

IPS Infrastructure Delivery Plan (IDP) Combined Addendum

This addendum sits alongside the Infrastructure Delivery Plan 2018 (IDP) and updates the IDP addendum 2022. Its purpose is to update supporting evidence on the provision of strategic infrastructure underpinning the housing requirement set out in the Island Planning Strategy.

Many infrastructure requirements are small scale and relate 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 Plans are also relevant and should be considered alongside the IDP.

Housing Growth Assumptions

Update on the housing requirement. The following text is amended as shown.

The Regulation 19 pre submission version of the Island Planning Strategy (July 2024) updates the housing requirement set out in the previous Regulation 18 draft Island Planning Strategy, 2021. The housing figures set out in the IDP and IDP addendum 2022 are out of date and are updated by the following figures. The Local Housing Need (LHN) derived by the Government standard method for the island (March 2024) is currently 703 dpa, (10,545 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 453 dpa or 6,795 new homes which it believes to be both aspirational and deliverable based on the island's reduced ability to deliver homes given the restrictions in the housing market generated by the island's location. It considers the multiple deliverability issues identified cannot easily be addressed leading to a lower housing number being identified to underpin a sound Island Planning Strategy.

The housing number of 453 dpa is not a ceiling or target to aim for, as additional development may come forward through windfall and exception sites where they are consistent with the plan policies. This means that the 'gap' between the standard method and the IPS housing requirement of 250 dpa, or 3,750 homes across the plan period, could reduce. Infrastructure needs will therefore need to consider a range in housing provision, given that development above 453dpa 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 the 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 currently 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.

Key indicator threshold policies to be reviewed

Annual housing completions	Above 453 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 revision to the proposed housing requirement. These are set out by section 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, Isle of Wight National Landscape (formerly AONB) designation and sites important to biodiversity. The allocation of new garden communities was not considered consistent with the preferred approach.

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 in the preparation of the Island Planning Strategy. The comments received have been considered in the production of 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

There has been an update to the National Planning Policy Framework. Paragraph 20 has been updated to refer to strategic planning policies setting out an overall strategy for the pattern, scale and design quality of places.

An update on the preparation of the second National Infrastructure Assessment

The National Infrastructure Commission published a second National Infrastructure Assessment in October 2023 to report on the future priorities for UK infrastructure, with costed recommendations to government on policy and funding to identify the demands and opportunities of the next 30 years. Although no specific projects are identified for the island, national strategic infrastructure priorities are identified. This includes identifying Southampton as a potential key national site in the development of a carbon transmission pipeline and storage network. The Solent Freeport may offer other supply chain opportunities which may benefit the island in the medium to long term as more detailed plans come forward.

Island Context

Social demographics

The latest estimates indicate that the population of the Island is approximately 140,500 people (2021 Census). The census shows the population on the island is continuing to age with the average median

age increasing to 51 years. Between the two censuses, the number of people aged 65 to 74 years rose by around 4,600 (an increase of 26.7%), while the number of residents between 35 and 49 years fell by just under 5,100 (18.8% decrease).

Between 2016 and 2036 it is estimated that the population will increase by around 10,000.

The following text is deleted from the IDP as it has been updated and replaced by Policy H8 in the Island Plan 'Ensuring the Right Mix of Housing' in the Island Planning Strategy:

~~Of the annualised housing requirement, it is estimated that the following housing sizes should be provided:~~

~~*House-size Requirement (%)*~~

~~1-bed: 10%~~

~~2-bed: 36%~~

~~3-bed: 40%~~

~~4-bed: 14%~~

Utilities

The following paragraph is added to the IDP:-

During 2022/3 there was continuing investment in the roll out of full fibre broadband of £13.5 million by Openreach as part of a programme running to 2026. Work has already commenced in Ryde and Cowes with work in Newport and Sandown not yet started.

Scale and Location of Growth

An update to the housing trajectory and the housing requirement

Housing needs and trajectory

The text has been updated as follows:-

The council is planning for a housing requirement of 6,795net additional dwellings over the Plan period, an average of 453 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).

The spatial distribution and estimated timing of the housing growth is shown in the 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	250	225	292	387	296	906	240	2596
Allocated sites	0	0	20	133	284	1465	805	2707
Windfall	100	100	100	100	100	500	500	1500
Total	350	325	412	620	680	2871	1545	6803

Years 1-5 total	2387
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5 year IPS housing requirement	2265
Difference	122
As a % buffer	5%

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)	11	13	21	65	141	478	200	929
East Cowes	1	8	25	25	28	264	0	351
Newport	112	72	93	113	110	728	515	1743
Ryde	31	22	54	139	139	545	330	1260
The Bay (Sandown, Shanklin & Lake)	10	40	30	7	30	160	0	277
Bembridge	0	0	6	59	52	42	0	159
21 Wight (Freshwater & Totland)	0	0	10	34	55	125	0	224
Wootton	0	0	20	20	0	29	0	69
Arreton	33	9	0	0	0	0	0	42
Brighstone	25	30	0	0	0	0	0	55
Godshill	0	30	30	30	17	0	0	107
Nettlestone	0	0	10	7	0	0	0	17
Rookley	27	1	0	0	0	0	0	28
Wellow	0	0	0	8	8	0	0	16
Yarmouth	0	0	13	13	0	0	0	26

An update on infrastructure for brownfield sites

The Isle of Wight Council was awarded £426,000 in funding from the second round of the Department for Levelling Up, Housing and Communities' (DLUHC) Brownfield Land Release Fund. This funding will be used to carry out infrastructure works to council-owned sites prior to them being sold for housing. The sites are located at Medina Avenue and New Street in Newport and Lowtherville in Ventnor.

An update on employment growth and sites

The text has been updated as follows:-

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 scope for the 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

Funding and Investment for Economic Projects

The text is revised as follows:-

The Island Investment Plan, December 2020, identified that an initial package of £25 million of borrowing by the council, together with £25 million of funds from government would enable the Council to progress the following projects, focussing on the most deliverable.

Figure 1.5: Funds Identified and Additional Investment Needed Project	Cost	Support from Investment Plan
Marine and maritime economy projects		
Medina Wharf	£9 million	£3 million
Kingston Marine Park	£10 million	£10 million
Kingston Wharf	£5 million	£1.5 million
Medina Yard	£12 million	£5 million
Climate change adaptation and decarbonisation projects		
Zero Carbon Energy Infrastructure	Unknown	Unknown
West Wight Cycle Route	£1.5 million	£1 million
Coastal renaissance projects		
Camp Hill	£30 million	£0.5 million per year
East Cowes Waterfront	£30 million	£5 million
Newport Harbour	£100 million	£25 million
Ryde Interchange and Esplanade	£25 million	£5 million
High Street and Town Centre Improvements	£2.5 million	£2 million
Small Housing Site Enabling (Shanklin Spa)	£20 million	£2 million

Visitor and cultural economy projects		
Dinosaur Isle	£20 million	£0.8 million
World class talent base projects		
Centre of Excellence for Digital Skills	£2.57 million	Unknown
Outstanding business environment projects		
Nicholson Road	£45 million	£3 to £5 million
Innovation Wight	£5 million	£2 million
Branstone Farm	£4.5 million	£1.8 million

The Isle of Wight Council has secured funding of £5.8m from the government's Levelling Up Fund to help deliver 3 projects collectively known as the East Cowes Marine Hub, located on the waterfront in East Cowes. In partnership with local stakeholders, these three projects will unlock a range of economic, skills and placemaking. Projects include bringing forward derelict industrial space within the Columbine and marine engineering works to cater for a larger hoist to support marine design and engineering job opportunities, the refurbishment of the semi-derelict 19th century Victoria Barracks to provide a new marine training facility and public realm improvements to land at Albany.

An extension of the concourse at Ryde Esplanade Station has been completed to allow direct access from the station to the reinstated tramway pier and refurbished public toilets. This was funded by a government grant from Transforming Cities Fund.

An Update on Physical Infrastructure

Road Improvements

The following text has been added:-

Military Road is less than 5m from the cliff edge in places and plans to stabilise the section between Brook and Hanover Point were refused by the council because of damage to international and nationally designated sites and its scenic beauty. The council is exploring alternative solutions to preserve and protect the route as quickly as possible. The route remains open in the meantime.

Bus Services

An update to the Enhanced Partnership Plan (2021) sets a high level vision for the Island's bus network including for journey times and reliability targets. This was accompanied in May 2023 by the IOW Enhanced Partnership Scheme 2023/4 between IOWC and Southern Vectis which identified the obligations and requirements to achieve improvements.

Update on Local Cycling and Walking Infrastructure Plans

Three additional areas have invested in LCWIPs and include Cowes, Northwood and Gurnard; East Cowes and Whippingham; and Bembridge, Brading and St Helens identifying cycling and walking improvements being sought at a local level.

Update on Coastal Defence Schemes

The text is updated as follows:-

The Environment Agency in partnership with the Isle of Wight Council is looking to refurbish existing coastal defences to reduce the impact of flood and coastal erosion events around the IOW coastline. Four priority areas were identified through the IOW Shoreline Management Plan 2 and subsequent studies were undertaken by the IOW Council. The areas identified in need of initial investment are Embankment Road (Bembridge), Yaverland, Shanklin and Ventnor. The Environment Agency have established that there is a case for some public investment in flood and coastal risk management infrastructure at all four priority areas. The Environment Agency have done this by submitting high level business cases (a 'Strategic Outline Case') for each location to its internal assurance group. A case has been established for public investment at these four priority areas and more detailed options for each location are being developed.

The overarching objective for this work is to:

- reduce coastal flood and erosion risk to people, property, infrastructure and designated habitat.
- build on the work already undertaken by the Isle of Wight Council in the overarching Shoreline Management Plan 2 and Eastern Yar flood and erosion management strategy; explore the scheme choices raised and confirm and deliver a preferred Coastal Flood and Erosion Risk Management option for each priority area that is sound, affordable now and in the future, and is adaptable to changes in future climate.
- investigate and incorporate, where feasible, wider Isle of Wight Council initiatives, such as regeneration and tourism objectives and deliver broader outcomes, maximising the opportunities presented by Partnership Funding
- investigate and incorporate, where feasible, measures to contribute to the Environment Agency's 5 Year Action Plan (EA2025) to improve the natural environment.
- provide an investment structure to enable partner organisations to commit to funding contributions for delivery of the schemes.

Progress on Coastal Defence Schemes

Priority area	Progress
Embankment Road, Bembridge	The project is in its early stages. Ground investigation work commenced on 4 September 2023. Boreholes were drilled to retrieve cores to analyse to provide information on the ground conditions. This has now been completed. Its findings are expected in December 2023 and will be available in early 2024.
Yaverland	Boreholes were established to monitor groundwater levels and the findings used to inform a short list of options for refurbishing the defences. Public exhibitions are to be held in October and November 2023. Feedback is being sought on a shortlist of options to manage the risks of coastal erosion and flooding from the sea.
Shanklin	Boreholes were established to monitor groundwater levels and the findings used to inform a short list of options for refurbishing the defences. Public exhibitions are to be held in October and November 2023. Feedback is being sought on a shortlist of options to manage the risks of coastal erosion and flooding from the sea.

Ventnor	Sections of the coastal defences are nearing the end of their useful life. The structural integrity of the existing coastal defences and the ground conditions beneath them need to be investigated. Concrete samples are undergoing testing to determine the feasibility and extent of more intrusive ground investigation works. Further coring activity will take place in the coming months.
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Source: Environment Agency Isle of Wight Coastal Defence Schemes Information Page

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

The text is amended as follows:-

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

In August 2023, work started on a new £1.7 million project to enhance the Shalfleet wastewater treatment works. An announcement was made around this time of £4 million being spent for improvements at Roud wastewater treatment works. These works will help to improve water quality, reduce storm overflows and protect the environment.

Update on the Local Flood Risk Management Strategy

The text has been amended as follows:-

The Local Flood Risk Management Strategy (LFRMS) is currently under review. The strategy will set out the Isle of Wight Council's approach to managing flood risk from local sources (surface water, ordinary watercourses and groundwater) in both the short and longer term and set out an action plan for the council and other partners in the period 2023-28.

Ferry services

The following text has been added:-

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 following text has been added:-

The Local Flood Risk Management Strategy (FRMS) was published in July 2016, informed by the IOW Preliminary Flood Risk Assessment (PFRA), a requirement on the council as Lead Local Flood Authority, under the Flood and Water Management Act 2010. 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 commenced in 2022/23.

Shoreline Management Plan

The following text has been added:-

The Isle of Wight Shoreline Management Plan (SMP) 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 following text has been added:-

The School Places Plan is updated annually, and on-going discussions take place between Planning Policy and education services to both update on development progress and Island Planning Strategy housing allocations and timing. The 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.

Falling school rolls have led to surplus school places on the island. At primary school level, to align demand and capacity, public consultation has been undertaken on the closure of Cowes, Wroxall and St Mary's Roman Catholic primary school. An amalgamation of Chillerton and Rookley Primary School with Godshill Primary school is proposed with closure of the former from January 2024.

Healthcare update

The text has been amended as follows:-

Significant capital investment has been approved from the Investing in Our Future programme by the Department of Health and Social Care. In November 2022, work commenced on a £23.7m upgrade to St Mary's Hospital to create new emergency care, reconfigure wards and to deliver a new high dependency ward. A further £6.7m mental health unit and community hub will be built in Newport. Further investment of £12.5m for digital infrastructure and technology is awaiting regulatory approval.

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. 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.

An SPD seeking developer contributions for primary care infrastructure has been prepared by the council working in partnership with the Solent NHS Trust. Consultation on the draft document took place early in 2024. The document sets out a methodology calculating required health infrastructure improvements and the level of developer contributions required towards primary care facilities.

Following the public consultation, its adoption by the council will facilitate the collection of financial contributions towards primary care infrastructure from qualifying development.

Green Infrastructure Update

The following text has been added:-

The Isle of Wight Council are the responsible authority for preparing a Local Nature Recovery Strategy (LNRS), a requirement for all areas of England as set out in the Environment Act, 2021. The LNRS will identify areas to assist with nature recovery and enhancement as well as consider opportunities for designating land for strategic offsetting purposes to deliver higher ecological benefits to the island. These could relate to carbon, biodiversity, nitrates and phosphate offsetting.

The Government consulted on transition arrangements for mandatory biodiversity net gain qualifying development in 2023. Defra's Biodiversity Metric calculator for all qualifying development will need to demonstrate how a minimum biodiversity net gain of 10% will be achieved, in addition to any required mitigation/compensation. The LNRS should be referred to going forward to signpost any future requirements.

Any development resulting in the loss of areas identified in the Solent Waders and Brent Goose Strategy will be required to deliver appropriate alternative areas with sufficient funding in place to secure and maintain these alternative areas in perpetuity.

A number of strategic mitigation options for development that are coming forward on the island. The availability of mitigation schemes coming forward is expected to continue and should be able to meet future demand within the plan from windfall development. A sufficient supply of 'strategic' nutrient neutrality mitigation options to aid the delivery of growth in the Solent region are available. There are currently ten strategic mitigation sites listed on the Partnership for Hampshire website to guide developers to potential mitigation schemes. Sufficient nutrient mitigation credits will be available to satisfy the development needs of the Island Planning Strategy over the plan period.

Childrens play and grass pitches update.

Future provision

The following text has been added:-

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 being 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 Arretton 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 team's 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' (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.

Section 9

Summary

Update table for St Mary's Roundabout, Newport which was completed in November 2020.