the floodlighting at the Smallbrook site, the hockey club will continue to use small sided Artificial Grass Pitches's (AGP) for training, which is not preferable for hockey development.

3G Artificial Grass Pitches

According to FA calculations, there is expected to be a need for an additional 2 full sized 3G Artificial Grass Pitches during the lifespan of the strategy. This should be considered in addition to the existing deficit of 4 pitches, resulting in a total deficit of six full sized 3G AGPs projected by 2035 in Isle of Wight.

Netball

Without any identified future formal demand, the supply of courts could continue to be underutilised with the future population demand there will still be enough courts for match play to occur due to the fact that all the sites are accessible to the community. The biggest issue in the future will be accessible floodlit provision with Seaclose recreation Ground the only site with floodlights.

Bowls

The potential increase in player numbers is likely to push certain clubs to the limit of their capacity due to the number of rinks available. To increase the supply, additional greens might have to be created, especially due to an aging population.

Tennis

Given the projected increases in demand, there could be a deficit of secured sites in the future. There is already insufficient secured supply to meet demand, so this position is likely to worsen in the future due to current lease agreements with clubs.

Local Policy EV6: Protecting and providing green and open spaces in the emerging Island Planning Strategy, supports the development of green and open space in line with the standards set out in the Isle of Wight Open Space Assessment.