MONITORING REPORT

for the Isle of Wight Council's planning policies

2021 – 2022

ISLE of WIGHT COUNCIL

Executive summary

The year 2021/22 was the tenth complete monitoring year with the adopted Island Plan Core Strategy in place.

The completions of residential units on the Island for the year totalled 490. There were also 1005 residential units permitted, which represents an increase on the previous year's figure (493).

The number of new dwellings built on the Island (490) increased from the previous year (445) and is above the average since adoption of the Core Strategy (370). It is also the highest year for completions since adoption of the Core Strategy in 2012, and just slightly below the adopted plan figure of 520 dwellings per year.

The delivery of affordable housing saw a significant rise from recent years, contributed to by a number of schemes across the Island including the redevelopment of the former Green Meadows care home in Freshwater to provide a total of 75 extra care/independent living units. Despite this increase, there remains an acute need for affordable housing on the Island and the council will need to work with partners to address this, and to consider new and innovative methods of delivering affordable housing, although it notes that the delivery pipeline for 22/23 and beyond is looking much healthier.

By approving new employment developments the capacity for an anticipated 515 jobs on the Island was created, with a net loss in employment floorspace provision of 13,178m^2 and a gain of 542m^2 of retail floorspace.

Sales from all aggregate sources have increased from the previous monitoring year, except for recycled aggregate that saw a marginal decrease. While the largest increase by volume was in marine-won sand & gravel, proportionately land-won sand and gravel made the biggest contribution for 2021.

The key facts and issues shown here give a flavour of some of the main issues covered in this report. Information and analysis in more technical detail can be found in the main body of the report.

- **1,297** planning applications were determined.
- **85 per cent** of these were **approved** and **15 per cent refused**.
- We **exceeded** the national targets for the time for determining major, minor and other planning applications.
- The total new homes bonus payment in year 2021/22 for the Isle of Wight was £500,712.
- In the monitoring year **no** applications were given permission that included Self-Build and Custom Housing.

- **1005** dwellings were granted permission
- **490** dwellings were completed.
- **114** affordable houses were completed.
- Permission was granted that supported the potential for an additional **515 jobs** on the Island.
- There was a net loss of **13,178m^2** of employment provision.
- **One** planning permission was granted which resulted in the loss of an employment sites of one hectare or above in the period 2021/22.
- There has been a net gain of **542m^2** of retail floorspace within the monitoring period.
- **37 applications** and **1** prior notification approval relating to tourist accommodation were determined in 2021/22.
- Of these **59 per cent** were permitted resulting in the loss of **85** bedrooms and the gain of **49** bedrooms along with the creation of 102 holiday chalets, lodges and woodland retreats and 1 shepherd hut to provide holiday accommodation.
- Sales from all aggregate sources have increased from the previous monitoring year, except for recycled aggregate that saw a marginal decrease.
- There were no applications granted where waste management capacity (either additional or loss) was associated with the intended primary use.

Contents Page

1. Introduction

The Island Plan Core Strategy was adopted in March 2012. It is, along with the National Planning Policy Framework (NPPF), and, where relevant, neighbourhood development plans the document against which planning applications are determined by the Isle of Wight Council as the local planning authority (LPA).

Monitoring our planning policies is important because it helps us understand whether they are working and shaping the Island in the way that we want. Monitoring how our policies are being applied can highlight any problems, or potential problems, and we might then need to think about changes to our planning policies.

This monitoring report covers the period 1 April 2021 to 31 March 2022. The core strategy has now been in place ten years, so the picture painted by this monitoring report is an established one that is heavily influenced by external forces.

The requirements for monitoring reports, in terms of procedural information and monitoring requirements, is set out in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

For practical and operational purposes this monitoring report continues the streamlined monitoring of the core strategy, as established in the 2012/13 monitoring report. Therefore, this report focuses on the key areas of planning performance, housing, economy and tourism, waste and minerals.

The information in this monitoring is supplied on a best effort basis only, utilising available information. While every effort is made to ensure the information is correct and up-to-date, the council does not accept any liability for any direct, indirect or consequential loss or damage of any nature, however caused, which may be sustained as a result of reliance upon such information.

2. Planning performance

Relevant Core Strategy objectives

Whilst all Core Strategy objectives are relevant to the spatial strategy, the following is considered to be the most relevant.

1)	**To support sustainable and thriving communities that enable people to enjoy a quality of life without compromising the quality of the environment.**

Document production

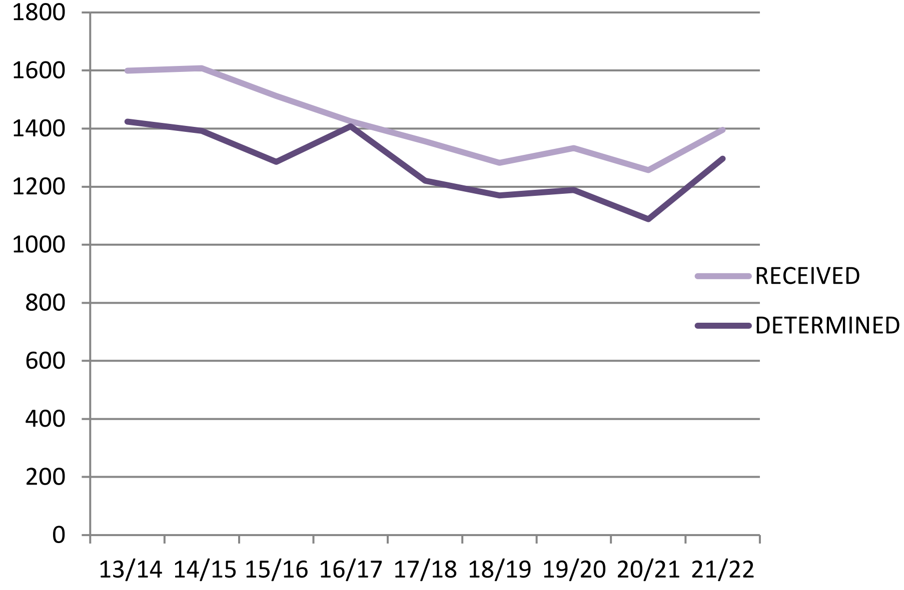
The local development scheme (LDS) sets out the anticipated timetable for producing our main planning documents. The LDS was published in July 2019 with an updated version published in July 2020, and a further update may be published in early 2023. The LDS sets out the programme for preparing a new plan called the Island Planning Strategy following the review of the Island Plan Core Strategy. The Island Planning Strategy and other main documents will form part of the local plan, known on the Island as the Island Plan.

Processing planning applications

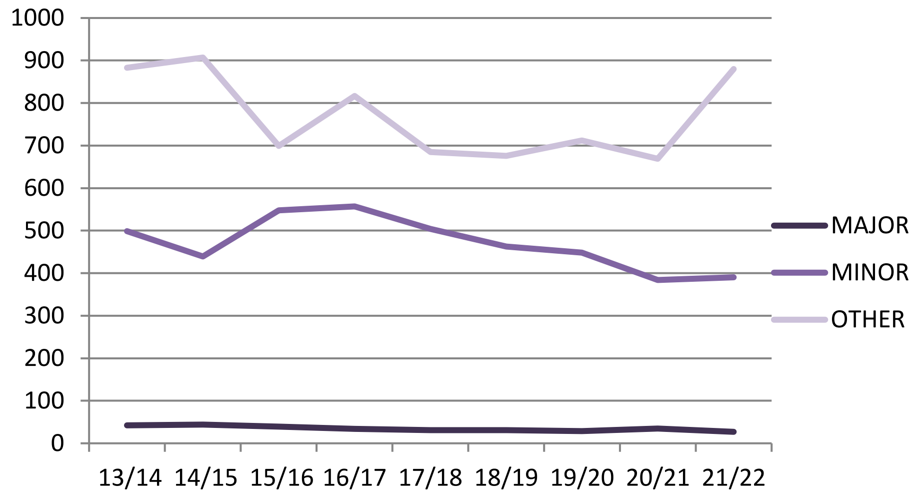
The LPA received 1,396 planning applications within the monitoring year and within the same period we determined 1,297 applications. This is shown in Graph 1, with the number of applications received in **light purple** and the number of applications determined in **dark purple**.

The number of applications received in 21/22 saw an increase from the previous year's figure, potentially linked to increases in development activity as the country emerged from the Covid-19 pandemic and various lockdowns. Whilst there has been a significant reduction in the gap between applications received and applications determined over the last six years, again 2021/22 saw a decrease from the previous year's figure. This highlights a positive improvement in terms of the number of applications determined within the monitoring year.

Graph 1: Number of applications received and determined



Graph 2: Determined applications by type



Graph 2 shows the number of determined applications split between major, minor and other applications[1] over the same period. Whilst it indicates a relatively stable situation, there was an increase in the number of other applications from the previous year and a slight decrease in the number of major applications. There was no overall change in the number of minor applications. Other applications include householder development and could have seen a rise with people seeking to improve their home rather than move.

A breakdown of the outcome of decisions of the 1,088 determined applications is shown in Graph 3.

Graph 3: Determined applications by decision:

The performance of local planning authorities with regard to determining applications is assessed using two key indicators: the speed of decision making and the quality of the decision making. Whilst the quality of the decision making is somewhat subjective (but can be measured against appeal decisions), the time it takes to make decisions is recorded and monitored throughout the year.

There are national targets for the time spent determining planning applications, and they are:

- 60 per cent of majors determined within 13 weeks;
- 65 per cent of minors determined within eight weeks;
- 80 per cent of others determined within eight weeks.

[1] As set out in the DLUHC Planning – District Matters PS1 & PS2 Returns.

Table 1 shows that the LPA has generally performed well in relation to these targets over the last few years.

Table 1: Percentage of decisions determined within target periods

	60% of majors within 13 weeks*	65% of minors within 8 weeks*	80% of others within 8 weeks*
21/22	100.00%	94.35%	96.25%
20/21	85.71%	92.44%	96.26%
19/20	65.51%	87.50%	92.55%
18/19	73.33%	97.01%	98.53%
17/18	87.50%	95.50%	98.97%
16/17	92.31%	96.83%	97.91%
15/16	55.88%	74.70%	86.05%
14/15	52.27%	76.54%	87.97%
13/14	61.90%	71.94%	84.82%
12/13	54.90%	76.17%	85.31%
11/12	67.27%	84.73%	88.35%

*or within an agreed extension of time

This has enabled the LPA not only to improve its performance statistics, but more importantly to negotiate improved and better quality schemes. This then benefits the applicant as issues are resolved and applications are being determined under delegated powers, or if they are determined by the planning committee the majority have been permitted. The outcomes are therefore better for both residents and applicants.

The figure relating to the time taken to determine major applications within 13 weeks (or an agreed extended time) over the last two years averages at 92.86 per cent. This represents an improvement in performance compared with the initial period following the adoption of the Core Strategy.

Housing Delivery Test

The Housing Delivery Test (HDT) is a monitoring tool introduced by the Ministry of Housing, Communities and Local Government (MHCLG) in 2018 to ensure that local authorities and other stakeholders are held accountable for their role in ensuring new homes are delivered.

The HDT assesses the number of homes built in local authority areas over the previous three years and compares these against local housing requirements. A Local Planning Authority that fails to meet delivery targets is required to take appropriate action to address under delivery.

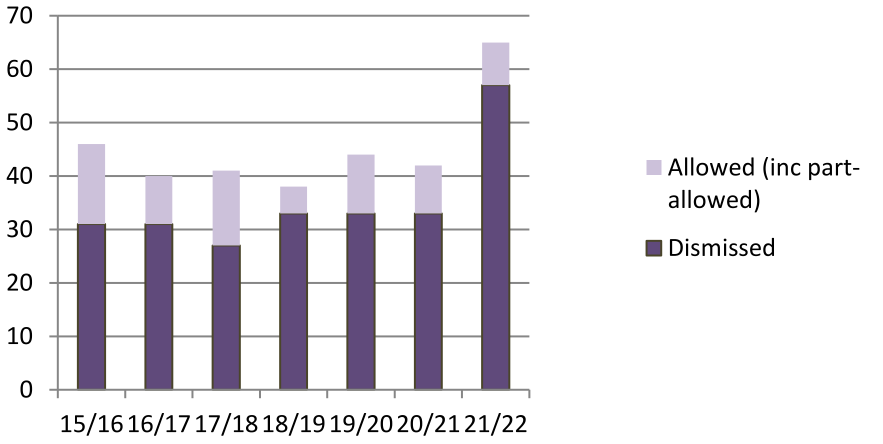
In the case of the council, as well as being under the 'presumption in favour of sustainable development' due to a HDT score below 75% (60% in 2021) an Action Plan is also required that sets out the issues of under-delivery and includes actions the council can take to improved delivery of housing across the Island.

Appeal performance

Within the monitoring year there were 62 appeals lodged against the council's decisions, with the Planning Inspectorate issuing 65 decisions. There were a similar number of appeals determined as received during 2021/22. This follows two years where there were notably fewer appeals determined than received which was attributed to delays in the Planning Inspectorate being able to process appeals as a result of the pandemic. Although cases are currently still subject to delays of several weeks or months prior to being started by the Planning Inspectorate, the increased number of appeal decisions issued is encouraging and suggests an improvement in processing times.

Graph 4 shows the number of decisions issued by the Planning Inspectorate over the last seven years and whether they were allowed (including part-allowed) or dismissed.

Graph 4: Planning Inspectorate appeal decisions



The number of decisions (65) was significantly higher than the previous four years, each of which had between 39 and 44 appeal decisions issued. During this period the council has performed consistently in terms of percentage of appeals dismissed. Within the monitoring year the overall figure was 87.6% per cent. Performance is measured as the percentage of appeals allowed against refusal of planning permission and listed building consent (i.e. excluding enforcement, advert, conditions, non-determination, lawful development certificate etc.).

In 2021/22 there were 57 decisions issued relating to appeals against the refusal of planning permission and listed building consent (see Table 2 for a further breakdown of the type of appeals). Of these, eight were allowed or part allowed which equates to 14 per cent. This percentage is significantly lower than that allowed in the previous two years, in which 25% of such appeals were allowed. This represents an improvement in performance and remains well below the national average of 33 per cent[2] and the target maximum of 30 per cent.

[2] Based on 2020/21 figures, which at time of publication were the most up-to-date and available.

Table 2: Percentage of appeals by type of appeal

	15/16	16/17	17/18	18/19	19/20	20/21	21/22
Refusal of planning permission[3]	40 87%	34 85%	38 92.7%	36 92.3%	44 100%	32 76%	49 86%
Non determination	4 8.7%	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%
Refusal of Lawful Development Certificate	0 0%	0 0%	1 2.4%	0 0%	0 0%	2 5%	2 3.5%
Enforcement Notice	2 4.3%	4 10%	2 (4.9%)	0 0%	0 0%	7 17%	5 9%
Conditions (direct appeal against conditions)	0 0%	2 5%	0 (0%)	1 2.6%	0 0%	1 2%	0 0%
Refusal of Advert Consent	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%
Refusal of Prior Notification	0 0%	0 0%	0 0%	2 5.1%	0 0%	0 0%	1 1.5%

Complaints

There was an increase in the number of Planning and Development complaints made to the Local Government and Social Care Ombudsman (LGSCO) in 2021/22. The number of complaints upheld remains low with two planning complaints upheld by the Ombudsman.

During the monitoring year 2021/22 nine complaints were received and considered by the LGSCO, with five not being progressed and one referred back to the Isle of Wight Council.

Of the five complaints not progressed/not upheld, the decision reasons were given as Incomplete/Invalid and Closed after initial enquiries. The one complaint referred back for local settlement was considered to be premature. This was because the complaint had not previously been considered through the Isle of Wight Council complaints process.

Table 3: Number and type of complaints

	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22
LGO Complaints	13	9	8	6	6	9	7	6	9
Not Progressed	9	7	6	5	2	6	3	3	5
Complaints Upheld	1	2	1	0	2	1	2	0	2
Local Settlement	1	0	0	0	0	0	0	2	1
Not Finalised	0	0	1	1	2	2	2	1	0

Neighbourhood planning

No neighbourhood development plan areas were designated in 2021/22, meaning the number of designated areas on the Island remained at five. These cover the parishes of Bembridge, Brading, Brighstone, Gurnard and Freshwater.

Within the monitoring year no neighbourhood development plans were made (brought into force). More information regarding neighbourhood planning on the Isle of Wight can be found on the council's website.

[3] Including appeals following applications to vary/remove a condition.

Supplementary Planning Documents

Supplementary planning documents (SPDs) are documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites or on particular issues, such as design. Once formally adopted by the council, supplementary planning documents are capable of being a material consideration in planning decisions, but are not part of the development plan. The council has not adopted any SPDs in this monitoring year, however undertook public consultation on the Newport Harbour Masterplan SPD in April 2020, an exercise which was repeated in February 2022.

Use Classes Order, Permitted Development Rights & Prior Notification

In July 2020, the Government published the **The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020** which came into force on the 1st September 2020. Three new use classes were introduced, Class E, Class F1 and Class F2 and an overview of each is provided below:

Use Class E – Commercial, Business and Service
This use class brings together previous classes A1(shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (business) as well as parts of classes D1 (non-residential institutions) and D2 (assembly and leisure) into one single use class to allow for changes of use without the need of planning permission. However shops and facilities with are deemed as being important to the local community have been placed into Use Class F2;

Use Class F1 – Learning and non-residential institutions
This use class brings together some elements of Use Class D1 namely, schools, colleges etc., galleries, museums, public libraries, public halls or exhibition halls and churches etc.

Use Class F2 – Local community uses
This use class is designed to protect local community assets and includes shops smaller than 280m² with no other shop within a 10,000m (1km) radius, a hall or meeting place for the principal use of the local community (was use class D1), outdoor sport or recreation locations (was D2(e) use class) and swimming pools or skating rinks (was D2(e) use class)

The changes introduced through amendments to the **General Permitted Development Order**, allow the following changes of use without the need to obtain planning permission:

- Offices to residential use;
- Flexibility between high street uses;
- Class E (commercial) to residential use;
- Agricultural buildings to a range of business uses; and
- Opening of new state-funded schools.

Some of the changes permitted are only available for a limited period of time and there are a number of exemptions and conditions that apply. The rules do not apply to listed buildings or scheduled monuments.

The implications of these rule changes in terms of monitoring planning activity are that certain activities no longer require planning permission. They will therefore not, as a matter of course, be recorded as part of the council's annual monitoring activity (or recorded in the same detail as a planning permission).

Prior notification is a procedure where the applicant must tell the planning authority about their proposals before taking advantage of permitted development rights. This procedure will not result in 'planning permission'. The end result will be a decision that 'prior approval' is or is not required.

In this monitoring year the council issued 64 prior approval notices. Of these 37 confirmed were authorised (an increase from 25 issued the previous year) and these included 2 requests for a change of use from agricultural buildings to residential (creating 5 dwellings) and two requests for a change of use from use class E (Commercial, Business and Service) to form three residential dwelling. 27 requests for a prior approval notice were refused.

The information required to be submitted through the prior approval process is not the same as a full planning application, so whilst the council is aware of the changes it will not necessarily be aware of their extent. (i.e. the m^2 lost in a conversion from an employment use to residential).

Seven years of monitoring of prior notification shows that whilst residential dwellings are being brought forward through the process, it is not significant source of new dwellings. The main source of new residential dwellings through the prior notification process is from agricultural buildings, rather than offices or town centre uses.

Duty to co-operate

The duty to cooperate was created in the Localism Act 2011, and amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation relating to strategic cross boundary matters. The local planning authority will need to satisfy itself about whether it has complied with the Duty. As part of their consideration local planning authorities will need to bear in mind that the co-operation should produce effective and deliverable policies on strategic cross boundary matters.

The 2012 Town & Country Planning (Local Planning) (England) Regulations require information relating to the Duty to be included within monitoring reports. Within the monitoring year the council has sought to work collaboratively with other relevant bodies on matters that can be considered strategic due to their cross-boundary nature, as set out below.

Table 4: Strategic areas of work reported and the bodies with whom collaborative working has been sought

Monitoring report area	Strategic area of work	Relevant body engaged	Actions & Outcomes
Housing & Development	Various projects aligned to the Local Growth Deal programme and SLEP	Solent Local Enterprise Partnership (SLEP)	Cross-Solent connectivity – to modernise ferry terminals on both sides of the Solent. Isle of Wight College **–** a centre of excellence for Science, Technology, Engineering and Maths. IOW Island Line reinstatement of the Brading passing loop to enable 30 minute service pattern, upgraded track and rolling stock. Funding Hampshire and IOW Wildlife Trust rewilding near Brading delivering nitrate mitigation and nature recovery via the Nutrient Mitigation Programme.
Housing & Development	Preparation of Draft Island Planning Strategy	Nearby Local Planning Authorities (PCC, SCC, NFNPA, NFDC)	Ongoing discussions over housing numbers within each LPA and whether respective emerging local plans can address unmet need within the wider housing market area
Environment	Solent Recreation Mitigation Strategy	Solent Recreation Mitigation Partnership	Implementation of the new scheme of payments commenced in April 2018, with ongoing IWC involvement in the Steering Group to review and consider funding of mitigation proposals on the Island.
	Water quality	Southern Water	Participation to prepare Southern Water's Drainage and Wastewater Management Plan including specific River Basin Catchment work. IWC is also a partner in Southern Water's Storm Overflow Taskforce that is seeking to reduce the number of sewer discharges in storm events through minimising surface water entering the combined system.
	Water quality	Partnership for South Hampshire	Nutrient neutrality discussions with NE, EA, water companies and other local authorities in Hampshire within the PfSH area continue as all parties assess the issues relating to development being able to achieve nutrient neutrality. This work includes regular PfSH officer level working group meetings, whilst Natural England has published an updated nitrate calculator for developers in the area to achieve nutrient neutrality and allow new development to take place. The IWC has published a position statement relating to the topic and continues to work closely with NE, landowners and other LPAs. A number of sites on the island are now being used as \`nitrate credit\` sites, including some where the IWC has taken on a monitoring role for mainland LPAs, and others that are providing nitrate credits for development on the island that require them (the majority of development on the island connects to Sandown WwTW and therefore does not need to demonstrate nutrient neutrality, as agreed by NE).

Monitoring report area	Strategic area of work	Relevant body engaged	Actions & Outcomes
	Water supply	Southern Water	Southern Water commented on the second Regulation 18 Island Planning Strategy consultation. The comments have been taken into account in preparing the formal regulation 19 version of the Plan which will undergo the public examination process once it is agreed by the council. There is ongoing partnership working to maximise opportunities for joint working on priority areas.
	Biodiversity Action Plan Steering Group	A consortium of local authorities and key stakeholders, including Natural England, Environment Agency, Forestry England, the Marine Maritime Organisation and Wildlife Trust.	The local Biodiversity Action Plans were reviewed and updated in 2021. The Local Ecological Network map has been agreed and will be shown on the Island Planning Strategy map when it is published. Reviews and condition assessments of relevant SINCs are undertaken periodically.
Travel	Sub-regional transport modelling and planning	Solent Transport	Working with Solent Transport and Systra to provide traffic modelling for the Island to reflect plans for growth and enable information on potential infrastructure requirements over the life time of the plan, including movement at key cross-Solent transport terminals.
Minerals	Isle of Wight Local Aggregate Assessment (LAA)	South East England Aggregate Working Party (SEEAWP)	The council has worked collaboratively with other bodies (e.g. SEEAWP and Hampshire CC under their remit as technical support to the AWP) in the preparation of the LAA 2022 and MHCLG AM Survey 2021, in order to satisfy the Duty to Cooperate.
	Strategic planning for minerals & waste	Hampshire County Council	The council and neighbouring Hampshire CC are in the process of making a new plan and reviewing a plan (respectively) and will be engaging each other as part of this process to consider all cross-boundary matters in relation to mineral and waste planning.
Waste	Strategic planning aspects of waste management	South East Waste Planning Advisory Group (SEWPAG)	Membership of SEWPAG, which seeks to give effect to the government's stated intention to place the responsibilities of the former Regional Technical Advisory Bodies with local authority groupings to enable waste planning authorities to carry out their individual responsibilities more effectively.

New Homes Bonus

The new homes bonus is a grant paid by central government to local councils to incentivise housing growth in their areas. The bonus is currently paid each year. It is based on the amount of extra Council Tax revenue raised for new-build homes, conversions and long-term empty homes brought back into use. There is also an extra payment for providing affordable homes. Permitting new homes is the key way of obtaining the bonus, and this highlights the importance of Planning Services in enabling the council to access this grant. The total new homes bonus payment in year 2021/22 for the Isle of Wight was £500,712.

Planning performance key facts/Issues:

- **1,297** planning applications were determined during 2021/22.
- **85 per cent** of these were **approved** and **15 per cent refused**.
- We **exceeded** the national targets for the time for determining major, minor and other planning applications.
- **57 appeals** relating to the refusal of planning permission were determined within 2021/22, with **86 per cent dismissed** and **14 per cent permitted**.
- **9** complaints were escalated to the LGSCO in 2021/22 and **5** were not progressed, **2** were upheld and **1** was referred back to the Isle of Wight Council.

3. Housing

Relevant Core Strategy objectives

1)	**To support sustainable and thriving communities that enable people to enjoy a quality of life without compromising the quality of the environment.**
2)	**To ensure that all development supports the principles of sustainable development.**
3)	**To ensure that housing is provided to meet the needs of Island residents.**
4)	**To ensure that all development is designed to a high quality, creating buildings and a sense of place that reflects and enhances local character and distinctiveness.**

The number of domestic dwellings paying Council Tax on the Island increased by 354 over the monitoring year from 71,756 on 31 March 2021 to 72,110 on 31 March 2022[4].

Commuting, retirement, a high level of second home ownership in certain areas of the island and an average wage lower than that of the south east, all contribute to maintaining a relatively high house price to workplace-based earnings ratio of 10.00[5] on the Isle of Wight in 2021 (which is the most up to date information available). The national average figure was 9.05 and in the south east (excluding London) it was 11.12. This ratio has increased since 2020, when it was 8.09.

In addition, Rightmove's data found the supply of long-term rental properties on the Isle of Wight in June and July[6] 2021 had dropped by 82 per cent compared with the same period in 2019. This shortage of rental property has resulted in competition among tenants across the top 10 areas, including the Isle of Wight, which saw competition increase by 376 per cent. Another factor behind this reduction in rental stock is private landlords who have sold-up to cash in on the market and avoid EPC Level C requirements by 2025 and other regulations including some tax changes.

These effects have the impact of increasing the demand[7] for housing, reducing the availability of first time buyer accommodation and exacerbating the need[8] for affordable housing for people on low incomes.

[4] Isle of Wight council tax records, 31 March 2022.
[5] Table 5C https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian (most up to date data available).
[6] Data from June and July 2021 and published in September 2021.
[7] Defined as the number of households that will form as a result of current and future demographic changes, housing market and employment trends and migration over the plan period.
[8] Defined as the number of households who lack their own housing or who live in housing that does not meet their requirements and that requirement cannot be met within the local marketplace.

The relatively low levels of delivery of affordable housing in recent years on the island is a significant issue and interventions will be required to ensure that the homes required on the island are being provided.

The delivery of affordable housing did however see a significant rise from recent years contributed to by the completion of the Ryde Extra Care scheme in 20/21. In 21/22 a number of schemes across the Island were delivered including the redevelopment of the former Green Meadows care home in Freshwater to provide a total of 75 extra care/independent living units. Despite this increase, there remains an acute need for affordable housing on the Island and the council will need to work with partners to address this, and to consider new and innovative methods of delivering affordable housing.

With the council's approach to financial contributions introduced in 2017, coming to fruition and bringing in financial contributions to put towards the delivery of affordable units, and an increasing number of developments bringing forward affordable units being permitted or being proposed, the supply situation does however look more promising.

The council and partner agencies will need to ensure that the potential of an increased supply is matched with a commitment to delivery, and ensure that developments are brought forward to meet need in a timely fashion.

In light of these issues, the planning and delivery of an appropriate mix of housing will be critical to ensuring that the needs of Island residents are met and this action is confirmed as one of the key objectives of the Core Strategy. The key areas that the council needs to help facilitate are:

- the right type of housing is delivered to meet population increase;
- the delivery of affordable housing to meet the needs of Island residents, particularly given the affordability ratio;
- the delivery of properties suitable to meet the needs of older people; and
- the delivery of specialist accommodation needed by the community.

Self and Custom Build Housing

The council introduced the Self and Custom Build Register within the 16/17 monitoring year. At the 31 March 2022 there were 73 individuals on the register. The council must have regard to the content of the register and is informing how it undertakes its planning, housing, land disposal and regeneration functions and is seeking to be more pro-active over this issue. The register is publicised on the council's website at Self-build register and it is investigating how it incorporates the information in the register into local planning policy.

To help improve self- and custom-build opportunities, the council will provide up-to-date information that may be of use to people interested. Self-build statistics are correct as of the end of March 2022.

In the monitoring year no applications were given permission that included Self-Build and Custom Housing.

Number of new homes – SP2

Target	520 dwellings built per annum over the plan period

Indicator	Net annual dwellings provided		
Outcome	490 dwellings were provided		
Target met	N	Trend	↑

Trend information

Table 5: Completions by year

Year	Small	Large	Total
2021/22	124	366	490
2020/21	203	242	445
2019/20	81	172	253
2018/19	140	210	350
2017/18	146	214	360
2016/17	135	186	321
2015/16	159	258	417
2014/15	138	258	396
2013/14	150	260	410
2012/13	204	205	409
2011/12	126	292	418
Total	1606	2663	4269

Table 5 above breaks down completions into small and large sites[9]. The relative consistency in annual totals seems to suggest that there is a ceiling in the delivery of housing on the Isle of Wight, with this monitoring year being at the upper end of that ceiling. There is no single reason for such a ceiling, however likely to include the lack of availability of skilled tradespeople and housebuilders; increased material costs (due to non-indigenous materials being required and the extra cost of transporting goods to the island); difficulty in accessing finances (to both build and purchase), and the Island's house price to income ratio.

The average since 2011/12 has been 370 completions per year and with 490 completions in 2021/22, this equates to 94 percent of development that was planned for in 2021/22. The number of completions from 'large sites' reached over 350 for the first time since the Island Plan Core Strategy was adopted in 2012 and the number of completions from 'small sites' continued to follow past trends (albeit at the lower end) with just under 125 completions shown in Table 5. The council, with partner organisations and housebuilders, will continue to work together to try and speed up the delivery of housing.

[9] Small sites are those where the number of dwellings to be constructed is 1-9 and large sites are 10+

Location of new homes – SP1, SP2

Target	**4,140 new dwellings permitted within or immediately adjacent to the settlement boundaries within the key regeneration area (KRAs), smaller regeneration areas (SRAs) over the plan period[10]**

Indicator	Number of new dwellings **permitted** and **completed** within or immediately adjacent to the settlement boundaries of KRAs per annum		
Outcome	773 additional units were **permitted** and 283 units were **completed** within or immediately adjacent to the settlement boundaries of the KRAs		
Target met	-	**Trend**	↑ ↓

Indicator	Number of dwellings **permitted** and **completed** within or immediately adjacent to the settlement boundaries of the SRAs per annum		
Outcome	58 units were **permitted** and 33 units **completed** within or immediately adjacent to the settlement boundaries of the SRAs		
Target met	-	**Trend**	↑ ↑

The key principle behind these targets is to ensure that the residential development that is permitted and built is provided in sustainable locations, based around a settlement hierarchy within policy SP1, and the provisions set out in policy SP2.

Location of completions

The policy approach of the core strategy establishes that the majority of new development will be located on appropriate land within or immediately adjacent to the defined settlement boundaries of the KRAs, SRAs and rural service centres (RSCs). The rest of the Island is collectively described as the wider rural area (WRA). Completions for the 2021/22 financial year by the settlement hierarchy set out in Policy SP1 were as follows:

Table 6: Completions by SP1 location and type of site

Area	Small	Large	Total	%
KRAs	54	229	283	58%
SRAs	13	20	33	7%
RSCs	8	9	17	3%
WRA	49	108[11]	157	32%
Total	**124**	**366**	**490**	

Table 6 shows 68% of completions are occurring in the preferred locations. The total figures for the KRAs shown in Table 6 are further broken down in Table 7.

[10] This relates to 'new' permissions, not the 520 figure for the plan period.

[11] Rather high figure in the WRA includes the redevelopment of the former Green Meadows Care Home in Freshwater, to provide a total of 75 Extra Care Units (Independent Living).

Table 7: Completions by SP1 location

	Key regeneration areas	Total	%
Medina Valley	Newport	140	58%
	Cowes	10	
	East Cowes	13	
Ryde	Ryde	69	24%
The Bay	Sandown	26	18%
	Shanklin	23	
	Lake	2	
	Total	283	100%

Permissions granted

Final outstanding permission figures as at 1st April 2022 are set out in Table 8 below. This figure provides a total of all residential units with an outstanding valid permission (including outline permissions and sites where work has commenced). The number includes schemes such as Pennyfeathers (over 900 units) and a mixed application on land bound by River Medina, Cowes Youth Centre, Medina Road, Thetis Road, Pelham Road and Artic Road, Cowes (up to 535 residential units permitted). At over 1400 units all together, these 2 outline sites equate to almost half of the total on large sites.

Table 8: Outstanding permissions

	Gains	Losses	Total
Large	2829	6	2823
Small	713	87	626
Total	**3542**	**93**	**3449**

A total of 1005 dwellings were granted permission in 2021/22. Table 9 breaks this figure down by settlement type.

Table 9: Permissions granted by SP1 location

Area	Small	Large	Total
KRAs	76	697	773
SRAs	14	44	58
RSCs	25	37	62
WRA	59	53	112
Total	**174**	**831**	**1005**

In relation to new permissions for the monitoring period, Table 10 shows the split between the settlements of the KRAs.

Table 10: new permissions granted by SP1 Location

	Key regeneration areas	Total	%
Medina Valley	Newport	116	85
	Cowes	542	
	East Cowes	3	
Ryde	Ryde	89	12
The Bay	Sandown	10	3
	Shanklin	5	
	Lake	8	
	Total	**773**	**100**

Target	980 new permissions over the plan period within or immediately adjacent to the settlement boundaries within RSCs and the wider rural area

Indicator	Number of dwellings **permitted** and **completed** within or immediately adjacent to the settlement boundaries within RSCs and the number of dwellings built within the wider rural area		
Outcome	174 dwellings **permitted** and 17 dwellings **completed** within or immediately adjacent to the settlement boundaries within RSCs and within the wider rural area		
Target met	-	Trend	↓ ↓

If the 980 figure from policy SP2 was to be considered as an annualised target, it would result in a requirement of 65.3 new dwellings permitted per year. Within the monitoring year there were 17 completions either within or immediately adjacent to the settlement boundary of a RSC, and 157 relating to the WRA. This figure is broken down by settlement in the following tables.

Table 11: Completions within the rural service centres and the wider rural area

Rural service centres	Total	Rural service centres	Total
Arreton	0	St Helens	0
Bembridge	4	Wootton	-1
Brading	0	Wroxall	0
Brighstone	8	Yarmouth	0
Godshill	3	Wider Rural Area	157
Niton	2	Total	**174**
Rookley	1		

In terms of planning permissions granted within the monitoring year in these specific locations, there were 174 dwellings permitted in the rural service centres and the wider rural area, as shown in table 12.

Table 12: Permissions granted in rural service centres and the wider rural area by type of site

Rural service centres	Large sites	Small sites	Total
Arreton	0	0	0
Bembridge	0	4	4
Brading	0	3	3
Brighstone	0	4	4
Godshill	0	0	0
Niton	0	9	9
Rookley	28	0	28
St Helens	0	0	0
Wootton	9	4	13
Wroxall	0	1	1
Yarmouth	0	0	0
Wider Rural Area	53	59	112
Total	90	84	174

Type of development land – SP2

Target	At least 60 per cent of housing development on brownfield land per annum for the first five years of the plan period		
Indicator	Amount of housing development built on brownfield land per annum		
Outcome	46 per cent of completions in 2021/22 were on brownfield land		
Target met	N	Trend	

The core strategy sets out that the council will prioritise the redevelopment of previously developed (or brownfield) land where such land is available, suitable and viable for the development proposed (policy SP1).

Table 13: Number of units granted by type of land

Area	Brownfield	Greenfield	% Brownfield
KRA	587	186	76.00%
SRA	9	49	16.00%
RSC	40	22	65.00%
WRA	60	52	54.00%
Total	696	309	

A total of 696 dwellings were permitted on brownfield land in 2021/22. Table 13 breaks this figure down further by settlement type, and shows that of the 696 dwellings permitted on brownfield land, 587 (or 76 percent) were permitted on brownfield land in KRAs.

In terms of the number of overall permissions granted; of the 1005 dwellings permitted, 69 percent were permitted on brownfield land.

This represents a significant increase from the 2020/21 figure of 38% being on brownfield. This number includes an outline scheme for a mixed application on land bound by River Medina, Cowes Youth Centre, Medina Road, Thetis Road, Pelham Road and Artic Road, Cowes with up to 535 residential units permitted close to the River Medina.

Type and size of new homes – DM3

Target	Appropriate target by SHMA area		
Indicator	Number of dwellings permitted by number of bedrooms per annum		
Outcome	The number of dwellings permitted by number of bedrooms is broadly in accordance with the percentage splits identified in the SHMA		
Target met	-	Trend	-

Table 14: Completions by bedroom numbers per dwelling and SP1 location

	Bedroom no.	1	2	3	4+	Unknown
KRAs	Newport	4	49	87	1	-1
	Cowes	1	3	2	5	-1
	East Cowes	4	6	0	3	0
	Ryde	1	34	23	10	1
	Sandown	5	14	8	0	-1
	Shanklin	1	12	5	5	0
	Lake	3	0	0	0	-1
	Total	19	118	125	24	-3
SRAs	Ventnor	2	5	1	2	-2
	West Wight	1	6	11	7	0
	Total	22	129	137	33	-5
RSCs	Bedroom no.	1	2	3	4+	Unknown
	Arreton	0	0	0	0	0
	Bembridge	0	1	0	3	0
	Brading	0	0	0	0	0
	Brighstone	0	-1	7	2	0
	Godshill	0	1	2	0	0
	Niton	0	0	0	2	0
	Rookley	0	1	0	0	0
	St Helens	0	-1	0	1	0
	Wootton	-5	-2	3	3	0
	Wroxall	0	0	0	0	0
	Yarmouth	0	0	0	0	0
	Total	-5	-1	12	11	0
WRA	WRA	52	65	15	14	11
	TOTAL	47	64	27	25	11

It is important that the Island community is supplied with the size of dwellings required to meet its needs and demands. Therefore this information is key to ensuring that constructive dialogue is held with developers of new housing to ensure that what is being proposed will meet the population's needs. Table 14 provides a breakdown of completions per bedroom size by KRA, SRA, RSC and WRA, and Table 15 sets out permissions granted per bedroom size in 2021/22:

Table 15: Permissions granted by bedroom size and SP1 location

Bedroom numbers	1	2	3	4+	Unspecified
KRAs	24	110	97	12	530
SRAs	12	17	21	8	0
RSCs	5	13	39	5	0
WRA	3	25	45	40	-1
Total	44	165	202	65	529
%	4%	16%	20%	7%	53%

Table 15 shows a large number of proposed bedrooms identified as unspecified. This number is attributed entirely to an outline scheme for residential units on land bound by River Medina, Cowes Youth Centre, Medina Road, Thetis Road, Pelham Road and Artic Road, Cowes. Details of bedroom size will come forward at the Reserve Matter application stage.

In 2022 the council published an Island Wide Housing Need Assessment which sets out the most up to date objectively assessed requirements. This update has been prepared to support the Draft Island Planning Strategy and will help inform future housing mix policies in the local plan. In providing housing to create and maintain sustainable communities, it is important that a wide choice of housing types and sizes are delivered during the plan period to meet community needs. It will not be possible to match house types exactly to population statistics as individuals and families choose to live in particular types of accommodation. But the aim for the Council is to supply the right mix of dwellings to meet the general needs of the Island.

Table 16: The 2022 Housing Need assessment recommended mix of dwelling size

	1 bed	2 bed	3 bed	4+ bed
Affordable rented housing	40%	30%	25%	5%
Affordable home ownership	20%	40%	30%	10%
Market housing	5%	35%	40%	20%

Affordability of new homes DM4

Target	**Deliver 35 per cent of new dwellings as affordable housing units over the plan period**		
Indicator	Number of affordable housing units delivered per annum		
Outcome	114 dwellings out of 490 completions		
Target met	**N**	**Trend**	

Target	**70 per cent of affordable housing to be social/affordable rented**		
Indicator	Number of social/affordable rented affordable housing units delivered		
Outcome	69 dwellings		
Target met	**N**	**Trend**	-

Target	**30 per cent of affordable housing to be intermediate tenures**		
Indicator	Number of intermediate tenures affordable housing units delivered		
Outcome	45 dwellings		
Target met	**N**	**Trend**	

Affordable housing is defined within the NPPF as being social rented, affordable rented, starter homes and discounted market sales housing or intermediate housing, provided to eligible household whose needs are not met by the market.

Affordable housing is delivered through three main ways:

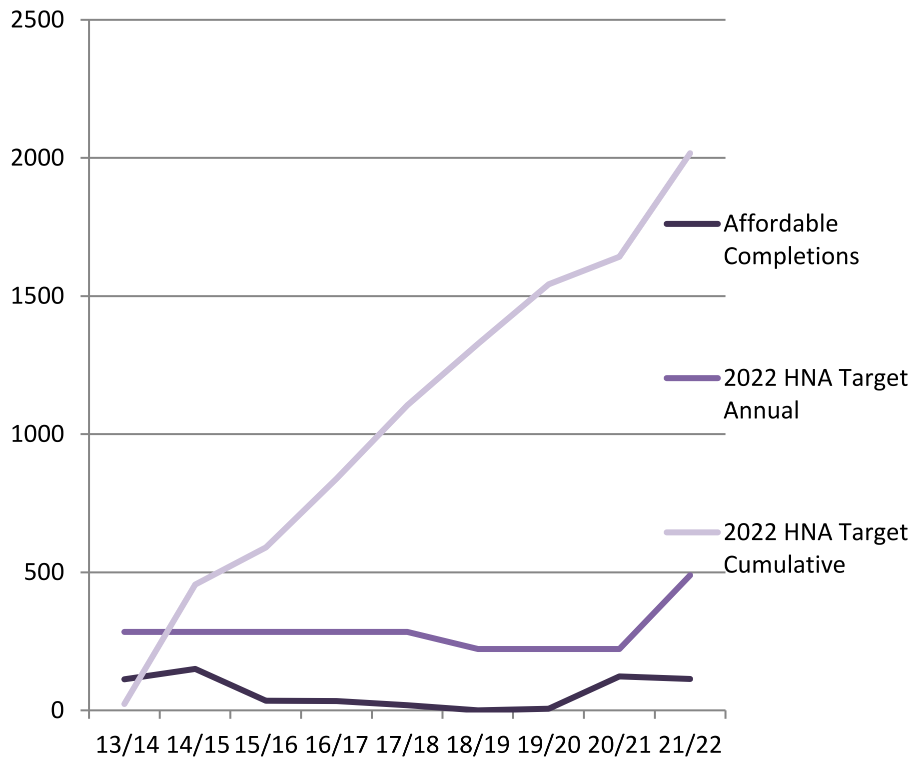
1. Conversion of existing accommodation into affordable housing.
2. Purchase of existing open market housing as affordable housing.
3. New build affordable housing.

The 2022 HNA indicates that to meet the affordable housing need, an annual figure of 489 dwellings should be provided although the assessment does highlight a number of issues that need to be remembered in interpreting the housing needs analysis. The figure is higher than the previously identified target of 222 units[12] (this is shown in Graph 5). It is still clear that the provision of new affordable housing is an important issue for the council.

[12] 2018 Island Wide Housing Need Assessment

There has been a significant increase in the number of affordable housing completions from recent years.

Graph 5: Affordable housing delivery since 2013/14 vs HNA targets



Gypsies, travellers and travelling showpeople – DM6

Target	Delivery of 27 pitches by 2021

Indicator	*Number of pitches delivered per annum*		
Outcome	None within the monitoring year.		
Target met	-	**Trend**	

The Island Plan sets out that the council will meet the identified need for gypsy, traveller and travelling showpeople pitches by allocating sufficient sites within subsequent DPDs.

The council's most recent assessment was undertaken in 2018. No applications have been received for gypsy or traveller sites during the 2021/22 monitoring year, or indeed the preceding two years.

Gypsies, travellers and travelling showpeople key facts/issues:

- There are **no** authorised gypsy and traveller sites on the Island.
- There have been **no** planning applications for gypsy and traveller sites on the Island over the last three monitoring years.

4. Economy and tourism

Relevant Core Strategy objectives

1)	**To support sustainable and thriving communities that enable people to enjoy a quality of life without compromising the quality of the environment.**
2)	**To ensure that all development supports the principles of sustainable development.**
3)	**To ensure that housing is provided to meet the needs of Island residents.**
6)	**To provide opportunities to diversity and strengthen the local economy and increasing the range of higher skilled jobs available.**
7)	**To support a diverse tourism offer on the Island, particularly focussing upon sustainable eco-tourism.**

The council aims to accommodate sustainable economic growth and regeneration by ensuring sustainable patterns of employment development, providing opportunities to diversify and strengthen the local economy and increasing the range of skilled jobs available[13].

Whilst, due to the economic climate, this may be difficult to achieve in the immediate short-term, the Core Strategy looks to 2027 and therefore it supports opportunities for growth and employment provision as they arise and is not just limited to considering the short-term context.

A number of economic issues were identified in the Core Strategy[14], which its policies are seeking to address. They are:

- the need to create jobs to address current unemployment and to push forward the economic regeneration of the Island;
- to maintain a diverse economy, where high quality tourism and supporting the expanding research and design and servicing of renewable energy technologies;
- to sustain a rural economy that brings benefits to the whole Island; and
- to increase the skills of the Island's workforce to ensure the wider economic aspirations of the Island can be realised.

To contribute to achieving this policy SP3 includes a number of headline targets relating to economic development for the Island over the plan period. These are:

- circa 7,550 new jobs;
- at least 42 hectares of new economic development land; and
- no more than 75,159m^2 of net retail floorspace.

[13] See paragraphs 5.71-3 of the Island Plan Core Strategy

[14] Page 10

Within the monitoring year, the permitted employment uses have generally tended to be smaller in scale and changes of use to existing business with the exception of a small number of new permissions granted. Examples of these include:

- One permission was granted that resulted in the net gain of 14549m^2 of B2 (General Industrial) use. The permission is part of a mixed application for residential and commercial floorspace on land bound by River Medina, Cowes Youth Centre, Medina Road, Thetis Road, Pelham Road and Artic Road, Cowes with the potential for an additional 343 full-time jobs.

- A further permission was granted for warehouse/storage on land adjacent to Esplanade Garage, Three Gates Road, Cowes. This resulted in 1,634m^2 of B8 (Storage and Distribution) use within the Medina Valley.

The core strategy builds in a level of contingency planning relating to a number of issues, and the provision of employment land is one of them. Monitoring reports over the forthcoming years will therefore play a critical role in understanding whether there will be the need to instigate any contingency planning in relation to employment land delivery and supply.

Jobs – SP3

Target	Creation of 7,550 new jobs over the plan period

Indicator	Number of new jobs created by employment type per annum		
Outcome	Potential for 515 additional jobs		
Target met	-	Trend	↑

It is calculated that the granting of planning permissions has resulted in the potential for an additional direct 515 jobs on the Island (an increase from 229 on the previous monitoring year), with 515 being full-time equivalent. This figure is based on expected job creation figures based on floorspace numbers[15].

Table 17 shows the breakdown of these 515 potential jobs by use class and full-time equivalent – as the monitoring reports have started under the old use classes, they are presented in this format but include the new Class E, F1 and F2. The table highlights two features: firstly over sixty six percent of jobs were in B2 uses (Industry) and; 50 jobs were in E uses (Shops, Financial & Professional Services & Café or Restaurant).

20 full-time jobs were created in E uses (restaurants and cafes). This perhaps reflects the more flexible nature of shift work within these types of uses and the increasing prominence of the hospitality sector and its link to tourism.

[15] The Employment Densities Guide (publishing.service.gov.uk) from DLUHC has been used to calculate gross jobs creation.

Table 17: Potential jobs by use class and type

	14/15	15/16	15/16	17/18	18/19	19/20	20/21	21/22
A1 (E)	FT 190 PT 380	FT 46 PT 76	FT 6 PT 3	FT 6 PT 3	FT 25 PT36	FT 50 PT 70	FT 4	FT 18
A2 (E)	FT 0 PT 4	FT 8 PT 2	FT 0 PT 0	FT 0 PT 0	FT 5 PT 0	FT 0 PT 0	FT 0	FT 12
A3 (E)	FT 7 PT 23	FT 34 PT 23	FT 18 PT 5	FT 18 PT 5	FT 70 PT 59	FT 23 PT 45	FT 26	FT 20
A4	FT 0 PT 0	FT 0 PT 0	FT 0 PT 0	FT 0 PT 0	FT 30 PT 40	FT 2 PT 2	FT 0	FT 0
A5	FT 0 PT 0	FT 2 PT 2	FT 3 PT 2	FT 3 PT 2	FT 4 PT 8	FT 15 PT 35	FT 0	FT 0
B1	FT 14 PT 3	FT 25 PT 0	FT 20 PT 22	FT 20 PT 22	FT 38 PT 17	FT 0 PT 0	FT 151	FT 68
B2	FT 30 PT 4	FT 2 PT 0	FT 7 PT 0	FT 7 PT 0	FT 20 PT 0	FT 0 PT 0	FT 28	FT 345
B8	FT 8 PT 4	FT 6 PT 0	FT 4 PT 0	FT 4 PT 0	FT 10 PT 0	FT 2 PT 0	FT 18	FT 26
C1	FT 0 PT 0	FT 18 PT 12	FT 75 PT 41	FT 75 PT 41	FT 0 PT 0	FT 0 PT 0	FT 0	FT 0
C2	FT 0 PT 0	FT 29 PT 0	FT 0 PT 0	FT 0 PT 0	FT 0 PT 0	FT 0 PT 0	FT 0	FT 0
C3	FT 0 PT 0	FT 2 PT 2	FT 0 PT 0	FT 0 PT 0	FT 0 PT 0	FT 1 PT 1	FT 0	FT 0
D1	FT 16 PT 0	FT 21 PT 12	FT 8 PT 0	FT 8 PT 0	FT 19 PT 0	FT 4 PT 1	FT 0	FT 0
D2	FT 27 PT 4	FT 0 PT 0	FT 1 PT 3	FT 1 PT 3	FT 17 PT 10	FT 22 PT 12	FT2	FT 26
SG[16]	FT 46 PT 11	FT 10 PT 7	FT 39 PT 39	FT 39 PT 39	FT 25 PT 2	FT 4 PT 3	FT 0	FT 0

The figure of 7,550 new jobs is over the plan period (to 2027), which equates to an annualised figure of 503. The figure of 515 potential jobs is just above the annualised target. Although the situation will continue to be monitored to get a longer term picture in light of the national economy and must be taken in the context of the global pandemic and the significant adverse impacts on many sectors of the job market.

Jobs key facts/issues:

- Permission was granted that supported the potential for an additional **515 jobs on the Island**.
- **66 per cent (345)** of full-time jobs were in B2 uses.
- **20** of full-time jobs were in E uses (Restaurants and Cafés).

[16] See Use Class Order for further details of use class

Delivering employment land – SP1, SP3, SP3(a-d)

Target	**At least 42 hectares of employment development to be delivered within the key regeneration areas of the Medina Valley and Ryde over the plan period**

Indicator	Amount of employment land delivered per annum per type		
Outcome	A net loss of less than one hectare (13,178m^2) of employment provision		
Target met	-	**Trend**	

This target and indicator relate to the provision of B class uses over the plan period. The Core Strategy identifies that the following minimum level of provision should be planned for:

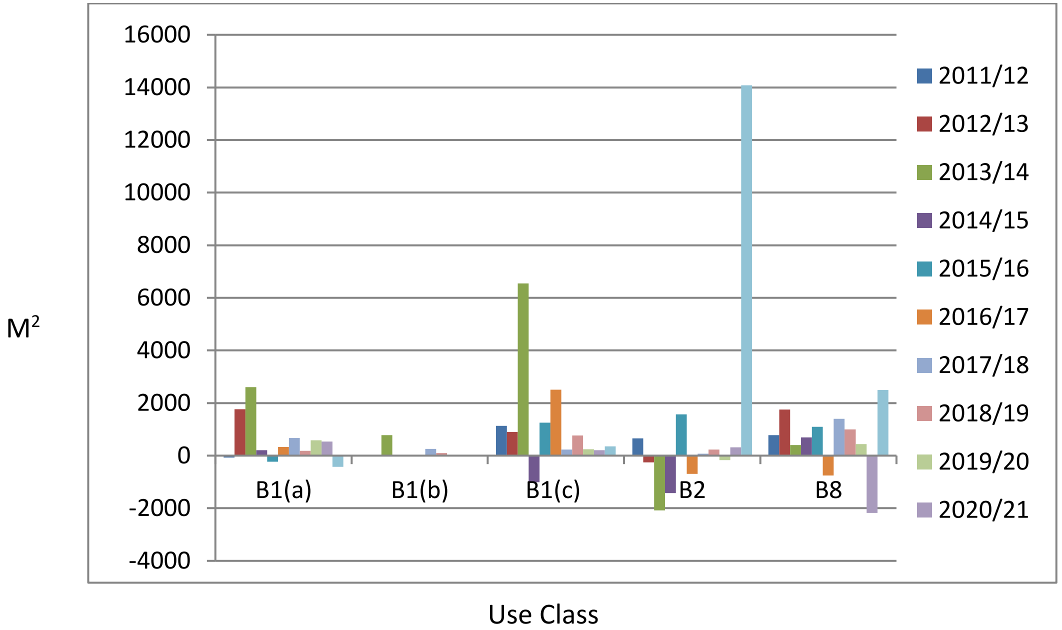
- at least nine hectares of B1b, B1c and B2 uses;
- around 13 hectares of B8 uses; and
- around 20 hectares of B1a uses.

Four allocations for employment land are made in the Core Strategy, with three being in the Medina Valley and one in Ryde. These allocations, along with the intention to seek additional employment development elsewhere on the Island, for example the locally sustainable employment opportunities referred to in policy SP3's first paragraph, will contribute to delivering at least 42 hectares, as set out in SP3 and the breakdown of the B uses set out above.

Prior to these allocations being delivered, and in order to support economic-led regeneration across the Island, the council will continue to consider planning applications for B class uses on their merits against the jobs target and other policies of the core strategy.

The breakdown of the B uses by hectare is set out below. The amount of employment land monitored through permissions is measured by m^2 (1m^2 equals 0.0001 hectare).

Graph 6: Net gain/loss of permitted employment land 2011/12- 2021/22



The permissions granted in 2021/22 resulted in a net loss of 13,178m^2, which is an increase on the net loss permitted in 2020/21 (282m^2). The 2021/22 figure was underpinned by permissions for a gain of 350m^2 of B1(c), 14,081m^2 of B2 and 2,493m^2 of B8. B1 (a) experienced a net loss of 420 m^2. B1, B2 and B8 Mixed Development also experienced a net loss of 29,685 m^2.

One permission was granted that resulted in the net gain of 14549m^2 of B2 (General Industrial) use. The permission is part of a mixed application for residential and commercial floorspace on land bound by River Medina, Cowes Youth Centre, Medina Road, Thetis Road, Pelham Road and Artic Road, Cowes with the potential for an additional 343 full-time jobs. Although this permission saw the loss of 29,528m^2 B1, B2, B8 mixed uses on what is considered to be a large existing employment site.

A further permission was granted for warehouse/storage on land adjacent to Esplanade Garage, Three Gates Road, Cowes. This resulted in 1,634m^2 of B8 (Storage and Distribution) use within the Medina Valley.

When considering the changes to employment land provision spatially (as set out in the following table), as opposed to by B use class (in Graph 6 above), KRAs particularly the Medina Valley are often the preferred locations for employers.

Table 18 below demonstrates a net gain in the employment floorspace in the Rural Service Centres. This was primarily due to the gain of 105m^2 B1 (a) floorspace in Rookley. The provision indicates support for existing and new businesses in rural areas (that have demonstrated a need to be in that particular location).

Table 18: Changes to employment land by SP1 location

	Gained	Lost	Net total
KRAs	17081m^2	30253m^2	-13172m^2
SRAs	-	11m^2	-11m^2
RSCs	148m^2	32m^2	116m^2
WRA	1708m^2	1819m^2	-111m^2
Total	**18937m^2**	**32115m^2**	**-13178m^2**

It is interesting to note that there was no net gain and a small loss in employment floorspace in the Smaller Regeneration Areas and Wider Rural Areas. This was primarily due to the loss of B1(a) floorspace in Ventnor although there was a change of use to A3 (Restaurants and Cafes). One permission in Havenstreet was granted that resulted in the loss of 241m^2 of B8 floorspace. Another permission close to Brading resulted in a further loss of 463 m^2 of B2 floorspace.

Delivering employment land key facts/issues:

- There was a net loss of **13,178m^2** of employment provision.
- There were net gains for **(B1(c) (350m^2), B2 (14,081m^2) and B8 (2,493m^2).**
- **2** permissions were granted that resulted in the gain of **14,549m^2** of a B2 use and **1,634m^2** of B8 use within the Media Valley.
- **Net gain** in employment floorspace in the Rural Service Centres.

Protecting employment land – SP3, DM8

Target	**No net loss of employment sites of one hectare or above, where they are important to sustaining the local economy**

Indicator	Number of employment sites of one hectare or above lost per annum		
Outcome	There was one employment site of one hectare or above lost		
Target met	-	**Trend**	⇔

One planning permissions were granted for the loss of an employment site of one hectare or above in the period 2021/22. One permission was granted that resulted in the net loss of 29,528m^2 B1, B2, B8 mixed uses. on land bound by River Medina, Cowes Youth Centre, Medina Road, Thetis Road, Pelham Road and Artic Road, Cowes. The application site extends to an area of 5.5ha and is currently classified as full employment use some of which is marine related. The buildings at the site include large industrial sheds, brick office buildings and various ancillary sheds and structures arranged around large yards that open onto the river and various pontoons and slipways. Officer site inspections have shown that many of the buildings are vacant and in a poor state, detracting from the surrounding streets and the river frontage. Furthermore, in January 2016 the site was the subject of a significant fire, which resulted in the loss of several large buildings within the northern section of the site. Their removal has opened a large yarded area to the west of the Hammerhead crane, a large listed structure that dominates this section of the site and the river.

The planning application proposed the total demolition of all buildings at this site and their replacement with a mix of housing, retail and employment uses. The replacement development would then be undertaken in four phases, with phase one comprising mainly housing but also a mix of employment and retail uses that would include the following use types:

- 1,149 sqm of flexible retail, financial and professional services and food and drink floor space as well as office and community use floor space
- 493 sqm of flexible bar/ restaurant space
- 1,238 sqm of office and flexible workspace

In addition to this, the following phases (2, 3 and the marine employment phase) would see the provision of the following floor space:

- 631 sqm of flexible retail, financial and professional services and food and drink floor space
- 616 sqm of community use/ museum space
- 447 sqm of marine training accommodation
- 14,549 sqm of marine industrial space and storage

It is believed the new development would deliver high quality employment space and have the potential to increase the number of jobs at the site. It is predicted 436 to 457 jobs could be delivered once the site was fully operational and 654 to 685 indirect jobs within the local area. Thus, while the development would result in a quantitative reduction in floorspace, it is considered that this would be offset by the improvement to its quality and an increase in jobs.

Fourteen permissions were granted for the loss of B class uses, which equated to a loss (32115m^2) in terms of floorspace provision. The section relating to jobs (see pages 26/7) also establishes that permission was granted for planning applications supporting the creation of the potential for an additional 515 jobs on the Island.

Where the loss of, or the change to, alternative B class uses were permitted, at least three of them retained and/or introduced employment provision (in various use classes). Five of these applications related to building/sites that were vacant at the time of the application and eight of the permissions granted for the loss of B class uses, involved the complete loss of that employment use to residential development.

Protecting employment land key facts/issues:

- **One** planning permissions were granted for the loss of an employment site of one hectare or above in the period 2021/22.
- **14** permissions were granted for the loss of B class uses which equated to **a loss (32115m^2)** in terms of floorspace provision.
- At least **3** of these retained or created some form of employment provision on the site.
- **5** of these applications related to buildings that were **vacant** at the time of the application.
- **8** of the permissions granted for the loss of B class uses involved the complete loss of that employment use to residential development.

Delivering retail floorspace - SP3, DM9, DM10

Target	75,159m^2 of net retail floorspace to be delivered over the plan period

Indicator	Amount of net retail floorspace delivered per annum		
Outcome	542m^2 net gain of retail floorspace permitted		
Target met	-	Trend	↑

Retail was defined by use class E (shops) of the use class order. Within the submitted information supporting applications, there were a number where information relating to the change in floorspace was not provided. Given such omission in information, the figures quoted in this section refer to 'at least' before any floorspace figures.

Over the monitoring period the LPA granted 7 permissions and 1 prior notification approval, for the loss of at least 922m^2 of E (shops) floorspace (a decrease on the previous year's figure of 1,899m^2), which was an average of 115m^2 loss per application/approval. This loss was mainly focused around the larger retail areas of Newport, Cowes, Ryde and The Bay. The next section (town centres- DM9) looks in more detail at town centres and the impacts of policies relating to the primary retail frontage.

Where an E (shops) use was lost, five were instances of the shop being vacant at the time of the application. Seven applications were permitted that resulted in the loss of any form of employment provision to residential.

Conversely, five permissions were grated with a gain of at least 1,464m^2 of E (shops) retail floorspace (which gave an average of 292m^2 of new floorspace per application).

There has been an overall net gain of 542m^2 of retail floorspace (a significant increase from the previous year's net loss total of 48m^2) located mainly in Cowes and the Wider Rural Area. An example of the increase includes a mixed application on land bound by River Medina, Cowes Youth Centre, Medina Road, Thetis Road, Pelham Road and Artic Road, Cowes with up to 631m^2 of E retail floorspace. A further application was approved for the rear demolition to Priory Bay Hotel to provide 14 hotel suites, a restaurant, bar, spa, holiday lodges and other holiday accommodation, village barn and farm shop, Priory Road, Seaview with the gain of 395m^2 of E retail floorspace.

Delivering retail floorspace key facts/issues:

- **12** applications and **1** prior notification approval relating to the change of use of retail floorspace (where the information was provided).
- **7** permissions and **1** prior notification approval were granted for the loss of at least **922m^2** of E floorspace. 5 permissions were granted for the gain of at least 1,464m^2 of E retail floorspace.
- Where an E use was lost, **5** were vacant at the time.
- **7** applications were permitted for a change of use to residential.
- The result has been a net gain of **542m^2** of retail floorspace within the monitoring period.

Town centres – DM9

Target	No net loss of E uses (shops) within primary retail frontage		
Indicator	Number of E uses (shops) approved in primary retail frontages		
Outcome	0 units approved		
Target met	-	**Trend**	-

Indicator	Number of E uses (shops) lost in primary retail frontage		
Outcome	1 units were lost		
Target met	N	**Trend**	

Records indicate that within the monitoring year there was at least[17] one application relating to E uses within the eight primary retail frontages (PRFs) across the Island (a decrease of two from the previous year). The application related to the loss of an E unit within a PRF and was permitted.

Whilst the monitoring target is for no net loss, the relevant policy in the Core Strategy, DM9, does facilitate the loss of E units within PRFs when it is demonstrated that "either individually or cumulatively, the development would have no significant adverse impacts on the retail function, character and the viability of the town centre". The Government also recently introduced new permitted development rights allowing Class E to convert to residential use, even within PRFs, without the need for planning permission.

[17] Within a number of planning applications certain information was missing or incomplete, and therefore the figures contained in this section are based on applications where complete information was provided.

A small loss of 43m^2 of E floorspace was permitted in Cowes PFR. The application was for a change of use from a shop to a tattoo studio (Sui Generis floorspace) and will contribute to the viability of the town centre.

Table 19 shows the breakdown of floorspace gained or lost by use class and highlights two features: firstly, an increase in the amount of E (A1) floorspace gained against the previous year's significant loss; and secondly an increase in the amount of E (A2, A3 and A4) floorspace lost against the previous year. This increase in A1 floorspace includes a mixed application on land bound by River Medina, Cowes Youth Centre, Medina Road, Thetis Road, Pelham Road and Artic Road, Cowes of E retail floorspace.

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
E (A1)	-1,046.74m^2	-622.7m^2	-396m^2	-215.98m^2	+5911m^2	-1138m^2	542m^2
E (A2)	-105.5m^2	-	-876m^2	-331.25m^2	-	-14 m^2	-213 m^2
E (A3)	+1,339.72m^2	+1,193.45m^2	+713m^2	+1233.55m^2	+467m^2	+1003m^2	-265m^2
E (A4)	-90m^2	-70m^2	-	-198m^2	-126m^2	+101m^2	-206m^2
E (A5)	+69.5m^2	+80m^2	+116m^2	+203.8m^2	+503m^2	-	-
B1(a)	-226m^2	+330m^2	+673m^2	+183.5m^2	+587m^2	+540m^2	-420m^2
B1(b)	-	-	+250m^2	+100m^2	-	-	-
B1(c)	+1,255m^2	+2,512m^2	+229m^2	+767.25m^2	+245m^2	+202m^2	350m^2
B2	+1,573m^2	-691m^2	+73m^2	+234m^2	-176m^2	+317m^2	14,081m^2
B8	+1,098.68 m^2	-755m^2	+1,403m^2	+998m^2	+440m^2	-2172m^2	2,493m^2
D1	+3,364m^2	+145m^2	+300m^2	+1,009.7m^2	-8721m^2	+772m^2	785m^2
D2	+80m^2	+381m^2	+531m^2	+1,425.2m^2	+2678m^2	-484m^2	2,327m^2
Sui Gen	-471.3m^2	+2,249.70m^2	+306m^2	-1,019.6m^2	-654m^2	-89m^2	209m^2

Table 19: Floorspace gains/losses by use class

Town centres key facts/issues:

1 application relating to the change of use from Use Class E within the PRF was received in 2021. The application maintained commercial floorspace within the PRF and will contribute to function and viability of the town centre

Rural service centres and wider rural area – DM10

Target	No net loss of E uses (shops) and public houses in the Rural Service Centres

Indicator	Number of E uses (shops) and public houses approved in Rural Service Centres		
Outcome	No gain of E uses (shops) or public houses were approved in RSCs		
Target met	-	Trend	-

Indicator	Number of E uses (shops) and public houses lost in Rural Service Centres
Outcome	No loss of E uses (shops) or public houses permitted in RSC's

Target met	-	Trend	-

There was limited activity in applications relevant to this target within the monitoring year, which is not surprising considering the number and scale of rural service centres (RSC) and the specific uses the target considers.

Looking first at the A1 element of the monitoring target, no gain or loss of E uses (shops) were permitted in the monitoring year.

In relation to public houses, there were no applications within or nearby to RSCs within the monitoring year. In the terms of this monitoring report, the loss of a public house refers to a change of use of the existing building or its demolition. It does not include public houses closing down and being vacant whilst their future is established.

Rural service centres and wider rural area key facts/issues:

- **No** applications relating to the provision of E uses (shops) in RSCs.
- **No** applications for the loss of E uses (shops) were permitted.
- **No applications** relating to public houses in and nearby to RSC's.

Tourism – SP4

Target	Improve and maintain the quality of existing tourism destinations by managing the number of bedrooms

Indicator	Number of tourism bedrooms consented per annum		
Outcome	49 (plus 102 holiday chalets, lodges and woodland retreats and 1 shepherd hut to provide holiday accommodation).		
Target met	-	Trend	↓

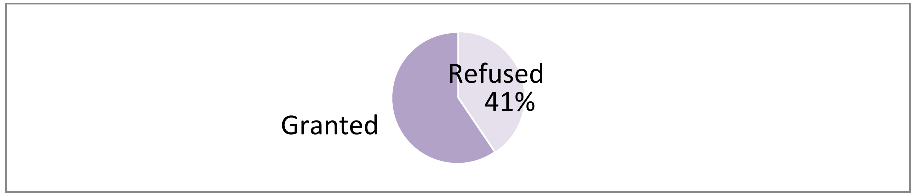
Indicator	Number of tourism bedrooms lost per annum		
Outcome	85 bedrooms.		
Target met	-	Trend	↓

Policy SP4 sets out that the council will "support sustainable growth in high quality tourism and proposals that increase the quality of the existing tourism destinations and accommodation across the Island". Whilst a target of the policy is to improve and maintain the quality of existing tourism destinations and accommodation, a loss of bedrooms through redevelopment or conversion to other uses will be permitted where it can be demonstrated that the use is no longer viable and that the premises/site has been marketed for at least 12 months at an appropriate market price.

2021/22 saw 37 applications and 1 prior notification approval being determined against SP4 (a decrease of 30 from the previous year). Of the 37 applications, 22 (59%) were granted and 15 (41%) were refused. The number of applications determined and those permitted represented a decrease from 2020/21.

Within this monitoring year, the LPA permitted the loss of at least 85 bedrooms (an increase of 32 from the previous year), and creation of 49 bedrooms (a decrease of 46 from the previous monitoring year), along with the creation of 102 holiday chalets, lodges and woodland retreats and 1 shepherd hut to provide holiday accommodation.

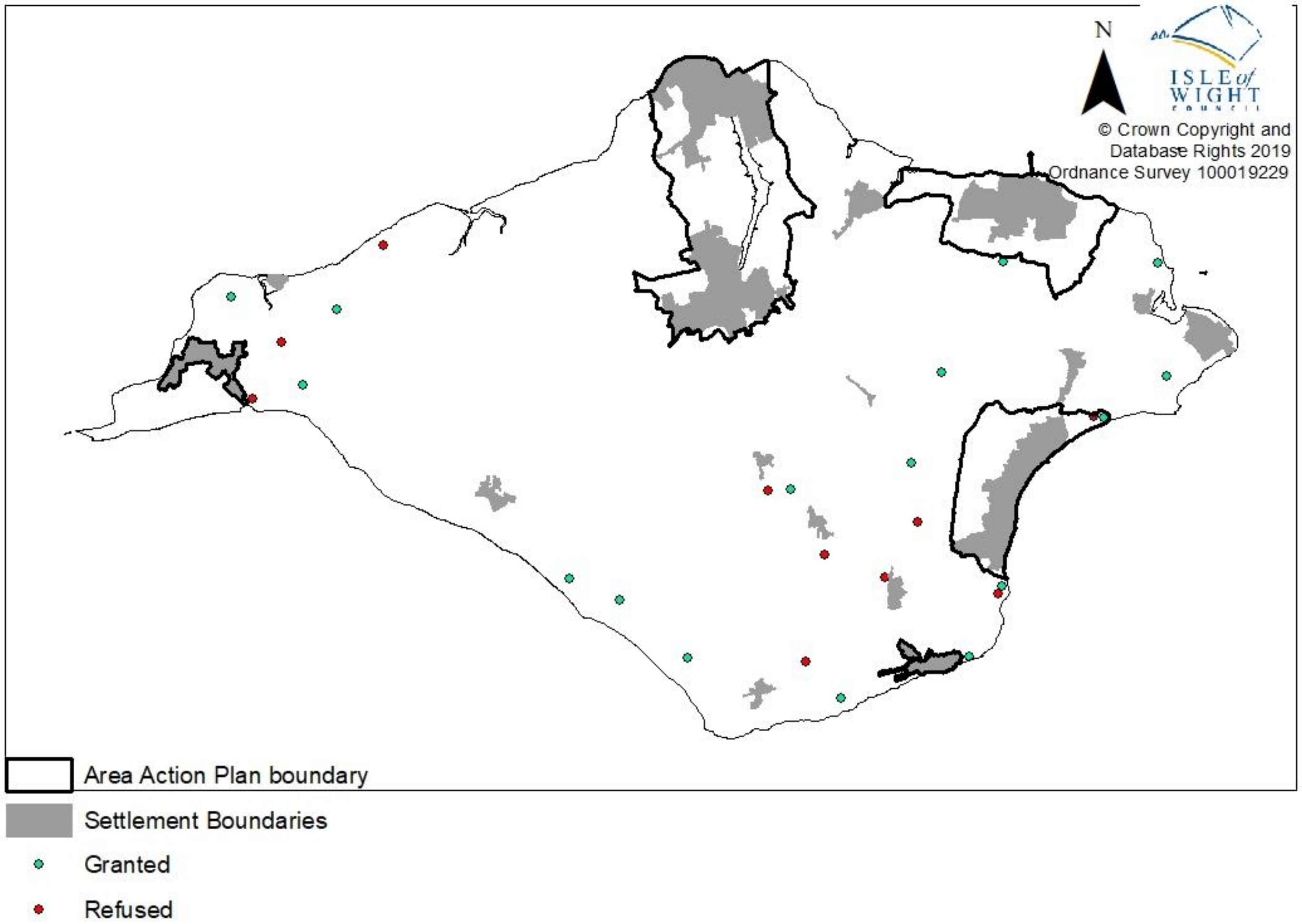
Graph 7: Applications relating to Tourism Development



The map overleaf shows the relatively even geographical distribution of tourism-related applications across the Island, with a small cluster of permissions granted in The Bay area and a sizeable number of tourism-related applications permitted in the Wider Rural Area. However, this does seem to reflect the wider spatial support for tourism facilities set out in policies SP1 and SP4. Given the recent trends on this issue show general conformity with policy, next year's monitoring report may not replicate the map overleaf.

Policy SP4 also considers, as much as is appropriate in a strategic-level policy, the quality of existing provision and establishes the marketing criteria through which the loss of accommodation would be acceptable. Where the loss of accommodation has been permitted, the average number of bedrooms lost per application was 8 but, where tourism accommodation was permitted, it was 3. This suggests a re-balancing of the tourism accommodation offer on the Island away from large and medium-sized guest houses/hotels towards smaller boutique hotels, self-catering and bed and breakfast type facilities (quite often as a result of the conversion of farm and outbuildings).

Map 1: Permissions/ refusals based on policy SP4



A key issue for accommodation providers is the upgrading of existing stock (often large, converted Victorian, Edwardian residential properties or more recent purpose built hotels) to modern standards. This generally means improvements being made by increasing the room size and providing improved en-suite facilities. Often, due to a limited amount of space and invariably the costs involved of extending, this can only be achieved by reducing the number of rooms available at the premises. In some instances, it is recognised that the only viable option (following a period of marketing the property) is to convert part or all of the premises to other types of tourism accommodation (often self-catered holiday apartments) or apply for a change to another use (often to residential) when the cost of maintaining the tourism offer is not viable for the business.

These kinds of issues can be seen through a number of applications that were determined through the monitoring year (and include applications for niche tourism accommodation).

21/00084/FUL Planning permission was granted for the alteration and conversion of a dilapidated coffee shop and excess hotel rooms to 7 holiday flats at Royal Pier Hotel, Pier Street, Sandown. The part of the hotel affected is a semi-detached 3-storey Victorian building with a basement that is markedly different to the main hotel. The proposal is to convert all floors to 7 self -contained holiday flats, one of which would be split over two level. The officer's written justification noted that "Although the proposal would result in the loss of 5 visitor en-suite bedrooms, this part of the hotel is currently disused and the proposal would provide an alternative form of holiday accommodation". In conclusion, it is considered that the enhancement of the existing accommodation and variety offered would outweigh the small loss if bedrooms at the site.

P/01131/18 | Demolition of rear hotel extensions (including ancillaries) and East Cottage; proposed two storey extension to the existing hotel and internal alterations to existing structure; conversion, alteration and refurbishment of existing outbuildings to provide 14 hotel suites, a restaurant, bar and spa; provision of up to 56 holiday lodges, 10 tree houses and 12 woodland retreats; removal of existing yurts; provision of gym, village barn, farm shop and welcome barn at Priory Bay Hotel Priory Road, Seaview.

The permission would see the creation of an extra 20 bedrooms and 68 additional holiday units. The officer's written justification concludes that although the development would result in the loss of trees and habitat in the short term, the "extensive works proposed to the listed buildings on site and the local listed landscape, together with the ability to bring the site back into an active use, benefitting both employment and tourism would result in significant public benefit".

Tourism key facts/issues:

- **37** applications and **1** prior notification approval relating to tourist accommodation were determined in 2021/22.
- Of these **59 per cent** were permitted resulting in the loss of **85** bedrooms and the gain of **49** bedrooms along with the creation of 27 holiday chalets, lodges and woodland retreats and 1 shepherd hut to provide holiday accommodation;

- **7** applications related to hotels[18] and of these **5** permitted the loss of hotels, **1** permitted the gain of hotels and **1** permitted new or improved provision.

- The average number of bedrooms lost per permitted application was **8**, but where tourism accommodation was permitted it was **3**.

[18] (where the word hotel or guesthouse featured in the description of the proposal or its address)

5. Minerals

Relevant Core Strategy objectives

1)	**To support sustainable and thriving communities that enable people to enjoy a quality of life without compromising the quality of the environment.**
2)	**To ensure that all development supports the principles of sustainable development.**
12)	**To manage the Island's mineral supply in a sustainable and environmentally sensitive manner.**

Development on the Island is dependent on a supply of minerals, such as sand and gravel. These resources, by the nature of being deposits in the ground, can only be extracted where they are found. Whilst the Island is fortunate to have deposits that could be extracted, there are other considerations that will limit the available supply and there are inherent tensions in the performance of certain core strategy policies with providing an adequate supply of indigenous land-won minerals on the Island.

As well as reporting on the minerals policies of the Island Plan Core Strategy, the council (as the Mineral Planning Authority or MPA), is required to produce a Local Aggregate Assessment (LAA).

The 2022 LAA Dashboard Summary is the most recent information on minerals on the Island and includes the returns from the annual aggregates monitoring survey. This is undertaken by MPAs each year to provide data to the mineral industry, MPAs and government and is focused on primary aggregates, but also seeks to cover secondary and recycled materials at fixed sites. The most recent survey for which there are return figures cover the calendar year 2021 and these figures have been used in this monitoring report to provide the most up-to-date picture as well as being the basis for the LAA 2022.

Land-won Aggregate

The geology on the Isle of Wight gives rise to sharp sand and gravel and soft sand. Aggregates are sourced from land-won resources, recycled aggregate and imports via wharves. There were four active sand and gravel quarries in 2019 all focused in the central area of the Island. Soft sand resources are limited, with only two sites providing this more specialised aggregate on the Island.

Total sales of sand and gravel increased from 2020, while the last three years of sales were all above the ten year average, with the highest recorded sales in 2019. The overall trend is one of generally increasing sales since 2012. There are variations, with two distinct peaks in 2015 and 2019. Whilst sales fell between 2015 and 2017, sales figures for 2019 hit a significant high of over 135,000 tonnes (54% above the 10 year average). Sales for 2020 declined from the 2019 peak but were still close (just below) the overall increasing trend in sales. Sales for the most recent reporting year of 2021 saw an increase from the previous year, again close to (just above) the sales trend.

Recycled & Secondary Aggregate

There are no secondary aggregate sites. The sales of recycled and secondary totalled just under 53,000 tonnes, which is very close to the previous year and results in a levelling off of sales from what had been a significant decrease from over 94,000t in 2018 to just under 54,000t in 2020. Sales of recycled aggregates represented around 18% of total aggregate sales in 2021. The total capacity for recycled aggregate is estimated to be in excess of 250,000 tonnes per annum.

Marine Sand and Gravel

Due to the Island having 2 operational aggregate wharves, marine sand and gravel sales are confidential, but have increased in 2021. It is difficult to identify any clear trend (in contrast to land-won sand and gravel sales), although there does seem to be a pattern of rise and fall over a number of years, with an overall gently decreasing trend. Comparing the 10 and 3 year sales averages reveals the 10 year sales average being slightly higher than the 3 year figure, reflecting the lower sales in recent years, with 2020 being the lowest recorded sales over both the 10 and 3 year period. Sales of marine won sand and gravel for the most recent monitoring year has recovered to being well in excess of the 10 year average. The change in sales between the low in 2020 to the above average figure last year is the most significant over the 10 year period.

Based on total aggregate wharf imports for 2021 it is possible to estimate there was a spare capacity at wharves on the Island of some 66%. This is a decrease on the previous year (at 74%), but similar to previous years where for both 2018 and 2019 spare capacity was at 67%.

Crushed Rock

Crushed rock sales are primarily from imports via the Island's two aggregate wharves (both located on the River Medina). Having just two aggregate wharf operators does mean that reported figures are subject to confidentiality. The pattern in sales of crushed rock over both the ten and three year period has been erratic, with the absence of any sales in 2014 being the extreme in terms of a year's performance difference from the average. In contrast sales in 2016 were at their highest over the last ten years. The last three years of sales are closer to the overall downward trend in sales over ten years, but still variable.

While not formally reported through the annual monitoring process[19] the provision of chalk locally does play a role and recorded sales for 2021 were equivalent to 46% of the marine imported crushed rock. That is not to say that the sales of chalk displace those of crushed rock, while there may be some cross-over in use, the two products are different. Use (and therefore demand) of chalk is understood to be primarily driven by the rural nature of the Island, providing materials for constructional fill and agricultural lime

Future Aggregate Supply

There is a significant amount of uncertainty in terms of future housing provision within the authority area. This is due in part to Government's White Paper on planning reforms and local evidence on the constrained

[19] Aggregates Monitoring Survey (AMR) overseen by the South East England Aggregate Working Party (SEEAWP) has been undertaken each year for several decades and provides data to the industry, mineral planning authorities (MPAs) and government on the aggregates supply chain.

nature of both the ability to deliver housing and the local, self-contained housing market. This provides a potential variation in annual housing targets of anywhere from 400 units per annum to over 1000.

Based on current plan provision, permitted reserves total 498,962 tonnes with a landbank of 4.9 years in 2021. The declining landbank is to be expected given the current local mineral plan was adopted in 2012 and is programmed for replacement in the next 2 to 3 years.

Permissions

The council received a planning application in April 2022 for the extraction of 900,000 tonnes of sand and gravel[20], that has yet to be determined. This has the potential to make a significant contribution to supply over a ten year period and would bring permitted reserves in excess of 700,000 tonnes, providing the Island with a landbank of permitted sand and gravel reserves in excess of 7 years.

Conclusions

It is considered that the Isle of Wight's local aggregate provision will not impact the wider South East region as a whole. Whilst it is recognised that the Isle of Wight is not meeting the required landbank based on its local requirement, this is due for review in the near future and there is significant spare capacity from alternate sources (primarily marine-won). There is currently an application for the extraction of up to 900,000t of sand and gravel under consideration, that if granted would make a significant contribution to permitted reserves and provide a landbank in excess of requirements.

[20] Reference 22/00654/FUL, Proposed extraction of sand and gravel and restoration to agriculture, Land At Palmers Farm Brocks Copse Road Wootton Ryde Isle Of Wight PO33 4NP

Summary key points

- Sales from all aggregate sources have increased from the previous monitoring year, except for recycled aggregate that saw a marginal decrease.
- While the largest increase by volume was in marine-won sand & gravel, proportionately land-won sand and gravel made the biggest contribution for 2021;
- The remaining permitted reserves for sand and gravel are below the 7 year landbank. Using the 10 year sales average gives a landbank figure of 5.6 years, whilst using the local APR lowers this to less than 5 years;
- The ongoing shift in supply of sand and gravel, from a majority of indigenously sourced land-won, to marine-won, to back to land-won over the last 10 years and beyond;
- There is a significant amount of available alternative infrastructure capacity for aggregates supply on the Isle of Wight;
- The existing wharf capacity is critical to security of supply for all aggregates, but particularly crushed rock. The significance of this infrastructure makes future supply of aggregates on the Island vulnerable to any changes in the status of the two remaining aggregate wharves.

6. Waste

Relevant Core Strategy objectives

1)	**To support sustainable and thriving communities that enable people to enjoy a quality of life without compromising the quality of the environment.**
2)	**To ensure that all development supports the principles of sustainable development.**
11)	**To manage the Island's waste in a sustainable and environmentally sensitive manner.**

National guidance[21] sets out that as minimum, waste planning authorities should monitor the following (and each of these is considered below):

- Land allocations
- Annual waste arisings
- Changes to waste management capacities and the need for additional waste infrastructure

Land allocations

The core strategy makes one allocation in relation to waste, being (policy SP8 Waste) Standen Heath Extension Allocation as the Island's strategic landfill capacity. At the time of adoption the Island's only operational, non-inert landfill site (at Standen Heath) was expected to be full by 2015. The potential landfill extension provided by the allocation was forecast with a maximum capacity of 770,000m^3 of net void space.
The most recent waste capacity modelling[22] concludes that;

"*The landfill allocation for active wastes is still appropriate because in the worst case scenario of recovery and recycling targets not being met (due to facilities not being built or alternative arrangements not being available) additional waste would need to be sent to landfill as the last resort. However the updated modelling shows that any new landfill may last longer than originally thought*."

The waste disposal contract is currently delivering around 92% of diversion from landfill, with some months regularly returning over 96%. Current figures demonstrate waste-to-landfill tonnages are now only around 2,500 to 3,000 per year, recycling and reuse around 26,000 tonnes per year and waste sent to incineration with energy recovery of around 36,000 tonnes per year.

Industry has suggested that once the waste management facilities associated with the new contract have been built, the existing landfill site is unlikely to be commercially viable to continue to operate as it currently

[21] Paragraph: 054 Reference ID: 28-054-20141016, National Planning Practice Guidance

[22] Isle of Wight Council Evidence Base Update, Review and Update of Waste Need Modelling, 2015, Amec Foster Wheeler Environment & Infrastructure UK Ltd.

does. Therefore the need for additional permitted capacity is no longer likely to be an issue.

The Energy from Waste facility at Forest Road is expected to be operational in the first quarter of next year (2023).

Waste – SP8, DM19

Target	**To deliver up to 9.7 hectares by 2027 of a range of waste management treatments, diverting waste from landfill, so that zero non-essential waste to landfill is achieved by 2015**		
Indicator	Number of hectares of consented waste development per annum by: capacity, and; treatment/facility		
Outcome	There were no permissions that contributed to significant new waste management facilities, that could be recorded as part of this monitoring report		
Target met	**-**	**Trend**	**-**

Interrogating the current monitoring system for planning consents there were no applications granted where waste policies SP8 or DM19 had been identified as being a policy consideration.

Looking at performance against the policy indicators, there has been a neutral contribution to significant new waste management facilities[23], when considering that there has been no new area/capacity associated with waste management, but neither has there been any loss. This neutral recording is further supported by the following key facts:

1. Given the specialist and limited nature of waste management treatment and the overall requirement over the plan period; and
2. Waste management facilities/capacity associated with new waste management contract.

Considering point 1, the expectation is that waste management development will come at certain set points in time, likely to be determined by both need (declining capacity) and commercial viability. Therefore due to the size of the Island and the amount and types of waste generated, permitted waste development will not occur every year, but sporadically, both in anticipation of and in reaction to demand.

Waste key facts/issues:

- There were no applications granted where waste management capacity (either additional or loss) was associated with the intended primary use.
- The Energy from Waste facility at Forest Road is expected to be operational in the first quarter of next year (2023), providing a 44,000 tonnes per year capacity.

[23] Significant new waste management facilities is defined here as meeting part of the identified waste management capacity requirements as set out in Table 5.6 Waste management capacity to be provided over the plan period, in the core strategy.