MONITORING REPORT

for the Isle of Wight Council's planning policies

2022 – 2023

Executive summary

The year 2022/23 was the eleventh complete monitoring year with the adopted Island Plan Core Strategy in place.

The completions of residential units on the Island for the year totalled 357. There were also 505 residential units permitted, which represents a decrease on the previous year's figure (1005) but comparative to those permitted in 2020/21 (493).

The number of new dwellings built on the Island (357) decreased from the previous year (490) and is slightly below the average since adoption of the Core Strategy (385).

In 22/23 a number of schemes across the Island delivered affordable housing including the development at Branstone Farm Studies Centre, Hale Common, Arreton providing a total of 33 affordable 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 23/24 and beyond is looking much healthier.

By approving new employment developments the capacity for an anticipated 272 jobs on the Island was created, with a net gain in employment floorspace provision of 1,371m^2 and a gain of 6,894m^2 of retail floorspace.

Sales from all aggregate sources have decreased from the previous monitoring year, with only land-won sand & gravel sales being above the 10yr average. While the largest decrease by volume was in recycled aggregate (down 29,000t), proportionately imported crushed rock saw the largest decrease at 63% reduction on 2021 sales.

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.

- **1,115** planning applications were determined.
- **88 per cent** of these were **approved** and **12 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 2022/23 for the Isle of Wight was £534,139.
- In the monitoring year **no** applications were given permission that included Self-Build and Custom Housing.
- **505** dwellings were granted permission

- **357** dwellings were completed.
- **71** affordable houses were completed.
- Permission was granted that supported the potential for an additional **272 jobs** on the Island.
- There was a net gain of **1,371m^2** of employment provision.
- **No** planning permissions were granted which resulted in the loss of an employment sites of one hectare or above in the period 2022/23.
- There has been a net gain of **6,894m^2** of retail floorspace within the monitoring period.
- **39 applications** and **1** lawful development certificate relating to tourist accommodation were determined in 2022/23.
- Of these **82 per cent** were permitted resulting in the loss of **71** bedrooms and the gain of **33** bedrooms along with the creation of 28 holiday lodges, 6 bell tents, 2 safari tents, 2 shepherd huts and 1 yurt to provide holiday accommodation.
- Sales from all aggregate sources have decreased from the previous monitoring year, with only land-won sand & gravel sales being above the 10yr average.
- There were no applications granted where waste management capacity (either additional or loss) was associated with the intended primary use.

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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 2022 to 31 March 2023. The core strategy has now been in place eleven 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 first published in July 2019 with an updated version published in July 2020 and the latest version was published in early 2024. 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.

The Statement of Community Involvement (SCI) sets out how and when we will seek the views of local people, business and key organisations on local planning matters, and was first published in 2015.

The council has not updated the SCI in this monitoring year, however, sought views on an updated version of the SCI in June 2023. This was prepared partly in response to the Local Government Authority Peer Review. The aim, to simplify the document where possible. It also includes new information relating to neighbourhood plans. Following the close of the consultation an updated version of the SCI was published in early 2024.

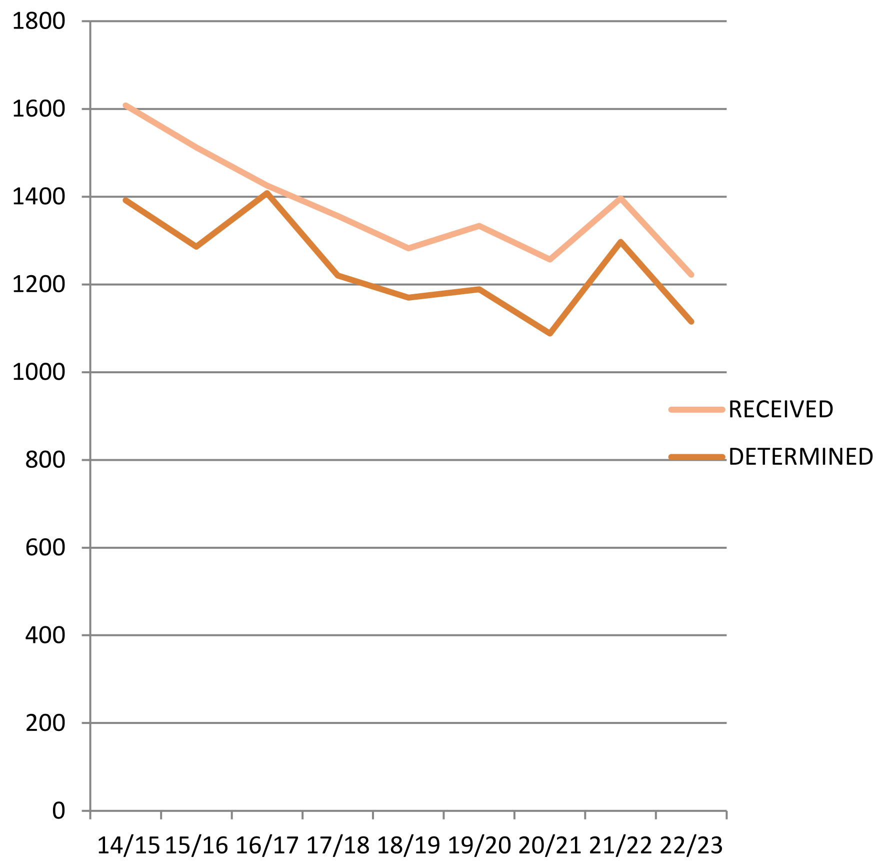
Processing planning applications

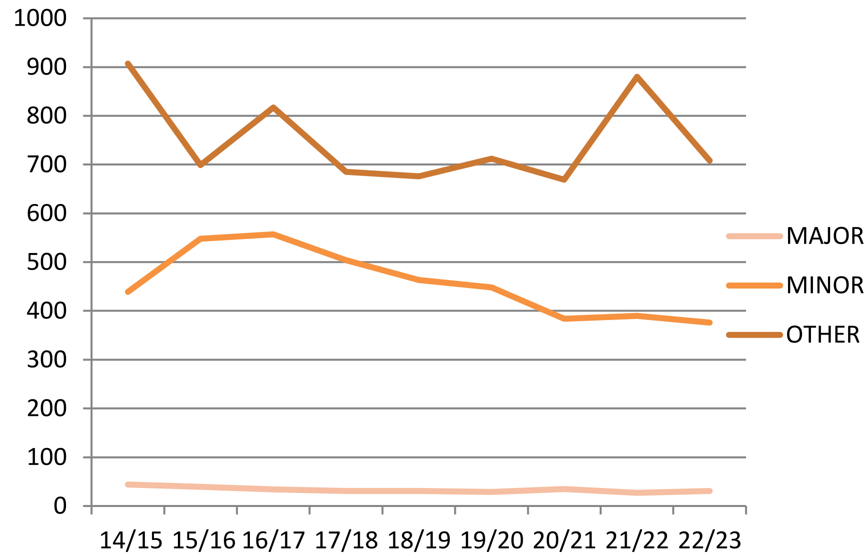
The LPA received 1,222 planning applications within the monitoring year and within the same period we determined 1,115 applications. This is shown in Graph 1, with the number of applications received in **light orange** and the number of applications determined in **dark orange**.

The number of applications received in 22/23 saw a decrease from the previous year's figure, reflecting the wider economic context, potential uncertainty following Brexit and the Covid-19 pandemic and increased permitted development rights.

Whilst there has been a significant reduction in the gap between applications received and applications determined over the last six years, 2022/23 saw a very slight increase from the previous year's figures. Overall, 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 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 a decrease in the number of other applications from the previous year and a slight decrease in the number of minor applications. There was no overall change in the number of major applications. Other applications include householder development. These applications could have seen a decrease with people not seeking to improve their home given the current economic context.

A breakdown of the outcome of decisions of the 1,115 determined applications is shown in Graph 3.

Graph 2: Determined applications by type

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

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.

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*
22/23	87.00%	92.28%	98.02%
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 93.50 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% (66% in 2022) 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.

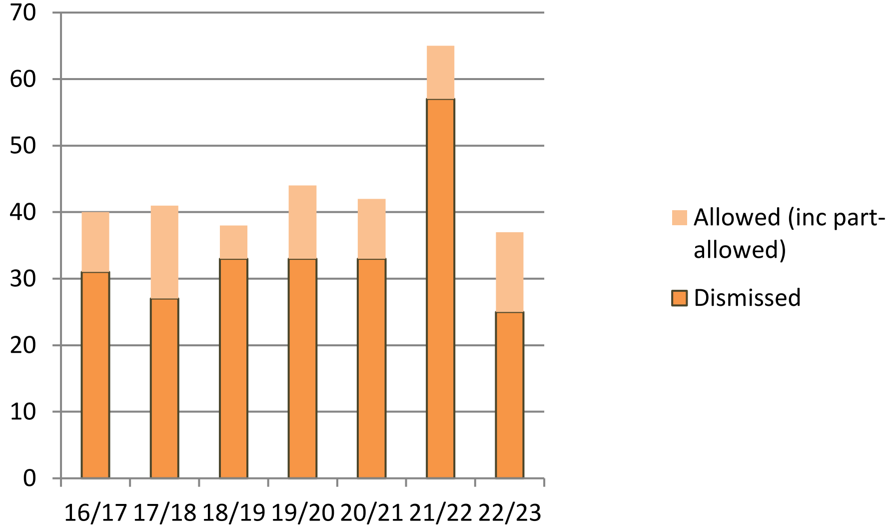
Appeal performance

Within the monitoring year there were 54 appeals lodged against the council's decisions, with the Planning Inspectorate issuing 37 decisions. This is a similar situation to 2020/21 (58 received, 42 determined) but during 2021/22, the intervening year, a notably larger number of appeals were determined and this was comparable to the number of appeals received (62 received, 65 determined).

The planning inspectorate recognise that there is a backlog of cases and publish monthly statistics on the time taken to issue decisions. Latest statistics published detail that decisions concerning written representations cases issued during February 2023 took an average of 35 weeks to determine[2] for full appeals and 21 weeks for cases following the householder appeal process.

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



[2] Measured from confirmation of a valid appeal to issuing of decision.

The number of decisions (37) was significantly less than the number of appeal decisions issued in 2021/22 (65) but in broadly comparable to the previous three years prior to 2021/22, in which 39 and 44 decisions were issued annually. Within the monitoring year the overall figure was 67.56% 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, lawful development certificate, prior approvals etc.).

In 2022/23 there were 36 decisions issued relating to appeals against the refusal of planning permission (including householder appeals) and listed building consent (see Table 2 for a further breakdown of the type of appeals). Of these, eleven were allowed which equates to 30.6 per cent. This percentage is notably higher than the previous year in which 8 out of 57 cases were allowed, equating to 14%. However, during the two years prior to 21/22, 25 per cent of appeals against refusals of planning permission and listed building consent were allowed. Overall, the percentage of appeals against the refusal of planning permission & listed building consent which were allowed during 2022/23 was slightly over the target maximum of 30%. However, in the context of a relatively modest number of appeal decisions issued, one or two allowed cases can notably affect the overall percentage.

Table 2: Percentage of appeals by type of appeal

	16/17	17/18	18/19	19/20	20/21	21/22	22/23
Refusal of planning permission[3]	34 85%	38 92.7%	36 92.3%	44 100%	32 76%	49 86%	34 91.9%
Non determination	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%	2 5.4%
Refusal of Lawful Development Certificate	0 0%	1 2.4%	0 0%	0 0%	2 5%	2 3.5%	0 0%
Enforcement Notice	4 10%	2 4.9%	0 0%	0 0%	7 17%	5 9%	0 0%
Conditions (direct appeal against conditions)	2 5%	0 0%	1 2.6%	0 0%	1 2%	0 0%	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%	2 5.1%	0 0%	0 0%	1 1.5%	1 2.7%

Complaints

There was an increase in the number of Planning and Development complaints made to the Local Government and Social Care Ombudsman (LGSCO) in 2022/23. The number of complaints upheld remains low with two planning complaints upheld by the Ombudsman.

During the monitoring year 2022/23 thirteen complaints were received and considered by the LGSCO, with five not being progressed and three referred back to the council.

Of the seven complaints not progressed/not upheld, the decision reasons were given as not at fault and closed after initial enquiries. The three complaints referred back for local settlement were considered to be premature.

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

Table 3: Number and type of complaints

	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23
LGO Complaints	9	8	6	6	9	7	6	9	13
Not Progressed/ Not Upheld	7	6	5	2	6	3	3	5	7
Complaints Upheld	2	1	0	2	1	2	0	2	2
Local Settlement	0	0	0	0	0	0	2	1	3
Not Finalised	0	1	1	2	2	2	1	0	1

Neighbourhood planning

No neighbourhood development plan areas were designated in 2022/23, meaning five designated areas remain on the Island. These cover the parishes of Bembridge, Brading, Brighstone, Gurnard and Freshwater. The council did however receive an application from Nettlestone & Seaview Parish Council in March 2023 for the designation of a neighbourhood development plan area. Following the completion of the relevant consultation period, the Nettlestone & Seaview Neighbourhood Area was designated. The next steps will be for the parish council to start work on a draft neighbourhood plan in consultation with their local community.

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.

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 content of the Newport & Ryde Local Cycling & Walking Infrastructure Plan (LCWIP) in March 2023.

Further information on the progress of the Newport and Ryde LCWIP and the development progress of other SPDs can be viewed on the council's website.

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 27 prior approval notices. Of these 13 confirmed were authorised (a decrease from 37 issued the previous year) and these included 4 requests for proposed installation of solar photovoltaics equipment and 5 replacements of agricultural barns. Interestingly, there were no authorised applications for a change of use from agricultural buildings or use class E (Commercial, Business and Service) to form residential dwellings. This may be due in part to changes introduced through amendments to the General Permitted Development Order allowing changes of use without the need for planning permission. In addition, 14 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).
Eight years of monitoring of prior notification (excluding this year) 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.

Under changes proposed by Government through the Levelling-up and Regeneration Bill the duty (to cooperate) would be abolished and replaced with a new 'Alignment Policy', the aim of which would be to secure appropriate engagement between authorities where strategic planning considerations cut across boundaries. As this would be tested through plan examination there is some uncertainty on the future reporting requirements, such as through annual monitoring.

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)	The Solent 2050 strategy published in April 2022 seeks to shape the future of the region. It identifies the IOW as benefiting from key site opportunities to accommodate new economic clusters to boost business activity. The Centre of Excellence for Composites, Advanced Manufacturing and Marine (CECAMM) in Whippingham is identified as a key asset to invest in skills and talent development to support locally significant industries and respond to innovation opportunities. The island is identified as playing a future role in sustainable tourism a key part of the future economy in the region. A successful Future Transport Zone bid has led to a 4 year drone transportation service trial to supply St Mary's Hospital with medical supplies. WightFibre, the Isle of Wight's fibre optic broadband provider is installing ultrafast full-fibre broadband that is 35 times faster than the national average. The region's marine and maritime legacy has provided innovations in the clean growth arena, such as the Wightlink hybrid ferry service, an environmentally friendly vessel. Solent 2050 recognises the IOW as the UK base of MHI Vestas Offshore Wind, which has ambitious expansion plans in line as a strategic location for developing the UK's renewable energy sector.
	Preparation of Draft Island Planning Strategy	Nearby Local Planning Authorities (PCC, SCC, NFNPA, NFDC)	Regular discussion takes place on housing numbers within each LPA and whether respective emerging local plans can address unmet needs 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 IWC involvement in the Steering Group to review and consider the funding of mitigation proposals on the Island.

	Water quality	Southern Water	Southern Water's Drainage and Wastewater Management Plan sets out priorities for the Isle of Wight Basin Catchment and the options to address wastewater issue. IWC is a partner in Southern Water's Storm Overflow Taskforce which is seeking to reduce sewer discharges in storm events through minimising surface water entering the system. A pathfinder project in Sandown has been set up to reduce storm overflow releases by working in partnership with communities and agencies, including the council. A technical report on the types of interventions that could be implemented was published in September 2022. Interventions to reduce storm water releases at Havenstreet took place in August 2022 and the methodology is being rolled out to larger settlements on the island from winter 2022.
	Water quality	Partnership for South Hampshire	The LPA continue to engage with Natural England over the issue of nutrient neutrality and updated the Council's Position Statement in early 2023. A nutrient budget has been prepared and agreed with Natural England to support the Draft Island Planning Strategy ahead of Regulation 19 consultation later in 2023.
	Water supply	Southern Water	Southern Water commented on the second Regulation 18 Island Planning Strategy consultation. The comments have been considered in preparing the formal regulation 19 version of the Plan which will undergo the public examination process once 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 LPA continue to engage with Natural England over the issue of nutrient neutrality and updated the Council's Position Statement in early 2023. A nutrient budget has been prepared and agreed with Natural England to support the Draft Island Planning Strategy ahead of Regulation 19 consultation later in 2023.

Travel	Sub-regional transport modelling and planning	Solent Transport	On-going work with Solent Transport and Systra to provide traffic modelling for the local economic impact model. This enables information to be provided 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	Hampshire Minerals and Waste Plan Partial Update - Draft Plan Consultation - Isle of Wight Council Response 30th January 2023 Minerals and Waste in Hampshire workshop 17th July 2023 Hampshire Minerals and Waste Plan (HMWP) Partial Update: Duty to Cooperate meetings, 5th October 2023.
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 2022/23 for the Isle of Wight was £534.139

Planning performance key facts/Issues:

- **1,115** planning applications were determined during 2022/23.
- **88 per cent** of these were **approved** and **12 per cent refused**.
- We **exceeded** the national targets for the time for determining major, minor and other planning applications.
- **36 appeals** relating to the refusal of planning permission were determined within 2022/23, with **69.4 per cent dismissed** and **30.6 per cent permitted**.
- **13** complaints were escalated to the LGSCO in 2022/23 and **5** were not progressed, **2** were upheld and **3** were referred back to the 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 294 over the monitoring year from 72,110 on 31 March 2022 to 72,404 on 31 March 2023[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 9.27[5] on the Isle of Wight in 2022 (which is the most up to date information available). This ratio has decreased slightly since 2021, when it was just below 10.00. The national average figure in 2022 was 8.28 and in the south east (excluding London) it was 10.75.

[4] Isle of Wight Council tax records, 31 March 2023.
[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.

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.

[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 over the past decade 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 has seen a significant rise more recently contributed to by the completion of the Ryde Extra Care scheme in 20/21 and the redevelopment of the former Green Meadows care home in Freshwater in 21/22. In 22/23 a number of schemes across the Island delivered affordable housing including the development at Branstone Farm Studies Centre, Hale Common, Arreton providing a total of 33 affordable units. Despite these recent increases, 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. As of 31 December 2022 there were 82 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 , 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 December 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	357 dwellings were provided		
Target met	N	Trend	↓

Trend information

Table 5: Completions by year

Year	Small	Large	Total
2022/23	108	249	357
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	1714	2912	4626

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. The reasons for such a ceiling are difficult to confirm, but are likely to be linked to 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 385 completions per year and with 357 completions in 2022/23, this equates to 68 percent of development that was planned for in 2022/23. The number of completions from 'large sites' was down from over 350 the previous year to follow past trends with just under 250 completions. The number of completions from 'small sites' continued to follow past trends (albeit at the lower end) with just under 110 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	274 additional units were **permitted** and 198 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	19 units were **permitted** and 21 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 2022/23 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	37	161	198	55%
SRAs	21	0	21	6%
RSCs	19	51	70	20%
WRA	31	37	68	19%
Total	**108**	**249**	**357**	

Table 6 shows 81% 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.

Table 7: Completions by SP1 location

	Key regeneration areas	Total	%
Medina Valley	Newport	124	70%
	Cowes	13	
	East Cowes	2	
Ryde	Ryde	32	16%
The Bay	Sandown	13	14%
	Shanklin	12	
	Lake	2	
	Total	198	100%

Permissions granted

Final outstanding permission figures as at 1st April 2023 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 the proposed residential development of 107 units at Scotland Farm, land at West Street, Godshill 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 nearly 650 units all together, these 2 sites equate to just over a third of the total on large sites.

Table 8: Outstanding permissions

	Gains	Losses	Total
Large	1800	5	1795
Small	751	95	656
Total	2551	100	2451

A total of 505 dwellings were granted permission in 2022/23[11]. Table 9 breaks this figure down by settlement type.

Table 9: Permissions granted by SP1 location

Area	Small	Large	Total
KRAs	89	185	274
SRAs	19	0	19
RSCs	16	107	123
WRA	62	27	89
Total	186	319	505

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	56	42
	Cowes	54	
	East Cowes	6	
Ryde	Ryde	123	45

[11] The permitted gains do not take into account whether there has been a previous permission and show only the number of dwellings permitted on that particular application within the 2022-23 period.

The Bay	Sandown	3	13
	Shanklin	32	
	Lake	0	
	Total	274	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	212 dwellings **permitted** and 138 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 70 completions either within or immediately adjacent to the settlement boundary of a RSC, and 68 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	2
Bembridge	2	Wootton	6
Brading	0	Wroxall	1
Brighstone	26	Yarmouth	0
Godshill	0	Wider Rural Area	68
Niton	3	Total	**138**
Rookley	30		

In terms of planning permissions granted within the monitoring year in these specific locations, there were 212 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	0	0
Brading	0	0	0
Brighstone	0	1	1
Godshill	107	0	107
Niton	0	10	10
Rookley	0	0	0
St Helens	0	2	2
Wootton	0	2	2
Wroxall	0	1	1
Yarmouth	0	0	0
Wider Rural Area	27	62	89
Total	**134**	**78**	**212**

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	Just under 20 per cent of completions in 2022/23 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	145	129	53.00%
SRA	18	1	95.00%
RSC	2	121	2.00%
WRA	49	40	55.00%
Total	214	291	

A total of 214 dwellings were permitted on brownfield land in 2022/23. Table 13 breaks this figure down further by settlement type, and shows that of the 214 dwellings permitted on brownfield land, 145 (or 53 percent) were permitted on brownfield land in KRAs.

In terms of the number of overall permissions granted; of the 505 dwellings permitted, 42 percent were permitted on brownfield land.

This represents a decrease from the 2021/22 figure of 69% being on brownfield and is possibly reflective of the relative success of national and local policy prioritising brownfield land, meaning available sites are reducing in number and those that remain are becoming more challenging to deliver on.

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/ Mobile
KRAs	Newport	4	79	37	4	0
	Cowes	1	-1	7	9	-3
	East Cowes	0	0	1	1	0
	Ryde	4	4	17	8	-1
	Sandown	0	4	8	1	0
	Shanklin	10	-1	1	2	0
	Lake	0	1	1	0	0

	Total	19	86	72	25	-4
SRAs	Ventnor	3	11	3	-1	-1
SRAs	West Wight	0	0	1	5	0
SRAs	Total	3	11	4	4	-1
RSCs	Bedroom no.	1	2	3	4+	Unknown/ Mobile
RSCs	Arreton	0	0	0	0	0
RSCs	Bembridge	0	1	-1	2	0
RSCs	Brading	0	0	0	0	0
RSCs	Brighstone	6	10	7	3	0
RSCs	Godshill	0	0	0	0	0
RSCs	Niton	0	0	3	0	0
RSCs	Rookley	4	7	16	3	0
RSCs	St Helens	0	1	1	0	0
RSCs	Wootton	0	0	4	3	-1
RSCs	Wroxall	0	0	1	0	0
RSCs	Yarmouth	0	0	0	0	0
RSCs	Total	10	19	31	11	-1
WRA	WRA	2	17	31	14	4
	TOTAL	12	36	62	25	3

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 2022/23:

Table 15: Permissions granted by bedroom size and SP1 location

Bedroom numbers[12]	1	2	3	4+	Unspecified
KRAs	18	70	131	57	-2
SRAs	2	13	4	2	-2
RSCs	5	36	63	21	-2
WRA	5	19	32	26	7
Total	**30**	**138**	**230**	**106**	**1**
%	**6%**	**27%**	**46%**	**21%**	**0%**

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[13]

	1 bed	2 bed	3 bed	4+ bed
Affordable rented housing	40%	30%	25%	5%
Affordable home ownership[14]	20%	40%	30%	10%
Market housing	5%	35%	40%	20%

[12] Including elderly and sheltered non-elderly housing.

[13] Data taken from Table 75 of the Local Housing Needs Assessment May 2022.

[14] Can be categorised as low cost home ownership.

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	71 dwellings out of 357 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	48 dwellings		
Target met	**N**	**Trend**	↓

Target	**30 per cent of affordable housing to be intermediate tenures**		
Indicator	Number of intermediate tenures (including starter homes and discounted market sale) affordable housing units delivered		
Outcome	23 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 an eligible household whose needs are not met by the market.

Affordable housing is delivered through three main ways:

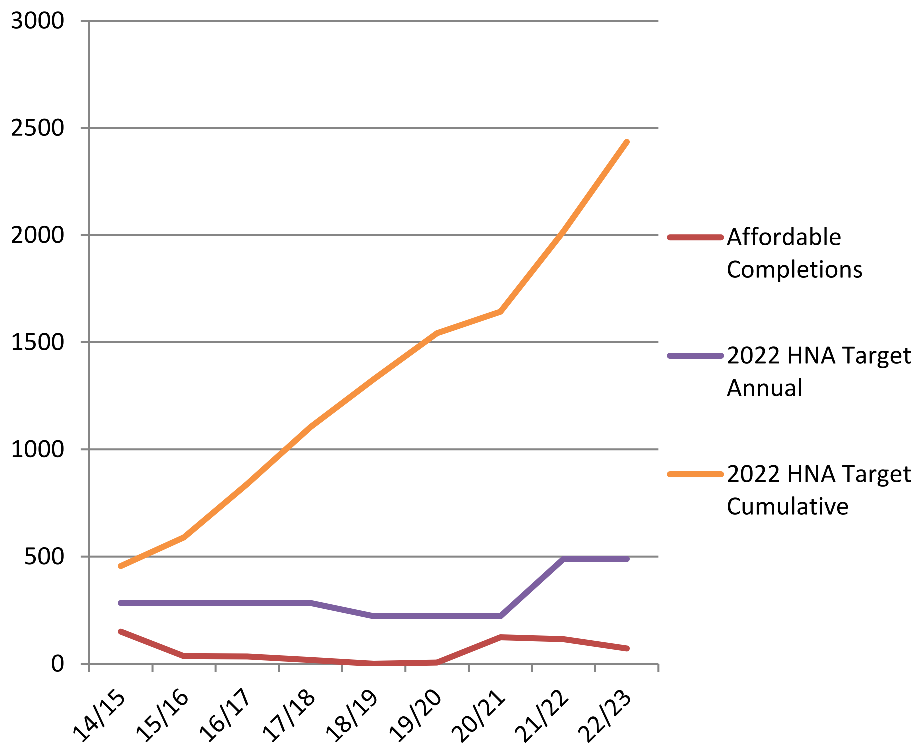
1. Conversion of existing accommodation into affordable housing.
2. Purchase of existing open market housing as affordable housing.
3. New build affordable housing.

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[15] (this is shown in Graph 5). It is still clear that the provision of new affordable housing is an important issue for the council.

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

[15] 2018 Island Wide Housing Need Assessment

Graph 5: Affordable housing delivery since 2014/15 vs HNA targets



Gypsies, travellers and travelling showpeople – DM6

Target	Delivery of 27 pitches by 2021[16]

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 2022/23 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.

[16] Further monitoring will need to be carried out to identify any future need between now and the end of the plan period (2027).

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[17].

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[18], 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.

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

[18] 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 2,956m^2 of mixed B2 (General Industrial) use and B8 (Storage and Distribution) use. The permission comprises an outline application for the regeneration of former Kingston Wharf, Kingston Road, East Cowes to include upgrading existing wharf to take larger boat crane; the proposed development of 11 units for boat building, boat storage, workshops and new moorings with the potential for an additional 48 full-time jobs.

- A further permission was granted for a proposed builders yard with warehouse/storage on land adjacent to the former Newport Football Grounds, Pan Lane, Newport. This resulted in 2,146m^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 272 additional jobs		
Target met	-	Trend	

It is calculated that the granting of planning permissions has resulted in the potential for an additional direct 272 jobs on the Island (a decrease from 515 on the previous monitoring year), with 272 being full-time equivalent. This figure is based on expected job creation figures based on floorspace numbers[19].

Table 17 below shows the breakdown of these 272 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 fifty percent of jobs were in E uses (Shops) and; ninety four jobs were in B2 uses (Industry), B8 uses (Storage and Distribution) of Mixed B2 and B8 uses.

21 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.

[19] Since 2020, the Employment Densities Guide (publishing.service.gov.uk) from DLUHC has been used to calculate gross jobs creation.

	15/16	15/16	17/18	18/19	19/20	20/21	21/22	22/23
A1 (E)	FT 46 PT 76	FT 6 PT 3	FT 6 PT 3	FT 25 PT36	FT 50 PT 70	FT 4	FT 18	FT 142
A2 (E)	FT 8 PT 2	FT 0 PT 0	FT 0 PT 0	FT 5 PT 0	FT 0 PT 0	FT 0	FT 12	FT 0
A3 (E)	FT 34 PT 23	FT 18 PT 5	FT 18 PT 5	FT 70 PT 59	FT 23 PT 45	FT 26	FT 20	FT 21
A4	FT 0 PT 0	FT 0 PT 0	FT 0 PT 0	FT 30 PT 40	FT 2 PT 2	FT 0	FT 0	FT 0
A5	FT 2 PT 2	FT 3 PT 2	FT 3 PT 2	FT 4 PT 8	FT 15 PT 35	FT 0	FT 0	FT 0
B1 (E)	FT 25 PT 0	FT 20 PT 22	FT 20 PT 22	FT 38 PT 17	FT 0 PT 0	FT 151	FT 68	FT 3
B2	FT 2 PT 0	FT 7 PT 0	FT 7 PT 0	FT 20 PT 0	FT 0 PT 0	FT 28	FT 345	FT 53
B8	FT 6 PT 0	FT 4 PT 0	FT 4 PT 0	FT 10 PT 0	FT 2 PT 0	FT 18	FT 26	FT 41
C1	FT 18 PT 12	FT 75 PT 41	FT 75 PT 41	FT 0 PT 0	FT 0 PT 0	FT 0	FT 0	FT 2
C2	FT 29 PT 0	FT 0 PT 0	FT 0 PT 0	FT 0 PT 0	FT 0 PT 0	FT 0	FT 0	FT 0
C3	FT 2 PT 2	FT 0 PT 0	FT 0 PT 0	FT 0 PT 0	FT 1 PT 1	FT 0	FT 0	FT 0
D1 (E/F	FT 21 PT 12	FT 8 PT 0	FT 8 PT 0	FT 19 PT 0	FT 4 PT 1	FT 0	FT 0	FT 0
D2 (E)	FT 0 PT 0	FT 1 PT 3	FT 1 PT 3	FT 17 PT 10	FT 22 PT 12	FT2	FT 26	FT 8
SG[20]	FT 10 PT 7	FT 39 PT 39	FT 39 PT 39	FT 25 PT 2	FT 4 PT 3	FT 0	FT 0	FT 2

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 272 potential jobs is below the annualised target. Although the situation will continue to be monitored to get a longer term picture in light of the national economy 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 **272** jobs on the Island.
- **52 per cent (142)** of full-time jobs were in E uses (Shops).
- **21** of full-time jobs were in E uses (Restaurants and Cafés).

[20] 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 gain of more than one hectare (1,371m^2) of employment provision		
Target met	-	**Trend**	↑

This target and indicator relate to the provision of B class uses over the plan period. Following the update to **The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020** which came into force on the 1st September 2020, Use Class E now includes previous Use Class B1a, B1b and B1c (Business). Use Classes B2 and B8 remain unchanged. The Core Strategy identifies that the following minimum level of provision should be planned for:

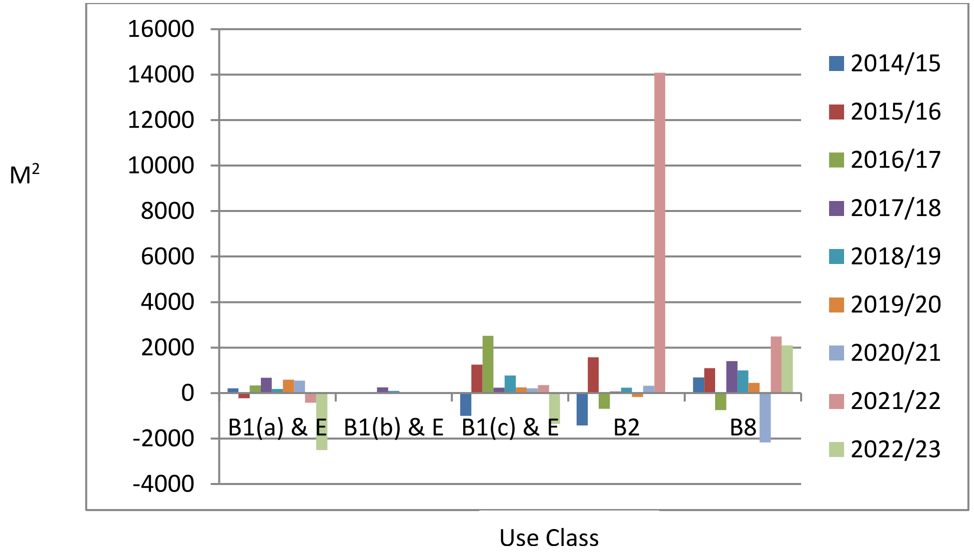
- at least nine hectares of B1b, B1c and B2 uses;
- around 13 hectares of B8 uses; and
- around 20 hectares of B1a uses.

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. Please note, Use Class E now includes previous Use Class B1a, B1b and B1c (Business). 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 2014/15- 2022/23



The permissions granted in 2022/23 resulted in a net gain of 1,371m^2, which is an increase on the net loss permitted in 2021/22 (13,178m^2). The 2022/23 figure was underpinned by permissions for a gain of 17m^2 of B2 and 2,096m^2 of B8. Mixed B2 and B8 Development also experienced a net gain of 3,112m^2. There was a net loss of 2,504m^2 of B1(a) and B1(c) experienced a net loss of 1,350m^2.

One permission was granted that resulted in the net gain of 2,956m^2 of mixed B2 (General Industrial) use and B8 (Storage and Distribution) use. The permission comprises an outline application for the regeneration of former Kingston Wharf, Kingston Road, East Cowes to include upgrading existing wharf to take larger boat crane; the proposed development of 11 units for boat building, boat storage, workshops and new moorings with the potential for an additional 48 full-time jobs.

A further permission was granted for a proposed builders yard with warehouse/storage on land adjacent to the former Newport Football Grounds, Pan Lane, Newport. The site (being over a hectare) resulted in 2,146m^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 and E use classes (in Graph 6 above), KRAs particularly the Medina Valley are often the preferred locations for employers.

Table 18 below demonstrates a net gain in employment floorspace in the Key Regeneration Areas. This was primarily due to the gain of 2,956m^2 of mixed B2 and B8 uses in East Cowes and 2,146m^2 of B8 use in Newport.

Table 18: Changes to employment land by SP1 location

	Gained	Lost	Net total
KRAs	5,884m^2	2,231m^2	3,653m^2
SRAs	-	-	-
RSCs	-	-	-
WRA	1,030m^2	3,312m^2	-2,282m^2
Total	**6,914m^2**	**5,543m^2**	**1,371m^2**

It is interesting to note that there was no net gain or loss recorded in employment floorspace in the Smaller Regeneration Areas and Rural Service Centres. This could be due to the changes introduced through amendments to the **General Permitted Development Order**, allowing changes of use without the need to obtain planning permission as set out on pages 11/12 of this report under the section heading **Use Classes Order, Permitted Development Rights & Prior Notification.** The implications of these rule changes in terms of monitoring planning activity are that certain activities no longer require planning permission. This type of economic activity or change to other land uses are therefore not as a matter of course, recorded as part of the council's annual monitoring activity.

Furthermore, there was an overall net loss in the Wider Rural Areas. This was primarily due to the loss of B1(a) floorspace of 1,588m^2 at Thompson House, Sandy Lane, outside of Newport. The site relates to a former Council building which is now disused, the site in an abandoned state. One permission close to Nettlestone was granted that resulted in the loss of 400m^2 of B8 floorspace. Another permission outside Ventnor resulted in a further loss of 287m^2 of mixed B2 and B8 floorspace.

Delivering employment land key facts/issues:

- There was an overall net gain of **1,371m^2** of employment provision.
- There were net gains for **B2 (17m^2) and B8 (2,096m^2) and Mixed B2 and B8 Development (3,112m^2).**
- **2** permissions were granted that resulted in the gain of **2,956m^2** of mixed B2 and B8 uses and **2,146m^2** of B8 use within the Media Valley.
- Net gain of **3,653m^2** of employment floorspace in the Key Regeneration Areas.

Following on from considering the changes to employment land provision by SP1 location (in Table 18 above), Table 19 below sets out employment gained or lost by parish within the monitoring year and highlights two features: firstly a significant net gain in employment provision in East Cowes; and secondly, a decrease in employment floorspace in Newport, Ryde, Lake, Northwood and Nettlestone & Seaview. An example of the increase in employment floorspace includes the regeneration of the former Kingston Wharf, Kingston Road, East Cowes, resulting in the net gain of 2,956m^2 of mixed B2 (General Industrial) use and B8 (Storage and Distribution) use.

Table 19: Changes to employment land by Parish location

	Gained	Lost	Net total
Newport	2,567m^2	2,803m^2	-236m^2
Ryde	-	137m^2	-137m^2
Cowes	313m^2	-	313m^2
East Cowes	2,956m^2	810m^2	2,146m^2
Sandown	328m^2	-	328m^2
Lake	-	69m^2	-69m^2
Northwood	-	297m^2	-297m^2
Nettlestone & Seaview	-	690m^2	-690m^2
Godshill	300m^2	287m^2	13m^2
Newchurch	450m^2	450m^2	0m^2
Total	**6,914m^2**	**5,543m^2**	**1,371m^2**

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 were no employment sites of one hectare or above lost		
Target met	-	**Trend**	

Although there were no employment sites of one hectare or above lost within the monitoring year, one application relating to an existing wharf site located within the Medina Valley Key Regeneration Area was granted. The permission comprises an outline application for the regeneration of former Kingston Wharf, Kingston Road, East Cowes to include upgrading existing wharf to take larger boat crane; the proposed development of 11 units for boat building, boat storage, workshops and new moorings resulting in the net gain of 2,956m^2 of mixed B2 (General Industrial) use and B8 (Storage and Distribution) use.

Although the proposal would be consistent with the Council's spatial strategy set out in policy SP1 of the Core Strategy, which seeks to focus development within existing settlements, and prioritise the reuse of previously developed land, policy SP9 of the Core Strategy safeguards this aggregate wharf site (Kingston South) on the basis of its strategic importance in terms of the transportation of minerals and other goods. Policy SP3 adds that the loss of large-scale employment sites of one hectare or above will be resisted, where they are important to sustaining the local economy or where mixed-use redevelopment will not maintain the scale of employment opportunities on site.

The proposal would see the wharf upgraded to take a larger boat crane, which would go some way to addressing current structural condition issues with the wharf, and the proposed units and moorings facilitate regeneration and continued use of the wharf site, including its currently disused lower tier, bringing it back into active use without prejudicing the ability of the wharf to be re-activated at a later date. Furthermore, the proposed use would be marine-related, and would positively contribute to the wider regeneration and continued marine-related use of the Kingston Wharf site, with this proposal only relating to the use of the lower tier. The regeneration of this site also has the potential for an additional 48 full-time jobs.

In terms of employment, given the lower tier is currently not in use, it is considered that the proposal would continue employment/commercial activity at this site, and would not result in the loss of this site in terms of employment use, but would complement and support the business/employment use of the wider site and the local economy.

Twelve permissions were granted for the loss of B and E class uses, which equated to a loss (4,967m^2) in terms of floorspace provision. The section relating to jobs (see pages 29/30) also establishes that permission was granted for planning applications supporting the creation of the potential for an additional 272 jobs on the Island.

Where the loss of, or the change to, alternative B class uses were permitted, at least five of them retained and/or introduced employment provision (in various use classes). Eleven of these applications related to building/sites that were vacant at the time of the application and seven 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:

- **No** planning permissions were granted for the loss of an employment site of one hectare or above in the period 2022/23.
- **12** permissions were granted for the loss of B class uses which equated to **a loss (4,967m^2)** in terms of floorspace provision.
- At least **5** of these retained or created some form of employment provision on the site.
- **11** of these applications related to buildings that were **vacant** at the time of the application.
- **7** 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	**75,159m² of net retail floorspace to be delivered over the plan period**

Indicator	Amount of net retail floorspace delivered per annum		
Outcome	6,894m² net gain of retail floorspace permitted		
Target met	-	**Trend**	

Following the update to **The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020** which came into force in September 2020, Use Class E now includes previous Use Classes A1 (shops), A2 (financial and professional services) and A3 (restaurants and cafes).

Retail is now 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 or due to the amendments to the **General Permitted Development Order**, allowing changes of use without the need to obtain planning permission, the figures quoted in this section refer to 'at least' before any floorspace figures.

Over the monitoring period the LPA granted 5 permissions and 2 prior notification approval, for the loss of at least 962m² of E (shops) floorspace (a slight increase on the previous year's figure of 922m²), which was an average of 137m² loss per application/approval. This loss was mainly focused around the larger retail areas of Newport, 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, seven were instances of the shop being vacant at the time of the application. Five applications were permitted that resulted in the loss of any form of employment provision to residential.

Conversely, two permissions were granted and one lawful development certificate for the gain of at least 7,856m² of E (shops) retail floorspace (which gave an average of 2,618m² of new floorspace per application).

There has been an overall net gain of 6,894m² of retail floorspace (a significant increase from the previous year's net gain total of 542m²) located mainly in Newport. An example of the increase of retail floorspace includes an application at St Georges Park, Newport Football Club, for the demolition of existing buildings and proposed retail park with the gain of 7,243m² of E (shops) retail floorspace. Another application was approved for the proposed change of use from a meat processing place (Use Class B2) to Retail (Use Class E), 64-65 Pyle Street, Newport with the gain of 443m² of E (shops) retail floorspace.

Delivering retail floorspace key facts/issues:

- **2** applications and **2** prior notification approvals relating to the change of use of retail floorspace (where the information was provided).
- **5** permissions and **2** prior notification approvals were granted for the loss of at least **962m²** of E floorspace. 2 permissions were granted and 1 lawful development certificate for the gain of at least 7,856m² of E retail floorspace.
- Where an E use was lost, **7** were vacant at the time.
- **5** applications were permitted for a change of use to residential.
- The result has been a net gain of **6,894m²** of retail floorspace within the monitoring period.

Town centres – DM9

Target	No net loss of Class 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	No units lost		
Target met	**N**	**Trend**	

Records indicate that within the monitoring year there were no[21] applications relating to E uses within the eight primary retail frontages (PRFs) across the Island.

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.

Table 19 shows the breakdown of floorspace gained or lost by use class and highlights two features: firstly, a significant increase in the amount of E (A1) floorspace gained against the previous year's gain; and secondly an increase in the amount of E (A2) floorspace lost against the previous year. The increase in E (A1) floorspace includes an application at St Georges Park, Newport Football Club, for the demolition of existing buildings and proposed retail park with the gain of 7,243m² of E (shops) retail floorspace.

Table 20: Floorspace gains/losses by use class

	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
E (A1)	-622.7m²	-396m²	-215.98m²	+5911m²	-1138m²	542m²	6,894m²
E (A2)	-	-876m²	-331.25m²	-	-14 m²	-213 m²	-790m²
E (A3)	+1,193.45 m²	+713m²	+1233.55m²	+467m²	+1003m²	-265m²	-3m²
A4	-70m²	-	-198m²	-126m²	+101m²	-206m²	-
A5	+80m²	+116m²	+203.8m²	+503m²	-	-	-
E (B1(a)	+330m²	+673m²	+183.5m²	+587m²	+540m²	-420m²	-2,504m²
E (B1(b)	-	+250m²	+100m²	-	-	-	-
E (B1(c)	+2,512m²	+229m²	+767.25m²	+245m²	+202m²	350m²	-1,350m²
B2	-691m²	+73m²	+234m²	-176m²	+317m²	14,081m²	17m²
B8	-755m²	+1,403m²	+998m²	+440m²	-2172m²	2,493m²	2,096m²
D1 (E (e-f) & F1)[22]	+145m²	+300m²	+1,009.7m²	-8721m²	+772m²	785m²	-
D2 (E(d) & F2 (c-d)	+381m²	+531m²	+1,425.2m²	+2678m²	-484m²	2,327m²	-8,737m²
Sui Generis	+2,249.70 m²	+306m²	-1,019.6m²	-654m²	-89m²	209m²	234m²

Following changes to the Use Classes Regulations 2020, use classes A4 (pub/drinking establishments), A5 (hot food takeaway), D2 (venues for live music), D2(a) cinema, D2(b) concert hall and D2(c) bingo hall have now

[21] 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.

[22] Class D was revoked from 1 September 2020. D1 was split out and replaced by the new Classes E(e-f) and F1. D2 was split out and replaced by the new Classes E(d) and F2(c-d) as well as several newly defined 'Sui Generis' uses.

become sui generis uses with the effect that no changes of use to or from these uses fall within permitted development.

Town centres key facts/issues:

No applications relating to the change of use from Use Class E (shops) within the PRF were received in the monitoring year.

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	**N**	**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	**N**	**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 E uses (shops) element of the monitoring target, no gain or loss of E (shops) retail 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

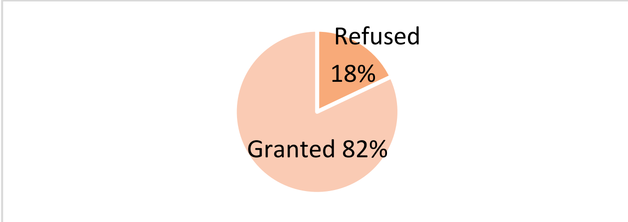
Indicator	Number of tourism bedrooms consented per annum[23]		
Outcome	33 bedrooms (plus 28 holiday lodges, 6 bell tents, 2 safari tents, 2 shepherd huts and 1 yurt to provide holiday accommodation).		
Target met	-	Trend	↓

Indicator	Number of tourism bedrooms lost per annum		
Outcome	71 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.

2022/23 saw 39 applications and 1 lawful development certificate being determined against SP4 (an increase of 2 from the previous year). Of the 39 applications, 32 (82%) were granted and 7 (18%) were refused. The number of applications determined and those permitted represented an increase from 2021/22. Within this monitoring year, the LPA permitted the loss of at least 71 bedrooms (a decrease of 14 from the previous year), and creation of 33 bedrooms (a decrease of 16 from the previous monitoring year), along with the creation of 28 holiday lodges, 6 bell tents, 2 safari tents, 2 shepherd huts and 1 yurt to provide holiday accommodation.

Graph 7: Applications relating to Tourism Development



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 2 but, where tourism accommodation was permitted, it was also 2. 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).

[23] Hotels, Boarding/Guest Houses counted as bedrooms. Units of Holiday Accommodation (flats/houses) counted as units.

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).

21/01941/OUT Outline planning permission was granted for the refurbishment of the existing hotel and outline for a 2/3 storey block of 8 apartments with parking at the Curraghmore Hotel, 22 Hope Road, Shanklin. The application relates to an existing hotel located within the settlement boundary of The Bay Key Regeneration Area. The proposal seeks to reduce the size of the hotel and remodel and refurbish it to provide for a smaller 8-bed boutique hotel, as well as provide for a block of 8 residential apartments. The planning officer's written justification concluded that "given the location and nature of the proposed development, it would be consistent with the Council's spatial strategy set out in SP1" of the Core Strategy.

20/02157/FUL Full planning permission was granted at 1 Holyrood Street and 2-4 Sea Street, Newport for the renovation of a listed building to create 3 guest bedrooms and ground floor dining and proposed two storey extension to create 2 guest bedrooms with adjoining sitting room. The guest house/hotel is located within Newport Town centre and within the Medina Valley Key Regeneration Area. The officer's written justification noted that the proposal could be "supported in line with the aims of policies of the Island Plan". In addition, "Policy SP4 (Tourism) supports sustainable growth in high quality tourism and proposals that increase the quality of existing tourism destinations and accommodation across the Island".

Tourism key facts/issues:

- **39** applications and **1** lawful development certificate relating to tourist accommodation were determined in 2022/23.
- Of these **82 per cent** were permitted resulting in the loss of **71** bedrooms and the gain of **33** bedrooms along with the creation of 28 holiday lodges, 6 bell tents, 2 safari tents, 2 shepherd huts and 1 yurt to provide holiday accommodation.
- **6** applications related to hotels[24] and of these **3** permitted the loss of hotels and **3** permitted new or improved provision.
- The average number of bedrooms lost per permitted application was **2**, where tourism accommodation was permitted it was also **2**.

[24] (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 2022 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 2022 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 decreased from 2021, 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 2013. 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 (47% above the 10 year average). Sales for 2021 saw an increase from the previous year, close to the sales trend (just above) while the most recent reporting year of 2022 saw a decrease from 2021, but again remaining close to (just below) the sales trend.

Recycled & Secondary Aggregate

There are no secondary aggregate sites. The sales of recycled and secondary totalled just over 23,000 tonnes, which is less than halve of the previous year and results in a continuing significant decrease from a 10 year high of over 94,000t in 2018. When considering average sales over the 10 and 3 year period it is interesting to note that while the 10 year figure has decreased slightly, the 3 year figure has seen a greater decrease from the previous reporting year. Sales of recycled aggregates represented around 11% of total aggregate sales in 2022. The total capacity for recycled aggregate is estimated at 180,000 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 decreased in 2022. 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. The change in sales between the low in 2020 to the above average figure of 2021 is the most significant over the 10 year period, probably reflecting the impact to and recovery of the economy as a result of the covid pandemic.

Based on total aggregate wharf imports for 2022 it is possible to estimate there was a spare capacity at wharves on the Island of some 74%. This is an increase on the previous year, where for 2021 spare capacity was at 65%. This reflects the decrease in sales of marine-won aggregate in 2022.

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 the provision of chalk locally does play a role and recorded sales for 2022 were equivalent to 10% higher than that of 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 proposed planning reforms through the Levelling Up and Regeneration Bill and local evidence on the constrained 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.

Previous LAA work suggests that the level of housing completions mirrors to some extent the demand for sand and gravel. There was a significant divergence in this trend for 2019/20, however the subsequent and latest 3 years mirror an increase in aggregate sales with completions of housing (see sales and completions for 2020/21 and 2021/22) followed by a drop-off in aggregate sales and then reduced completions.

As at 31st December 2022, the council had permitted sand and gravel reserves of 483,652 tonnes as reported through the AM2022 survey returns. The Island's permitted reserves are below the seven year landbank indicator. Based on current (2022) sales the Island has just over four years' worth of permitted reserve. However, given the ten year high in sales of 2019 and the variation in sales year on year for both the ten and three year period, using the ten year sales average (92,084t as opposed to 100,000 or most recent 108,849t) seems more realistic, giving a landbank figure of just over 5 years.

Permissions

2022 and 2023 has potentially seen some significant activity in terms of new prospective sources of indigenous land-won sand and gravel. Last year saw the submission from an existing operator for the extraction of up to 900,000 tonnes of sand and gravel[25]. While this has yet to be determined, it 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.

This year (2023) has seen the council receive 2 EIA screening opinion requests, which if subsequent applications were approved would result in over 500,000 tonnes of sands and gravels of varying composition. Accepting the significant assumptions, if all three operators were successful in gaining planning permission this could add a potential estimated 1.2mt to the Island's land bank.

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.

Summary key points

- Sales from all aggregate sources have decreased from the previous monitoring year, with only land-won sand & gravel sales being above the 10yr average.

[25] 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

- While the largest decrease by volume was in recycled aggregate (down 29,000t), proportionately imported crushed rock saw the largest decrease at 63% reduction on 2021 sales.
- Land-won and marine sand & gravel made the biggest contribution for 2022, accounting for a total tonnage of some 187,000t or 86% of total aggregate sales;
- The remaining permitted reserves are below the 7 year landbank, using the 10 year sales average gives a landbank figure just over 5 years, whilst using the local apportionment figure lowers this to less than 5 years;
- There is a significant amount of available alternative infrastructure capacity for aggregates on the Isle of Wight.

7. 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[26] 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[27] 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 delivered a diversion of all MSW from Landfill rate of just over 96%[28]. Current figures indicate waste-to-landfill tonnages are now only around 300t per year. Recycling and reuse accounted for 10,300 and 36 tonnes respectively over the latest reporting year. Waste sent to incineration with energy recovery of just over 31,000t.

The Energy from Waste facility at Forest Road has only been operating since January 2024 and therefore no annual figures are available. However,

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

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

[28] All figures taken from the 2022-23 Annual Waste Services Report

data for January shows a total electricity export of 386,663 kWh, which is equivalent to the energy for one week of 7,030 average households.

Given the significantly reduced amounts of waste going to landfill there is unlikely to be a need for additional permitted capacity.

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.

[29] 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.

Looking at performance against the policy indicators, there has been a neutral contribution to significant new waste management facilities[29], 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 now operational with the first full year of service to be reported in the 2023-24 monitoring report.