



**Isle of Wight Council**

**Five Year Land Supply Annual Position Statement on 1<sup>st</sup> April 2021**

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## 1. Introduction

- 1.1 The National Planning Policy Framework (NPPF) paragraph 74 sets out that local planning authorities should identify and update a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old. It also requires that a buffer be incorporated into this figure, of either 5%, 10% or 20% depending on the record of housing delivery in the area. The Isle of Wight Council Island Plan Core Strategy is more than five years old so the basis for assessing the five-year supply of sites will be calculated using the standard method set out in national planning guidance. A 20% buffer has to be added due to the council's Housing Delivery Test (HDT) results over the past 3 years.
- 1.2 The purpose of demonstrating a five-year land supply is to show whether there are sufficient 'deliverable' sites available to meet the housing requirement.
- 1.3 This document establishes the council's five-year land supply position as of **1 April 2021**. 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 five-year housing land supply period from 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2026.
- 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
  - Authority (planning) Monitoring Report (AMR)
  - Strategic Housing Land Availability Assessment (SHLAA)
  - 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 (26%) than the regional average and fractionally lower than the national average<sup>1</sup>
  - A lower quartile house price to earnings ratio (8.92) significantly above the national average (7.15)<sup>2</sup>
  - Unrealistic expectations over the value of land.

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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> In 2020 the ratio of lower quartile house price to lower quartile earnings on the Isle of Wight was 8.92. This ratio is at its highest level since 2002 when the data was first collected (Office of National Statistics dataset, 25 March 2021).

- 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 however it should be recognised that, for a variety of reasons, not all planning permissions are actually built.
- 1.7 The council's five-year land supply position is continually reviewed, and where possible an update published on an annual basis.
- 1.8 The Covid-19 pandemic may have short to medium term implications for housing delivery in many areas. The three month 'lockdown' period during the first half of 2020 followed by a shorter autumn lockdown and then a second three month lockdown in early 2021 contributed to reduced construction activity and fewer completions, predominantly impacting large national housebuilders in the first lockdown. The Government recognised the impact of the pandemic on housing and construction by reducing HDT calculations for 2020 by 1 month and by 4 months for 2021.

## 2. Housing needs

- 2.1 The council's local housing need figure calculated using the government's standard methodology is 668 dwellings per year plus a buffer of 20%.
- 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 Annual monitoring undertaken by IWC identifies that during 2020/21, a total of 445 dwellings were completed [Core Strategy - Service Details \(iow.gov.uk\)](https://www.iow.gov.uk/core-strategy-service-details).

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

- 4.1 The council last completed a comprehensive review of its strategic housing land availability assessment (SHLAA) in 2018. This is publicly available at [www.iow.gov.uk/shlaa](https://www.iow.gov.uk/shlaa). A revised and updated SHLAA will be published to support the Regulation 19 version of the Island Planning Strategy in the first half of 2022.
- 4.2 **The SHLAA is not a formal policy document or part of the adopted local plan.** It provides a 'snapshot' of the potential supply of deliverable and developable housing sites across the

Island. Sites appearing in the SHLAA would not automatically be allocated or granted planning permission.

- 4.3 In brief, the total number of SHLAA sites assessed within the 2017/18 process was 378. Of which, 82 sites were classified as deliverable and 66 sites classified as developable. There were 192 sites currently not developable and 38 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 their delivery.
- 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.

## 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;
  - earlier dialogue with developers and the SHLAA panel; 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.
- 6.4 The council has seen under delivery of housing completions since the adoption of the Island Plan Core Strategy. This shortfall is now taken into account in the local housing need requirement derived from using the standard methodology. The council is working hard to improve delivery of sites in order to meet needs. However, these mechanisms take time and as a result housing delivery should start to improve over the five-year land supply period.

## 7. Five-year land supply calculation

### Housing requirement

- 7.1 The identified need that the council has to plan to meet for the five-year period is the annual standard methodology figure of 668 dwellings per annum (see **rows a & b** of Table 1 overleaf), as of 1<sup>st</sup> April 2021.
- 7.2 Due to Housing Delivery Test (HDT) results over the past three years, the council has to add a 20% buffer to the five-year requirement (**row c** of Table 1 overleaf). This generates a five-year requirement of 4,008 dwellings, or just under 802 per year.

### Housing Supply

- 7.3 The supply from large sites (10 or more units) with planning permission is identified as being 958 dwellings (**row f**). A list of the permissions that make up this figure is set out in Appendix 2.
- 7.4 The supply from small sites with planning permission (5 to 9 units) is identified as being 258 units (**row f**). A list of the permissions that will contribute to achieving this figure is set out in Appendix 3. Permissions with net gains of 1-4 are included within the windfall allowance (see paragraph 7.7).
- 7.5 The supply from other sites over 5 units that are deemed to be deliverable within the five-year period is identified as being 1,489 dwellings (**row h**), and the sites contributing to this are listed in Appendix 4. This source of supply includes sites with outline permission, pending planning applications and proposed IPS allocations / deliverable SHLAA sites. Other sites considered deliverable with net gains of 1-4 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 71 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, despite the recent changes to permitted development rights are expected to continue to do so.
- 7.9 During the five monitoring years of 16/17 to 20/21, a total of 556 units have been completed across the Island on smaller sites of less than 5 units at a rate of over 100dpa. Over 80% of those are formed of single and two units.

7.10 Mindful that the Covid-19 pandemic and impact on smaller builders is likely to have impacted the latter part of the 19/20 monitoring year and more significant parts of the 20/21 period, it is therefore considered that there is sufficient evidence that robustly demonstrates that a conservative estimate of 100dpa from small sites of under 5 units is appropriate and will continue to provide a key source of supply for the island (row j).

7.11 The total five-year supply combining all of these aspects is **3,205 units, or 641 per annum**.

**Table 1: IWC Five-year supply calculations**

Isle of Wight Council's five-year land supply calculation on 1 April 2021		
<b>Housing requirement</b>		
a	Annual housing need (Standard methodology)	668
b	5-year requirement (a x 5)	3,340
c	20%~ buffer (b / 100 * 20)	668
<b>D</b>	<b>TOTAL HOUSING REQUIREMENT</b>	<b>4,008</b>
e	Annual figure (d / 5)	802
<b>Housing supply</b>		
f	Large sites (10+ units) with planning permission	958
g	Small sites (5-9 units) with planning permission	258
h	Other sites deemed deliverable within 5 years*	1,489
i	Neighbourhood Plan allocations	0
j	Windfall allowance per annum	100
k	5-year windfall total (j x 5)	500
<b>L</b>	<b>TOTAL HOUSING SUPPLY (f + g + h + i + k)</b>	<b>3,205</b>
<b>M</b>	<b>5 YEAR HOUSING LAND SUPPLY AGAINST REQUIREMENT (l / e)</b>	<b>4.0</b>

~ the IWC is required to add a 20% buffer to the five-year requirement due to Housing Delivery Test results

\*Contributions from sites over 5 units with outline planning permissions, pending full applications, proposed IPS allocations, deliverable SHLAA sites

7.12 As demonstrated in Row M of the table above, the Isle of Wight Council considers that it cannot demonstrate a five-year land supply as of 1 April 2021, with only 4.0 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 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 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 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 two pitches rising to three by 2034. **As the council has no current permitted sites, it follows that it does not have a five-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 adopted a 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 has also adopted a new Housing Strategy and is actively looking at ways of increasing the delivery of housing, particularly that which is affordable in the Island context.
- 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 to include a broad spectrum of allocations, both large and small, will also help bring different sites forward in a timely manner.
- 9.6 The local planning authority is also contributing to this improvement by investigating how to implement:
- Time-limited permissions
  - A mechanism to take account of a lack of delivery when considering repeat applications for unimplemented permitted sites.
  - Proactive monitoring of stalled sites with extant planning permission.
  - Proactive engagement with the development sector over stalled sites with extant planning permission
  - Separate DPD on planning for the travelling 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: 5 year housing trajectory

Year	21/22	22/23	23/24	24/25	25/26
Annual target including 20% buffer	802	802	802	802	802
Rolling cumulative target	802	1,604	2,406	3,208	4,010
Projected completions - large sites	281	232	297	95	53
Projected completions - small sites	66	87	73	12	20
Projected completions - other deliverable sites	45	20	383	471	570
Projected completions - windfall	100	100	100	100	100
Total projected completions	492	439	853	678	743
Rolling cumulative completions	492	931	1,784	2,462	3,205
No. above/below cumulative target	-310	-673	-622	-746	-805

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

Application reference	Decision date	Address	Dwellings permitted	Dwellings completed	Outstanding	21/22	22/23	23/24	24/25	25/26	26/27 onwards	Settlement
19/00855/ARM	22/11/2019	LAND OFF ASH LANE	13	1	12	10	2	0	0	0	0	CARISBROOKE
20/00121/FUL	03/08/2020	LAND OFF ASH LANE	4	0	4	1	3	0	0	0	0	CARISBROOKE
P/01139/18	28/05/2019	LAND OFF ASH LANE	33	16	17	5	5	7	0	0	0	NEWPORT
P/00354/18	30/10/2018	255 LAND ADJACENT TO GUNVILLE ROAD	12	0	12	7	5	0	0	0	0	NEWPORT
20/00303/FUL	11/12/2020	LAND ADJACENT TO 70 AND REAR OF 97-103 ALVINGTON MANOR VIEW	5	0	5	5	0	0	0	0	0	NEWPORT
P/01604/13	09/06/2015	70 AND REAR OF 97-103 LAND ADJACENT TO ALVINGTON MANOR VIEW	22	0	22	11	11	0	0	0	0	NEWPORT
20/01572/FUL	09/10/2020	FORMER WHITE CROFT HOSPITAL SANDY LANE	7	0	7	0	0	7	0	0	0	NEWPORT
P/00197/11	29/11/2011	FORMER WHITECROFT HOSPITAL SANDY LANE	91	85	6	0	0	6	0	0	0	NEWPORT
P/00064/13	08/04/2014	FORMER WHITECROFT HOSPITAL SANDY LANE	22	12	10	0	0	10	0	0	0	NEWPORT
P/00771/18	12/12/2018	PAN MEADOWS LAND BETWEEN STAPLERS ROAD & ST GEORGES WAY	152	96	56	22	34	0	0	0	0	NEWPORT
19/00382/FUL	17/12/2019	PAN MEADOWS LAND BETWEEN STAPLERS ROAD AND ST GEORGES WAY	103	5	98	33	33	32	0	0	0	NEWPORT
P/01681/16	24/05/2017	PAN MEADOWS LAND BETWEEN STAPLERS ROAD AND ST GEORGES WAY	93	0	93	0	0	30	30	33	0	NEWPORT
P/01008/18	15/02/2019	11-11D ST. JAMES STREET	11	0	11	0	0	11	0	0	0	NEWPORT
P/00986/18	08/11/2018	MEDINA FOOD SERVICES 1 LITTLE LONDON	20	0	20	0	0	0	0	20	0	NEWPORT
P/01449/18	18/12/2020	BLANCHARDS LAND ADJACENT MOORTOWN LANE	55	0	55	0	0	35	20	0	0	NEWPORT
20/01160/FUL	05/02/2021	BRANSTONE FARM STUDIES CENTRE HALE COMMON	42	0	42	0	0	42	0	0	0	ARRETON
P/00329/18	11/04/2019	MEADOWS COLWELL ROAD	20	0	20	10	10	0	0	0	0	FRESHWATER
P/01227/18	07/02/2019	GREEN MEADOWS AND GREEN MEADOWS LODGE COLWELL ROAD	75	0	75	45	30	0	0	0	0	FRESHWATER
P/00691/17	02/05/2018	WIGHT CITY LEISURE CENTRE 37 CULVER PARADE	47	7	40	15	15	10	0	0	0	SANDOWN
P/00216/18	16/04/2018	SAVOY COURT VICTORIA ROAD	12	0	12	0	0	12	0	0	0	SANDOWN
P/01052/18	18/12/2018	STONEHAVEN RESIDENTIAL HOME 23 CARTER STREET	16	0	16	0	0	8	8	0	0	SANDOWN
20/00455/FUL	19/03/2021	OLD TOWN HALL GRAFTON STREET	11	0	11	0	0	11	0	0	0	SANDOWN
20/00412/FUL	24/07/2020	BELGRAVE HOTEL 14-16 BEACHFIELD ROAD	10	0	10	0	0	10	0	0	0	SANDOWN
P/01104/14	24/07/2015	FRANK JAMES HOSPITAL ADELAIDE GROVE	17	0	17	0	0	0	17	0	0	EAST COWES
P/00970/18	27/02/2019	LAND OFF BOULDNOR MEAD	9	0	9	0	0	0	9	0	0	YARMOUTH
P/00867/17	16/10/2017	FORMERLY PONDWELL HOLIDAY CAMP PONDWELL HILL	25	13	12	6	6	0	0	0	0	RYDE
P/01393/17	03/07/2018	3 HIGHFIELD ROAD	9	0	9	0	0	9	0	0	0	SHANKLIN
P/00802/17	06/12/2017	BAY HOUSE HOTEL 8 CHINE AVENUE	11	0	11	0	0	0	11	0	0	SHANKLIN
P/01583/14	05/06/2015	PART OS PARCELS 1238 0135 AND 0952 LAND BETWEEN WEEKS ROAD AND ASHEY ROAD	181	107	74	44	30	0	0	0	0	RYDE
19/00803/RVC	22/11/2019	WESTRIDGE FARM LAND SOUTH OF HOPE ROAD	80	22	58	29	29	0	0	0	0	RYDE
19/00081/ARM	21/01/2020	RYDE HOUSE RYDE HOUSE DRIVE	14	0	14	10	4	0	0	0	0	RYDE
20/00091/FUL	12/10/2020	FORMER BUS DEPOT 22 PIER STREET	10	0	10	0	0	10	0	0	0	VENTNOR
P/01392/16	26/05/2017	PART OS PARCEL 8530 MAIN ROAD	21	0	21	0	0	21	0	0	0	ROOKLEY
P/00183/18	20/12/2018	LAND FRONTING PLACE ROAD	30	0	30	0	15	15	0	0	0	COWES
P/00358/18	20/12/2018	LAND FRONTING PLACE ROAD	21	0	21	21	0	0	0	0	0	COWES
19/00080/FUL	16/01/2020	BUCKLERS VIEW WORSLEY ROAD	11	0	11	0	0	11	0	0	0	COWES
P/00613/15	27/07/2015	44 LAND AT AND REAR OF WORSLEY ROAD	6	3	3	3	0	0	0	0	0	COWES
P/00981/18	23/01/2019	DOTTENS FARM LAND AT BARING ROAD	10	6	4	4	0	0	0	0	0	COWES
<b>*Information in this table as of 1 April 2021*</b>						281	232	297	95	53	0	
						<b>5YRHLs</b>	<b>958</b>					

### Appendix 3 – Supply from Small sites (5-9 units) with planning permission

Application reference	Decision date	Address	Dwellings permitted	Dwellings completed	Outstanding	21/22	22/23	23/24	24/25	25/26	Settlement	
P/01228/17	16/09/2020	LAND ON THE CORNER OF ST GEORGES WAY	7	0	7	0	7	0	0	0	NEWPORT	
P/01141/15	27/06/2019	HUNTERS WAY LAND ADJACENT BUCKBURY LANE	6	0	6	0	6	0	0	0	NEWPORT	
P/02909/07	28/10/2008	THE MEETING HOUSE MEDINA AVENUE	8	0	8	0	0	0	4	4	NEWPORT	
P/01128/17	30/04/2020	SUPERBUYS 90 HIGH STREET	8	0	8	0	4	4	0	0	NEWPORT	
P/00344/19	15/11/2019	33 NOKE COMMON	7	0	7	0	7	0	0	0	NEWPORT	
P/00308/19	26/06/2019	45 NOKE COMMON DAIRY NOKE COMMON	6	0	6	0	0	6	0	0	NEWPORT	
20/00209/ARM	06/05/2020	THE OLD DAIRY FARM LAND ADJACENT HORSEBRIDGE HILL	7	0	7	0	7	0	0	0	NEWPORT	
P/01204/17	15/02/2019	HUNNYHILL FARM HUNNYHILL	9	0	9	0	4	5	0	0	NEWPORT	
20/01521/FUL	25/03/2021	WESTERLY HOUSE LAND ADJACENT NEW ROAD	7	0	7	0	0	7	0	0	TOTLAND BAY	
P/00647/17	19/09/2017	APSE METHODIST CHURCH NEWPORT ROAD	5	3	2	1	1	0	0	0	SANDOWN	
P/00269/17	02/11/2017	FIELDS NURSERY TOWNS END	5	0	5	0	0	5	0	0	VENTNOR	
19/00313/RVC	02/09/2020	WALPAN FARM MILITARY ROAD	7	0	7	7	0	0	0	0	VENTNOR	
P/00767/17	31/10/2017	6 & 18 LAND BETWEEN LUSHINGTON HILL	9	3	6	3	3	0	0	0	RYDE	
P/00746/17	16/08/2019	REYNARDS BOARDING KENNELS PALMERS ROAD	8	0	8	0	4	4	0	0	RYDE	
P/00798/17	22/01/2018	107-117 LAND BETWEEN NEWNHAM ROAD	9	2	7	3	4	0	0	0	RYDE	
P/00139/17	21/04/2017	OD PARCEL 2446 LAND OFF REGINA ROAD	9	8	1	1	0	0	0	0	FRESHWATER	
20/00779/FUL	02/12/2020	MOUNTFIELD HOLIDAY PARK NORTON GREEN	5	0	5	2	3	0	0	0	FRESHWATER	
P/00339/19	30/10/2019	35 CHRISTIAN RESPITE CENTRE CARTER STREET	9	0	9	0	5	4	0	0	SANDOWN	
19/01665/FUL	02/03/2020	33 CARTER STREET	8	0	8	0	4	4	0	0	SANDOWN	
20/00492/FUL	03/07/2020	FORMER SANDOWN SNOOKER CLUB LEED STREET	5	0	5	2	3	0	0	0	SANDOWN	
P/00778/17	01/12/2017	FORMER ZANIES NIGHTCLUB ESPLANADE	5	0	5	0	0	5	0	0	SANDOWN	
20/00090/ARM	22/05/2020	53-59 AND SOUTH OF 70 LAND WEST OF WEST STREET AND REW LANE	5	0	5	3	2	0	0	0	WROXALL	
P/00735/18	19/11/2020	PRINCESS COURT 41 CASTLE STREET	7	0	7	0	0	7	0	0	EAST COWES	
20/02233/FUL	19/03/2021	KINGSTON FARM BEATRICE AVENUE	8	0	8	0	0	4	4	0	EAST COWES	
20/00707/FUL	17/08/2020	SOLENT VIEW RESIDENTIAL HOME 41-43 VICTORIA GROVE	8	0	8	0	0	0	0	8	EAST COWES	
20/00695/FUL	01/07/2020	POPE'S COTTAGE LAND ADJACENT TO STEYNE ROAD	9	0	9	0	5	4	0	0	BEMBRIDGE	
P/00362/18	14/09/2018	5 HUXFORD LAND AT MAIN ROAD	9	0	9	3	3	3	0	0	NEWPORT	
P/01103/18	28/11/2018	64 & 66 LAND AT REAR OF VICTORIA ROAD	7	0	7	4	3	0	0	0	COWES	
P/01259/15	18/04/2016	5 LAND REAR OF AND INCLUDING PALMERSTON ROAD	6	0	6	6	0	0	0	0	SHANKLIN	
P/00236/19	28/05/2019	22 GRANGE ROAD	5	0	5	5	0	0	0	0	SHANKLIN	
19/01575/FUL	05/02/2020	SUNNY BAY APARTMENTS ALEXANDRA ROAD	9	0	9	3	3	3	0	0	SHANKLIN	
P/00830/18	25/01/2019	32A UNION STREET	5	0	5	5	0	0	0	0	RYDE	
P/00044/16	02/10/2017	CLARK MASTS TEKSAM LTD 18 RINGWOOD ROAD	8	0	8	0	0	4	4	0	RYDE	
P/01033/16	02/10/2017	LAND ADJACENT TO CLARK MASTS 20 RINGWOOD ROAD	8	0	8	0	0	0	0	8	RYDE	
P/00678/18	08/10/2018	FORMER VENTNOR METHODIST CHURCH HIGH STREET	7	0	7	7	0	0	0	0	VENTNOR	
P/00059/16	06/04/2016	22 ZIG ZAG ROAD	6	0	6	6	0	0	0	0	VENTNOR	
19/01490/FUL	20/02/2020	BURLINGTON HOTEL BELLEVUE ROAD	9	0	9	0	5	4	0	0	VENTNOR	
P/00919/14	22/09/2014	GURNARD COUNTRY PRIMARY SCHOOL 27 COCKLETON LANE	7	5	2	1	1	0	0	0	COWES	
P/00903/16	05/03/2018	BEACHSIDE CHALET'S MARSH ROAD	9	2	7	4	3	0	0	0	COWES	
<b>*Information in this table as of 1 April 2021*</b>						66	87	73	12	20		
						<b>5YRHLs</b>	<b>258</b>					

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

Application / SHLAA	Application type	Decision date	Site Address	Proposal	Total units	Delivery trajectory						Settlement
						21/22	22/23	23/24	24/25	25/26	26/27 onwards	
P/00909/18	Outline	13/11/2019	THE FIRS POSTERN ROAD	DEMOLITION OF DWELLING; OUTLINE FOR PROPOSED CONSTRUCTION OF 6 DWELLINGS INCLUDING NEW ACCESS ROAD (REVISED SCHEME)	5	5	0	0	0	0	0	NEWPORT
P/00070/19	Outline	17/06/2020	WELLGROUNDS MOOR LANE	OUTLINE FOR 5 RESIDENTIAL UNITS WITH PARKING (REVISED PLANS) (READVERTISED APPLICATION)	5	5	0	0	0	0	0	NEWPORT
P/00741/18	Outline	15/10/2019	PALMERS FARM BROCKS COPSE ROAD	OUTLINE FOR RESIDENTIAL DEVELOPMENT OF UP TO 40 DWELLINGS WITH MEANS OF ACCESS AND ASSOCIATED INFRASTRUCTURE	40	0	0	20	20	0	0	RYDE
P/00480/16	Outline	27/10/2016	FORMER CO-OP STORE HOOKE HILL	HYBRID PLANNING APPLICATION FOR REDEVELOPMENT TO PROVIDE UP TO 6 DWELLINGS O/L. COU FROM A1 TO B1C FULL PP	6	0	6	0	0	0	0	FRESHWATER
P/00941/16	Outline	27/11/2017	LAND TO WEST OF CASTLE STREET & MARESFIELD ROAD	FULL PLANNING FOR CHANGE OF USE TO LEISURE ELEMENTS & OUTLINE PLANNING FOR RESIDENTIAL & EXTENSIONS TO BUILDINGS	53	0	0	0	0	0	53	EAST COWES
P/00328/18	Outline	21/07/2020	HAWTHORN MEADOWS OFF SAUNDERS WAY	OUTLINE FOR RESIDENTIAL DEVELOPMENT	30	0	0	0	30	0	0	EAST COWES
P/00657/18	Outline	24/11/2020	FORMER MERSTONE VALLEY NURSERIES MERSTONE LANE	DEMOLITION OF GLASSHOUSES; OUTLINE FOR HOUSING (REVISED DESCRIPTION)(REVISED PLANS)(REVISED OWNERSHIP CERTIFICATION)	6	0	6	0	0	0	0	NEWPORT
P/00683/17	Outline	11/07/2018	9 AND REAR OF 10-14 LAND ADJACENT TO STONEMOOD GATE	PROPOSED OUTLINE FOR 8 RESIDENTIAL UNITS WITH ACCESS AND LAYOUT BEING ESTABLISHED (REVISED PLANS)	8	0	8	0	0	0	0	RYDE
P/00496/18	Outline	24/08/2020	LAND BETWEEN NETTLESTONE HILL AND SEAVIEW LANE	DEMOLITION OF WORKSHOPS; OUTLINE FOR PROPOSED RESIDENTIAL DEVELOPMENT (TO INCLUDE SHELTERED ACCOMMODATION)	17	0	0	17	0	0	0	SEAVIEW
P/00573/15	Outline	22/04/2016	FORMER HARCOURT SANDS HOLIDAY PARK PUCKPOOL HILL	DEMOLITION OF BUILDINGS; OUTLINE FOR RESIDENTIAL DEVELOPMENT OF 128 UNITS. 63-BED HOTEL OR 15 HOLIDAY UNITS	128	0	0	25	25	25	53	RYDE
P/01285/17	Outline	22/12/2018	CURRAGHMORE HOTEL 22 HOPE ROAD	DEMOLITION OF EXTENSIONS; REFURBISHMENT OF THE EXISTING PREMISES TO PROVIDE 8 BEDROOM BOUTIQUE HOTEL; OUTLINE FOR A 2/3	8	8	0	0	0	0	0	SHANKLIN
P/00823/18	Outline	21/10/2020	391 LAND TO THE REAR OF NEWPORT ROAD	OUTLINE APPLICATION FOR UP TO A MAXIMUM 66 DWELLINGS	66	0	0	0	0	15	51	COWES
P/01203/17	Outline	27/03/2018	91-93B HIGH STREET	OUTLINE APPLICATION FOR THE DEMOLITION OF AN EXISTING SHOP AND FLATS OVER; REPLACEMENT BLOCK OF 16 FLATS	16	16	0	0	0	0	0	RYDE
P/01218/16	Outline	25/09/2018	ROSEMARY VINEYARD SMALLBROOK LANE	OUTLINE FOR PROPOSED DEVELOPMENT OF 140 DWELLINGS; FORMATION OF VEHICULAR ACCESS	140	0	0	0	0	0	140	RYDE
P/01456/14	Outline	01/09/2017	PENNYFATHERS LAND SOUTH OF SMALL BROOK LANE BRADING ROAD	OUTLINE FOR MAXIMUM OF 904 RESIDENTIAL UNITS, SCHOOL, COMMUNITY CENTRE, COMMERCIAL BUILDINGS	904	0	0	0	0	40	864	RYDE
P/00164/17	Outline	12/09/2018	LAND AT RYDE HOUSE BINSTEAD ROAD	OUTLINE DEVELOPMENT FOR 30 HOMES (20 OPEN MARKET HOUSES, 10 AFFORDABLE HOUSES)(REVISED SCHEME)(RE-ADVERTISED APPLICATION)	16	0	0	16	0	0	0	RYDE
P/01295/18	Outline	28/01/2019	18 LAND ADJOINING UNION ROAD	OUTLINE FOR BLOCK OF 6 SELF CONTAINED FLATS	6	6	0	0	0	0	0	RYDE
P/00832/18	Outline	18/02/2019	13 GILLS CLIFF ROAD	DEMOLITION OF DWELLING; OUTLINE FOR A THREE STOREY BUILDING TO FORM 6 FLATS WITH PARKING	5	5	0	0	0	0	0	VENTNOR
P/00637/14	Outline	30/03/2021	SITES AT THE DUVER MARINA & BEMBRIDGE MARINA EMBANKMENT ROAD	REDEVELOPMENT - BEMBRIDGE MARINA - OUTLINE FOR 8 HOUSES; DUVER MARINA - OUTLINE FOR 5 HOUSES; NEW HARBOUR OFFICE	13	0	0	13	0	0	0	BEMBRIDGE
P/01262/16	Outline	15/05/2019	LAND ADJACENT HARRY CHEEK GARDENS PALLANCE ROAD	OUTLINE FOR RESIDENTIAL DEVELOPMENT OF UP TO 28 DWELLINGS WITH ACCESS TO FOOTPATH	28	0	0	7	14	7	0	COWES
P/01065/15	Outline	24/08/2017	VENTURE QUAYS/TRINITY HOUSE DEPOT & WHARF	OUTLINE CONSENT FOR REDEVELOPMENT OF A MIX COMPRISING UP TO 100 DWELLINGS	100	0	0	0	0	25	75	EAST COWES
P/00102/14	Full	17/11/2016	HOLLY WORKS	CONSTRUCTION OF RESIDENTIAL DEVELOPMENT COMPRISING 82 HOUSES AND 17 FLATS (99 DWELLINGS IN TOTAL)	99	0	0	0	0	25	74	EAST COWES
P/00496/16	Full	Pending	MEDINA YARD ARCTIC ROAD	HYBRID PLANNING APPLICATION FOR MIXED USE REDEVELOPMENT TO PROVIDE UP TO 535 RESIDENTIAL UNITS	535	0	0	0	0	25	510	COWES
20/01061/FUL	Full	Pending	WESTRIDGE CROSS DAIRY & LAND NORTH OF BULLEN ROAD	PROPOSED DEVELOPMENT OF 473 NEW DWELLINGS	473	0	0	72	72	72	257	RYDE
P/00356/18	Full	Pending	FORMER SOMERTON RESEVOIR OFF NEWPORT ROAD	PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING A TOTAL OF 146 UNITS	146	0	0	35	35	35	41	COWES
19/00804/OUT	Outline	Pending	LAND AT CROSSWAYS	OUTLINE FOR RESIDENTIAL DEVELOPMENT AND FORMATION OF VEHICULAR ACCESS	165	0	0	0	0	25	140	EAST COWES
19/01544/OUT	Outline	Pending	LAND TO THE REAR OF 162 TO 182 GUNVILLE ROAD	OUTLINE FOR PROPOSED RESIDENTIAL DEVELOPMENT AND MEANS OF ACCESS	115	0	0	0	0	10	105	NEWPORT
21/00357/FUL	Full	Pending	LAND TO THE EAST OF BIRCH CLOSE AND NORTH OF SOLENT GARDENS	RESIDENTIAL DEVELOPMENT COMPRISING OF 44 DWELLINGS	44	0	0	0	0	10	34	FRESHWATER
20/01872/FUL	Full	Pending	LAND ADJACENT 12 TENNYSON VIEW ELL LANE CALBOURNE	CONSTRUCTION OF 12 DWELLINGS AND FORMATION OF VEHICULAR ACCESS	12	0	0	12	0	0	0	CALBOURNE
21/00684/FUL	Full	Pending	LAND AT LEE FARM MAIN ROAD WELLOW	DEMOLITION OF BARN PROPOSED CONSTRUCTION OF 16 DWELLINGS	16	0	0	16	0	0	0	WELLOW
20/01733/OUT	Outline	Pending	LAND N OF WOODLAND CLOSE PUCKPOOL HILL	OUTLINE FOR UP TO 50 RESIDENTIAL DWELLINGS	50	0	0	0	15	20	15	SEAVIEW
20/02229/OUT	Outline	Pending	LAND ADJACENT TO 77 PLACE ROAD	OUTLINE FOR 14 DWELLINGS	14	0	0	0	14	0	0	COWES
SHLAA/IPS	N/A	N/A	OS PARCEL 0059 CAMP ROAD	HA006 PROPOSED IPS ALLOCATION FOR 70 UNITS	70	0	0	30	30	10	0	FRESHWATER
SHLAA/IPS	N/A	N/A	LAND AT HORSEBRIDGE HILL & ACORN FARM	HA032 PROPOSED IPS ALLOCATION FOR 115 UNITS	115	0	0	0	30	60	25	NEWPORT
SHLAA/IPS	N/A	N/A	LAND NORTH OF MILL ROAD AND EAST OF HIGH STREET	HA064 PROPOSED IPS ALLOCATION FOR 100 UNITS	100	0	0	0	26	52	22	BEMBRIDGE
SHLAA/IPS	N/A	N/A	LAND ADJOINING SCOTLAND FARM AND TRESSLEWOOD CARE VILLAGE	HA096 PROPOSED IPS ALLOCATION FOR 100 UNITS	100	0	0	35	35	30	0	GODSHILL
SHLAA/IPS	N/A	N/A	LAND TO THE EAST OF FOOTBALL CLUB CAMP ROAD	HA005 PROPOSED IPS ALLOCATION FOR 90 UNITS	90	0	0	20	25	25	20	FRESHWATER
SHLAA/IPS	N/A	N/A	FORMER SANDHAM MIDDLE SCHOOL SITE	HA080 PROPOSED IPS ALLOCATION FOR 84 UNITS	84	0	0	30	25	19	0	SANDOWN
SHLAA/IPS	N/A	N/A	FORMER SPA HOTEL SHANKLIN ESPLANADE	HA084 PROPOSED IPS ALLOCATION FOR 50 UNITS	50	0	0	20	20	10	0	SHANKLIN
SHLAA/IPS	N/A	N/A	LAND OFF QUARRY ROAD RYDE	HA062 PROPOSED IPS ALLOCATION FOR 30 UNITS	30	0	0	15	15	0	0	RYDE
SHLAA/IPS	N/A	N/A	FORMER LIBRARY HQ LAND ADJACENT ST MARYS HOSPITAL	HA037 PROPOSED IPS ALLOCATION FOR 25 UNITS	25	0	0	0	10	15	0	NEWPORT
SHLAA/IPS	N/A	N/A	LAND REAR OF 84 WYATTS LANE	HA025 PROPOSED IPS ALLOCATION FOR 20 UNITS	20	0	0	0	10	10	0	COWES
SHLAA/IPS	N/A	N/A	OLD HOSDEN BESSON SITE BINSTEAD ROAD	HA055 PROPOSED IPS ALLOCATION FOR 15 UNITS	15	0	0	0	10	5	0	RYDE
<b>*Information in this table as at 1 April 2021*</b>					<b>Totals</b>	45	20	383	471	570	1820	
					<b>5VRHLS</b>			<b>1489</b>				