

Annual Monitoring Report 2009 – 2010



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Location: Compton Bay

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1) Introduction

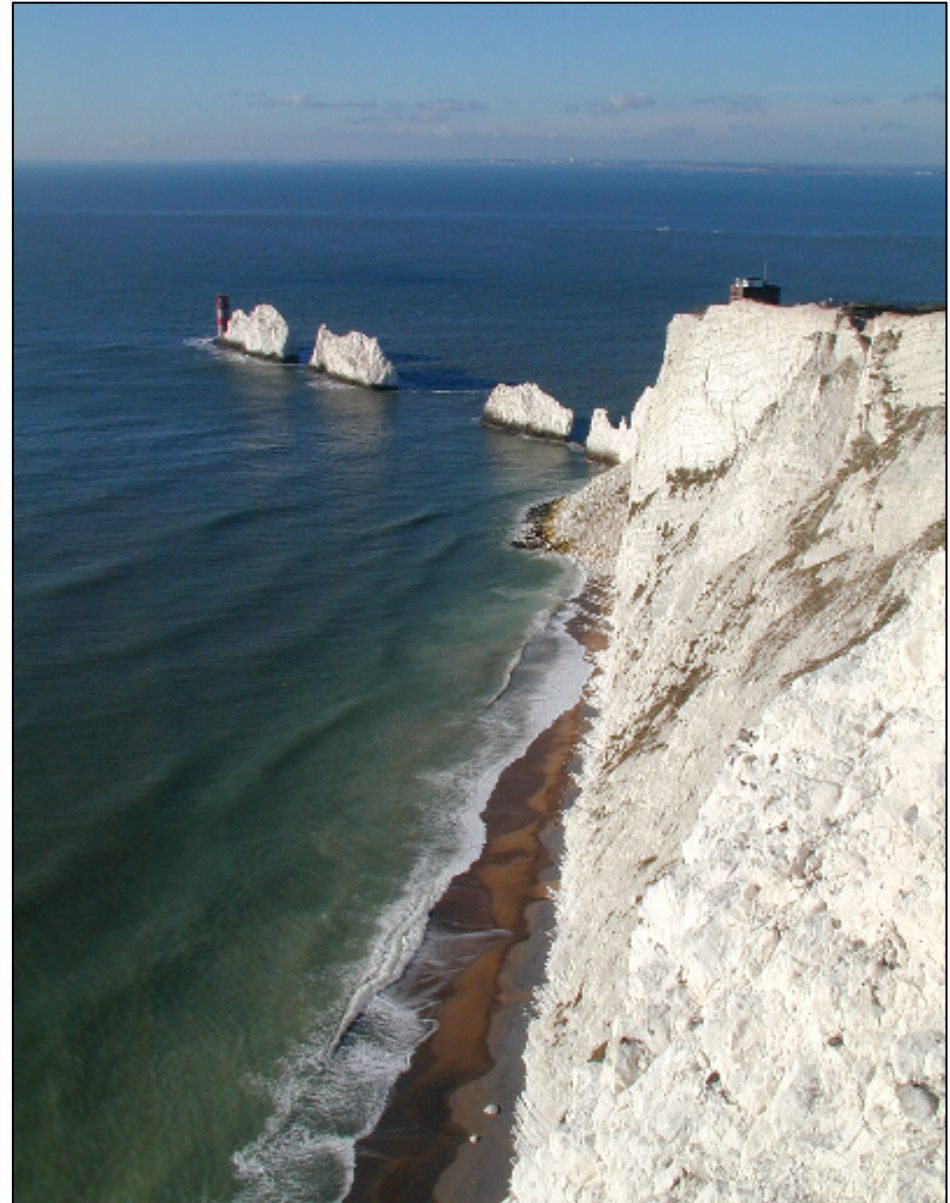
The Planning and Compulsory Purchase Act 2004 introduced changes to the planning system, to modernise the planning system in a pro active approach to take forward spatial planning. This includes the production of a Local Development Framework (LDF) to ensure the protection of our environment and a sustainable social and economic future. A Local Development Framework (LDF) is a collection of documents, centred on a Core Strategy, which we have called the 'Island Plan'. This will be supported by more detailed Development Plan Documents (DPD) on specific subjects such as minerals and waste etc. Every Local Authority has to produce a Local Development Scheme, setting out a programme for delivering the LDF.

A requirement of the Act is for every Local Authority to produce an Annual Monitoring Report (AMR) on the progress of the Authority on delivering the LDF. The AMR must contain the following information:

- The context of the natural, social and economic environment in which the policies are working
- Implementation of the Local Development Scheme
- Are the policy objectives being achieved?
- The effects of the policies on the local natural, social and economical environment
- Do the polices need to be changed to meet the policy objectives
- If policies do need changing, what the recommended changes are
- Specifically: A Housing Trajectory

The AMR has been submitted to the regional Government Office for the South East (GOSE). The Council intends to continue to produce an Annual Monitoring Report in order to monitor the delivery of its planning objectives through policy.

This monitoring allows the Local Authority to identify where any policy changes are required to meet the objectives and also to recognise and celebrate local successes. Therefore, the Local Authority shall not only continue to produce the AMR, but seek to make best use of the information.



2) Local Strategic Partnership and the Sustainable Community Strategy

The Local Strategic Partnership (LSP) is a partnership of local organisations such as the Council, Local NHS Trust, Police Constabulary, Colleges and Universities and the Chamber of Commerce. The LSP creates the long term vision for the conservation of the natural environment, economic prosperity and social responsibility. This vision is set out in the Sustainable Community Strategy (SCS) and a Local Area Agreement (LAA). A LAA is an agreement by organisations for partnership working in order to achieve common objectives.

For the Island, this is centred on 'Eco Island', which sets out the ambitions for the Island. This is structured around four themes: **Thriving Island, Healthy and Supportive Island, Safe and Well Kept Island and Inspiring Island**. There are then broken down into specific priorities:

- Protect and enhance our Island's natural beauty.
- Create wealth and reduce our carbon footprint at the same time.
- Produce as much of our energy as possible from renewable sources.
- Support economic development and regeneration, enabling all to be able to share in the Island's economic success, through increasing the skills of the whole community.
- Reduce levels of obesity in all ages.
- Improve health, emotional wellbeing and life expectancy across the Island.
- Support vulnerable people to live independent lives.
- Ensure people of all ages have places to live and things to do in their local area.
- Reduce Crime and Substance Misuse.
- Reduce Anti-Social Behaviour and Disorder.
- Reduce the fear of crime and increase public confidence.
- Enhance how our local areas look and feel, now and in the future.
- Make sure our children achieve better than the national average at school and college.
- Reduce childhood inequalities, by tackling poverty, neglect and domestic violence.
- Support families and carers to provide a safe and positive environment for our young people.

The objectives of Eco Island continue to convey the objectives for the Island and these have been included within the proposed submission Island Plan Core Strategy. However, given that Development Control Officers have been using saved UDP Policies, this AMR will consider not only the delivery of the LDS, but will also consider the objectives in light of saved UDP policies, rather than proposed Core Strategy policies.



3) Implementation of the Local Development Scheme

This section of the AMR reviews the progress in the delivery of the Local Development Framework:

LDF Document	Consultation	Proposed Submission	Current Status	Actual Submission	On track?
Core Strategy	29 th October – 10 th December 2010	28 th February 2011	Regulation 25 consultation completed	Due April 2011	✓

Action Plans & Delivery

LDF Document	Consultation	Proposed Submission	Current Status	Actual Submission	On track?
Medina Valley Area	March 2012	31 st May 2012	Has not commenced – focus on core strategy	TBA	✓
Ryde Area Action	October 2012	March 2013	As above	TBA	✓
The Bay Area	March 2013	October 2013	As above	TBA	✓
Delivery and Management Development Plan Document	October 2013	March 2014	As above	TBA	✓

4) Spatial Vision and Objectives

The objectives for the Island are set out in the Sustainable Community Strategy produced by the Islands Local Strategic Partnership, known as the LSP, which is comprised of different organisations such as the Council, Police and the NHS.

Planning can make a valuable contribution to the delivery of the objectives of the SCS, through spatial planning policy and development management, such as the location and delivery of housing, employment, transport connections and the management of our natural resources and environment.

This section of the AMR identifies which Planning Policies contribute to the delivery of the priority objectives of the Sustainable Community Strategy.

Through annual monitoring, the effectiveness of planning policies for the delivery of the priority objectives is assessed. Should a policy be failing to meet the objectives, monitoring assists the Council in identifying any possible changes to the policy that may be required, in order to achieve the delivery of the objectives; or provide an explanation as to why this has occurred, such as changes to the global or national economy which are beyond the control of the Council.

While Local Authorities are provided with core indicators by central Government, these are not easy to read at a glance. Therefore the Isle of Wight Council has developed a traffic light system so that the effectiveness of the policies can be quickly and easily understood by all members of the community:

A green tick - ✓ indicates that the policy is effective and making a valuable contribution to the delivery of our objectives

An amber circle - ● indicates that the policy is either achieving or failing the objectives by a small margin. For example the Council has a target for 60% of development to take place on Brownfield Land, if in the year 59% or 61% of development took place on Brownfield Land, then this would be indicated by an amber circle. This indicates that the effectiveness of the policy is of a concern, but there is no need to take action.

A red cross – ✗ indicates that the policy is not effective and is failing to contribute to the delivery of the objectives. If the reason for the inefficiency of the policy is outside of the Councils control, such as changes in interest rates, then this should be clearly identified. However, if the Council is able to amend or alter the Policy, Development Plan Document, process or practice then the Council should undertake the necessary steps to ensure the achievement of the objectives.

1) Thriving Island



Sustainable Community Strategy “Eco Island” Priorities:

Protect and enhance our Island’s natural beauty.

Create wealth whilst reducing our carbon footprint.

Produce as much energy as possible from renewable energy sources.

Support economic development and regeneration, enabling all to be able to share in the Island’s economic success, through increasing the skills of the whole community.

Relevant Saved UDP Policy	Progress
G1 Development envelopes for towns and Villages	✓
G5 Development outside defined settlements	✓
G11 Coastal development	✓
H9 Residential development outside development boundaries	✓
C11 Sites of Importance for nature Conservation	✓
C12 Development affecting trees and woodland	✓
U18 Development of renewable energy	✓
E5 Allocation of employment land	✓
R1 Existing town centres	✓
R2 New retail development	✓
R5 Retail only frontages	✓

2) Inspiring Island



Sustainable Community Strategy “Eco Island” Priorities:

Ensure our children achieve better than average at school and college.

Reduce childhood inequalities by tackling poverty, neglect and domestic violence.

Support families and carers to provide safe and positive environments for young people.

Relevant Saved UDP Policy	Progress
U2 Ensuring adequate educational, social and community facilities	✓
H14 Locally affordable housing as an element of housing schemes	✓
H15 Locally affordable housing as rural exceptions	✗
L4 Protection of open spaces, village greens and allotments	✓
L5 Developments within parks and gardens	✓
L10 Open space in housing developments	✓
TR7 highways considerations for new development	✓
TR18 Railway line and former railway network	✓

3) Healthy and Supportive Island



Sustainable Community Strategy “Eco Island” Priorities:	Relevant Saved UDP Policy	Progress
Reduce levels of obesity in all ages.	H14 Locally affordable housing as an element of housing schemes	✓
Improve health, emotional well being and life expectancy across the Island.	H15 Locally affordable housing as rural Exceptions	✗
Support vulnerable people to live independent lives.	U2 Ensuring adequate educational, social and community facilities	✓
Ensure people of all ages have places to live and things to do in their local area.	L4 Protection of open spaces, village greens and allotments	✓
	L5 Developments within parks and gardens	✓
	L10 Open space in housing developments	✓
	TR17 Public rights of way	✓
	TR18 Railway line and former railway network	✓

4) Safe and Well-Kept Island



Sustainable Community Strategy “Eco Island” Priorities:

Reduce crime and substance misuse.

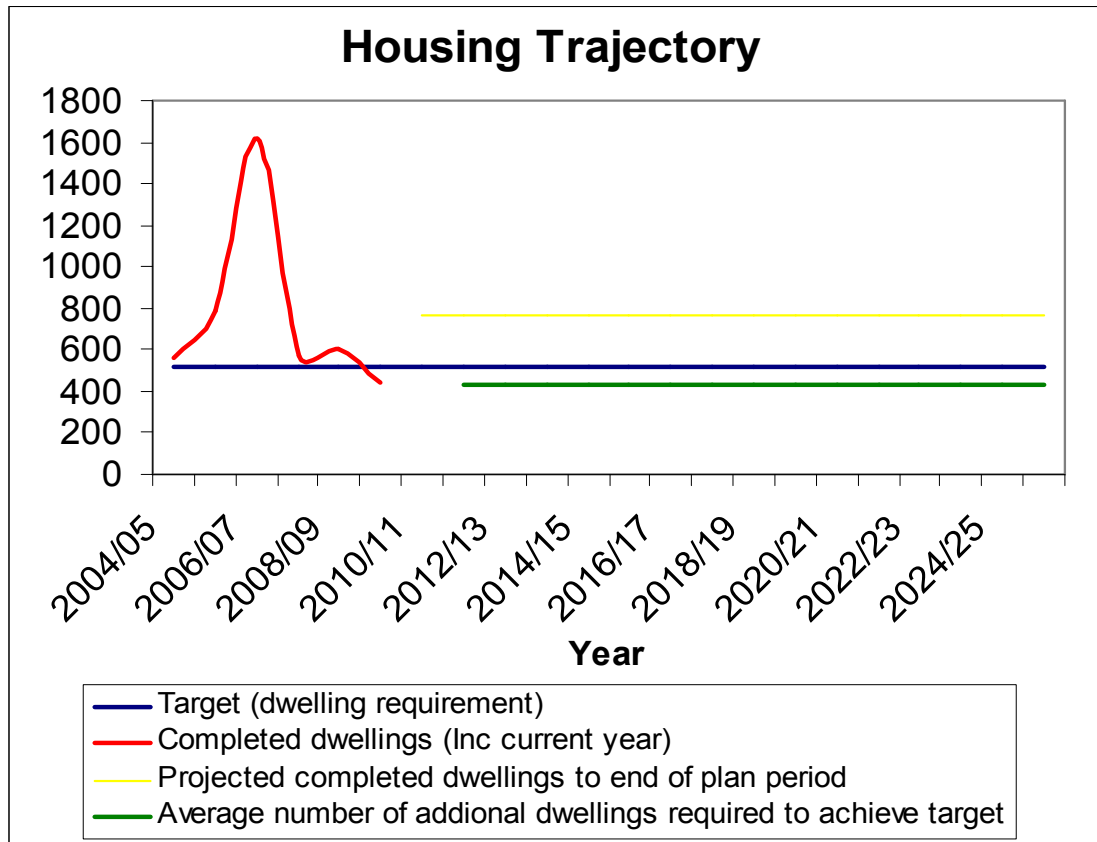
Reduce anti social behaviour and disorder.

Reduce fear of crime and increase public confidence.

Improve the visual appeal and ambience of the Island, now and in the future.

Relevant Saved UDP Policy	Progress
H14 Locally affordable housing as an element of housing schemes	✓
H15 Locally affordable housing as rural exceptions	✗
E5 Allocation of employment land	✓
R1 Existing town centres	✓
D1 Standards of design	✓
U2 Ensuring adequate educational, social and community facilities	✓
L4 Protection of open spaces, village greens and allotments	✓
L5 Developments within parks and gardens	✓
L10 Open space in housing developments	✓
C11 Sites of Importance for nature conservation	✓
C12 Development affecting trees and woodland	✓

5 Housing Delivery and Supply



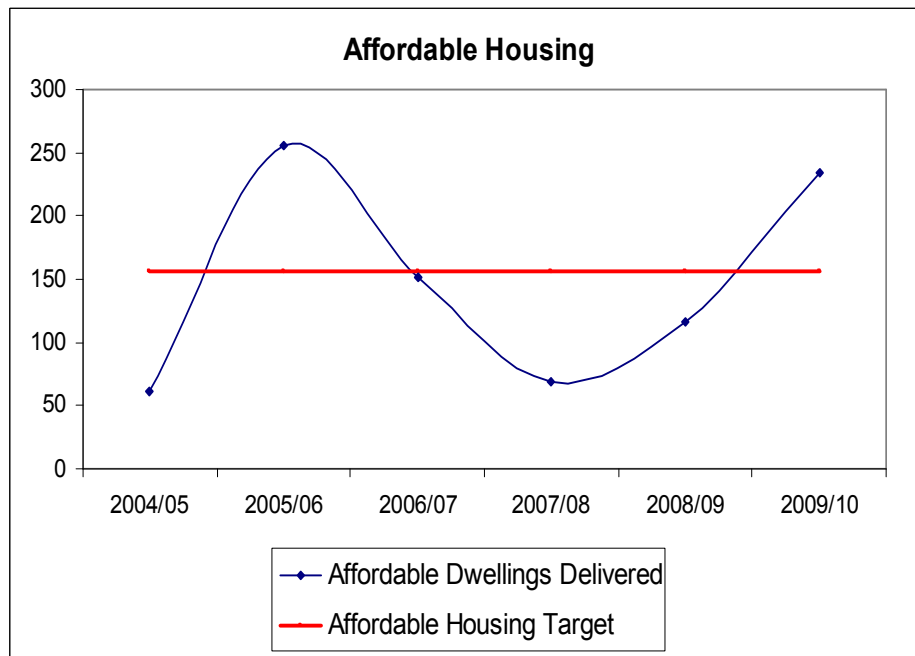
In the financial year 2006/07, 1622 dwellings were completed. In the previous year 787 dwellings were completed. The amount of dwellings completed within these two years has bolstered the total number of completed dwellings over the last 5 years, being well above the annual target of 520 dwellings a year.

This peak in completions can clearly be seen on the red line of the trajectory chart. It results in the number of dwellings required to meet our 2026 target, dropping below the current 520pa target. However the target of 520 is still relevant, as this would take into account possible future fluctuations within our national economy.

Following many years of growth, in the second financial quarter of the 2008 financial year the UK economy officially fell into recession and did not return to positive growth until the fourth quarter of 2009, as identified by the Office of National Statistics. The recession resulted in the number of completed houses for 2009/10 falling below the 520 target to 440. While the Council has land allocated for housing within the local plan and granted planning permission for new housing, the state of the national economy resulted in the underachievement of this target for this financial year.

Indicators		Progress
Annual additional dwelling requirement	520	
Dwellings for the current year 2009/2010	440	X
Completed dwellings for the previous five year period or since the start of the relevant development plan document period, whichever is longer	4590	✓
Additional dwellings needed to meet overall housing requirement to end of plan period	6435	✓
Projected net additional dwellings to the end of the plan period	12240	✓
Affordable housing target (30% of 520 dwellings a year)	156	
Affordable housing delivery	234	✓

Indicators	Target	Actual	Progress
Percentage of new and converted dwellings on previously developed land	60%	83.41%	✓
Percentage of new dwellings completed at:			
Less than 30 dwellings per hectare	No target	17.99%	✓
Between 30 and 50 dwellings per hectare	No target	13.27%	✓
Above 50 dwellings per hectare	No target	68.74%	✓

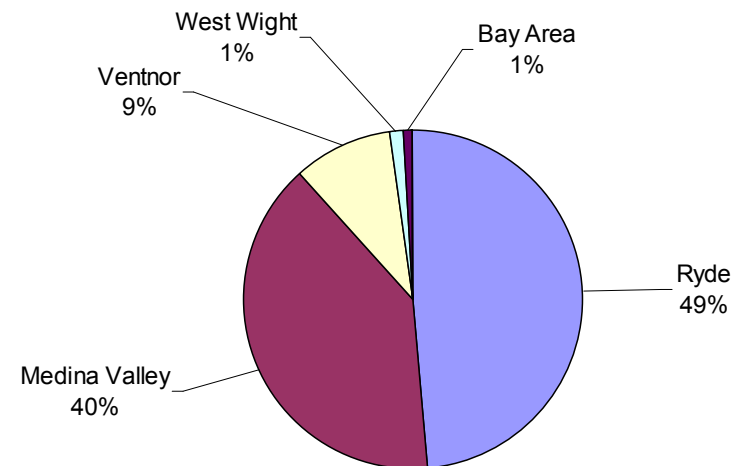


The 2007 Housing Market Assessment identifies an affordable housing shortfall of 1595 affordable housing units for the Island.

While we have several Registered Social Landlords on the Island, the delivery of affordable housing is dependant on the private sector. This delivery is achieved through Section 106 agreements on major housing schemes of 15 dwellings or more. The Island is dependant on a small number of large schemes, such as the Pan Meadows urban extension of Newport, to deliver the majority of our affordable housing. This dependence on a few large sites results in the delivery of affordable housing occurring in one location and lump sums at irregular intervals.

Dependence on a small number of large schemes makes the delivery of affordable housing vulnerable; should one be delayed due to changes outside of our control, such as changes to the national economy, interest rates etc then affordable housing may not be delivered. This has also resulted in an 'all or nothing' delivery of affordable housing rather than a constant supply. To address this, the Authority is looking to introduce a tariff of financial contributions for all housing developments to make a contribution to affordable housing. This funding can then be used to purchase affordable housing from the market to provide a more constant supply of affordable housing.

2009/10 Affordable Housing Delivery by Location



In analysing performance for this financial year, identifying the challenges presented in the delivery of affordable housing within an economic recession and within the current mechanisms for securing the delivery of affordable housing through legal agreements; the Council has recognised the constraints and identified measures to endeavour for more consistency in the delivery of affordable housing.

With the Council dependant on the delivery of affordable housing through a small number of large sites, the measure identified and implemented was for the phasing of construction. For example the Pan Meadows urban extension has a proposed build time of 11 years. Therefore spreading the completion of the affordable housing across the 11 year build time would provide more constant delivery and integration with market housing. It would also allow the local residents waiting for an affordable home to progress up the housing waiting list with greater regularity, reassuring local residents that the Council is constantly delivering housing. Unfortunately due to the cessation of the Housing and Planning Delivery Grant as part of the national £6.2bn government savings for the financial year 2010/11, the development of the affordable housing within the urban extension may have to be brought forward and delivered within the first few years in order to secure funding. While this means that the affordable housing will be delivered faster, with the market housing delivered afterwards, it is a return to the 'all or nothing' approach to housing delivery, with affordable housing, then market housing rather than affordable housing and market housing being delivered simultaneously .

Actions

- Develop a policy approach to ensure a consistent delivery of affordable housing through the Core Strategy. To achieve this the Planning and Housing Services should work together to research and investigate how all housing development may make a contribution to affordable housing, rather than being dependant on major developments of 15 dwellings or more. Such a mechanism may include requiring minor developments to make a financial contribution, based on a sliding scale tariff, through 106 agreements. This funding could then be used to buy affordable housing, in the form of completed market housing, to facilitate constant delivery.
- The Planning and Housing services should work with developers to ensure a more consistent delivery of both affordable and market housing. Major developments with a long build time should include a phasing plan to ensure that affordable and market housing is delivered together and not one, then the other.

Policy Success

Completion of 440 new dwellings, including 234 affordable homes (58.5%) on the Island within the last financial year, despite challenging economic conditions

6 Employment land delivery and supply



Small businesses of less than 10 people account for 83% of all business on the Island, however they only employ 26% of all employees. The primary employer on the Island is public administration such as health, police, fire and Council services; this mirrors the wider South East.

In the south east the highest employment growth is in the office based financial and business sector. On the Island the 2010 Employment Land Assessment identified the need for 6h of industrial land, 11h of warehousing and 12h of office space

The assessment also identifies that existing employment sites have been expanded, extended or redeveloped to meet changing demand, rather than businesses relocating.

The assessment identifies that growth prospects are with business and advanced manufacturing. An example is provided of a new waterside development comprising of office accommodation above a leisure and retail frontage, with some light industrial use and public realm improvements within a working waterfront, wharf or slipway which should also have easy access to both the high speed and vehicle ferry services.

Indicators	Target	Actual	
Amount of land developed for employment by type	No target	21.24h of employment development completed Permission granted for 74.72h	✓
Amount of land developed for employment by type, which is in regeneration areas	No target	1.88h	✓
Amount of land developed for employment which is on previously developed land	No target	All 24.24h of employment development completed on Brownfield Land	✓
Employment land supply by type	No target	29.15h	✓
Amount of completed office development	No target	0	✓
Losses of employment land in regeneration areas	No target	0	✓
Amount of completed retail development	No Target	.14h	✓
% of completed retail development in town centres	No target	.06h	✓
% of completed non residential development complying with parking standards	No target	475 planning applications granted with planning condition TR16 - "Parking policies and guidelines"	✓
Amount of employment land lost to residential development	No target	0	✓

Regeneration Areas

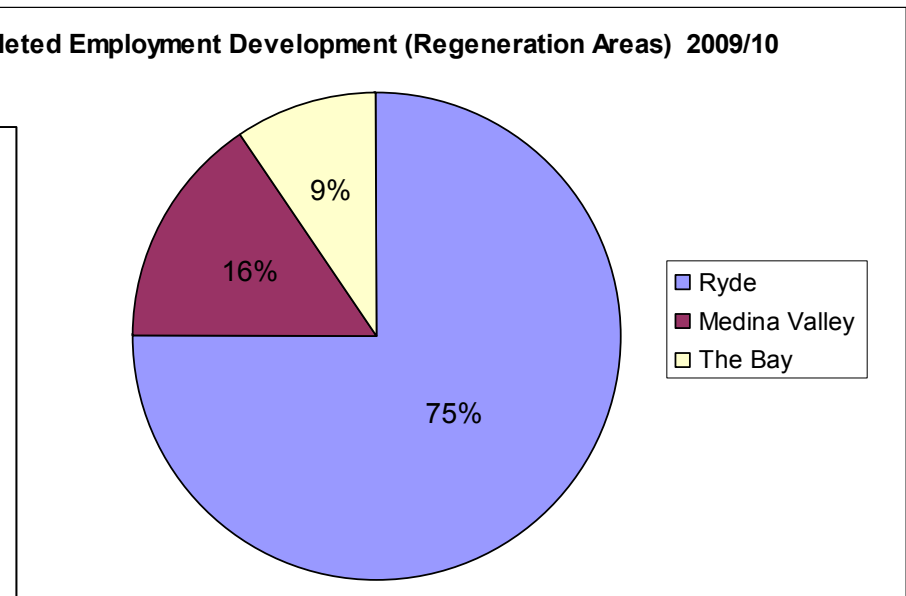
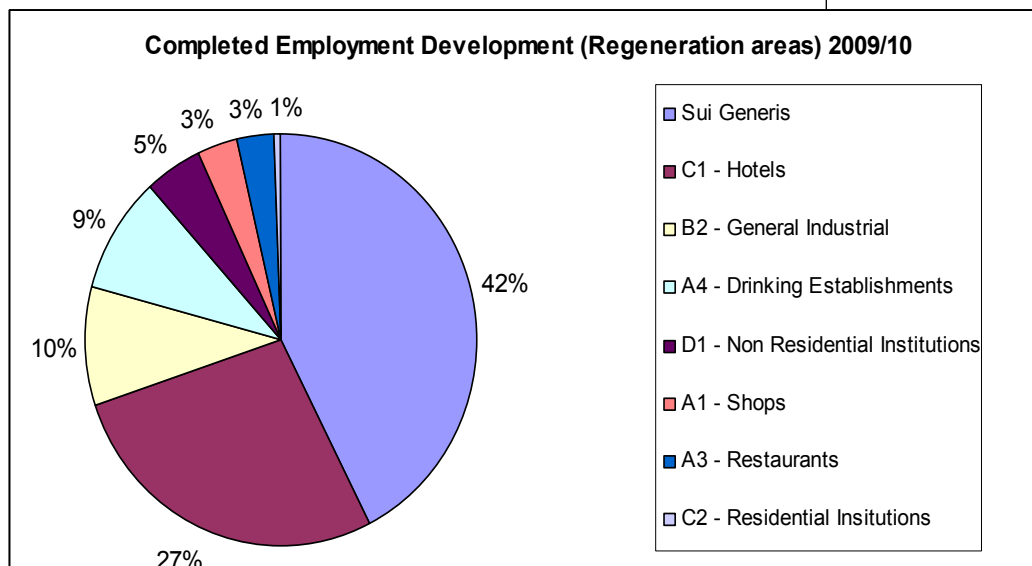
The type of employment development that was completed the most was 'Sui Generis'. This is a term used in planning to describe land uses that do not easily fall within a set category, examples of sui generis development include laundrettes, taxi hire, amusements etc. On the Island the Sui Generis uses that were completed included

The remaining employment types include hotels, which for the purposes of this document also includes self catering holiday units such as barn conversions; also general industrial, drinking establishments and non residential institutions. Non residential institutions include health centres, crèches, museums and libraries, while residential institutions include hospitals, care homes and boarding schools.

While the majority of completed employment development took place in Ryde and comprised of a mixture of development types including retail, industrial and holiday accommodation, the majority of employment development granted planning permission within this financial year was within Newport and comprised of mostly general industry and non residential institutions, in the form of the Vestas Research Facility and Isle of Wight 6th Form College.



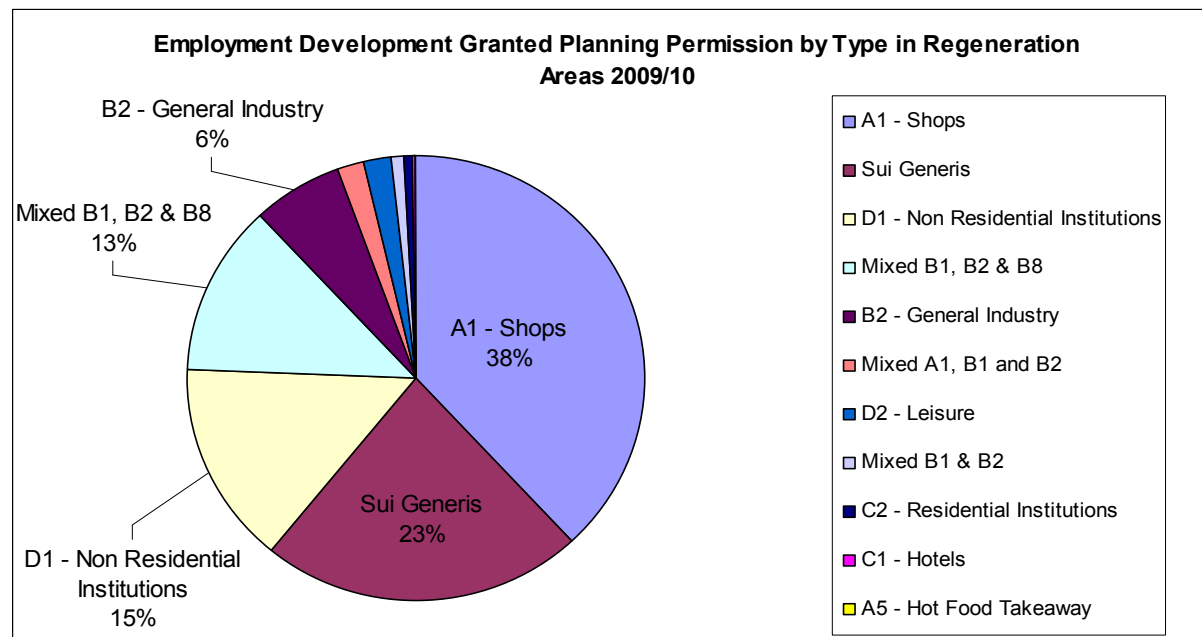
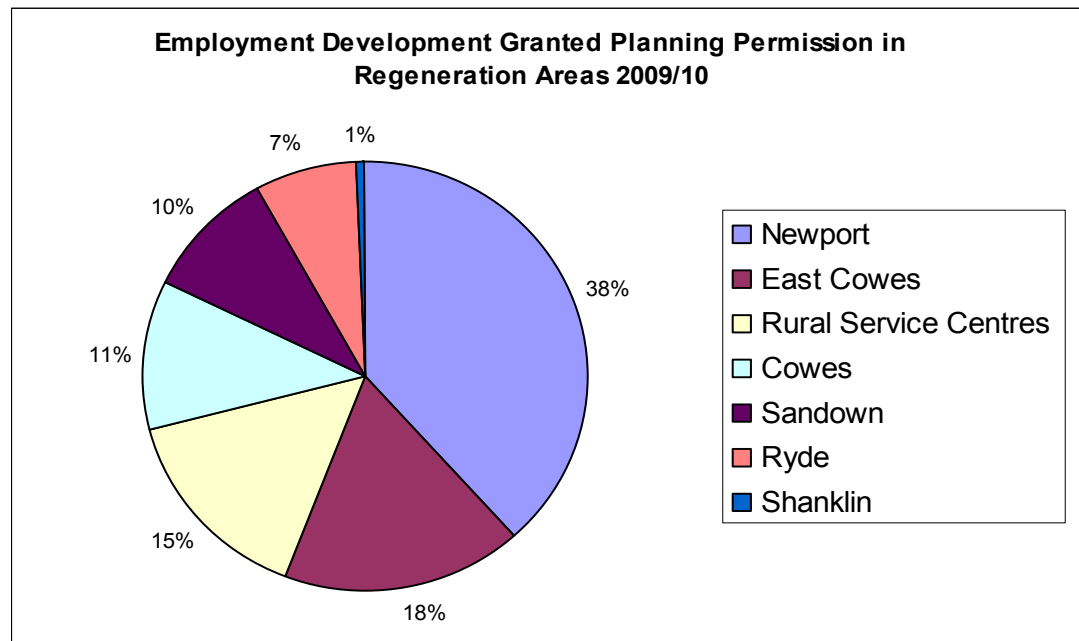
Completed Employment Development (Regeneration Areas) 2009/10



In total, 75 Hectares of employment land was granted planning permission in this financial year, while this may appear a high figure for the Island, this was achieved on a small number of large sites, including 13h at East Cowes as part of the East Cowes Regeneration Project, 9.4h at West Medina Mills for wind turbine design and research facilities, both of which are development led by the South East England Development Agency (SEEDA). While a further 6h of employment was granted in Cowes for retail use on the outskirts of the town.

The greatest type of completed employment use was hotels, bolstered by the completion of a large 4* hotel with 44 bedrooms in Wootton, which also includes a restaurant, conference facilities and spa including a swimming pool and 4 beauty treatment rooms, next to and with views across Wootton Creek. By contrast the greatest amount of employment use that was granted planning permission was A1 (Retail) and B2 (General Industry).

While retail is currently the greatest employment sector for both the South East region and on the Island; the finance and business sector is the fastest growing employment sector in the South East; with employers such as the Zurich Insurance UK head office in Fareham, PricewaterhouseCoopers Office in Southampton, and the Legal and General Office in Hove. The Office of National Statistics indicates that Manufacturing declined by 6% in the South East from 1997 and 2007. However on the Island no A2 (Financial and Professional Services) use was granted during this financial year. This may be due to the Islands historic necessitated need for sea and air transport and the resulting boat building and aeronautical engineering industries, with global specialist engineering companies such as GKN Aerospace placing its research and development centre in East Cowes, who provide aircraft components for the civil and military aviation industry and BAE Systems, Integrated Systems Technologies centre, in West Cowes who have developed the radar system for the Royal Navy's new type 45 Destroyers.



Rural Service Centres and other Rural Areas

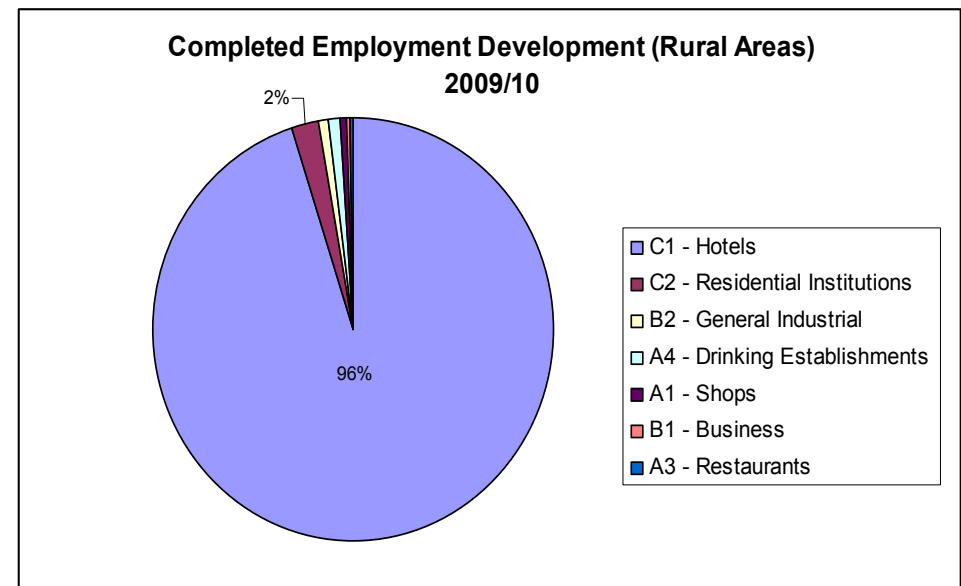
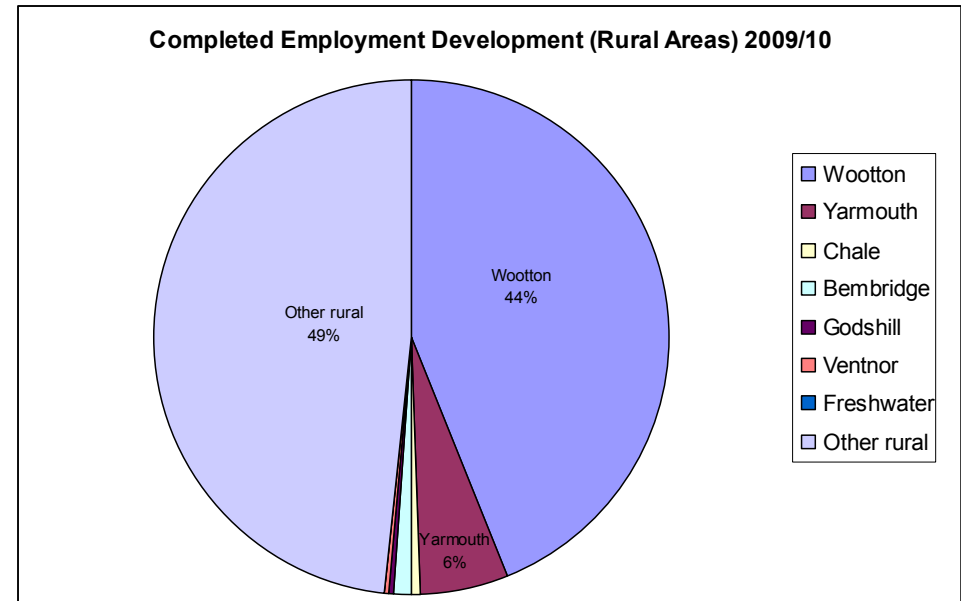
The data indicates that the rural service centres of Wootton and Yarmouth had the most rural development. This is due to the completion of two large hotel / holiday accommodation developments in these two towns. Wootton is located very close to the Fishbourne car ferry terminal and while it is located between Newport and Ryde, the two largest towns on the Island, the creek is a Site of Special Scientific Interest, Special Area of Conservation and RAMSAR designation for its ancient woodland, mudflats and wildlife habitat. Yarmouth also has a car ferry terminal, multiple environmental designations for wildlife habitat and is also an Area of Outstanding Natural Beauty. The Islands beauty and biodiversity has attracted visitors for centuries.

As the chart bottom right clearly indicates, the majority of completed employment development within the rural areas was 'Hotels', which as previously highlighted, for the purposes of this document also includes self catering holiday units such as barn conversions. The conversion of existing farm and other rural buildings, such as churches, forges, stables etc into holiday accommodation is the most common form of rural employment development.

Outside of the rural towns; the completion of employment development in the rural areas was scattered across the Island and not grouped in any one area; a reflection of its rural character. Just over 11h of rural employment development was granted planning permission in this financial year. The type of development reflects the rural character of the Island and included such developments as extensions to a marine engineering workshop, garden centre, craft workshops and agricultural buildings.

Delivery and Permission

The monitoring has revealed that the time difference between the granting of planning permission and the completion of the whole development can be up to approximately 10 years. For example if permission is granted for the conversion of a barn into four units of holiday accommodation, one might be completed within a year, commencing the development and enacting the permission, but the developer may wish to complete one a year, resulting in the fourth unit may not be completed until 4 years later.



Actions

Within the Core Strategy, promote the location of business and advanced manufacturing within the Key Regeneration Areas of Cowes, Newport and Ryde, as identified in the assessments findings. Look to safeguard employment land near the passenger and vehicle ferry services, deep water frontages, wharfs and slipways.

While looking to promote business and advanced manufacturing employment; encourage small businesses by ensuring an adequate supply of smaller business and start up premises to support the Islands small business community and rural employment opportunities.

Policy Success

Almost 22h of employment development completed and almost 75h of employment development granted planning permission.

Natural Environment – Minerals, Waste, Flood Protection, Renewable Energy, Biodiversity and Sport and Recreation

7.1 Minerals

Indicators ¹	Target	Actual	
Production of primary land won aggregates ²	100,000t pa	62,713t	X
Production of secondary / recycled aggregates	100,000t pa	20,248t	X

Minerals are vital to ensure the supply of basic raw construction materials for our homes, places of work, recreation and our transport network. Without basic raw construction materials, development can not take place. Not only our economy, but our society depends on a consistent sustainable supply of minerals in order to construct the buildings in which we live, work and play.

Local Authorities are able to identify local indicators, which allow the Authority to monitor local planning issues. As an Island, this may include local indicators such as the amount of aggregates landed on the Island by marine dredging, or the amount of minerals that are imported to the Island by (mineral) type and (transport) mode.

As the extraction of minerals is the first step in the supply chain for construction, demand for raw materials is equally affected by changes to the national economy as the houses and roads that are constructed from them. The underachievement of the targets may be attributed to falling demand for basic minerals for the construction of houses and roads in response to the national economic recession.

The largest minerals extraction sites on the Island are within the Area of Outstanding Natural Beauty. While minerals can only be extracted where they are located, the management and use of minerals extraction sites after the minerals have been extracted is not only important for minimising their impact on our Islands landscape, but can provide opportunities for landscape improvements, wildlife and biodiversity habitat creation and recreation uses.

Actions

Identify and consider local indicators for the minerals policies of the Core Strategy to manage the supply of our basic materials.
Identify and consider local indicators to monitor land reclamation and restoration works.
Expand upon existing working relationships with the aggregates industry to ensure constant delivery and monitoring.



¹ Figures based on calendar year 2009

² Production of sand and gravel only and excludes all other mineral types

7.2 Waste

Indicators	Target	Actual	
Capacity of new waste management facilities by type	No target	679,720t ³	✓
Amount of municipal waste arising, and managed, by type, and the percentage each management type represents of the waste managed	No target	Landfill 39,810t Recycled 24,036t Composted 14,260t Renewable Energy 32,926t Recycled 13% Composted 19% Renewable Energy 17%	✓



Waste management not only ensures good environmental health, but presents numerous opportunities to provide sustainable minerals and materials through recycling; fuel through renewable energy technologies and organic waste which can be composted for use in local agricultural / horticultural businesses and made available to the public for gardening.

Island Waste Services is contracted by the Council to provide both waste collection and disposal services and as such it is the primary waste service provider on the Island for household and business waste. Island Waste also operates the Standen Heath (Lynn Bottom) landfill site and the Forest Road and Afton Road recycling centres. Island Waste also provides the Islands doorstep collection service for household waste and recycling. There are also 89 recycling sites, such as bottle banks in public car parks, across the Island. Island waste also operates the Islands gasification plant, for the disposal of waste through energy generation. Other smaller companies, such as Cliftongrade scrap metal processing in Cowes, provides services for both domestic and trade waste. Some specialist services, such as asbestos removal, have to be acquired from providers on the mainland as they are not provided on the Island.

Actions

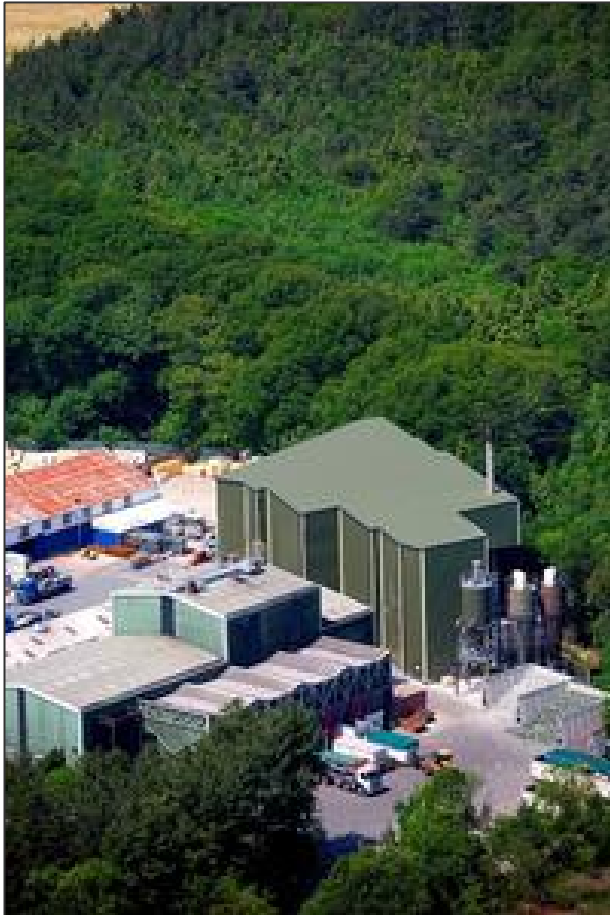
Identify and consider local indicators for waste planning and management on the Island within the Core Strategy. Indicators for reducing the amount of waste sent to landfill, such as waste recycling, fuel from waste and composting should also be considered.

Increase use of the Islands gasification plant.

³ 2008 Waste Needs Assessment

Policy Success

In 2009/10, 53% of the Islands waste went to landfill, compared to 64.8% in 2008/09, a reduction of 11.8% of waste going to landfill
In the same year, 17% of waste was disposed of through energy generation, compared to 5.17% in 2008/09, an increase of 11.83%
The amount of waste recycled was similar at 13%, compared to 13.61% in 2008/09, while the amount composted was 19% compared to 18.35% in 2008/09.



The Forest Road Gasification Plant

7.3 Flood Risk

Indicators	Target	Actual	
Number of planning permissions granted contrary to advice from the Environment Agency on flood defence grounds	No target	40 planning applications determined in consultation with the EA. None were approved contrary to EA advice. Where the EA advised the use of planning conditions, this advice was heeded. 60 planning applications were determined in consideration of PPS25, including some of those which the EA were consulted on.	✓



Parts of the Island have a long history of flooding and coastal erosion, pre-dating human influence. Many settlements on the Island have evolved from small-scale beginnings on sites located in areas vulnerable to flooding and erosion, such as by the coast or an estuary. This historic settlement pattern is now faced with the new challenges of rising sea levels and increased storm and rainfall events.

The Environment Agency (EA) was consulted on a total of 40 planning applications. None were approved contrary to advice. For some proposals, the EA requested the use of planning conditions, where this was the case the LPA applied conditions to ensure the concerns of the EA were addressed.

60 Planning applications were determined in consideration of PPS25 Development and Flood Risk; the government's guidance on appraising, managing and reducing flood risk. These included two large major applications, both of which required an Environmental Assessment. 12 smaller major applications were determined and 24 minor applications, the remainder of the applications were for other developments such as a change of use or householder development.

The results of monitoring indicate that the Local Authority Planning Officers on the Island are thorough in recognising and addressing matters of flood risk. The Authority has undertaken two Strategic Flood Risk Assessments, the latest being in 2010. These are used for long term strategic planning through planning policy, such as site allocation as part of the LDF and on a site by site basis by development management officers in the determination of planning applications.



Actions

Continue to use SFRA Mk II to inform decision making

Policy Success

Recognition of the Islands Strategic Flood Risk Assessment as an example of good practice in the Practice Guide which accompanies Planning Policy Statement 25 on Development and Flood Risk 2009 (Case Study - Page 59).

7.4 Renewable Energy

Indicators	Target	Actual	
Renewable energy capacity by type:	No target	16,463 MWh delivered Planning permission granted for 5kw	✓

Since 1900, the average temperature on the planet has increased by 0.74°C and the UK's sea level has risen by about 10cm. The Climate Change Act 2008 introduced a legally binding national target to ensure the net UK carbon emissions account for the year 2050 is at least 80% lower than the 1990 baseline.

Furthermore, as we use up our natural resources, such as North Sea gas, coal and oil, we have to identify alternative fuel sources. While we continue to be dependant on gas, oil and coal, our country becomes increasingly more dependant on imports from other countries.

Our Island has an abundance of potential renewable energy sources, such as tidal and wave energy, photovoltaic to take advantage of our southern elevations and biomass from our waste, farms and woodland.

The 2008 General Permitted Development Order amendment, which introduced some domestic micro generation as permitted development, resulted in the authority being unable to capture information on the installation of domestic micro generation equipment on dwellings, as a planning application to the local authority is no longer required. While the Authority supports domestic micro generation, for the many benefits that it brings, such as reduction in carbon emissions, energy security etc, it is unfortunate that the Authority is not able to identify the amount of domestic renewable energy capacity. It is hoped that the popularity and number of domestic installations would increase, both on new buildings and retrofitted on to existing buildings. This would allow individual households to make a valuable local contribution to the reduction of our carbon emissions.

The Authority can still record information for all renewable energy developments that still require express planning permission. This would include not only specific renewable energy developments, such as a photovoltaic farm, but also developments which incorporate renewable energy into their design, for example a development of 100 houses which all have photovoltaic installations.

The Council approved planning permission for 5kw of renewable energy in this financial year, which was for a wind turbine on a local school. It is promising that one school is pioneering the use of renewable technology.



The other renewable energy development was for a small tidal powered turbine, although the total output is yet to be established.

The UK has the potential to generate 20% of its electricity needs from renewable energy; as an Island we are in a very fortunate position as to be able to harness the power of the sea to contribute to our energy demand, however it is unfortunate that funding is limited and marine technology is not as established as wind turbines. However opportunities for capturing tidal energy through local small scale schemes at locations such as Wootton and Yarmouth Bridge, the river medina, Solent and our inshore waters can nether the less make a valuable contribution to local renewable energy production.

The proposed off shore wind farm to the west of the Island, in zone 7 of the Crown Estates proposed off shore wind farms, would make a considerable contribution to the reduction of carbon emissions. The Crown Estate indicates that the size of the proposed offshore wind farm to the west of the Island has a potential capacity of 900mw, which would provide electricity for up to 586'000 houses and save up to 1,186,000 tonnes of carbon emissions a year. The developer who has been award the opportunity to develop the Islands off shore wind farm is currently undertaking studies, such as the geology of the sea bed, to identify the exact location of the wind turbines within the zone.



The Island has a gasification plant, which uses Island waste to generate electricity. In the financial year 2009/10 the Island disposed of 17% of its waste (32,926 tonnes) through renewable energy generation. The Gasification plant produces 500kwh of electric for every one tonne of waste burnt; therefore given that 32,925 tonnes of waste was burnt, 16,463MWh of electricity was generated.

Actions

Development of policy through the Core Strategy to deliver a targeted amount of Renewable Energy

Policy Success:

Planning permission granted for 5kw of renewable energy generation.

The Island's gasification plant disposed of 17% (32,926t) of the Islands waste through the generation of renewable energy

7.5 Biodiversity

Indicators	Target	Actual	
Change in priority habitats and species (by type)	No target	No Change	✓
Change in areas designated for their intrinsic environmental value, including sites of international, national, regional, sub-regional or local significance	No target	No Change	✓

The Isle of Wight has many international, national and local designations, in reflection of its rich wildlife habitat, biodiversity and landscape.

Almost half the Island is an Area of Outstanding Natural Beauty, with two Heritage Coasts, a National Nature Reserve, many Sites of Special Scientific Interest (SSSI), Special Protection Areas (SPA) Special Areas of Conservation (SAC) and RAMSAR, not to mention local Nature Reserves and local Sites of Importance for Nature Conservation (SINC).

As the species at the top of the food chain, humans depend on biodiversity to support our society. Our activities have impacted on our biodiversity, for example the variety and number of insects which pollinate our crops have reduced, caused by the use of chemicals and farming practice over many decades.

Through not only protecting our designated biodiversity assets from development that fails to conserve or enhance their properties, but by actively improving them, through the Biodiversity Action Plan, Shoreline Management Plan, AONB Management Plan and incentives such as the farm Stewardship Scheme, we can ensure a sustainable future for generations to come.

The Island's Biodiversity Action Plan has 18 habitat actions, identifying habitats such as 2950h of lowland mixed deciduous woodland, 600h of Coastal floodplain & grazing marsh and 530h of maritime cliffs & slopes. The Action Plan has 25 species actions, including the corn flower, adder, slow worm, water vole and sea fan anemone, leather back and loggerhead turtle, common seal and basking shark.

Policy Success:

No change to the condition of the Islands designated wildlife habitat.



7.6 Sport, Leisure and Recreation



The Island has Council run outdoor facilities across the Island which includes sport pitches, bowling greens and skateboard parks; also indoor run facilities at Newport, Ryde and Sandown which include three swimming pools, squash courts, gyms and sports halls. The Island's rural character provides green infrastructure including almost half the Island as an Area of Outstanding Natural Beauty, two Heritage Coast areas and numerous downs and woodlands managed by the National Trust and Forestry Commission.

There are also privately run facilities, such as the West Wight Sport Centre which is operated by local charity trust and includes a swimming pool, gym and sports hall; numerous football, rugby and sailing clubs and academies etc, plus private tourist accommodation providers who open up their facilities for local residents.

In identifying leisure developments the Local Planning Authority includes developments that fall outside of this use type, but provide the community with leisure activities. For example, church halls, that would fall within use class D1 (Non residential institutions); also a development at the Islands College, as educational activities such as evening courses in photography, French etc are also recreational.

Policy Success: 7.48h of sport, leisure or recreational development granted

Indicators	Target	Actual	
Amount of completed leisure development	No target	15.45h - One Hotel and Conference Centre development completed which includes SPA, Swimming Pool, Sauna etc Planning permission granted for 7.48h	✓
Amount of completed leisure development in town centres	No target	0	✓
% of eligible open space managed to green flag award standard	No target	3%	



Summary

The Council has performed well in the consideration of flood risk, conservation of biodiversity and provision of employment land.

The Island's gasification plant disposed of 17% (32,926t) of the Islands waste through the generation of renewable energy.

The Council has not performed well in the consistent provision of affordable housing, new renewable energy technologies and the quality of our parks and gardens.

Affordable Housing

The delivery of both market and affordable housing will be effected by state of the national economy, which is a factor outside of our control. However, it has been recognised that we are dependant on the completion of major developments for the delivery of affordable housing through section 106 agreements. This dependence on a few sites creates vulnerability and results in the inconstant delivery of affordable housing. In order to address this, the Council proposes to introduce a sliding scale tariff, through the Core Strategy and a Development Plan Document, requiring all housing developments to make a contribution to affordable housing, either financial contributions or on site provision. The funds generated can then be used to deliver affordable housing by purchasing market housing which has already been constructed.

Renewable Energy

As an Island authority, we are concerned about the impact of global warming and the resulting increase in sea levels on our home, as well as securing our future fuel and energy provision. However we also have to protect our natural resources, such as our biodiversity, protected landscape and Sites of Special Scientific Interest etc which provide us with water, food, fuel and places to exercise and relax. The issue of encouraging the use of renewable energy technology is one that has been recognised nationally, which has resulted in the introduction of the Feed In Tariff (FIT). This incentive has resulted in pre application advice and discussions which speculative developers of photovoltaic parks, some of whom have now gained the benefit of an EIA screening opinion from the Local Authority. It is now anticipated that at least three photovoltaic parks will come forward as planning applications over the next financial year.

Parks and Gardens

With the reduction in Local Authority budgets by the coalition government to reduce the national deficit, Local Authorities will be forced to prioritise what services they provide. For example, the planting of flower borders with seasonal high maintenance bedding plants, such as those which decorate our seafronts, esplanades and parks, may have to be lost in order to make the efficiency savings required. However the government's localism agenda may provide the opportunity for Town and Parish Councils, local horticultural societies and groups of gardening enthusiasts to take a greater interest and role in the care and pride of our local public open spaces.

Table of Key Actions

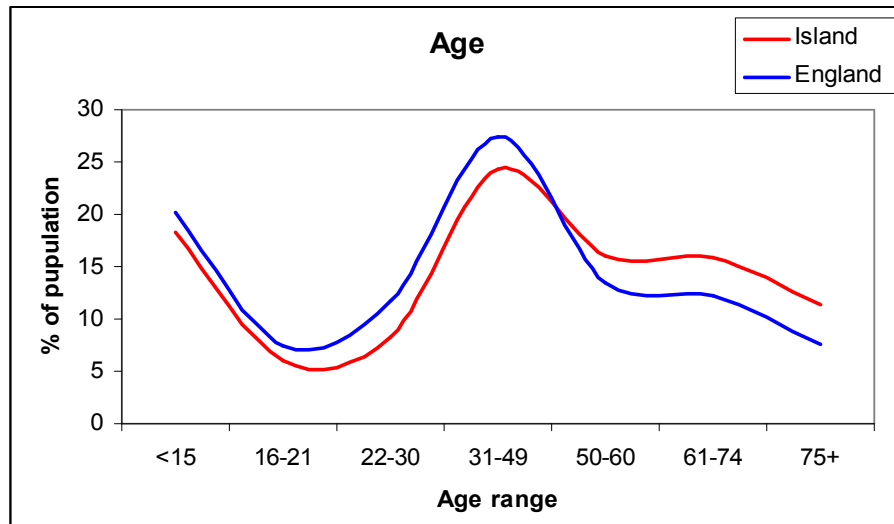
Housing	Date for completion
Develop a policy approach to ensure a consistent delivery of affordable housing through the Core Strategy. To achieve this the Planning and Housing Service should work together to research and investigate how all housing development may make a contribution to affordable housing, rather than being dependant on major developments of 15 dwellings or more. Such a mechanism may include requiring minor developments to make a financial contribution, based on a sliding scale tariff, through 106 agreements. This funding could then be used to buy affordable housing, in the form of completed market housing, to facilitate constant delivery.	May 2012
The Planning and Housing service should work with developers to ensure a more consistent delivery of both affordable and market housing. Major developments with a long build time should include a phasing plan to ensure that affordable and market housing is delivered together and not one, then the other.	May 2012
Employment	
Within the Core Strategy, promote the location of business and advanced manufacturing within the Key Regeneration Areas of Cowes, Newport and Ryde, as identified in the assessments findings. Look to safeguard employment land near the passenger and vehicle ferry services, deep water frontages, wharfs and slipways.	February 2011
While looking to promote business and advanced manufacturing employment; encourage small businesses by ensuring an adequate supply of smaller business and start up premises to support the Islands small business community and rural employment opportunities.	Ongoing
Natural Environment – Minerals, Waste, Flood Protection, Biodiversity and Renewable Energy	
Identify local indicators for minerals extraction and provision monitoring.	April 2011
Identify local indicators for mineral extraction sites restoration and remediation works.	April 2011
Expand upon existing working relationships with the aggregates industry to ensure constant delivery and monitoring.	April 2011
Identify and consider local indicators for waste planning and management on the Island within the Core Strategy. Indicators for reducing the amount of waste sent to landfill, such as waste recycling, fuel from waste and composting should also be considered.	
Increase use of the Islands gasification plant.	
Continue to use SFRA Mk II to inform decision making.	Ongoing

Appendix 1 – Contextual Indicators

On first analysis of the context of the Island in comparison to England, it would appear that the amount of residents with a higher education, in full time professional or management employment is less than mainland England. This may be considered to be in juxtaposition to the amount of outright home ownership. However, the most important contextual consideration is the age of local residents. The Island is a popular retirement destination.

Furthermore it does not have a university and has transport constraints that can deter some employers and employees. The Island population under the age of 50 is lower in comparison to England, while the Island has a higher percentage of people over 50. This would explain the amount of outright home ownership, but lower full time employment figures.

A further consideration which is often lacking in statistical analysis is culture and human behaviour. Young people may wish to leave the Island to attend university, travel, experience city life and make new friends etc



2001 ONS Census	Island	Mainland	Difference
Population – 132'731			
Education			
Level 1 (GCSE Grade D –G)	18.49%	16.63%	2.27%
Level 2 (GCSE A – C / NVQ2)	20.76%	19.36%	1.4%
Level 3 (A level, NVQ3)	6.42%	8.34%	1.92%
Level 4 / 5 (HNC, NVQ5 / HND)	15.27%	19.90%	4.63%
Employment			
Managerial / professional	17.44%	22.19%	4.75%
Supervisory	31.88%	29.72%	2.16%
Skilled manual workers	16.71%	15.05%	1.66%
Semi-skilled manual workers	16.64%	17.02%	0.38%
Lowest grade workers and unemployed	17.77%	16.02%	1.75%
Working residents			
Employed full time	31.99%	40.81%	8.82%
Employed part time	14.43%	11.81%	2.62%
Self employed	10.23%	8.32%	1.91%
Students	1.99%	4.67%	2.68%
Caring / raising family	6.73%	6.52%	0.21%
Disabled / long term sick	5.76%	5.30%	0.46%
Unemployed	3.61%	3.35%	0.72%
Other	25.71%	19.24%	6.47%
Households			
Own outright	41.67%	29.19%	12.48%
Mortgage	34.49%	38.88%	4.39%
Private landlord	9.95%	8.80%	1.15%
Social landlord	9.15%	6.05%	3.1%
Other (e.g. shared ownership)	4.74%	17.08%	12.34%

Appendix 2 – Indicator Table (Inc relevant UDP Policy)

Indicator	UDP Policy	Indicator type	Source	Target	Achieved	Result
Change in priority habitats and species by type: Special Protection Area Special Area of Conservation RAMSAR SSSI National Nature Reserves Local Nature Reserves SINC Ancient Hedgerow	G1 Development envelopes for towns and villages G5 Development outside defined settlements G11 Coastal development H9 Residential development outside development boundaries C11 Sites of Importance for nature conservation C12 Development affecting trees and woodland	Core	Ecology Officer and Assistant Ecology Officer	No target	No Change	✓
Change in areas designated for their intrinsic environmental value, including sites of international, national, regional and sub-regional significance.	G1 Development envelopes for towns and villages G5 Development outside defined settlements G11 Coastal development H9 Residential development outside development boundaries C11 Sites of Importance for nature conservation C12 Development affecting trees and woodland	Core	Ecology Officer	No target	No Change	✓
The number of planning permissions granted contrary to advice from the Environment Agency on either floor defence grounds or water quality	G11 Coastal development	Core	Acolaid Database via Crystal report	No target	40 applications determined in consultation with the EA. None were approved contrary to EA advice.	✓

Indicator	UDP Policy	Indicator type	Source	Target	Achieved	Result
<p>Employment land supply by type:</p> <p>A1 Shops</p> <p>A2 Financial and professional Services</p> <p>A3 Restaurants and cafes</p> <p>A5 Drinking establishments</p> <p>A5 Hot food takeaways</p> <p>B1 Business</p> <p>B2 General industrial</p> <p>B8 Storage and distribution</p> <p>C1 Hotels</p> <p>C2 Residential institutions</p> <p>C2A Secure residential institution</p> <p>D1 Non-residential institutions</p> <p>D2 Assembly and leisure</p> <p>Sui Generis</p>	<p>G1 Development envelopes for towns and villages</p> <p>E3 Resist the development of allocated employment land for other uses</p> <p>E5 Allocation of employment land</p> <p>T4 Designation of hotel Area</p> <p>T6 Permanent accommodation sites</p> <p>T10 The use of tourist accommodation for permanent residential use</p> <p>R1 Existing town centres</p> <p>R2 New retail development</p> <p>R5 Retail only frontages</p> <p>U2 Ensuring adequate educational, social and community facilities</p>	Core	Planning Policy Team	No target	<p>6.h B1 use</p> <p>1.9 B2 use</p> <p>21.25h mixed B1, B2 and B8 use.</p>	<p>✓</p>

Indicator	UDP Policy	Indicator type	Source	Target	Achieved	Result
<p>The amount of land developed for employment by type:</p> <p>A1 Shops</p> <p>A2 Financial and Professional Services</p> <p>A3 Restaurants and cafes</p> <p>A5 Drinking Establishments</p> <p>A5 Hot food takeaways</p> <p>B1 Business</p> <p>B2 General Industrial</p> <p>B8 Storage and distribution</p> <p>C1 Hotels</p> <p>C2 Residential Institutions</p> <p>C2A Secure Residential Institution</p> <p>D1 Non-residential institutions</p> <p>D2 Assembly and Leisure</p> <p>Sui Generis</p>	<p>G1 Development envelopes for towns and villages</p> <p>E3 Resist the development of allocated employment land for other uses</p> <p>E5 Allocation of employment land</p> <p>T4 Designation of hotel Area</p> <p>T6 Permanent accommodation sites</p> <p>T10 The use of tourist accommodation for permanent residential use</p> <p>R1 Existing town centres</p> <p>R2 New retail development</p> <p>R5 Retail only frontages</p> <p>U2 Ensuring adequate educational, social and community facilities</p>	Core	<p>Building Control Records</p> <p>ACOLAID Planning Database</p>	No target	<p>21.24h of employment development completed for the following:</p> <p>Sui Generis - 0.8h</p> <p>A1 – 0.14</p> <p>A3 – 0.12</p> <p>A4 0.35</p> <p>B2 – 0.36h</p> <p>C1 – 18.38h</p> <p>C2 – 0.43</p> <p>D1 – 0.092</p> <p>Permission granted for the following:</p> <p>A1 - 28.35h</p> <p>A5 - 0.04h</p> <p>B2 - 4.64h</p> <p>C1 - 0.22</p> <p>C2 - 0.36</p> <p>D1 - 11.01</p> <p>D2 - 1.4</p> <p>Mixed B1 & B2 - 0.59h</p> <p>Mixed B1, B2 & B8 - 9.4H</p> <p>Mixed A1, B1 & B2 - 1.6</p> <p>Sui Generis - 17.11</p>	✓

Indicator	UDP Policy	Indicator type	Source	Target	Achieved	Result
The amount of employment land (by type) which is on previously developed land: A1 Shops A2 Financial and Professional Services A3 Restaurants and cafes A5 Drinking Establishments A5 Hot food takeaways B1 Business B2 General Industrial B8 Storage and distribution C1 Hotels C2 Residential Institutions C2A Secure Residential Institution D1 Non-residential institutions D2 Assembly and Leisure Sui Generis	G1 Development envelopes for towns and villages E3 Resist the development of allocated employment land for other uses E5 Allocation of employment land T4 Designation of hotel Area T6 Permanent accommodation sites T10 The use of tourist accommodation for permanent residential use R1 Existing town centres R2 New retail development R5 Retail only frontages U2 Ensuring adequate educational, social and community facilities	Core	Building Control Records ACOLAID Planning Database	No target	All 24.24h of employment development completed on Brownfield Land	
Amount of development within regeneration areas	G1 Development envelopes for towns and villages E5 Allocation of employment land R1 Existing town centres R2 New retail development R5 Retail only frontages T4 Designation of hotel Area	Core	Building Control Records ACOLAID Planning Database	No target	Only 1.88h of the completed employment development was within a regeneration area	✓
The amount of completed office development	E3 Resist the development of allocated employment land for other uses E5 Allocation of employment land R1 Existing town centres	Core	Building Control Records ACOLAID Planning Database	No target	0	✓

Indicator	UDP Policy	Indicator type	Source	Target	Achieved	Result
The % of completed office development in town centres	G1 Development envelopes for towns and villages E3 Resist the development of allocated employment land for other uses E5 Allocation of employment land R1 Existing town centres	Core	Building Control Records ACOLAID Planning Database	No target	0	✓
Loss of employment land in: Regeneration areas	E3 Resist the development of allocated employment land for other uses	Core	Building Control Records ACOLAID Planning Database	No target	0	✓
Amount of completed retail development	R2 New retail development R5 Retail only frontages	Core	Building Control Records ACOLAID Planning Database	No target	.14h completed Planning permission granted for 9.57h	✓
% of completed retail development in town centres	R1 Existing town centres R2 New retail development R5 Retail only frontages		Building Control Records ACOLAID Planning Database	No target	0.06h	✓
Amount of completed leisure development	U2 Ensuring adequate educational, social and community facilities	Core	Building Control Records	No target	15.45h - One Hotel and Conference Centre which includes SPA, Swimming Pool etc	✓

Indicator	UDP Policy	Indicator type	Source	Target	Achieved	Result
Amount of completed leisure development in town centres	U2 Ensuring adequate educational, social and community facilities	Core	Building Control Records	No target	0	✓
% of completed non residential development complying with parking standards	TR16 Parking policies and guidelines	Core	ACOLAID Planning Database	No target	475 Planning permissions granted with planning condition TR16 'Parking Policies and Guidelines'.	✓
Capacity of new waste management facilities by type: Landfill Energy generation Recycling	W2 Landfill W3 Waste collecting, sorting, reclamation and transfer sites	Core	Planning Policy Team	No target	679,720t Landfill Capacity expected to be full by 2015. New landfill allocation identified within LDF	✓
Amount of municipal waste arising and managed by type and the % of each type: Landfill Recycled (Tonnes) Composted (Tonnes) Renewable energy (Tonnes) Recycled % Composted % Renewable energy %	W2 Landfill W3 Waste collecting, sorting, reclamation and transfer sites	Core	Planning Policy Team	No target	Landfill 39,810t Recycled 24,036t Composted 14,260t Renewable Energy 32,926t Recycled 13% Composted 19% Renewable Energy 17%	✓

Indicator	UDP Policy	Indicator type	Source	Target	Achieved	Result
Renewable Energy Capacity Installed by Type: Biomass Hydro Photovoltaic Solar Thermal Ground source heat pump Air source heat pump Wind	U18 Development of renewable energy	Core	Building Control Records ACOLAID Planning Database	No target	0 MW delivered Planning permission granted for: A 5kw 15m high wind turbine at Osborne Middle School	✓
Production of primary land won aggregates	W3 Waste collecting, sorting, reclamation and transfer sites	Core	Planning Policy Team	100'000	62,713t	✗
Production of secondary / recycled aggregates	W3 Waste collecting, sorting, reclamation and transfer sites	Core	Planning Policy Team	100'000	20,248t	✗
Completions at less than 30 dwellings per hectare Completions at 30 – 50 dwellings per hectare Completions at above 50 dwellings per hectare	D1 Standards of design G4 General locational criteria for development H14 Locally affordable housing as an element of housing schemes	Core	Building Control Records ACOLAID Planning Database	No target	less than 30 17.99% 30 – 50 13.27% above 50 68.74%	✓
% of new and converted dwellings on previously developed land	G1 Development envelopes for towns and villages L4 Protection of open spaces, village greens and allotments E3 Resist the development of allocated employment land for other uses T10 The use of tourist accommodation for permanent residential use	Core	Building Control Records ACOLAID Planning Database	60%	83.41%	✓

Indicator	UDP Policy	Indicator type	Source	Target	Achieved	Result
Affordable housing completions	H14 Locally affordable housing as an element of housing schemes	Core	Building Control Records ACOLAID Planning Database	163pa	234	✓
% of eligible open space managed to green flag award standard	L4 Protection of open spaces, village greens and allotments L5 Development within parks and gardens L10 Open space in housing development	Core	Countryside Manager and Parks and Gardens Officer	No target	3% - Only Appley Park has green flag standard.	✓
% of new residential development within 30 minutes of public transport time of the GP, Hospital, Primary and Secondary School, employment and major health centre	TR17 Public rights of way TR18 Railway line and former railway network	Core	Planning Policy Team	No target	The Isle of Wight is only 25 by 15 miles. All primary towns have a GP, dentist and schools. St Mary's Hospital is in the County Town of Newport in the middle of the Island.	✓

Indicator	UDP Policy	Indicator type	Source	Target	Achieved	Result
Bus Patronage % annual increase / decrease	TR16 Parking policies and guidelines	LTP	Highways Department			Measured through the Local Transport Plan by the Local Highways Authority
Train Patronage % annual increase / decrease	TR18 Railway line and former railway network	LTP	Highways Department			
Air quality	L4 Protection of open spaces, village greens and allotments L5 Development within parks and gardens L10 Open space in housing development	LTP	Highways Department			
Ferry patronage	E7 Employment sites with deep water frontage	LTP	Highways Department			

Appendix 2 – Significant Effects Indicators

Indictor	Change in 2009/2010	
191km2 of Area of Outstanding Natural Beauty	Applications approved contrary to AONB Partnership objection / support	○
12125ha of Heritage Coast	None	✓
22329ha Special Area of Conservation	None	✓
1735ha Special Protection Area	None	✓
1620ha RAMSAR	None	✓
4220ha Sites of Special Scientific Interest	None	✓
286ha National Nature Reserve	None	✓
79ha Local Nature Reserve	None	✓
4295 Sites of Importance for Nature Conservation	None	✓
119 Biodiversity Action Plan Species	None	✓
477 Species which are locally distinctive	None	✓
		✓
Priority Habitat:		
Lowland mixed deciduous woodland	None	✓
144 ha Wet woodland	None	✓
223 ha Lowland meadows	None	✓
658 ha Lowland calcareous grassland	None	✓
122 ha Lowland dry acid grassland	None	✓
521ha Coastal & floodplain grazing marsh	None	✓
70ha Lowland heathland	None	✓
60ha Reed beds	None	✓
Hedgerows	None	✓
61km Maritime cliffs and slopes	None	✓
4.5ha Coastal vegetated shingle	None	✓
17ha Coastal sand dunes	None	✓
161ha Coastal salt marsh	None	✓
12.5ha Saline lagoons	None	✓
835ha Inter-tidal sediment	None	✓
Sub-tidal sands and gravels	None	✓