

Island Plan

Annual Monitoring Report 2008-2009

December 2009

ENV853

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Executive Summary

This Executive Summary provides a brief overview of the effectiveness of UDP policies from April 2008 to March 2009. This is the fourth Isle of Wight Annual Monitoring Report (AMR) produced as part of the Local Development Framework (LDF – Island Plan).

The aim of the AMR is to:




- Indicate the progress of the Island Plan, against the timetable and milestones within the Local Development Scheme (LDS).
- Assess the extent to which current policies within the Unitary Development Plan (UDP) are being implemented.
- Show the impact that current policies in the UDP are having in terms of national, regional and local targets.

The AMR will be produced annually and submitted to Government in December each year. This is a requirement of the Planning and Compulsory Purchase Act 2004.

This AMR is divided into three parts. Part 1 introduces the AMR; Part 2 discusses progress of the Island Plan and Part 3 assesses the effectiveness of the saved policies within the adopted development plan – Unitary Development Plan (May 2001).

Performance against Indicators

The table on the following pages summarises the main indicators, targets and performance against them for the period 1st April 2008 to 31st March 2009. Progress is shown against an indicator using the symbols below:

	Progressing towards/meeting target
	No progress towards/not meeting target
	No clear trend apparent/data collection currently insufficient

Issue	Indicator	Type	Target	Achieved 08/09	Progress
General	The number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	Core	0	No data, but anecdotal evidence suggests 0.	⊖
	The amount of derelict land and vacant land in urban areas (ha)	Regional	None	49ha – no change since 07/08	⊖
	Planning benefits secured on large housing developments in accordance with UDP policies	Local	None	Affordable Housing £435,000 Education £158,565 Transport £92,127.50 Public Open Space £94,060	✓
	The number of appeal decisions allowed against the authority's decision to refuse planning applications as a % of the total number of appeals against refusals of planning applications.	Local	30%	24%	✓
Design & Conservation & Heritage	The number of scheduled monuments and county sites of archaeological importance completely destroyed, removed from/added to the statutory list or at risk	Local	0	0 destroyed All 120 assessed 21 found high risk – no change 29 medium risk/satisfactory – no change 70 low risk/optimum – no change 4 sites added to at risk register 74 new local archaeological sites added 0 local sites removed	✓
	The number of developments on sites which within areas of high archaeological potential for which a prior assessment of the archaeological resources was prepared.	Local	All as necessary	91	✓
	The number of listed buildings completely removed, demolished, removed or added from/to the statutory list or at risk register.	Local	0 demolished	0 demolished 0 removed 0 added	✓
	The number and location of new and reviewed conservation areas	Local	0	Work in progress on new and reviews to be completed in 09/10.	⊖
Housing	Housing Trajectory	Core	520pa	605	✓
	Affordable housing completions	Core	163pa	73	✗

Issue	Indicator	Type	Target	Achieved 08/09	Progress
	% of new and converted dwellings built on previously developed land.	Core	60%	86.10%	✓
	Completions at: (a) Less than 30 dwellings per hectare (b) Between 30-50 dwellings per hectare (c) Above 50 dwellings per hectare	Core	No target but minimum aim of 30 dph	(a) 19.5% (b) 23.6% (c) 56.9%	⊖
Employment	The amount of land developed for employment by type	Core	No target	B1-B8 uses 1,938 sqm	⊖
	The amount of employment land (by type) which is on previously developed land	Core	No target	0	⊖
	Employment land supply by type	Core	No target	6.7ha allocated 8,412 sqm with permission	✓
	The amount of completed office development	Core	No target	0	⊖
	The % of completed office development in town centres	Core	No target	0	⊖
	The amount of land developed for employment by type, which is in development and/or regeneration areas defined in the local development framework	Core	No target	Data not available	⊖
	Loss of employment land in (i) development/regeneration areas and (ii) Isle of Wight	Core	No target, but aim for 0ha	102.46 sqm of office development lost	✗
	The amount of employment land lost to residential development	Core	No target – aim for 0ha	102.46 sqm	✗
	The location and number of new hotel bedrooms	Regional	No target	0	⊖
	The location and number of new visitor attractions	Regional	No target	0	⊖
Environment	Change in priority habitats and species (by type)	Core	No target but +ive trends	Loss of 300m of important hedgerow. Small unquantified loss of mudflats	⊖
	Change in areas designated for their intrinsic environmental value, including sites of international, national, regional or sub-regional significance	Core	No target but +ive trends	No loss	✓

Issue	Indicator	Type	Target	Achieved 08/09	Progress
Minerals and Waste	Capacity of new waste management facilities by type	Core	No target	No new facilities	⊖
	Amount of municipal waste arising and managed by management type and the % of each type	Core	No target	53,146.25 T landfilled 26,064.73 T recovered 13.61% recycled 18.35% composted/windrowed 5.17% recovered heat & power 64.8% landfilled Marginal improvement from 07/08	⊖
	Production of secondary/recycled aggregates	Core	No target	Increased production from 07/08 36,847.89 T of which 27,976.89 was used for constructional fill.	✓
Transport	% of completed non-residential development complying with parking standards set out in the LDF	Core	No target	No data available	
	% of new residential development within 30 minutes of public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.	Core	No targets	(a) GP Surgery – 89.9% within 15 minutes; 97.9% within 30 mins (b) Hospital – 33.1% within 15 mins; 92.7% within 30 mins (c) Primary School – 96.6% of 5-9 year olds within 15 mins; 99.4% within 30 mins (d) Secondary School – 98.2% of 10-15 year olds within 20 mins; 99.9% within 40 mins (e) Employment – 98.7% of workable age residents able to access defined employment locations within 20 mins; 99.8% within 60 mins	✓
	Bus patronage – total local passenger journeys (000s)	LTP	42.9% increase	Measured through progress on the LTP	✓
	Train patronage – total passenger journeys	LTP	20% increase	Measured through progress on the LTP	✓

Issue	Indicator	Type	Target	Achieved 08/09	Progress
	Ferry patronage (numbers)	LTP	10.6% increase	Measured through progress on the LTP	✘
	Cycling trips (numbers)	LTP	Triple numbers	Measured through progress on the LTP	⊖
	Access to Newport Town Centre (% households within 30 mins)	LTP	Increase & maintain at 87%	Measured through progress on the LTP	✘
	Air Quality	LTP	No AQMAs	Measured through progress on the LTP	✓
	Area wide mileage (000s cars)	LTP	Restrict growth to 2.3%	Measured through progress on the LTP	✓
Retail	Amount of completed retail development	Core	No target	492 sqm	⊖
	% of completed retail development in town centres	Core	No target	100%	✓
Community & Utility Services	Renewable energy capacity installed by type	Core	RSS Target 115MW Hants & IW by 2010	Gasification 1,800 kW Ground Source Heat pump 57.8 kW Solar Thermal 16.8 kW Solar PV 2.69 kW Wind turbine 17.2 kW Hydro Turbine 0.4 kW Biomass Boiler 200 kW	⊖
Leisure & Recreation	Amount of leisure development completed in town centres	Core	No target	0	⊖
	Amount of completed leisure development	Core	No target	0	⊖
	% of eligible open space managed to green flag award standard	Core	No target	100%	✓
	Green spaces within development envelopes lost (ha)	Local	0ha	0ha	✓

Part 1

1. Introduction

Why Monitor?

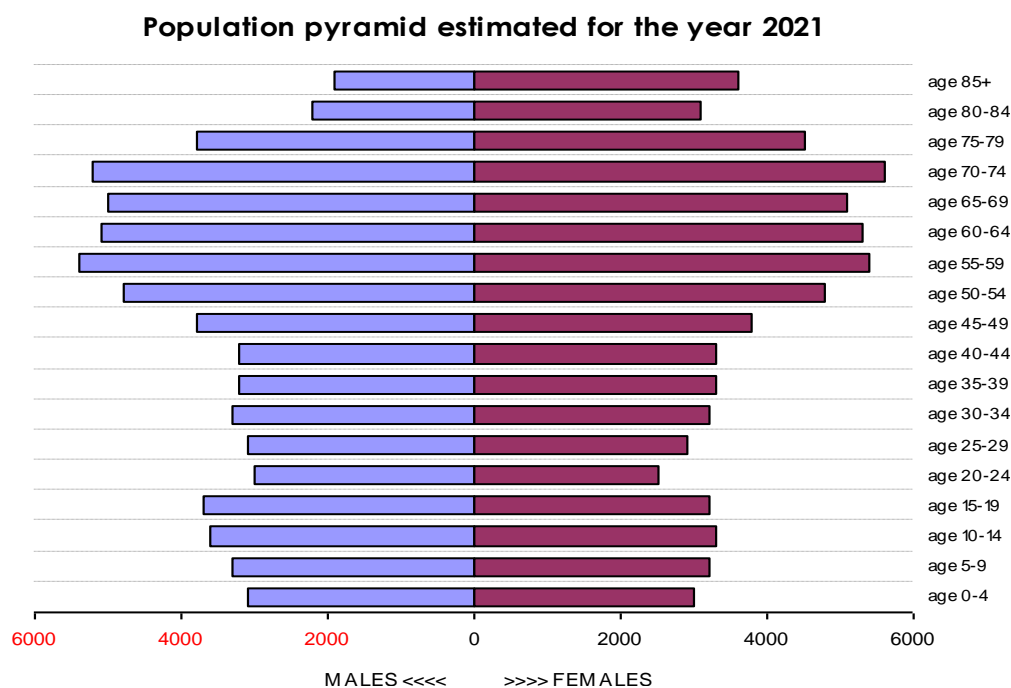
- 1.1 The Government, through the Planning and Compulsory Purchase Act (2004) has introduced major changes to the operation of the planning policy system. The current Unitary Development Plan will be replaced by a series of documents, called a Local Development Framework (LDF), which on the Island we are calling the Island Plan.
- 1.2 A key requirement of the Planning Act is the production of an Annual Monitoring Report (AMR).

Scope of the AMR

- 1.3 This report will contain the following information:
 - Implementation of the Local Development Scheme (LDS)
 - A Housing Trajectory
 - What effects the implementation of policy are having on the social, environmental and economic characteristics of the area
 - The extent to which policies are being achieved
 - Whether the policies need adjusting or replacing because they are not working as intended
 - If policies or proposals need changing and suggested actions to achieve this
- 1.4 The Council recognises the importance of monitoring and the opportunity to develop a joint approach to monitoring across Council services and strategies.
- 1.5 Monitoring will play a crucial role in checking whether the aims and objectives of the Island Plan are being delivered as documents are adopted in the future.
- 1.6 The Council is also currently reviewing its monitoring systems in response to development indicators for the Island Plan.

Understanding the Island

- 1.7 The Island is a mainly rural community, covering an area of 380.73 square kilometres (147 square miles) and with a coastline of 91.7 kilometres (57 miles) and a population of 139,500. The Island is separated from the mainland by the Solent, but is connected to the South coast by passenger and vehicle ferries to the ports of Lymington, Southampton and Portsmouth. Although a Unitary Authority, the Island is part of a wider sub-regional, regional, national and international policy arena.
- 1.8 In line with national trends, the Island has an ageing population. However, this is even more pronounced on the Island, with the 2001 Census indicating that 28.4% of the population was aged 60 and over (compared to 21% nationally). Forecasts indicate that the Island's population will continue to grow between 2006 and 2026, principally through in-migration, with the number of people over retirement age increasing to 36% of the population. This will have significant impacts for economic growth, housing provision and service delivery.



Source: National Statistics website: www.statistics.gov.uk Crown copyright material is reproduced with the permission of the controller of HMSO.

- 1.9 The Island features a wide variety of natural, rural and urban landscapes. The Medina Valley, containing the River Medina runs to the centre of the Island. A ridge of chalk downs extends east from the Needles to Culver Cliff. Over 50% of the Island is designated an Area of Outstanding Natural Beauty (AONB). 34 km (21 miles) of the coastline is also designated Heritage Coast. In addition, the Island also includes a wealth of internationally, nationally and locally important nature conservation sites, with the European Natura 2000 sites, in particular, protected by international legislation. The Island is also home to a rich variety of important habitats and species. Many of the settlements on the Island have historic cores and there are 28 conservation areas and over 2,000 listed buildings. Therefore in a planning context, being an Island with a large proportion of environmental designations and a coastline and coastal waters that are protected with national and international designations, the Island is unique.
- 1.10 The largest urban areas on the Island are Newport, Cowes and East Cowes, Ryde, Sandown and Shanklin. Most of the Island's residents (over 60%) live within these towns which are located in the centre, north and east of the Island. Newport is the

main employment centre on the Island, with almost all major public sector employers based here [IW Council, HM Prison, Primary Care Trust (PCT)]. Totland, Yarmouth and Freshwater are the main settlements in the west of the Island, with Ventnor being the largest town on the south coast. Outside of these settlements, within the rural areas, are approximately 32 villages and hamlets. Some of the larger villages are service centres for a group of villages and hamlets that look to them for services and facilities. 84% of the Island's land mass is defined as rural. There is a clear range of vernacular design across the Island.

- 1.11 The villages and hamlets contain a range of sport, recreation and community facilities, providing a valuable focus for social, community, cultural and recreational activities. There is a large and active voluntary and community sector, with people taking pride in the Island and wanting to contribute to community life.
- 1.12 Newport is the county town of the Island and, as a consequence, is the location for administrative headquarters (e.g. IW Council, Primary Care Trust). It includes the Island's main retail centre.
- 1.13 House prices on the Island are relatively high, driven by commuting, retirement and the high level of second home ownership. However there is also considerable demand for housing on the Island. The ratio of house prices to incomes is high, with average house prices being more than seven times the average of wages on the Island. This has helped to create a shortage of supply of affordable housing for people on low incomes and first time buyers and this presents a particular challenge for the Island.
- 1.14 In socio-economic terms the Island has been experiencing high rates of growth compared with the UK and South East. This has changed since 2005, when growth slowed, and more recently with the changes in economic climate has slowed further, but this is not unexpected. During growth periods, sectors that were growing included manufacturing and the service sector.
- 1.15 The impact of tourism on the Island is extensive, being worth over half a billion pounds per annum to the Island's economy. The sector performs strongly during the spring and summer months, but this performance is not sustained throughout the year.
- 1.16 Rural Wight (those areas outside of the main settlements of Newport, Cowes, East Cowes, Ryde, Sandown, Shanklin and Lake) contributes approximately 22% of the total (GVA) output of the Island and this proportion has been fairly stable over time, despite changes within the economy.

Part 2

2. Progress of the Island Plan

- 2.1 Under the new planning system, the Local Development Scheme (LDS) sets out our three year project plan for the **Island Plan**. Our LDS timetable was submitted to Government in March 2005 and was agreed by the Government Office and the Planning Inspectorate on 8th April 2005.
- 2.2 The LDS contains milestones and it is important for all local authorities to meet the milestones set out in LDS's in order to provide a timely up-to-date Local Development Framework to be used as the basis for determining planning applications..
- 2.3 With regard to preparation of the Island Plan the only milestone within the LDS was submission consultation on the Core Strategy. The milestone was December/January 2009 and the submission consultation was undertaken between 12th December 2008 and 9th February 2009. Therefore the milestone was met.
- 2.4 We have recently taken the opportunity to review our LDS. A draft LDS timetable is included as Appendix 1 of this report.

Part 3

3. Monitoring Policies in the Isle of Wight Unitary Development Plan (May 2001)

Introduction

- 3.1 Monitoring and review are key aspects of the Government's plan monitor and manage approach to the planning system.
- 3.2 This AMR assesses the implementation and effectiveness of the UDP and includes an assessment of:
- Whether policies and their related targets have been met; or whether progress is being made towards them; or where they have not been met, the reasons why.
 - What impact the targets are having in relation to national, regional and local targets.
 - The extent to which any Local Development Order, where adopted, is achieving its purpose.
- 3.3 In future years, once **Island Plan** documents have been adopted the AMR will additionally monitor:
- Whether the policies in the **Island Plan** need adjusting or replacing because they are not working as intended.
 - Whether the policies in the **Island Plan** need changing to reflect changes in national or regional policy, and
 - If policies or proposals need changing, the actions needed to achieve this.
- 3.4 As the **Island Plan** is still under preparation, this AMR monitors the objectives and policies of the UDP. It is produced in line with government guidance. The findings in the AMR will be used to inform production of **Island Plan** documents.

Content of this AMR

- 3.5 The Structure of this AMR is divided thematically in accordance with the chapters in the UDP, e.g. Housing, Tourism, and Transport etc.
- 3.6 The format of each theme is the same and is outlined on the following page.
- 3.7 *Contextual Indicators.* These establish an "area profile" of the Island, e.g. population. They provide a description of the wider socio-economic, environmental and demographic background against which planning policies and strategies are operating, and in many cases are unlikely to have been caused by the implementation of the UDP.
- 3.8 *Core output indicators.* These measure quantifiable events, which directly relate to or are a consequence of the policies of each theme, e.g. number of houses built within a period. The majority of core indicators are monitored for the period 1st April 2008 until 31st March 2009.

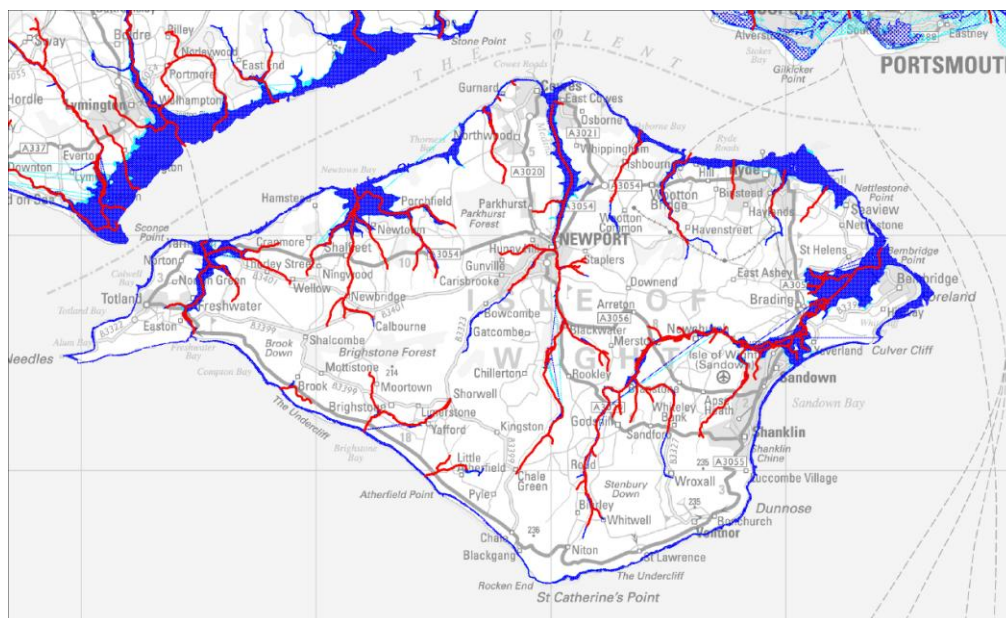
- 3.9 *Local Output Indicators*. These address issues which may not be covered by the core indicators.
- 3.10 Analysis of each indicator will provide an interpretation of the results of the indicators monitored, and if targets have not been met, an explanation as to why.
- 3.11 Throughout the report, illustrations (graphs/tables/charts) will be used to display information/data.
- 3.12 Data for this AMR is mainly compiled from annual monitoring carries out in the Island Plan Team. It is our intention to ensure that where other strategies share common targets with the **Island Plan**, that monitoring is integrated. This report therefore uses other indicators and targets which are linked to other strategies, e.g. Local Transport Plan.

4 General Policies

General Contextual Indicators

Land area: 38,014 ha

Percentage and area of land classified built: 27%; 104 km.sq



Map 1: Areas at Risk of Flooding

- 4.1 The demographic profile of the Island remains heavily skewed towards the older age groups compared with either the regional or national averages. Every age cohort above 45 years accounts for a greater proportion of population on the Island than in the South East or the UK.
- 4.2 Demographic change has a significant influence on long-term growth in two ways:
 - Demand for services – a growing population means demand for services will increase and visa versa.
 - Workforce – growing working age population facilitates a growing workforce, which supports future employment growth.

Review of General Indicators

- 4.3 UDP Objectives:
 - To provide a framework and guidance for the future development of the Isle of Wight that is both sustainable and to the overall benefit of the population.
 - To improve the economic and social viability of Island communities by making sufficient provision for necessary development.

CO107	The number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	Core Output Indicator	Target 0	⊖
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4.4 Data for the indicator is not available for the 08/09 AMR, but we continue to work on systems to ensure that it can be monitored successfully in future years. This work includes changes to the current development control registration system and will be dependent upon resources being available to fund required changes.

RO101	The amount of derelict and vacant land in urban areas (ha).	Regional Indicator	No target	⊖
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4.5 The amount of brownfield (including derelict and vacant land) within urban areas is limited, and this is illustrated by the data supplied from the National Land Use Database (NLUD). This will have implications for future land requirements. The 2005 results from NLUD show that there are approximately 49 hectares of previously developed land on the Island.

L101	Planning benefits secured on large housing developments in accordance with UDP policies	Local Indicator	No target	✓
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4.6 For the monitoring year, the authority received or negotiated the following:

- Affordable Housing £435,000
- Education £158,565
- Transport £92,127.50
- Public Open Space £94,060

4.7 106 funds that have been spent in 2008/09 on community infrastructure include:

- £160,000 was used as grant funding by the Housing service towards the cost of the Oakfield Affordable Housing Project, which is providing 30 houses and 119 flats in a mixed development of market ownership, shared ownership, intermediate rent and social rented housing.
- £6,960 was spent on a project to restore the gates at the entrance to Victoria recreation Ground in Newport, this involved removing them, sand blasting, repainting then refitting. There was also repair work done to the stone pillars and a safety and security light fitted.
- £4,060 was spent on new shrub planting around the boating lake on Ryde Esplanade.
- £3,190 was spent on hard landscaping works on an old shelter base at lake cliff gardens
- £2,030 was spent on new planting on Appley Lane, one of the entrances to Appley Park in Ryde
- £10,000 was spent on the Medina Estuary Project. This involves working with local sailing schools to identify and not use a stretch of water on the river Medina that has a high ecological value and popular wildlife habitat. This includes placing poles in the estuary, working with the sailing schools to provide education as to why the areas are important and to encourage them to agree not to use them and finally, to monitor if the areas are being used and what, if any, improvement this is having for the wildlife.
- £1,464 was spent on new children's playground equipment at Forelands Primary School in Bembridge

- £3,480 was spent on the planting and landscaping on Barton Green, next to the evangelical church on Coppins bridge

4.8 The contributions spent in this year include contributions collected in this and previous years.

Local	The number of planning appeal decisions allowed against the authority's decision to refuse on planning applications, as a percentage of the total number of planning appeals against refusals of planning applications.	Local Indicator	Target 30%	✓
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4.9 During 2008/2009 there were 157 appeals lodged compared with 139 in 2007/2008 and 150 in 2006/2007. 151 decisions were issued by the Planning Inspectorate compared to 122 in 2007/2008 and 120 in 2006/2007. Of the 151 decisions issued 76% were dismissed, whilst only 24% were allowed. The national average for appeals allowed is approximately 35% and we continue to perform above this national target.

4.10 Of the 24% appeals allowed, the following are a list of the issues which led to the appeal being allowed:

Character / Design:

- In considering the detailed design of proposals which had been refused by the Council on this basis, inspectors ruled on 3 occasions that the detailing and / or materials proposed would not be incongruous in context.
- The visual impact of proposed parking arrangements was raised as an issue by the Council but found to be acceptable in 4 appeal decisions.
- Scale, mass and density was identified as a concern by the Council but deemed to be appropriate in relation to the area / host building in 8 appeal decisions.

Living Conditions:

- Level of amenity space was put forward as a reason for refusal by the Council in 7 of the allowed appeals. However, inspectors often gave limited weight to SPG guidelines and stated that sizeable gardens would not always be required and potential occupiers could exercise choice.

Impact on Neighbouring Properties:

- Separation distances between existing and proposed properties formed a consideration in the original decision of the Local Planning Authority, but were deemed to be adequate in 4 allowed appeals.

Highways:

- LPA visibility requirements were considered in 5 of the allowed appeals. Rigorous application of Manual for Streets requirements was considered stringent (for a single residential property) on 2 occasions with inspectors taking other factors into account (such as existing circumstances and traffic speeds) in the remaining cases.

4.11 Detailed assessment of the appeals allowed has shown that the decisions that were overturned were in the main issues of detail and design as opposed to matter of policy. This indicator is monitored and reported on a monthly basis.

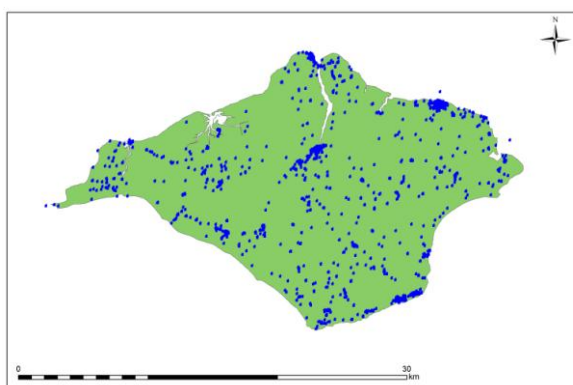
Island Plan Policy Implications

- Use of the Strategic flood risk assessment will address development in areas at risk of flooding.
- A review of development envelopes will form part of the Allocations DPD/Area Action Plans.
- The core strategy will include a S106 policy, and an accompanying Supplementary Planning Document. The Council will also be considering its response with regard to moving forward with the Community Infrastructure Levy.

5 Design and Conservation and Heritage

General Contextual Indicators

Number of Conservation Area designation:	28
Number of listed buildings:	
• Number of Grade I Listed Buildings:	29
• Number of Grade II* Listed Buildings:	60
• Number of Grade II Listed Buildings:	1878
No. of designated Scheduled Monuments:	119
No. of locally important sites of arch importance:	11712
Number of Nationally designated parks and gardens:	8
Number of locally important parks and gardens:	27
Total land area covered by National/locally important parks and gardens:	9752663m ²



Map 2: Distribution of listed buildings across the Island

Review of Design, Conservation and Heritage Indicators

5.1 UDP Objectives:

- To recognise the distinctive natural and cultural environment and lifestyle of the Island and to ensure that development does not adversely affect these attributes.
- All development will be expected to be of a high standard of design.
- To promote landscaping as part of development proposals.
- To ensure uses of historic buildings are appropriate.
- To consider future Conservation Area designation.

L106	The number of scheduled monument and county sites of archaeological importance completely destroyed, removed from/added to the statutory list or at risk.	Local Indicator	Target 0	✓
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5.2 Nationally designated – No Scheduled Monuments were destroyed. Archaeological monuments and parks and gardens were added to English Heritage’s “Heritage at Risk” list for the first time this year. 10 archaeological monuments and 1 park and garden were added to the four buildings already on the list.

5.3 A total of 654 new sites of archaeological importance, including buildings were added to the Historic Environment database which is the Council’s definitive database of all historic environment assets.

L107	The number of developments on sites within areas of high archaeological potential for which a prior assessment of the archaeological resources was prepared.	Local Indicator	Target All as necessary	✓
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5.4 The total number of sites was 91. Prior assessments identify the sites with high archaeological potential which may need preservation in situ or full excavation and are undertaken under the authority of the County Archaeologist. They reduce the risk of unknown archaeological remains delaying the development or producing unexpected costs or legal issues for mitigation works and record archaeological data of sites that would otherwise be destroyed without record. The figure relates to the number of proposed developments (as not all get planning permission). Archaeological remains were recorded at 80% of these sites which would otherwise have been destroyed without our record.

L104	The number of listed buildings completely demolished, removed or added from/to the statutory list or at risk.	Local Indicator	Demolished Target 0 No target for Removals or additions	✓
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5.5 With regard to indicator L104 for the period 2008/2009 no listed buildings were demolished; no listed buildings were removed from the statutory register and there were no additions.

5.6 Buildings at risk –The English Heritage list of II* and Grade 1 listed buildings includes 4 buildings at risk of which 2 are Scheduled Monuments.

L105	The number and location of new and reviewed Conservation Areas.	Local Indicator	Target 0	⊖
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5.7 During 208/2009 there were no new conservation areas designated. However work was in progress on a review of the Brighstone Conservation area and the designation of four new areas at Mottistone, Hulverstone, Brook and Freshwater Bay. The outcome of this work will be reported in the 2009/2010 Annual Monitoring Report.

Island Plan Policy Implications:

- Conservation areas and area appraisals could become SPD.
- There is a need to development conservation area management plans, provided that the resource requirements of the work required can be found.
- The Core Strategy will have direct links with work on the historic Landscape and Classification and Historic Environment Action Plans.

6 Housing

General Contextual Indicators

Average price

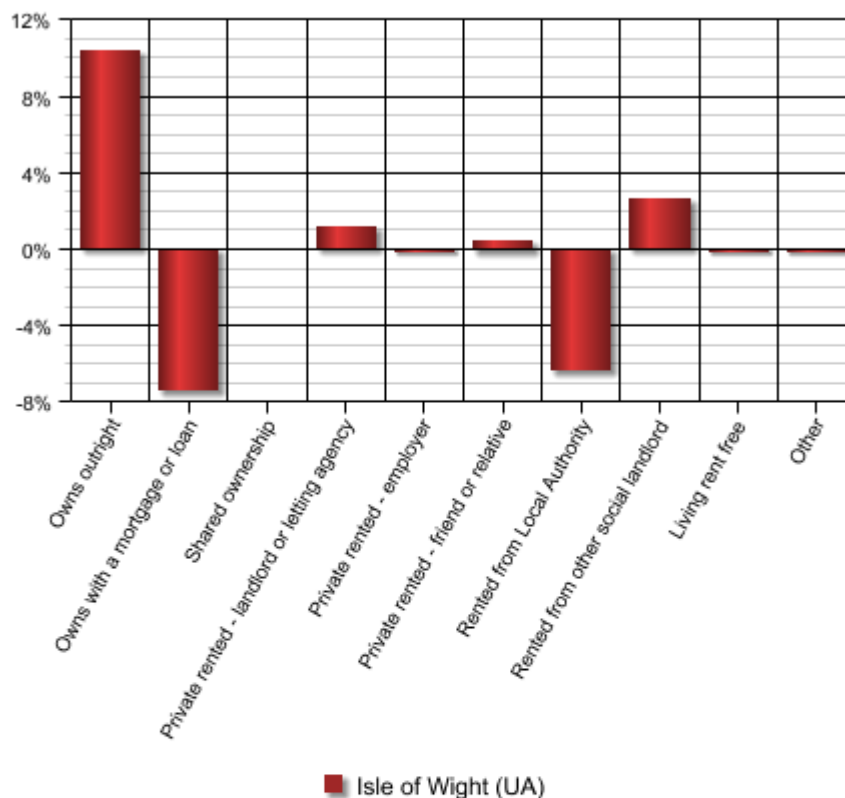
	Isle of Wight (UA)			
	90th percentile	Upper Quartile	Average	Lower Quartile
Dec 2007	324,600	239,483	209,808	144,000
Jan 2008	325,433	247,833	210,716	144,666
Feb 2008	310,416	247,000	205,294	139,333
Mar 2008	319,983	246,666	209,246	139,666
Apr 2008	309,983	235,000	205,332	138,666
May 2008	310,000	233,333	204,245	139,333
Jun 2008	306,666	235,665	201,754	137,000
Jul 2008	316,666	235,330	201,760	134,000
Aug 2008	350,833	241,996	211,900	137,416
Sep 2008	362,500	231,331	212,141	135,250
Oct 2008	347,500	228,333	206,014	134,250
Nov 2008	300,000	211,666	189,819	129,166
Dec 2008	293,333	220,000	188,875	131,666
Jan 2009	277,666	212,333	180,552	129,666
Feb 2009	277,666	214,000	180,940	133,000
Mar 2009	261,000	202,333	173,791	125,333
Apr 2009	259,166	200,833	174,453	127,166
May 2009	272,500	209,166	183,412	123,833
Jun 2009	272,500	216,500	188,844	127,833
Jul 2009	270,666	215,666	190,090	127,166
Aug 2009	257,333	213,166	184,907	125,833
Sep 2009	253,500	211,250	180,429	126,750

Note

The table shows the average property price over time for all types of housing in the area selected and is based on sales only, not valuations. It compares the lower quartile house price to the average price, the upper quartile price and the price at the 90th percentile over time. Small sample sizes can distort the price over time in some areas. The data for this analysis is based on data from the Land Registry.

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Tenure (relative to GOR)



© Hometrack

Source: Census 2001

Source: National Statistics website: www.statistics.gov.uk

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Note

This chart shows the profile of housing stock in the area by tenure relative to the proportion across the region. The actual amount of stock is shown in the table.

Housing stock: 67318 (2009 HIP)

118 affordable dwellings were delivered between 2008/09

Number of vacant dwellings: 1841 286 of which empty for six months or more

82% owner occupied

8% private rented from landlord/agency

9.8% RSL stock (2009HIP)

April 2006 5230 households on the Statutory Housing Register

136 families /households were accepted as homeless

5% of housing stock are second homes/holiday homes

Review of Housing Indicators

6.1 UDP Objectives:

- To provide an adequate supply of land for housing for the needs of the population both now and in the future.

- To encourage the provision of a diversity of housing and variety of sites throughout the Island to meet the community’s needs, particularly affordable and accessible housing.
- To ensure that new housing, particularly on infill sites, is appropriate to the site and area characteristics.
- To control the development of all forms of housing to ensure that the character and amenity of residential areas is protected.
- To encourage sustainable housing development in terms of both location and design.

CO102	(i) net additional dwellings since the start of the UDP. (ii) Net additional dwellings for the current year. (iii) Projected net additional dwellings to 2011 (end of UDP) (iv) Annual net additional dwelling requirement, and (v) Annual average of the number of net additional dwellings needed to meet overall housing requirements (having regard to previous year’s performances).	Core Output Indicator	Target 520 per annum	✓
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6.2 In 2008/2009 605 new dwellings were completed, and this was the fourth year running that the Council delivered at a higher rate than in RPG9. Changes in the way in which information was collected has led to more accurate data being available for calculating this indicator.

6.3 The graph on the following page sets out summary of the indicators above (i) – (v). It illustrates how the delivery of units in the period 2003/4 through to 2008/09; the projected numbers of units that could come forward in the next five years (2009/20 – 2013/14) and projected completions in the period 2014/15 – 2026. More detail on the Housing Trajectory is set out in Appendix 2 of this report.

6.4

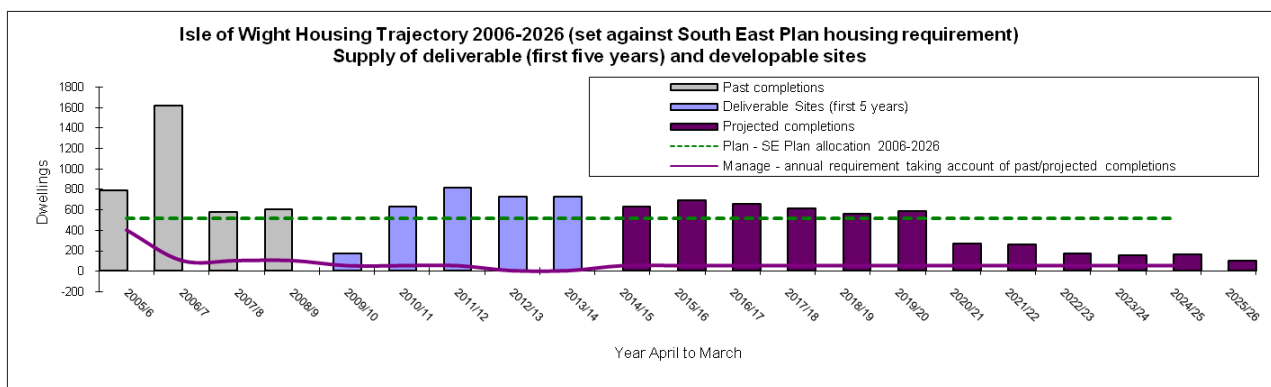


Figure 3: Housing Trajectory

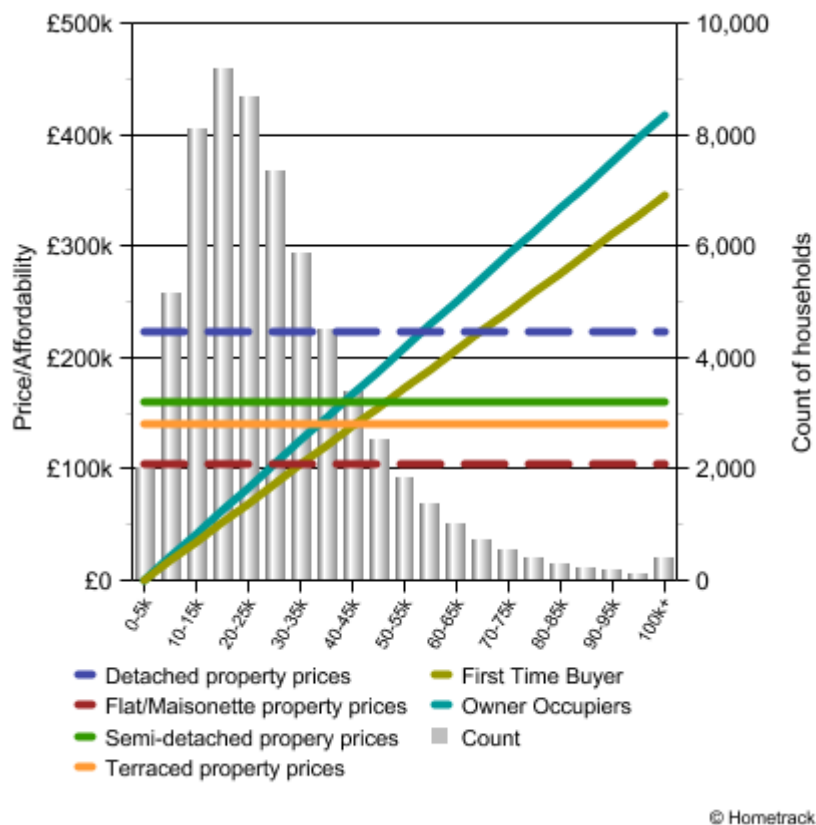
CO102d	Affordable housing completions	Core Output Indicator	Target 163 per annum	x
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6.4 117 units were delivered, which is below the annual target of 163 in the Housing Strategy 2007-2012. Of these only 73 units were actually completed on site.

6.5 The target was not met due to the cut-off point of the financial year. We were expecting that some units were going to complete in March 2009, but they were

actually completed in April 2009, which means that for 08/09 we were below target but that for 09/10 we are likely to be above target.

6.6 Despite the continued provision of housing at the required levels, an increasing demand for second homes on the Island and a trend towards smaller households has meant that supply has still not managed to keep pace with demand. The affordability of local homes is an increasing problem.



6.7 The graph above illustrates the affordability problem, working on 3 times income.

CO102c	The % of new and converted dwellings built on previously developed land	Core Output Indicator	Target 60%	✓
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6.8 This indicator continues to be delivered above target, with 86.10% of dwellings built on brownfield land in 2008/2009. The policies within the UDP strongly resist the development of greenfield sites either within or outside development envelopes. Whilst there are greenfield sites allocated, these are not coming on line quickly. The majority of new units come forward from small site approvals (less than 10 units), and in the main, these are small infill plots within gardens. Such sites are causing concern, particularly at Planning Committee because of the impact they are having on the character and identity of smaller towns and villages. Through the emerging Core Strategy we will be looking to develop policy which specifically addresses this issue.

6.9 There is not however a finite supply of brownfield sites on the Island, and it is anticipated that, the proportion of dwellings on brownfield land will decline over a period of time.

6.10 This indicator is now monitored on a monthly basis through the performance management process that the Council introduced in 2005/2006.

CO102c	The percentage of new dwellings completed at:	Core Output Indicator	Target Min 30 dph	⊖
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	(i) less than 30 dwellings per hectare (ii) between 30 and 50 dwellings per hectare; and (iii) above 50 dwellings per hectare			
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Site type	<30 dph	30-50 dph	>50 dph
% total units	19.5%	23.6%	56.9%

6.11 As with 2007/2008, over 50% of new units built are at a density of >50 dph. In developing the Core Strategy the Council will be expecting to achieve high density high quality development, in line with new PPS3, and will be developing density policies accordingly. It will take an approach that emphasises that density should be appropriate to the character of a particular area.

Island Plan Policy Implications:

- The Core strategy will adopt a sequential approach to development.
- A policy approach which addresses providing housing to meet the Island's specific needs will be developed, including a mix of type, size and tenure of units.
- A tariff approach to the delivery of affordable housing is being developed.
- Density will need to be addressed through a core strategy policy

7 Employment

Contextual Indicators

GVA growth averaged 4.5% pa in 1999-2004

Working age population: 81,000 (source Oxford Economics 2009)

Skills levels: GCSE pass rates of 55% (Source DCSF 2008)

Employment by Occupation

Occupation	Numbers
Managers and Senior Officials	9,000
Professional Occupations	6,000
Associate professional and technical occupations	8,000
Administrative and secretarial occupations	6,000
Skilled trade occupations	8,000
Personal Service Occupations	6,000
Sales and Customer Service occupations	4,000
Process plant & machine operatives	3,000
Elementary occupations	8,000

(Source: Local Area Labour Force Survey 2002-2003 (ONS)).

Review of Employment Indicators

7.1 UDP Objectives:

- To encourage and provide improved opportunities for the creation of new employment and, in particular, to safeguard and enhance the operations of existing firms.
- To resist the development of allocated employment land for other uses.

CO101a	The amount of land developed for employment by type	Core Output Indicator	No target	⊖
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7.2 A total of 1,938 sqm were developed for mixed B1-B8 uses, all of which were within urban areas.

(Source: South East England Partnership Board Commercial and Leisure Development Survey Returns 2008-2009).

7.3 Available data suggests that in the last 10 years 36 companies have been attracted to the Island and 1,005 new jobs have been created. This is illustrated by the graph below which shows the sectoral mix of businesses attracted to the island since 1999. Attracting businesses in the marine sector has been the most successful, with 10 companies relocating to the Island.

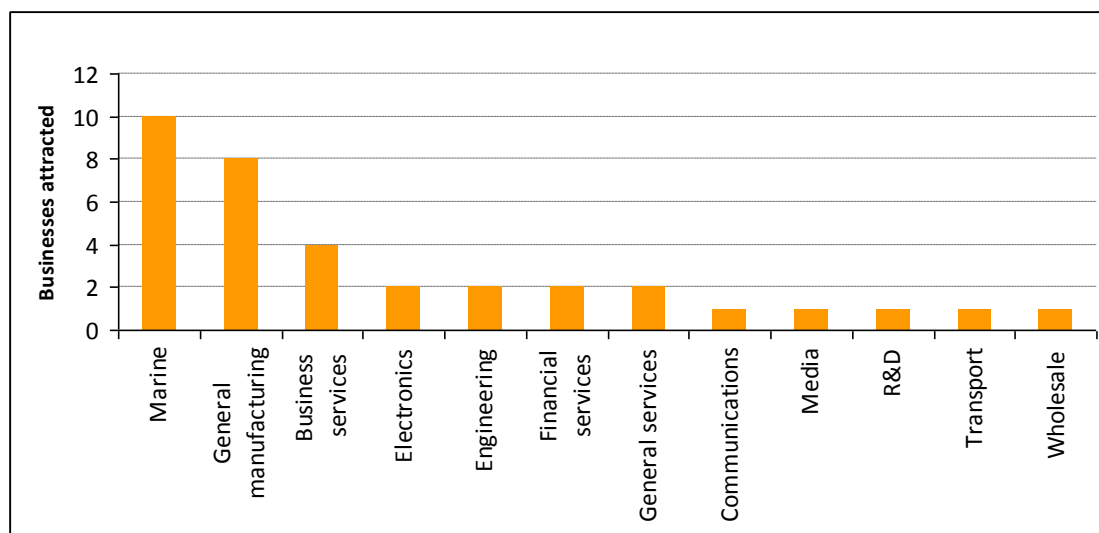


Figure 4: Sector Breakdown of business helped to move to the Island (1999-mid 2009)
(Source: IW Council 2009)

CO101c	The amount of employment land by type which is on previously developed land	Core Output Indicator	No target	⊖
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7.4 There was no employment land delivered on previously developed land.
(Source: South East England Partnership Board Commercial and Leisure Development Survey Returns 2008-2009).

CO101d	Employment land supply by type	Core Output Indicator	No target	✓
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7.5 This includes sites allocated in the UDP and sites for which planning permission has been granted for employment.

UDP ALLOCATIONS

7.6 There is a supply of 6.7 hectares for B1 uses of which 4.2 is within urban areas and 2.5 hectares is outside of urban areas. Of this total, 3.3 hectares is on previously developed land.

7.7 For B2 uses there is a supply of 1.9 hectares, all of which is located outside the urban areas and is previously developed land.

7.8 In addition, there is also a supply of 21.25 hectares for mixed B uses. Apart from the re-use, reinvestment and refurbishment of existing employment areas, the majority of new employment activity centres on Greenfield land.
(Source: South East England Partnership Board Commercial and Leisure Development Survey Returns 2008-2009).

SITES WITH PLANNING PERMISSION

7.9 There is a total of 8412 sqm of employment land with planning permission for B1 uses of which 270 sqm is within urban areas and 8142 sqm is outside of urban areas.

7.10 For B2 uses there is 2137 sqm, all of which is located within the urban areas.

7.11 In addition, there is also a total of 35,940 sqm of employment land for mixed B uses (B2-8) of which 13,805 sqm is within urban areas and 22,135 sqm is outside the urban areas. Of this total 10,488 sqm is previously developed land.

(Source: South East England Partnership Board Commercial and Leisure Development Survey Returns 2008-2009).

CO104a	The amount of completed office development	Core Output Indicator	No target	⊖
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7.12 No completed office development in 2008-2009.

(Source: South East England Partnership Board Commercial and Leisure Development Survey Returns 2008-2009).

CO104b	The % of completed office development in town centres	Core Output Indicator	No target	⊖
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7.13 No completed office development in 2008-2009.

(Source: South East England Partnership Board Commercial and Leisure Development Survey Returns 2008-2009).

CO101b	The amount of land developed for employment, by type, which is in development and/or regeneration areas defined in the local development framework.	Core Output Indicator	No target	
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7.14 The LDF is not sufficiently advanced to be able to monitor this indicator at this stage; however this indicator will be monitored from 2010/2011.

7.15 However, in terms of overall employment land distribution the 2009 analysis of the location of employment land indicates that 68.7% of all remaining employment land is located in the Medina Valley and 45% represented by two sites in East Cowes – E5 (12) and E5 (13). Previously the two sites in East Cowes accounted for only 53% of all employment land indicating that the distribution of employment land is currently very narrow. Low levels of supply in some areas can be accounted for through analysis of historical take-up, which in Ryde have been 95% and in the West Wight (& other rural areas) 83% of the original UDP allocations.

CO101e	Loss of employment land in (i) development/regeneration areas and (ii) Isle of Wight.	Core Output Indicator	No target Aim for 0ha	x
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7.16 There was 102.46 sqm of office development lost to residential development within Newport Town Centre. This is the total figure for Isle of Wight as a whole.

(Source: South East England Partnership Board Commercial and Leisure Development Survey Returns 2008-2009).

CO101f	The amount of employment land lost to residential development.	Core Output Indicator	No target	x
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7.17 There was a total of 102.46 sqm of office development lost to residential development.

(Source: South East England Partnership Board Commercial and Leisure Development Survey Returns 2008-2009).

Island Plan Policy Implications:

- **The Employment Needs Survey** will be used to develop policies which address supply and demand for employment land. The Council completed the Employment Needs Survey in January 2008; this was revised in June/July 2009.

8 Tourism

Contextual Indicators

Bed space occupancy rates; 21% (winter months; 71%
 Volume of tourists: 2.5 million visitors 2007/2008
 Average length of stay: 4.4 nights
 Monetary value of tourism: £393 million (2007/2008)
 Hotels and catering employ 8% of the working population
 Related employment accounts for 15% of the working population
 2004 GVA output was £78.17 million

Hotel Supply – by Standard of Hotel

Standard	Estabs	Rooms	Bedspaces	% of Estabs	% of Rooms
5 star	0	0	0	0	0
4 star	1	55	119	0.4	1.0
3 star	22	749	1,655	9.7	14.0
2 star	42	1,380	3,188	18.5	25.7
1 star	1	14	47	0.4	0.3
All star-rated hotels	66	2,198	5,009	29.1	41.0
5 diamond	0	0	0	0	0
4 diamond	51	656	1,547	22.5	12.2
3 diamond	51	626	1,501	22.5	11.7
2 diamond	6	117	267	2.7	2.2
1 diamond	0	0	0	0	0
All diamond-rated hotels	108	1,399	3,315	47.6	26.1
Budget hotels	1	68	136	0.4	1.3
Non-inspected hotels	52	1,693	3,495	22.9	31.6
TOTAL	227	5,358	11,955	100.0	100.0

Review of Tourism Indicators

8.1 UDP Objectives:

- To promote tourism as a growth industry.
- To protect existing tourism assets.
- To improve local amenities and access to wider facilities.
- To promote rural/sustainable tourism.
- To promote the regeneration and revitalisation of resort areas.

RO102	The location and number of new hotel bedrooms	Regional indicator	No target	⊖
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8.2 No new hotel bedrooms were completed and/or provided during 2008/2009. However, outline planning permission has been granted for 7, 620 sqm of hotel floor space as part of the East Cowes Regeneration Project. The development has yet to commence

RO103	The location and number of new visitor attractions.	Regional Indicator	No target	⊖
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8.3 No new visitor attractions developed during 2008/2009.

Island Plan Policy Implications

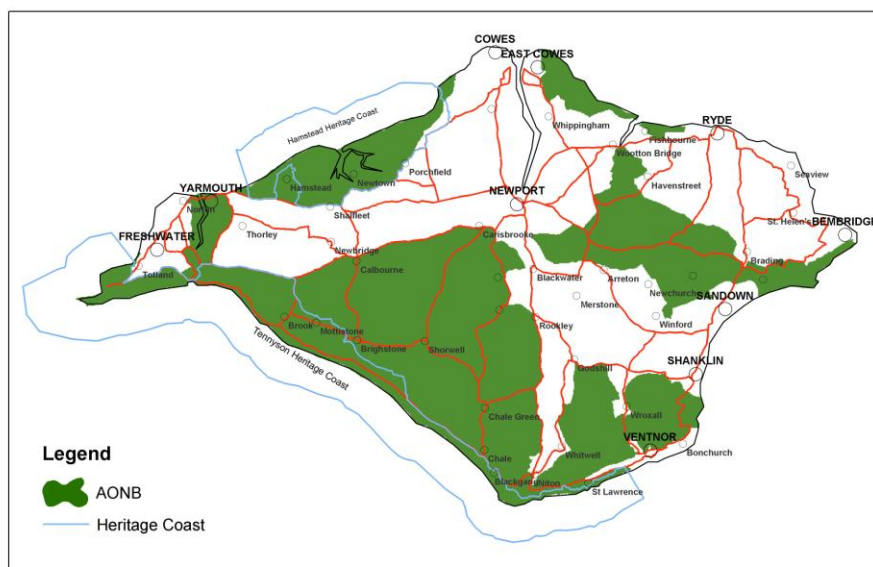
- The Tourism Development Plan promotes the development of a quality tourism offer. The TDP will be reviewed in January 09.
- Quality offer will need to be reflected in the Core Strategy.

9 Environment

Contextual Indicators

Percentage and total area of land within Area of Outstanding Natural Beauty (AONB):
50%; 191 sq.km (Source: GIS analysis of MAGIC data)

Total area covered by Heritage Coast designation: 12124 ha
97.3% of the Island's coastline is designated as either SSSI or SAC.



Internationally important sites:

- Special Areas of Conservation – 22,329.8 ha
- Special protection areas – 1,736ha
- Ramsar Sites – 1,620ha

Nationally important sites:

- Sites of Special Scientific Interest – 4220 ha
- National Nature Reserves – 286ha

Locally important sites:

- Local Nature Reserves 79ha
- Sites of Importance for Nature Conservation – 4295ha

119 national BAP priority species (revised 2008)

477 Species which are locally distinctive (revised 2008)

95.4% of land designated as SSSI is found to be in favourable or unfavourable recovering condition (increase).

45.66% rivers assessed as good biological quality.

60.34% of rivers assessed as good chemical quality.

Total farmed area: 25,650 ha

Total cereals area: 5,587 ha

(Source: Agricultural Survey, 2008, DEFRA)

Review of Environment Indicators

9.1 UDP Objectives:

- To ensure the protection and enhancement of the Island's countryside and coast.
- To make the best use of land and other resources of the countryside in a sustainable way, without unduly compromising the environment.
- Important natural resources, including water and the best agricultural land will be safeguarded.
- To safeguard and enhance wildlife and wildlife habitats.
- To maintain landscape diversity

CO108a(i)	Change in priority habitats and species (by type)	Core Output Indicator	No target – but positive trends	⊖
CO108a(ii)	Change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.	Core Output Indicator	No target – but positive trends	✓

Changes in priority habitats

9.2 The areas reported here have been drawn from GIS polygons. There are likely to be relatively modest changes from year to year resulting from plotting errors, refinement of plotting areas and from new areas of habitat being identified and added to the data sets. Additional survey is likely to result in increased estimates of habitat extent. The areas quoted here are those which have been submitted as a component of the South East Regional Habitat Data Set (2008).

9.3 A total of 27 BAP priority habitats are recorded as occurring in the Isle of Wight, in light of the amended (2007) national list. There has been a small loss of non-designated intertidal mud (BAP priority habitat) and a loss of 300m important hedgerow as a result of development.

Priority Habitat	Area (ha)	Change in extent*	Reason for change
Lowland mixed deciduous woodland	3848ha There are 1655 ha of ancient woodland	Increase in woodland. No change (ancient woodland)	New planting (not quantified)
Wet woodland	144 ha	No change	
Lowland meadows	223 (unimproved)	No change	
Lowland calcareous grassland	658 ha	No change	
Lowland dry acid grassland	122 ha	No change	
Coastal & floodplain grazing marsh	521 ha	No change	
Lowland heathland	70 ha	No change	
Reedbeds	60 ha	No change	
Hedgerows	Not recorded	Loss of 300m of important hedgerow	Hedgerow loss as a result of planning permission (P/00066/07 Brickfields).
Maritime cliffs & slopes	61 km	No change	

Coastal vegetated shingle	4.5 ha	No change	
Coastal sand dunes	17 ha	No change	
Coastal salt-marsh	161ha	No change	
Saline lagoons	12.5ha	No change	
Intertidal sediments	835 ha	Small unquantified loss of mudflats within Island Harbour marina.	Planning approval for holiday home development (P/01047/04).
Subtidal sands & gravels	Not recorded	No change	

* No change in recorded extent as a result of development or other defined man-made activities. Our data sets do not enable us to monitor change in extent as a result of natural processes, nor does it enable us to monitor change in condition of habitats.

Change in priority species

- 9.4 A total of 119 BAP priority species are recorded as currently occurring in the Isle of Wight.
- 9.5 One European Protected Species licence is known to have been issued by Natural England (Ford Farm).
- 9.6 There has been one reptile translocations as a result of development (Brading Coal yard).
- 9.7 Breeding farmland birds (a Government sustainable development strategy indicator) have shown some evidence for declines of Grey Partridge and House Sparrow. There is some evidence that Linnet populations have remained stable and Skylark populations have shown a slight increase. The Corn Bunting has been lost as a breeding species from the Isle of Wight (Military Road Farmland Bird Survey 2008).

Change in areas designated for their intrinsic environmental value including international, national, regional or sub-regional significance

Environmental site	Area (ha)	Change in extent
Solent Maritime SAC	1829 ha (partly subtidal)	No change
South Wight SAC	19, 866 ha (mostly subtidal)	No change
Solent lagoons SAC	9.8 ha	No change
Isle of Wight downs SAC	458 ha	No change
Briddlesford Copses SAC	167 ha	No change
Solent & So'ton Waters SPA	1736 ha	No change
Solent & So'ton Waters Ramsar	1620 ha	No change
SSSIs	4220 ha	No change
National Nature Reserves	286 ha	No change
Local Nature Reserves	79 ha	No change
SINCs	4295 ha	No change

- 9.8 There has been no change in this indicator this year. The data presented here is a contribution towards the Annual Monitoring Review of biodiversity but it is seen as a first step towards a more comprehensive report. The local authority has an objective to ensure any new development results in appropriate provision for the protection and enhancement of native biodiversity in order to contribute towards biodiversity gain, whilst having regard to the site's current biodiversity value.
- 9.9 We aim to develop local output indicators over the coming months. It is likely that, in due course, we will be able to report on the following indicators:

- Number of planning applications resulting in adverse effects upon designated sites or habitats and species of principal importance for biodiversity.
 - Number of planning applications delivering enhancement of biodiversity.
 - Condition of SSSIs
 - Condition of SSSIs under local authority control
 - Area of SINC's under grant aided land management schemes
 - Condition of ancient woodland
 - Extent of important hedgerows
 - Status of farmland birds
 - Distribution of water voles
 - Status of key priority species
- 9.10 A number of priorities have been identified for flora and fauna conservation on the island through Biodiversity Action Plans (BAP's). These include the following:
- Farmland
 - Lowland heathland, lowland meadows, lowland wood pasture and parkland, lowland calcareous grasslands, lowland dry acid grassland.
 - Red Squirrels
 - Freshwater systems and wetlands
 - Woodlands
 - Maritime cliffs and slopes, coastal salt marsh, coastal sand dunes, coastal floodplain grazing marsh, saline lagoons, seagrass beds, mudflats and Solent coastal habitat.
- 9.11 The [AONB Annual Review](#) also contains more information on development pressures and planning in the AONB.

Island Plan Policy Implications:

- Local environmental distinctiveness will be addressed by reference to the AONB Management Plan review and other local strategies and plans.

10 Minerals/Waste and Pollution

Contextual Indicators

Kg of household waste collected per head:

2008/2009	585.07 kg
2007/2008	558.44 kg
2006/2007	525.39 kg

% of household waste recycled

2008/2009	13.61%
2007/2008	14.16%
2006/2007	13.2%

% of household waste composted

2008/2009	18.35%
2007/2008	22.63%
2006/2007	21.39%

% of household waste used to recover heat, power and other energy sources:

2008/2009	5.17%
2007/2008	0.35%
2006/2007	4.5%

% of household waste landfilled:

2008/2009	64.8%
2007/2008	62.86%
2006/2007	60.92%

Review of Minerals and Waste Indicators

10.1 UDP Objectives:

- Sufficient land will be made available for mineral extraction to provide for the needs of the Island over the plan period and the longer term.
- Adequate provision will be made to enable the Island to dispose of its own waste within the county and to increase the levels of waste diverted from landfill through investment in various schemes for the re-use or recycling of waste.
- To promote recycling and importing of material as opposed to further extraction and seek to establish schemes aimed at waste minimisation at source.

CO106a	The capacity of new waste management facilities by type.	Core Output Indicator	No target	⊖
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10.2 The gasification plant was constructed but was not fully operational until February 2009. This has impacted on the amount of waste to landfill being higher than anticipated for the year.

CO106b	The amount of municipal waste arising and managed by management type and the percentage of each management type represents of the waste managed.	Core Output Indicator	No target	⊖
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10.3 The BVPI returns for 2008/2009 provided by the Council's Waste Services state the following:

- Total household waste 81,032.33 tonnes

- Total household waste to landfill 53,146.25 tonnes
- Total household waste recovered 26,064.73 tonnes
- 13.16% of household waste recycled. 13.61%
- 18.35% of household waste composted/windrowed.
- 5.17% of household waste used to recover heat and power.
- 64.8% of household waste landfilled.

CO105b	The production of secondary/recycled aggregates	Core Output Indicator	No target	✓
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10.4 A total of 36,847.89 tonnes was produced. Of which 27,976.89 was used for constructional fill (source SEERAWP Aggregates Monitoring Survey 2008).

Island Plan Policy Implications

- A policy which maintains an appropriate landbank of minerals as set out in the Regional Spatial Strategy will be developed.
- There is a need to consider and address provision of a site for additional landfill capacity early in the plan period.
- We are undertaking joint working on the Minerals and Waste DPD and the Island's Municipal Waste Strategy. This will help ensure the Island can meet and exceed regional waste targets and requirements through a range of waste management facilities, placing emphasis on the waste hierarchy.

11 Transport

Contextual Indicators

Percentage of Households with 2 or more cars: IW 27.7%, Nationally: 22%
 Percentage of households without a car: IW: 24.7%, Nationally: 27%.
 (Source: 2001 Census)

Employed people aged 16-74 who usually travel to work by:

- Train: 1.4%
- Bus, mini-bus, coach: 3.9%
- Motorcycle, scooter, moped: 2%
- Driving a car or van: 54.2%
- Passenger in a car or van: 5.9%
- Taxi or minicab: 0.2%
- Bicycle: 3%
- On foot: 16.7%
- Other: 2.1%
- People working from home: 17.1%

Public transport users in households with a car or van: 68%
 Public transport users in households without a car or van: 30.6%

Length of principal roads: 125 Km
 Length of non-principal roads: 270 Km
 Length of unclassified roads: 402 Km

Review of Transport Indicators

11.1 UDP Objectives:

- To encourage the efficient movement of people and goods by the most effective use off the existing transportation network and the promotion of alternative methods of transport.

CO103a	The percentage of completed non-residential development complying with car parking standards set out in the local development framework.	Core Output Indicator	No target	
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11.2 This indicator is not currently monitored. However the Council is looking to produce a car parking strategy, through which it will be possible to ensure monitoring can be undertaken.

CO103b	The percentage of new residential development within 30 minutes of public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.	Core Output Indicator	No targets	✓
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11.3 This year we have been unable to monitor this indicator in relation to new residential development and have therefore calculated the accessibility of all existing households. Calculations use 2001 Census Data, October 2008 ATCO Public Transport data and utilise Accession computer software set with DfT Core Accessibility criteria. Although the indicator itself is not measures, the data below indicates a positive trend in terms of accessibility to facilities across the Island.

- a) **GP Surgery** – 89.9% of households able to access a GP surgery within 15 minutes by walking/public transport and 97.9% within 30 minutes.

- b) Hospital** – 33.1% of households able to access a hospital within 30 minutes by walking/public transport and 92.7% within 60 minutes.
- c) Primary School** – 96.6% of 5-9 year olds able to access a primary school within 15 minutes by walking/public transport and 99.4% within 30 minutes.
- d) Secondary School** – 98.2% of 10-15 year olds able to access a secondary school within 20 minutes by walking/cycling/public transport and 99.9% within 40 minutes.
- e) Employment** – 98.7% of residents of working age able to access defined key employment locations within 20 minutes by walking/cycling/public transport and 99.8% within 60 minutes.

Local Transport Plan 2 Indicators (LTP)

11.4 The Isle of Wight Council's second Local Transport Plan was adopted in March 2006 and covers the period 2006-2011. The plan is monitored according to 21 key transport related performance indicators which include:

LTP T1	Bus patronage (000s)	Local Indicator	42.9% increase	✓
LTP T4	Train patronage (total passenger journeys)	Local Indicator	20% increase	✓
LTP T7	Ferry patronage (numbers)	Local Indicator	10.6% increase	✗
LTP T8	Cycling trips (numbers)	Local Indicator	Triple numbers	⊖
LTP T10	Access to Newport Town Centre (% households within 30 mins)	Local Indicator	Increase and maintain at 87%	✗
LTP T15	Air Quality	Local Indicator	No AQMAs	✓
LTP T17	Area wide mileage (000s cars)	Local Indicator	Restrict growth to 2.3%	✓

11.5 The Island's second LTP seeks to increase accessibility, promote economic prosperity, tackle congestion and improve road safety, health and air quality. The Council recognises the key part public transport, walking and cycling play in achieving these objectives.

11.6 The number of bus passenger journeys has increased dramatically since the adoption of the LTP and has resulted in the setting of a new, more challenging LTP target. The increase in journeys can be attributed to a number of schemes and initiatives including:

- National introduction of free travel for those aged 60 and over.
- Extension of national over 60 schemes to include travel at any time and, for Island residents, travel on Island Line trains.
- Introduction of Island Student Rider ticket allowing full-time students between the ages of 5 and 19 to travel on most Island bus and rail services for £1 single fare.
- Improved access to timetable information including compilation of Public Transport Handbook and new bus stop SMS service.
- Increased bus frequency, particularly on key corridors.
- Ongoing investment in local bus and Council fleet.
- Bus infrastructure improvements.

11.7 The Island has a single 8.5 mile railway route linking Ryde Pier Head to Shanklin, which includes stations at Ryde Esplanade, Ryde St Johns, Brading, Lake and

Sandown. The line carried over 923,000 passenger during 2008/09 and is regularly cited as the country's most punctual and reliable service.

- 11.8 Island Line trains became part of the Stagecoach South Western Trains franchise in February 2007, operating both South West Trains and Island Line trains. The franchise was awarded for a maximum period of 10 years, with opportunities for review included as part of the franchise agreement.
- 11.9 A programme of station improvement works began in June 2007 including:
- Station repainting and remedial repairs including new green/cream heritage colour scheme.
 - Re-signing at each station complementing the heritage theme and including representation of former southern railway signage.
 - New station seating and waiting shelters.
 - Electrical upgrade work.
 - Replacement canopy to southbound platform at Ryde St Johns.
 - Anti-slip surface at Lake station to increase safety.
- 11.10 The Council's first Local Transport Plan highlighted the need for interchange improvements at Ryde Esplanade and submitted a major funding bid to DfT in July 2002. The £5.56m bid was provisionally accepted and a new multi-use Interchange building received formal planning permission in 2005. Unfortunately due to escalating costs and the inability to conclude negotiations with Network Rail (a major land owner) the Council has decided to scale down the project and are currently considering a smaller scheme including public realm and interchange improvements.
- 11.11 As an island, there is a limited number of entrance points to the Island's transport network. Ferry operations are therefore important not just to residents but also in supporting the Island's tourism industry. LTP2 recognises the importance of cross-Solent links and therefore includes a target for ferry passenger journeys on the 6 passenger routes of:
- Yarmouth to Lymington – roll on roll off vehicle/passenger ferry
 - Cowes to Southampton – Red Jet (fast catamaran – foot passengers only)
 - East Cowes to Southampton – roll on roll off vehicle/passenger ferry
 - Fishbourne to Portsmouth – roll on roll off vehicle/passenger ferry
 - Ryde Pier to Portsmouth – Fast Cat (fast catamaran – foot passengers only)
 - Ryde to Southsea – Hovercraft (foot passengers only)
- 11.12 The Council maintains a regular dialogue with the Cross Solent operators at a number of levels. All the operators are members of the Island's Quality Transport Partnership (QTP) and have been regular attendees.
- 11.13 Motor vehicles represent the main contributor to air pollutants from transport; therefore LTP2 recognised that restricting traffic growth would contribute to maintaining air quality. Target LTP T17 aims to restrict traffic growth to 2.3% per annum and the following areas of focus were identified to aid in achieving this target:
- Improving the flow of traffic through our towns and junctions.
 - Increasing the use of public transport on the Island.
 - Encouraging cycling and increasing the number of children participating in cycle training.
 - Reducing the number of students travelling to school by car.
 - Improving access to Newport by means of walking, cycling or public transport.
 - Developing travel plans – both school travel plans and workplace travel plans.
 - Integrating our Rights of Way Improvement Plan.
 - Improving the condition of our roads for powered two wheelers.
 - Maintaining footway condition.

11.14 It is recognised that travel by bike, especially for shorter journeys can offer a real alternative to the car in terms of time, journey reliability, and convenience and health benefits. The Island's compact size and extensive rights of way system make it ideal for cycling and the Council is working with a range of partners to increase the numbers travelling by bike, both for leisure, every day journeys and commuting purposes.

11.15 The development improvement and promotion of our cycleway network is considered alongside the promotion and development of the ROW network and the two Council teams work very closely together.

Island Plan Policy Implications

- A policy which covers strategic transport needs.
- The need to develop a policy which promotes use of alternative modes of transport.

12 Retail

Contextual Objectives

Main shopping centre: Newport

Total sqm of comparison shopping in town centres: 57,906

Review of Retail Indicators

12.1 UDP Objectives:

- To promote the viability and vitality of the Island's town centres for the benefit of both local people and tourists.
- To ensure the adequate provision of sites for retail growth, to provide for local shopping needs and to promote town centres as a focal point for local communities.

CO104a	The amount of completed retail development	Core Output Indicator	No target	⊖
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12.2 In Town Centres the total amount of completed floorspace was 492 sqm. This was the total figure for the Island as a whole.

(Source: South East England Partnership Board Commercial and Leisure Development Survey Returns 2008-2009).

CO104b	The % of completed retail development in town centres.	Core Output Indicator	No target	✓
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12.3 Given the figures above, this means that 100% of retail development occurred in town centres

12.4 During 2009 a Town Centre healthcheck study has been undertaken for the major town centres across the Island. This has used a number of indicators to assess the vitality and viability of town centres. A table representing the general outcome of this study is on the following page and uses a traffic light system where green represents a positive score where no action is required; amber equals an average score where action is required but is not considered a priority and red represents a poor score and where action is required. Grey cells refer to information that has not been obtained or baseline data that requires future monitoring to identify positive or negative changes.

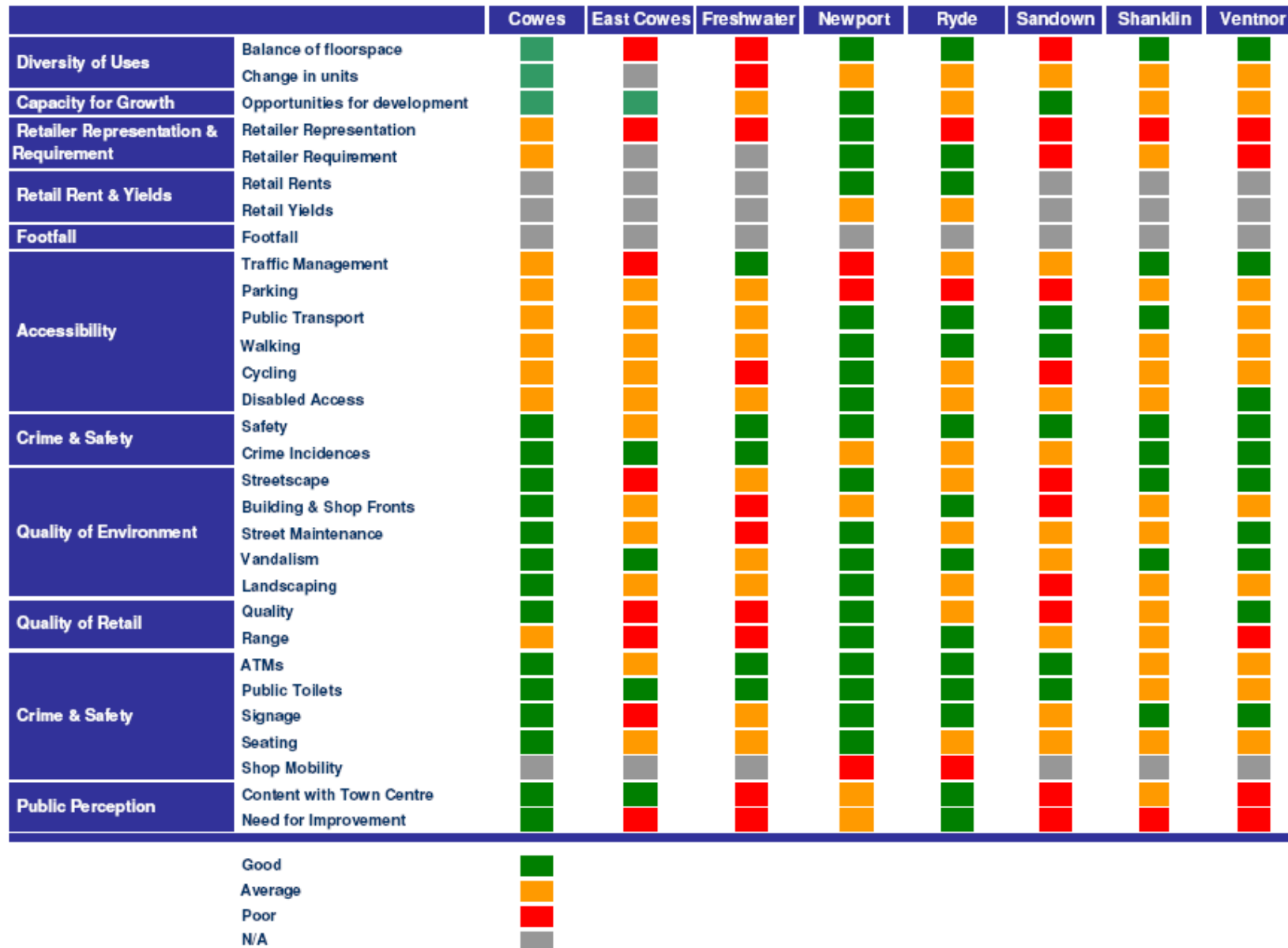


Figure 5: Summary Findings - Retail Healthchecks

Island Plan Policy Implications:

- The retail capacity study and the town centre healthchecks will feed directly into the development of policy in the Core Strategy

13 Community and Utility Services

Contextual indicators

Number of primary schools: 46
 Number of Secondary Schools: 21
 Number of colleges/6th Forms: 1
 Number of special schools: 2

Hospitals: St Mary's, Newport; Private Hospital, Newport

Review of Community and Utility Services Indicators

13.1 UDP Objectives:

- To ensure the appropriate location of health, educational, social, religious and community services.

CO109	Renewable energy capacity installed by type	Core Output Indicator	RSS Target 115mW by 2010 (Hants & IW) No local targets	⊖
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13.2 The Council currently monitors installations on public buildings and the table below lists the installations for 2008/2009:

System	Location	Installed Capacity	Notes	Output
Gasification plant	Forest Park, Newport	2,300kW	Site requires 500kW for operation, so net output is 1,800kW	Electricity
Ground Source Heat Pump	Medina High School, Newport	49.8kW		Heat
Solar Thermal	Yarmouth Harbour Office	13.8kW		Heat
Solar PV	Brading Town Council Office	1.3kW		Electricity
Ground Source Heat Pump	Shorwell Village Hall	8kW		Heat
Solar Thermal	Sandown High School	3kW		Heat
Wind Turbine	Yaverland WC	2.2kW		Electricity
Solar PV	Yaverland WC	1.63kW		Electricity
Hydro Turbine	Ventnor WC	0.4kW		Electricity
Wind Turbine	Parkhurst Prison, Newport	15kW		Electricity
Biomass Boiler	Parkhurst Prison, Newport	200kW		Heat

13.4 Through policies in the Core Strategy it will be possible to monitor this indicator in more detail.

13.5 The Council is undertaking a review of its education system, moving from a 3 tier to 2 tier system. This is likely to have a significant impact in the overall number of schools on the Island and a potentially significant alteration to the geographic location of sites. New build schemes, which will be

procured to high sustainability standards will include sustainable build principles and where appropriate will include the use of renewable technologies to help meet the build standards.

Island Plan Policy Implications

- Review of the education provision and development of accompanying core strategy policy are being undertaken in parallel.
- The core strategy will make provision for strategic education sites if considered necessary.

14 Leisure and Recreation

Review of Recreation and Leisure Indicators

14.1 UDP Objectives:

- To provide for a comprehensive range of recreational and leisure facilities appropriate to the Island's needs.
- To take account of the natural recreational assets of the Island, while recognising the importance of nature conservation.

CO104a	The amount of completed leisure development	Core Output Indicator	No target	⊖
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14.2 No leisure development was completed in 2008/2009
(Source: South East England Partnership Board Commercial and Leisure Development Survey Returns 2008-2009).

CO104b	The amount of completed leisure development	Core Output Indicator	No target	⊖
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14.3 No leisure development was completed in 2008/2009

CO104c	The % of eligible open space managed to green flag award standard	Core Output Indicator	No target	✓
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14.4 All parks and open spaces owned or managed by the Isle of Wight Council are managed to a British Standard. These parks and open spaces are also maintained to a Green Flag standard. The current % is 100%. However more work needs to be carried out to meet this standard for signage and facilities on site.

L102	Green spaces within development envelopes (ha) lost/developed.	Local Indicator	Target 0ha	✓
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14.5 No green space was lost/developed in 2008-2009

Island Plan Policy Implications:

- Provision and protection for green infrastructure/open spaces.
- Provision for the 2011 Island Games and sustained use of facilities required will need to be addressed within the Core Strategy.
- A PPG17 Open Space Audit will be completed during 2009/2010 which will form the evidence base for the Core Strategy.

15 Appendix 1 – Revised LDS

Local Development Document Profile		
Title	The Core Strategy	
Status	Development Plan Document	
Role/Subject/Content	The document will set out the Council's vision and spatial strategy for the Island and the strategic policies for achieving them over the period to 2026. It will indicate the general locations for development to meet the requirements of the South East Plan, through setting the context for Area Action Plans, and the requirements for affordable housing along with measures to safeguard the natural and historic environments. It will include a key diagram to show the broad locations to meet specific requirements, key transportation elements and relationships to other strategies.	
Geographic Coverage	Island-wide	
Prepared Jointly	No	
Current Status	Withdrawn November 2009	
Relationship with other plans and policies	National Planning Policy, South East Plan, Ecoland (the Island's Sustainable Community Strategy)	
Timetable		
Production	Reg 25	This work has been undertaken through the preparation of the two previously submitted and withdrawn Core Strategies.
	Reg 27 Proposed Submission	September/October 2010
	Reg 30 Submission	February 2011
Adoption	Pre-Hearing Meeting	May 2011
	Examination Hearings	August/September 2011
	Receipt of Inspector's binding report	November 2011
	Adoption and publication	December 2011
Arrangements for production		
Lead	Head of Planning Services (HOS) LDF Project Manager – Deputy HOS (Policy)	
Management Arrangements	Island Plan Core Officer Group – lead work Environment Steering Group – SA/HRA work Executive decision for all proposed submission and submission stages Full Council resolution required for adoption stage	
Resources Required	Planning Policy Team to work with other Council services, such as housing services, when required Resources required for SA/HRA	
Community & stakeholder involvement	LSP to provide key link to community planning Stakeholder groups to attend meetings and focus groups	

	Development industry expertise Workshops, exhibitions, public and technical meetings Involvement from Parish and Town Councils Statutory consultation periods
Monitor & review	Monitored annually. Review will be dependent upon annual monitoring outcomes and any revisions to the South East Plan.

Local Development Document Profile		
Title	Medina Valley Area Action Plan	
Status	Development Plan Document	
Role/Subject/Content	The Area Action Plan will identify the locations for the distribution of development required within the Core Strategy. It will also develop area-specific policies for the Key Regeneration Area.	
Geographic Coverage	Within the Medina Valley (as defined on the Proposals Map)	
Prepared Jointly	No	
Current Status	Not begun	
Chain of Conformity	National Planning Policy, South East Plan, Core Strategy	
Timetable		
Production	Reg 25	September 2011 – April 2012
	Reg 27 Proposed Submission	May/June 2012
	Reg 30 Submission	October/November 2012
Adoption	Pre-Hearing Meeting	January 2013
	Examination Hearings	March 2013
	Receipt of Inspector's binding report	June 2013
	Adoption and publication	July 2013
Arrangements for production		
Lead	Head of Planning Services (HOS) LDF Project Manager – Deputy HOS (Policy)	
Management Arrangements	Island Plan Core Officer Group – lead work Environment Steering Group – SA/HRA work Executive decision for all proposed submission and submission stages Full Council resolution required for adoption stage	
Resources Required	Island Plan Core Officer Group Resources required for SA/HRA Resources required to ensure appropriate evidence base	
Community & stakeholder involvement	Stakeholder groups to attend meetings and focus groups Development industry expertise Workshops, exhibitions, public and technical meetings Involvement from Parish and Town Councils Statutory consultation periods	
Monitor & review	Monitored annually. Review will be dependent upon annual monitoring outcomes.	

Local Development Document Profile		
Title	Ryde Area Action Plan	
Status	Development Plan Document	
Role/Subject/Content	The Area Action Plan will identify the locations for the distribution of development required within the Core Strategy. It will also develop area-specific policies for the Key Regeneration Area.	
Geographic Coverage	Within the Ryde area (as defined on the Proposals Map)	
Prepared Jointly	No	
Current Status	Not begun	
Chain of Conformity	National Planning Policy, South East Plan, Core Strategy	
Timetable		
Production	Reg 25	September 2011 – June 2012
	Reg 27 Proposed Submission	September/October 2012
	Reg 30 Submission	February/March 2013
Adoption	Pre-Hearing Meeting	May 2013
	Examination Hearings	July 2013
	Receipt of Inspector's binding report	October 2013
	Adoption and publication	November 2013
Arrangements for production		
Lead	Head of Planning Services (HOS) LDF Project Manager – Deputy HOS (Policy)	
Management Arrangements	Island Plan Core Officer Group – lead work Environment Steering Group – SA/HRA work Executive decision for all proposed submission and submission stages Full Council resolution required for adoption stage	
Resources Required	Island Plan Core Officer Group Resources required for SA/HRA Resources required to ensure appropriate evidence base	
Community & stakeholder involvement	Stakeholder groups to attend meetings and focus groups Development industry expertise Workshops, exhibitions, public and technical meetings Involvement from Parish and Town Councils Statutory consultation periods	
Monitor & review	Monitored annually. Review will be dependent upon annual monitoring outcomes.	

Local Development Document Profile		
Title	The Bay Area Action Plan	
Status	Development Plan Document	
Role/Subject/Content	The Area Action Plan will identify the locations for the distribution of development required within the Core Strategy. It will also develop area-specific policies for the Key Regeneration Area.	
Geographic Coverage	Within the Bay area (as defined on the Proposals Map)	
Prepared Jointly	No	
Current Status	Not begun	
Chain of Conformity	National Planning Policy, South East Plan, Core Strategy	
Timetable		
Production	Reg 25	September 2011 – August 2013
	Reg 27 Proposed Submission	September/October 2013
	Reg 30 Submission	February/March 2014
Adoption	Pre-Hearing Meeting	May 2014
	Examination Hearings	July 2014
	Receipt of Inspector's binding report	October 2014
	Adoption and publication	November 2014
Arrangements for production		
Lead	Head of Planning Services (HOS) LDF Project Manager – Deputy HOS (Policy)	
Management Arrangements	Island Plan Core Officer Group – lead work Environment Steering Group – SA/HRA work Executive decision for all proposed submission and submission stages Full Council resolution required for adoption stage	
Resources Required	Island Plan Core Officer Group Resources required for SA/HRA Resources required to ensure appropriate evidence base	
Community & stakeholder involvement	Stakeholder groups to attend meetings and focus groups Development industry expertise Workshops, exhibitions, public and technical meetings Involvement from Parish and Town Councils Statutory consultation periods	
Monitor & review	Monitored annually. Review will be dependent upon annual monitoring outcomes.	

Local Development Document Profile		
Title	Land Allocations	
Status	Development Plan Document	
Role/Subject/Content	Site specific document including details of allocated sites for employment and housing and other uses	
Geographic Coverage	Island-wide	
Prepared Jointly	Prepared jointly with Housing Services	
Current Status	Not begun	
Chain of Conformity	National Planning Policy, South East Plan, Core Strategy	
Timetable		
Production	Reg 25 and preparation of submission	April – December 2012
	Reg 27 Proposed Submission	January/February 2013
	Reg 30 Submission	June/July 2013
Adoption	Pre-Hearing Meeting	September 2013
	Examination Period	November 2013
	Receipt of Inspector's binding report	February 2014
	Adoption and publication	March 2014
Arrangements for production		
Lead	Head of Planning Services (HOS) LDF Project Manager – Deputy HOS (Policy)	
Management Arrangements	Island Plan Core Officer Group – lead work Environment Steering Group – SA/HRA work Executive decision for all pre-submission and submission stages Full Council resolution required for adoption stage	
Resources Required	Planning policy and housing services to jointly work on housing element. Resources required for SA/HRA	
Community & stakeholder involvement	LSP to provide key link to community planning Stakeholder groups to attend meetings and focus groups Development industry expertise Workshops, exhibitions, public and technical meetings Involvement from Parish and Town Councils	
Monitor & review	Monitored annually. Review will commence depending upon delivery of housing and employment sites.	

Local Development Document Profile		
Title	Development Control Policies	
Status	Development Plan Document	
Role/Subject/Content	Detailed policies, which flow from the strategic approach, set out in the Core Strategy, against which planning applications will be determined.	
Geographic Coverage	Island-wide	
Prepared Jointly	Prepared jointly with Development Control	
Current Status	Not begun	
Chain of Conformity	National Planning Policy, South East Plan, Core Strategy	
Timetable		
Production	Reg 25 and preparation of submission	September 2011 – January 2012
	Reg 27 pre submission	February/March 2012
	Reg 30 Submission	July/August 2012
Adoption	Pre-Hearing Meeting	October 2012
	Examination Period	December 2012
	Receipt of Inspector's binding report	March 2013
	Adoption and publication	April 2013
Arrangements for production		
Lead	Head of Planning Services (HOS) LDF Project Manager – Deputy HOS (Policy)	
Management Arrangements	Island Plan Core Officer Group – lead work Environment Steering Group – SA/HRA work Executive decision for all pre-submission and submission stages Full Council resolution required for adoption stage	
Resources Required	Planning policy and development control to work jointly. Resources required for SA/HRA	
Community & stakeholder involvement	LSP to provide key link to community planning Stakeholder groups to attend meetings and focus groups Development industry expertise Workshops, exhibitions, public and technical meetings Involvement from Parish and Town Councils	
Monitor & review	Monitored annually. Review will be dependent upon annual monitoring outcomes	

Local Development Document Profile		
Title	Minerals and Waste Policies and Allocations	
Status	Development Plan Document	
Role/Subject/Content	Site specific allocations and development control policies for use in determining planning applications in relation to Minerals and Waste.	
Geographic Coverage	Island-wide	
Prepared Jointly	Waste element prepared jointly with IWC Waste Services, to enable synergy between LDF and Municipal Waste Strategy.	
Current Status	Reg 25 work	
Chain of Conformity	National Planning Policy, South East Plan, Core Strategy	
Timetable		
production	Reg 25 and preparation of submission	September-December 2011
	Reg 27 Proposed Submission	January/February 2012
	Reg 30 Submission	May/June 2012
Adoption	Pre-Hearing Meeting	August 2012
	Examination Period	October 2012
	Receipt of Inspector's binding report	January 2013
	Adoption and publication	February 2013
Arrangements for production		
Lead	Head of Planning Services (HOS) LDF Project Manager – Deputy HOS (Policy)	
Management Arrangements	Head of Environment and Waste to lead on waste issues within Waste Section Island Plan Core Officer Group – lead work Environment Steering Group – SA/HRA work Cabinet decision for all pre-submission and submission stages Full Council resolution required for adoption stage	
Resources Required	Planning policy and waste services to work jointly on waste element. Resources required for SA/HRA	
Community & stakeholder involvement	LSP to provide key link to community planning Stakeholder groups to attend meetings and focus groups Development industry expertise Workshops, exhibitions, public and technical meetings	
Monitor & review	Monitored annually. Review dependent upon performance against annual indicators.	

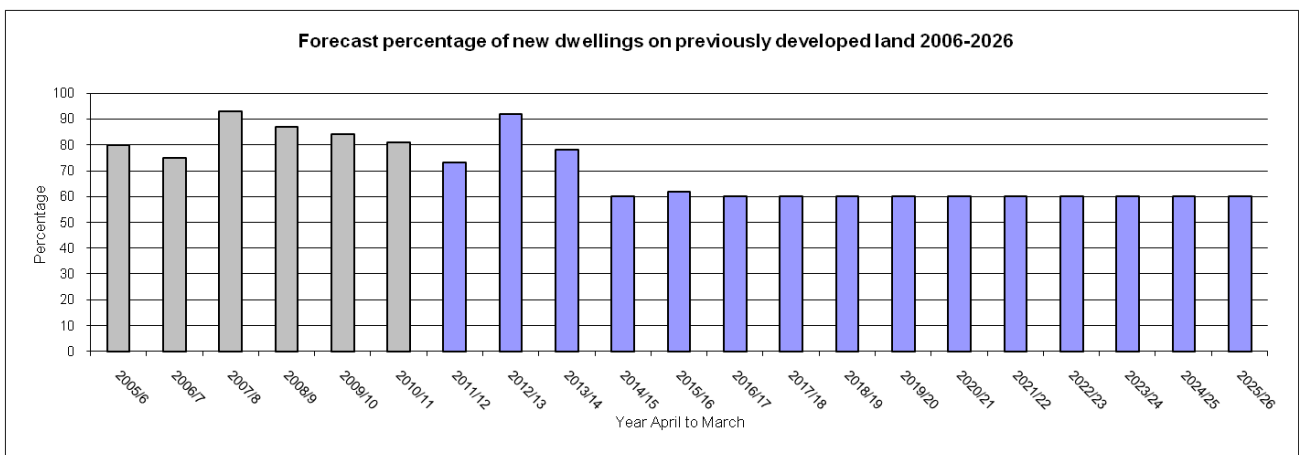
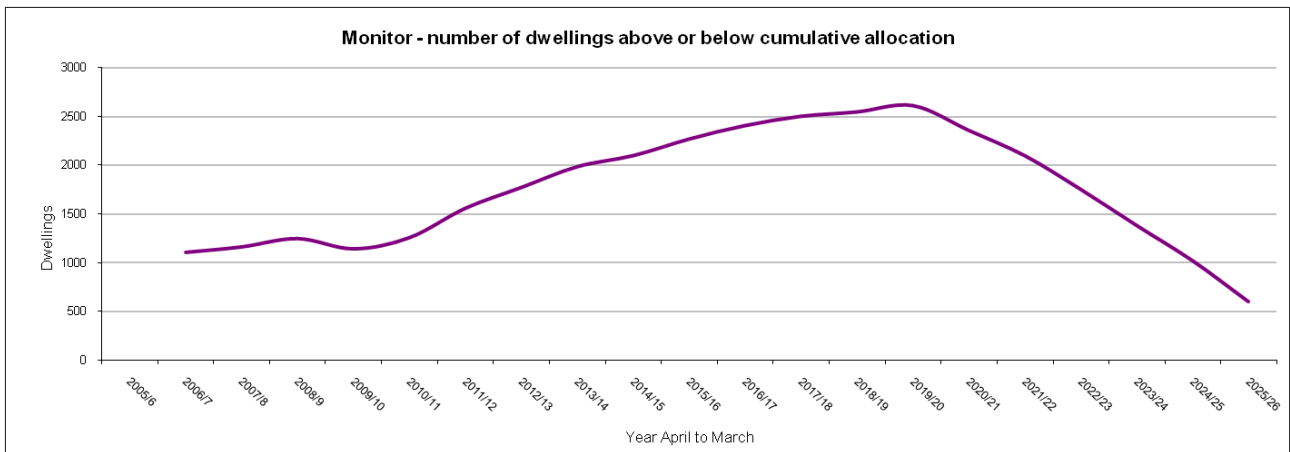
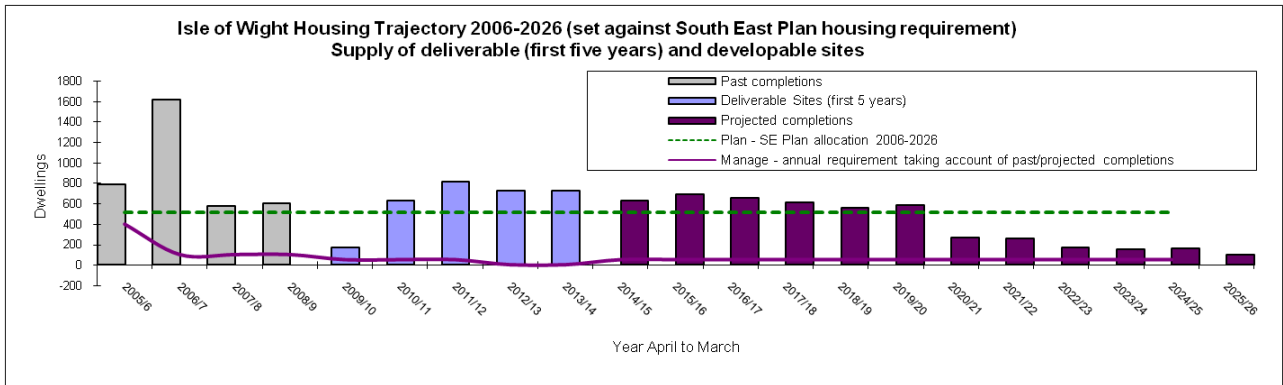
Supplementary Planning Documents

Local Development Document Profile		
Title	Planning Obligations	
Status	Supplementary Planning Document	
Role/Subject/Content	Clearly set out the contribution requirements towards items such as services, infrastructure and facilities that arise from new development on the Island.	
Geographic Coverage	Island-wide	
Prepared Jointly	Other Council services will have key input with regard to provision requirements. It is anticipated that the SPD will be prepared by external consultants.	
Current Status	Not begun	
Chain of Conformity	National Planning Policy, South East Plan, Core Strategy	
Timetable		
Production	Evidence gathering and early stakeholder engagement	November 2009 – December 2011
	Public participation at draft stage	January/February 2012
Adoption	Adoption and Publication	May 2012
Arrangements for production		
Lead	Head of Planning Services (HOS) LDF Project Manager – Deputy HOS (Policy)	
Management Arrangements	Head of Environment and Waste to lead on waste issues within Waste Section Island Plan Core Officer Group – lead work Environment Steering Group – SA/HRA work Full Council resolution required for adoption stage	
Resources Required	Planning policy to work jointly with other Council services, where appropriate. Resources required for SA/HRA	
Community & stakeholder involvement	LSP to provide key link to community planning Stakeholder groups to attend meetings and focus groups Development industry expertise Workshops, exhibitions, public and technical meetings	
Monitor & review	Monitored annually. Review dependent upon performance against annual indicators.	

Local Development Document Profile		
Title	Green Infrastructure Strategy	
Status	Supplementary Planning Document	
Role/Subject/Content	Develop further the approach to Green Infrastructure set out in the Core Strategy.	
Geographic Coverage	Island-wide	
Prepared Jointly	Prepared through the Isle of Wight Green Infrastructure Partnership with funding from Natural England	
Current Status	Not begun	
Chain of Conformity	National Planning Policy, South East Plan, Core Strategy	
Timetable		
Production	Evidence gathering and early stakeholder engagement	November 2009 – December 2011
	Public participation at draft stage	January/February 2012
Adoption	Adoption and Publication	May 2012
Arrangements for production		
Lead	Head of Planning Services (HOS) LDF Project Manager – Deputy HOS (Policy)	
Management Arrangements	Head of Environment and Waste to lead on waste issues within Waste Section Island Plan Core Officer Group – lead work Environment Steering Group – SA/HRA work Full Council resolution required for adoption stage	
Resources Required	Planning policy to work jointly with other Council services, where appropriate. Resources required for SA/HRA	
Community & stakeholder involvement	LSP to provide key link to community planning Stakeholder groups to attend meetings and focus groups Development industry expertise Workshops, exhibitions, public and technical meetings	
Monitor & review	Monitored annually. Review dependent upon performance against annual indicators.	

Local Development Document Profile		
Title	Flood Risk	
Status	Supplementary Planning Document	
Role/Subject/Content	This will provide supplementary guidance to the Core Strategy and policies within the AAPs with regard to how the Island will address the flood risk issues.	
Geographic Coverage	Island-wide	
Prepared Jointly	It will be prepared in partnership with the Environment Agency	
Current Status	Not begun	
Chain of Conformity	National Planning Policy, South East Plan, Core Strategy	
Timetable		
Production	Evidence gathering and early stakeholder engagement	October 09 – January 2012
	Public participation at draft stage	February/March 2012
Adoption	Adoption and Publication	June 2012
Arrangements for production		
Lead	Head of Planning Services (HOS) LDF Project Manager – Deputy HOS (Policy)	
Management Arrangements	Island Plan Core Officer Group – lead work Environment Steering Group – SA/HRA work Full Council resolution required for adoption stage	
Resources Required	Planning policy to work jointly with other Council services, where appropriate. Resources required for SA/HRA	
Community & stakeholder involvement	LSP to provide key link to community planning Stakeholder groups to attend meetings and focus groups Development industry expertise Workshops, exhibitions, public and technical meetings	
Monitor & review	Monitored annually. Review dependent upon performance against annual indicators.	

16 Appendix 2: Housing Trajectory



Isle of Wight Housing Trajectory including site information

	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Past completions on small sites	233	243	239	217	66																
Expected completions on identified small sites (5 year land supply)					85	150	150	150	150												
Future planned development on small sites (years 6-15)										100	100	100	100	100	100	100	100	100	100	100	100
Past completions on large sites	554	1379	337	388	177																
N06						30	54	67	35	20	18										
N23							10	20	24												
NZ Worsley							20	50	50	50	50	50	50	50	70						
NZ Pan						50	70	70	70	70	70	70	70	70	70	70	70	26			
N34							11														
N38								69													
N39						2	10	10	15	15	15	13									
N41						50															
N43							12														
N44						10	15	15	15												
N47						12															
C01						1															
C02								5	5												
C07						3	3	3	3	2											
C10							17	17	3												
C33						2															
C34					8																
C35					4																
C36					4	10															
C37							12														
C20					17	20	20	20	20	30	81	50	50	50	50	50	50	14			
C30						4	7														
C38							25	30	40	45	52	35	35	35	35	39	35	35	50	59	
NE01								15													
NE03												30									
NE13					66	74															

NE16								12												
NE22								14	4	6										
NE23								14	14	14	14	10	10	10	10	7	6			
NE52									12	12										
NE54				16																
NE58				5																
NE60					14															
NE62				8																
NE64					14															
NE67					27															
NE68						16														
NE70					10															
NE71					27															
SE71					4	19	4													
SE94				12	2															
SE96						4	4	4												
SE98					16															
SE99						10														
SE103					14															
SE105				12																
SE106						4	4	4												
SE107					16															
SE108					10															
SE97				1	10															
SE100						10														
SE101					3	3	3	4												
WW03						7	7	6												
WW04					1	5	7	7												
WW05						5	5	5	5	9										
WW07						8	8	4												
WW17						30		34												
WW22					3	3														
WW27					17															
WW28					6	6	2													
WW31					5	5	5	5												
WW14					5	2	3													
RA17					5				14											
RA24						20														
RA27						10														
SE15						4														
SE16						14														
NE69					8															
SHLAA sites						100	100	200	250	281	300	300	250	250						

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SHLAA Rural Sites							100	100	100	200	300	350	400	400	350	300	250	250	200	126	
Past completions	787	1622	576	605	243																
Deliverable Sites (first 5 years)					172	635	821	733	733												
Projected completions										633	690	658	615	565	585	266	261	175	150	159	100
Cumulative completions		1622	2198	2803	3218	3853	4674	5407	6140	6773	7463	8121	8736	9301	9886	10152	10413	10588	10738	10897	10997
Plan - SE Plan allocation 2006-2026		520	520	520	520	520	520	520	520	520	520	520	520	520	520	520	520	520	520	520	520
Monitor - number of dwellings above or below cumulative allocation		1102	1158	1243	1138	1253	1554	1767	1980	2093	2263	2401	2496	2541	2606	2352	2093	1748	1378	1017	597
Manage - annual requirement taking account of past/projected completions		400	100	100	100	50	50	50	0	0	50	50	50	50	50	50	50	50	50	50	50
PDL - % on Previously Developed Lane	80	75	93	87	84	81	73	92	78	60	62	60	60	60	60	60	60	60	60	60	60