MONITORING REPORT

for the Isle of Wight Council's planning policies

2012 – 2013

ISLE of WIGHT COUNCIL

Executive summary

The year 2012/13 saw the first complete monitoring year with the adopted Island Plan Core Strategy in place, against which planning decisions are made.

During 2012/13 there were continuing difficulties in the development sector, and this was reflected in the decrease in the number of planning applications received and determined when set against the previous year.

The completions of residential units on the Island for the year totalled 437, which is a decrease on the previous year (535). However, and perhaps indicating improving conditions and a growing confidence, 805 dwellings were granted permission (representing a significant increase on the previous year's total of 217).

The slowing of delivery, due to the difficulties in the development sector, has resulted in a number of sites on the Island with planning permission for residential development, slowing down delivery or stopping completely.

Through the permissions that were granted the capacity to create 344 jobs on the Island was created, with a net gain in employment floorspace provision of 4,177.3m^2 and 1,538.5m^2 of retail floorspace.

Current levels of aggregate extraction on the Island are significantly below the core strategy target of 0.1mtpa, but there is currently a demonstrable seven year landbank of sand and gravel.

Within the monitoring period the council received £211,000 in developer contributions, with £354,000 of developer contributions being spent by the council on a range of schemes across the Island.

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

- **1,606** planning applications were determined during 2012/13.
- **83 per cent** of these were **approved** and **ten per cent refused**.
- **805** dwellings were granted permission in 2012/13.
- The five year land supply total as at 31 March 2013 stood at 2,873 units or **5.32 years**.
- In key regeneration areas, **Ryde, Shanklin** and **Newport** experienced the highest levels of planning permissions with **312, 110, 90 dwellings permitted** respectively.
- In rural service centres, **St Helens and Bembridge** experienced the **highest level of** completions with **12 and 7** respectively.
- Forty-five per cent of completions were on brownfield land and 66 per cent of permissions were on brownfield land.

- Permission was granted that supported the potential for an additional **344 jobs on the Island**.

- There was a net gain of **4,177.3m^2** of employment provision.

- **No** planning permissions were granted for the loss of employment sites of one hectare or above in the period 2012/13.

- There has been a net gain of **1,538.5m^2** of retail floorspace within the monitoring period.

- **One hundred and five applications** relating to tourist accommodation were determined in 2012/13.

- Of these **86.67 per cent** were permitted resulting in the loss of **121** bedrooms and the gain of **157** bedrooms and **78** camping/caravanning pitches.

- Eighteen applications related to hotels[1], and of these:

    - **six** permitted the loss of hotels to residential uses;
    - **three** refused the loss of hotels to residential uses;
    - **five** permitted extensions, improvements or diversification. (but still retaining the hotel element) of existing hotels;
    - **two** permitted a change of use from hotel to other types of tourist accommodation.

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

- Current levels of aggregate extraction on the Island are **significantly below** the core strategy target of 0.1mtpa.

- There is **currently a demonstrable seven year landbank of sand and gravel**.

- The existing waste contract comes to an end in October 2015 and facilities require replacement/upgrade.

- There are limited recycling facilities available for commercial waste.

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1. Introduction

This monitoring report covers the period 1 April 2012 to 31 March 2013. This is a significant period as it is the first full year of the Island Plan Core Strategy and the National Planning Policy Framework (NPPF) forming the Development Plan for the Island.

The core strategy identifies monitoring targets and indicators for each policy. The previous monitoring report did not assess each target and indicator because of the differences between the saved Unitary Development Plan (UDP) policies and the core strategy, and to enable the council's registration and monitoring processes to align with the core strategy. Instead, a reduced number of indicators were identified in that monitoring report.

Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012, sets out what is required to be included within a monitoring report, both in terms of procedural information and monitoring requirements.

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

Whilst this version of the monitoring report has been streamlined from the 2011/12 report, the council has continued to collect information on the indicators set out in the 2011/12 report, which is available on request.

Through monitoring, the council will be able to understand whether its planning policies are contributing to meeting the objectives of the core strategy and contributing to meeting the council's wider corporate objectives.

2. Planning performance

Relevant Core Strategy objectives

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

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

Document production

Within the monitoring year no documents were listed within the Local Development Scheme as having key stages of production (such as examination and adoption). This reflects the preparatory work being undertaken on Area Action Plans, following the adoption of the Core Strategy in March 2011.

A full list of Island Plan Development Plan documents and supplementary planning documents is available and published in the Local Development Scheme, which is regularly revised and is summarised in Appendix I.

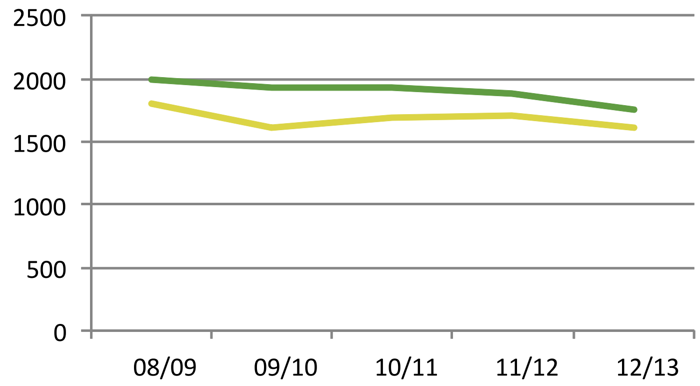
Processing planning applications

Within the monitoring period the council, as the local planning authority (LPA), received 1,757 planning applications (ten less than the previous year), with 1606 or 91.4% being determined within the monitoring year.

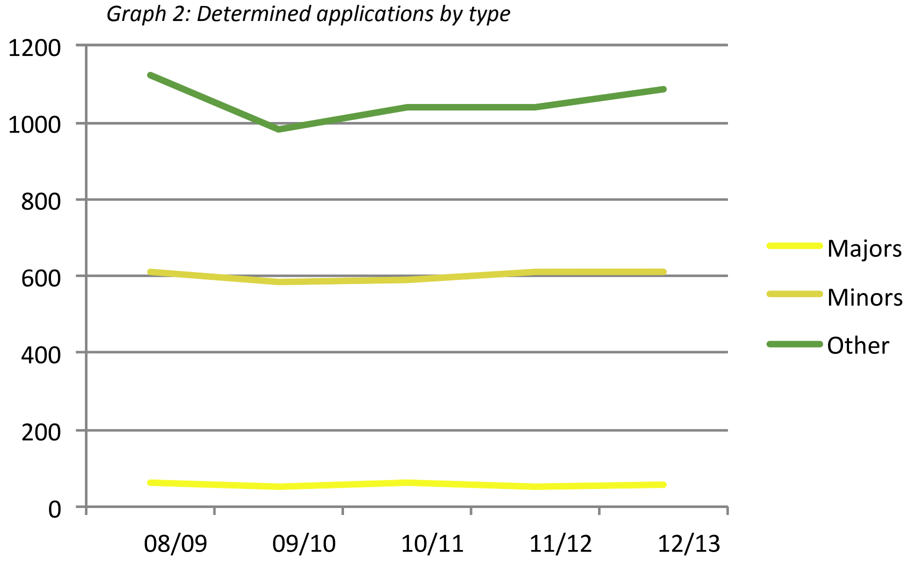
Graph 1 opposite shows the number of applications received in **dark green** and the number of applications determined in **light green**. Over the last five years the number of applications determined has decreased from a high of 1,796 (in 08/09) to a low of 1,606 (in 2012/13) perhaps being indicative of the wider economic context. The average number of determined applications per year for the last five years is 1,683.

The number of applications received shows a downward trend since 2008/09, from a high of 1,997 in 2008/09 to 1,757 in 2012/13. Importantly, the gap between applications received and applications determined has continued to reduce, and is now at its narrowest for the last five years.

Graph 1: Number of applications received and determined



Graph

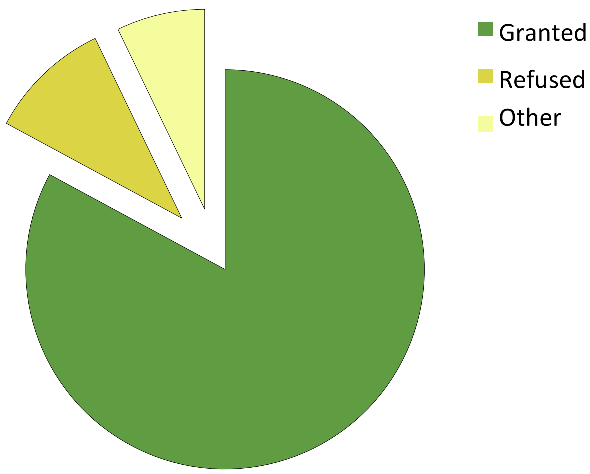


Graph 2 shows the number of determined applications split between major, minor and other applications[2] over the same period. It also indicates a relatively stable situation, with the year on year increase in minor and all other applications since 2009/10 and a consistent level of majors.

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

A breakdown of decisions of the 1,606 determined applications is shown in Graph 3. The reference to 'Other' covers Certificates of Lawful Development and Notifications, as the local planning authority (LPA) does not issue a standard granted or refused decision notice for these applications.

Graph 3: Determined applications by decision



There are national targets when it comes to the time spent determining planning applications, and they are:

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

Table 1 shows how the council has performed in relation to these targets over the last five years, showing a strong performance in general terms. Whilst the LPA exceeded the timescales for determining the minor and

[2] As set out in the CLG General Development Control Return PS2.

other applications, the target of 60 per cent of majors within 13 weeks was missed by 5.10 per cent.

Despite having comfortably exceeded this target over the three preceding years, the target was not hit within the monitoring year. The main reasons for this have been identified as being the complexity of a number of the major schemes submitted and the intricacy of the associated section 106 agreements, particularly due to difficult market conditions.

Table 1: Percentage of decisions determined within target periods

	60% of majors within 13 weeks	65% of minors within 8 weeks	80% of others within 8 weeks
08/09	45.16%	66.07%	86.03%
09/10	70.27%	75.13%	90.33%
10/11	70.49%	67.62%	78.42%
11/12	67.27%	84.73%	88.35%
12/13	54.90%	76.17%	85.31%

However, should the council's performance demonstrate a "poor track record" in the speed of decision-making or the proportion of applications overturned on appeal, a clause in the Growth and Infrastructure Bill (published in October 2012) allows for the Planning Inspectorate (PINs) to potentially take over the decision-making function[3].

Whether a council has a "poor track record" is determined on two measures; one being if LPAs fail to determine less than 30 per cent of major applications within 13 weeks over a two-year period, the other being if the LPA's proportion of major decisions overturned on appeal is greater than 20 percent over two (although the Planning Minister has announced that the thresholds used will be kept under review.

Published Department for Communities and Local Government (DCLG) figures[4] show that the council's figure relating to the time taken for the decision is 59.1 per cent, so currently comfortably above the threshold. For "county matters"[5] the figure is lower at 50 per cent, but still exceeding the poor track record threshold.

In relation to the quality of the decision making, the council performs well against the no greater than 20 per cent, with only two per cent of major decisions overturned on appeal and 0% on county matters.

Appeal performance

Within the monitoring year there were 83 appeals lodged against the decisions of the LPA, with the Planning Inspectorate issuing 74 decisions.

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

The figures show a substantive decrease in the number of determined appeals from 104 in 11/12. Of the appeals determined in 12/13, 53 (71 per cent) were dismissed and 21 (29 per cent) were allowed (including

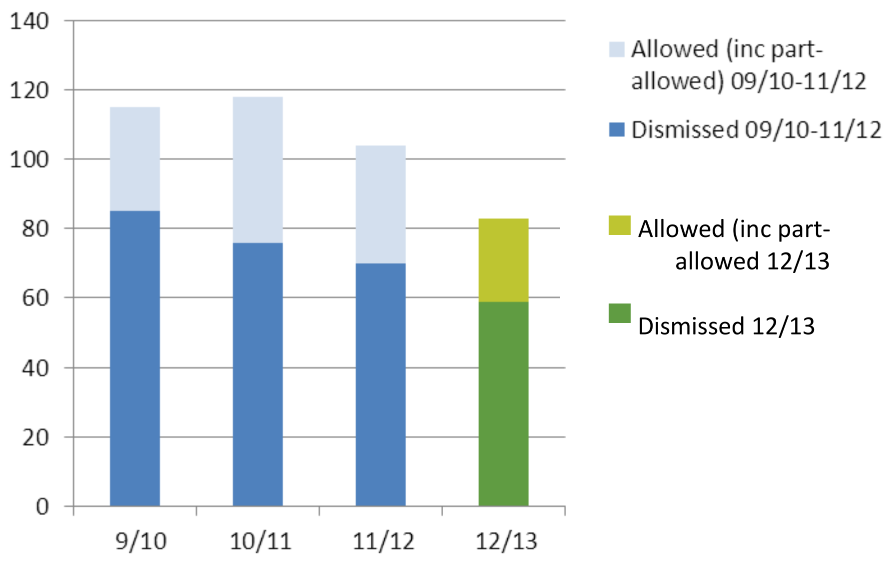
[3] The Growth and Infrastructure Bill received Royal Assent 25th April 2013, and became an Act of Parliament. Within the monitoring year it remained a Bill.

[4] Based on Tables P151 and P152 of the DCLG Live tables on planning application statistics

[5] As set out in paragraph 1(1) of Schedule 1to the 1990 Act (local planning authorities: distribution of functions)

part-allowed). This shows a steady improvement on the preceding three years. A further breakdown of the nature of determined appeals is set out in table 2 and these, in percentage terms, are broadly similar to what was experienced in 2011/12.

Graph 4: Planning Inspectorate appeal decisions



The council's performance is measured as the percentage of appeals allowed against refusal of planning permission, listed building consent and conservation area consent (i.e. excluding enforcement, advert, conditions, non-determination, lawful development certificate etc.).

Table 2: Percentage of appeals by type of appeal

	2011/12		2012/13	
Refusal of planning permission[6]	98	88.5%	74	89.2%
Non-determination	1	1%	1	1.2%
Refusal of Lawful Development Certificate	4	3.9%	0	0%
Enforcement Notice	7	6.7%	7	8.4%
Conditions (direct appeal against conditions)	0	0%	0	0%
Refusal of Advert Consent	0	0%	1	1.2%

In 2012/2013 there were 74 decisions issued relating to appeals against the refusal of planning permission, listed building consent and conservation area consent. Of these, 21 were allowed or part allowed which equates to 28.4 per cent. This is an improvement in percentage terms from 2011/21012 when 31.5 per cent of such appeals were allowed.

The council is performing well as the figure for 2012/2013 is within the target maximum of 30 per cent allowed and significantly below the national average (for 2011/2012) of 34.6 per cent allowed. This represents a notable improvement from 2010/2011 when 36.5 per cent of such appeals were allowed.

The number of enforcement notice appeals determined within the monitoring year remained low (at five), and the decisions made by Inspectors show that the council is still performing above the national average (which was 41 per cent in 2011/12), with 71.4 per cent of enforcement notices upheld (determined in favour of the council) at

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

appeal and 14.3 per cent of the appeals being permitted (against a national average in 2011/12 of 24 per cent).

Of the four appeals which followed committee decisions contrary to officer recommendation, three went on to be allowed.

Seven applications for costs were made against the council, with three being awarded and two awarded in part, representing an increase on the previous year (in which two out of seven applications were awarded).

Complaints

During the past five years the number of complaints about the council relating to planning matters that have been taken to the Local Government Ombudsman (LGO) following consideration under the corporate complaints procedure has reduced.

Table 3: Number and type of complaints April 2008 to March 2013

	LGO Complaints	Not Progressed	Complaints upheld	Local Settlement	Not Finalised
08/09	10	8	1	1	0
09/10	12	10	2	0	0
10/11	9	7	2	2	0
11/12[7]	8 (4)	6 (3)	2 (1)	1	0
12/13	11	8	1	1	2

[7] The 2011/12 data has been revised and updated, from the figures in the 2011/12 Monitoring Report (shown in brackets), following further analysis

During the previous monitoring year 11 complaints were received and considered by the LGO. Of these, eight were not progressed including: five cases that were either not in jurisdiction or the LGO decided not to investigate; a further two cases were discontinued by the LGO; and one case which the LGO was satisfied with the actions of the LPA. Two complaints that were received during the year were open at the end of the year and were still being investigated by the LGO.

Since 2007/08 (when the figure was 30), the overall number of complaints escalated to the LGO has declined and the proportion of cases closed by the LGO with no maladministration or premature complaint has increased. Where complaints have been upheld and local settlements paid out, in the majority of these cases they have been in compliance and enforcement.

Significant improvements to internal processes, such as adopting an improved approach to enforcement and reducing the backlog of older enforcement cases, have been undertaken during this time period.

Neighbourhood planning

There were no neighbourhood plan areas designated within the monitoring year, which keeps the number of neighbourhood plan areas at four (which represents coverage of 12 per cent across the Island's 33 parishes).

At the end of the monitoring period, the four agreed neighbourhood plan areas were:

- Bembridge parish;
- Brading parish;

- Gurnard parish;
- Freshwater parish.

Work is progressing on these neighbourhood plans, and information about them and their progress can be found on the relevant parish council websites. The council is continuing discussions with a number of other communities with a view to the potential for designating other neighbourhood areas. A request for a neighbourhood plan area in Brighstone was received within the monitoring period 2013/14.

Duty to co-operate

The duty to cooperate was created in the Localism Act 2011, and amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation relating to strategic cross boundary matters.

The local planning authority will need to satisfy itself about whether it has complied with the duty. As part of their consideration local planning authorities will need to bear in mind that the co-operation should produce effective and deliverable policies on strategic cross boundary matters.

The 2012 Town & Country Planning (Local Planning) (England) Regulations[8] require information relating to the duty to be included within monitoring reports. Within the monitoring year the council has sought to work collaboratively with other relevant bodies on matters that can be considered strategic due to their cross-boundary nature, as set out in Table 4 overleaf.

Financial contributions

Within the monitoring year the council negotiated section 106 agreements worth approximately £689,000.

Within the same period the council received £211,000 in developer contributions and £354,000 of developer contributions was spent by the council in 2012/13, with recipients being education projects (£197,948), highways projects (£81,875), ecology projects (£52,500) and open spaces/parks and gardens projects (£21,280).

Planning performance key facts/Issues:

- **1,606** planning applications were determined during 2012/13.
- **83 per cent** of these were **approved** and **ten per cent refused**.
- The LPA **exceeded two of its three targets** for the time for determining planning applications.
- **83 appeals were determined** within 2011/12, with **71 per cent dismissed** and **29 per cent permitted**.
- **11** complaints were escalated to the LGO in 2012/13 and of these only **three** were progressed.
- There were **no** neighbourhood areas submitted or designated within the monitoring year.
- **£354,000** of developer contributions was spent by the council in 2012/13.

[8] The Town & Country Planning (Local Planning) (England) Regulations 2012

Table 4: Strategic areas of work reported in this year's (2012-13) monitoring and the bodies with whom collaborative working has been sought

Monitoring report area	Strategic area of work	Relevant body engaged
Housing	n/a[9]	n/a
Economy and Tourism	Input into the Solent Economic Plan (SEP)	Solent Local Economic Partnership
	Joint working with SCC on Cross Solent Links East Cowes to Southampton (Bid to LTB)	Southampton City Council
	Input into Portsmouth Hard Interchange Project	Portsmouth City Council - board & working group
	The development of a Smart Travel Card covering the TfSHIoW area	Transport for South Hampshire and the Isle of Wight (TfSHIoW) members plus transport operators – including cross Solent
	Local Sustainable Transport Fund (LSTF)	Liaison with TfSHIoW as part of cross-boundary LSTF project
Environment	Solent Disturbance & Mitigation Project Solent European Marine Sites (SEMS) Review Coastal Communities Adapting to Change (CCATCH) - Solent	Solent Forum Natural England
Renewables	Solent Ocean Energy Centre (SOEC)	Marine Management Organisation Crown Estate
Travel	Transport for South Hampshire (TfSH)	Hampshire County Council Portsmouth City Council Southampton City Council
	Input into TfSHIoW Transport Delivery Plan (TDP) 2012-2026	TfSHIoW Hampshire County Council Portsmouth City Council Southampton City Council
	Input into the Solent Economic Plan (SEP)	Solent Local Enterprise Partnership (SLEP)

[9] For Housing the duty to co-operate will be carried out as part of a review of the Strategic Housing Market Assessment due to be carried out within the 2013/14 financial year. As this is not within this monitoring year it has not been included within this report.

Monitoring report area	Strategic area of work	Relevant body engaged
	Input into the operation and discussions at the Local Transport Body (LTB)	TfSHIoW, PUSH and others
	Input into emerging Public Transport Plan for the (TfSHIoW) area	TfSHIoW
	Input into the TfSHIoW Freight Strategy	TfSHIoW and local transport operators
	Input into Portsmouth Hard Interchange Project	Portsmouth City Council - board & working group
	Joint working with SCC on Cross Solent Links East Cowes to Southampton (Bid to LTB)	Southampton City Council
	Sub Regional Transport Model (SRTM)	Input into TfSHIoW SRTM
	Chamber of commerce and Business Strategic Infrastructure Group	Transport operators (Including cross Solent) rail and bus, business community
Minerals	Isle of Wight Local Aggregate Assessment (LAA)	South East England Aggregate Working Party Marine Management Organisation
Waste	To give effect to the government's stated intention to place the responsibilities of the former Regional Technical Advisory Bodies with local authority groupings to enable waste planning authorities to carry out their individual responsibilities more effectively	South East Waste Planning Advisory Group

3. Housing

Relevant Core Strategy objectives

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

The number of domestic dwellings on the Island has also increased from 68,392 in December 2011 to 68,931 in December 2012.[10]

Commuting, retirement and the high level of second home ownership allied to a lower than average wage than the south east, all contribute to maintaining a relatively high house price to income ratio (at 6.80 to 1[11], which represents an improvement of the previous year's ratio of 7.3 to 1) which has the impact of increasing the demand[12] for housing, reducing the availability of first time buyer accommodation and exacerbating the need[13] for affordable housing for people on low incomes.

The Island continues to face the challenges posed by the recession and the changing global economy in the quest to deliver long term economic wellbeing for the Island and its community.

The reduction in the availability of finance, both for house buyers and for developers, has led to a reduction in the amount of activity in the construction sector, both nationally and on the Island.

In light of these issues, the planning and delivery of an appropriate mix of housing will be critical to ensuring that the needs of Island residents are

[10] Isle of Wight council tax records, December 2012.
[11] DCLG Annual Survey of Hours and Earnings table 10.7a (November 2012) as a ratio of average house prices (HM Land Registry data), April 2012.
[12] Defined as the number of households that will form as a result of current and future demographic changes, housing market and employment trends and migration over the plan period.

[13] Defined as the number of households who lack their own housing or who live in housing that does not meet their requirements and that requirement cannot be met within the local marketplace.

met and this action is confirmed as one of the key objectives of the Core Strategy.

The key areas that the Island needs to provide for are:

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

The construction sector on the Isle of Wight

Little has changed over the monitoring period from the last report. Ongoing discussions with the construction sector have identified that changes to the delivery models of developers and construction companies, brought about by toughening economic conditions, have resulted in a reduction in the number of construction companies on the Island.

This is significant as delivery of housing on the Isle of Wight was historically based on a relatively large number of small and medium-scale local builders, delivering small and medium-scale sites.

Whilst the dynamic has changed over the last few years, with regional and national house builders delivering a number of larger housing sites on the Island, it is very important to the local housing market that local small and medium-scale developer/builders are present and able to deliver sites, to ensure there isn't an over-reliance on a limited number of house builders and delivery models.

However, the opportunities for small and medium-sized Island builders are often limited by their lack of purchasing power for materials and not being cash-rich. This, particularly in the current economic climate, often leads to difficulties in securing the necessary financial support to secure funding at competitive rates.

Over the last five years delivery of large housing sites for the Island market has been primarily supplied by Barratt David Wilson.

The Island has found it difficult to attract new national and regional house builders due to the perceived distance from the mainland and the set up costs associated with developing new sites away from core business areas.

In light of this, the council will support market-led efforts to introduce local consortia or co-operative type models that enable local builders and developers to work together in the supply chain to secure better purchasing power, procurement and other benefits that arise from greater economies of scale and partnership working. The council will continue to work with the industry to explore how interventions in the market can be made in order to increase the diversity of available housing product.

Contingency planning

The Core Strategy confirms in section 9.6 that the plan has a built-in contingency, should housing delivery and supply fall below the cumulative and annual (520 dwellings) target by more than 20 per cent over a three year period. If this were to occur, the council will identify and allocate (through a review of the appropriate DPDs) contingency areas for growth.

The figures identified in this monitoring report represent the first year of the three year period for assessing the need for contingency identified in the Core Strategy.

Number of new homes – SP2

Target	520 dwellings built per annum over the plan period		
Indicator	Net annual dwellings provided		
Outcome	437 dwellings were provided		
Target met	N	Trend	↓

Trend information

In the short-term (over the last two years) the trend has been a downward one, although cumulatively the last two years have seen a total of 972 dwellings provided, which represents 97 per cent of the overall dwellings target for that period.

Looking at a longer period of five years, completions have totalled 2,502 and averaged 500 units per annum - this is broken down in more detail in Table 5 below. The 520 annualised figure has been in place over this five year period, firstly through the South East Plan and then through the Island Plan Core Strategy.

Table 5: Completions by year 2008 to 2013 (March)

Year	Small	Large	Total
2008/09	247	388	635
2009/10	177	263	440
2010/11	190	265	455
2011/12	203	332	535
2012/13	126	311	437
Total	943	1,559	2,502

Large site completions have remained broadly comparable for the last two years showing that delivery is still being driven primarily from the major schemes at Hawthorn Meadows, East Cowes; Victoria Walk, East Cowes; Abbey Mews, Newport; and Pan Meadows (Bluebell Meadows), Newport.

Cashflow on these sites is still being supported by the provision of affordable housing, and the council will need to keep this situation under review to monitor the effects of a reducing programme of available funding on the Island from the Homes and Communities Agency.

Current activity on sites

Activity on small sites is slowing. Activity for the last five years shows an average completion on small sites of 189 units per year (down from 216 in 2011/12). The council is expecting this downward trend to continue in the short-term, due to the continued reduction in available lending to both developers and buyers (despite the introduction of various government schemes) and viability issues caused by economic conditions.

Completions on large sites have averaged 312 units per year over the past five years. Their dependence on the availability of mortgage funding for purchasers is restricting build-out rates on large sites with planning permission.

In the 2011/12 monitoring report we provided a table of a number of large sites across the Island, under a range of ownerships, where work has not yet commenced, or has technically commenced but then stopped.

These are set out in Table 6 and account for a significant number of new dwellings when compared to both the completions this year and the overall annual target. The table is not exhaustive, but reflects a range of sites (in terms of size, location and type of units). Additional work has been undertaken with developers to see whether work can be done to get these schemes delivered through a mix of enabling and renegotiation. This has resulted in some of the schemes now being progressed. New schemes permitted within 2012/13 but not yet commenced have not been included within Table 6, but the council will continue to monitor them.

Table 6: Example sites where permissions are not currently being delivered

Ref. No.	Application type	Location	Commenced 2011/12?	Commenced 2012/13?	No. of units
P/01529/12	Renewal	Ryde	N	N	230
P/01459/12	Renewal	Ryde	N	N	20
P/01182/11	Renewal	Ryde	N	N	27
P/01021/11	Renewal	Newport	N	N	23
P/00290/11	Renewal	Newport	N	N	7
P/01675/10	Renewal	Shanklin	N	N	14
P/01343/09	Full	Newport	N	Y	9
P/01060/09	Full	Shanklin	Y	Y	42[14]
P/00486/09	Full	Newport	N	N	54
P/00870/03	Renewal	Newport	N	Y	69
					495

[14] Sheltered accommodation

Further assistance

The Isle of Wight Council has introduced a new £1 million Local Authority Mortgage Scheme (LAMS) to assist first-time buyers onto the housing ladder by addressing a significant barrier to home ownership, namely the problems that many buyers can have in raising a sufficient level of deposit to enable them to access a mortgage. The initiative will also deliver wider benefits to the property market and wider local economy. as well as freeing up rented homes in the social and private sector.

The council will continue to engage in discussions with the owners/developers of the sites to understand the issues affecting the delivery of the sites and to establish whether there is any action the council can undertake to help facilitate their delivery.

Another factor in the supply side of housing delivery on the Island (and indeed elsewhere) is the slowing of the completion rate. This can be seen at a number of sites on the Island. For example, since 2006, 1,100 units have been granted (outline) permission on two large sites in East Cowes.

Since that time only 386 have been delivered, with the remaining 714 yet to be built. Analysis of sites with permission shows that one developer, Barratt David Wilson, has consent for 1,058 units granted on the Island.

Five year land supply

The housing trajectory (of large and small sites) confirms the expected delivery of housing schemes as at 31 March 2013. Table 7 confirms that the five year land supply (+ five per cent) total as at 31 March 2013 stood at 2,873 units or 5.32 years.

Table 7: Five year land supply summary figures as at April 2013

		Total
Net requirement 2008/09 to 2012/13 (520 x five years)	a	2,600
Net provision delivered in 2008/09 to 2012/13	b	2,502
Shortfall (a-b)	c	98
Annualised shortfall over five years (c/five years)	d	19.6
Revised annual requirement (520+d)	e	539.6
Five year requirement (e x five years) + five per cent buffer	f	2,833
Current monitored supply over next five years	g	2,873
Five year land supply position (supply/annual requirement)	**h**	**5.32**

The LPA is working with developers, as part of pre-application discussions, to ensure that sites that conform to policy SP1, and that are suitable, available and deliverable, are brought forward at the earliest possible opportunity to ensure that the council can continue to demonstrate a five year land supply.

Number of new homes key facts/Issues:

- Completions in 2012/13 totalled **437**, which is below the average for the last five years.
- **805** dwellings were granted permission in 2012/13.
- **615** of these were located in key regeneration areas (KRAs).
- There are still a number of sites on the Island with planning permission for residential development where delivery has slowed or stopped, resulting in permitted dwellings not yet being built.
- The five year land supply total as at 31 March 2013 stood at 2,873 units or **5.32 years**.

Location of new homes – SP1, SP2

Target	**4,140 new dwellings permitted within or immediately adjacent to the settlement boundaries within the key regeneration area (KRAs), smaller regeneration areas (SRAs) over the plan period[15]**

Indicator	Number of new dwellings **permitted** and **completed** within or immediately adjacent to the settlement boundaries of KRAs per annum		
Outcome	621 additional units were **permitted** and 304 units were **completed** within or immediately adjacent to the settlement boundaries of the KRAs		
Target met	-	**Trend**	

Indicator	Number of dwellings **permitted** and **completed** within or immediately adjacent to the settlement boundaries of the SRAs per annum		
Outcome	23 units were **permitted** and 29 units **completed** within or immediately adjacent to the settlement boundaries of the SRAs		
Target met	-	**Trend**	

The key principle behind these targets is to ensure that the residential development that is permitted and built is provided in sustainable locations (based around a settlement hierarchy within Policy SP1).

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

Policy SP2 sets out the following figures for provision for housing over the plan period:

- *3,200 existing permissions and a further.*
- *1,350 dwellings within the Medina Valley.*
- *2,100 dwellings within Ryde.*
- *370 dwellings within The Bay.*
- *240 dwellings within the West Wight.*
- *80 dwellings within Ventnor.*
- *980 through smaller-scale development at the rural service centres and wider rural area.*

There are currently 2,893 permissions identified across the Island and it is from these that the most recent completions are developed. Looking forward, the total number of new permissions that are required in the KRAs and SRAs total 4,140 (over the plan period, which is to 2027) which when considered as an annualised target results in a need for 276 new permissions for dwellings per year (on average).

2012/13 saw an increase of permissions from 165 in 2011/12 to 621 within or immediately adjacent to the settlement boundaries of KRAs, but a decrease in completions from 440 to 304.

SRAs experienced increases in permissions and completions within or immediately adjacent their settlement boundaries, from 23 to 32 and 29 to 67 respectively.

On-going monitoring will help to identify any patterns or trends that may emerge in relation to permissions and completions.

Location of completions

The policy approach of the core strategy establishes that the majority of new development will be located on appropriate land within or immediately adjacent to the defined settlement boundaries of the KRAs, SRAs and rural service centres (RSCs). The rest of the Island is collectively described as the wider rural area (WRA).

Completions for the 2012/13 financial year by the settlement hierarchy set out in Policy SP1 were as follows:

Table 8: Completions by SP1 location and type of site 2011/2012

Area	Small	Large	Total	%
KRAs	60	244	304	69%
SRAs	39	28	67	16%
RSCs	22	14	36	8%
WRA	5	25	30	7%
Total	**126**	**311**	**437**	100%

Table 8 shows completions are occurring in the preferred locations, as demonstrated by 85 per cent of completions being within the KRA and SRAs.

The total figures for the KRAs and SRAs shown in Table 8 are further broken down in Table 9.

Table 9: Completions by SP1 location

	Key regeneration areas	Total	%
Medina Valley	Newport	123	83%
	Cowes	30	
	East Cowes	98	
Ryde	Ryde	14	5%
The Bay	Sandown	33	12%
	Shanklin	4	
	Lake	2	
	Total	**304**	**100%**

Smaller regeneration Areas	Total	%
Ventnor	15	29%
West Wight	52	71%
Total	**67**	**100%**

Permissions granted

A total of 805 dwellings were granted permission in 2012/13 and Table 10 breaks this figure down by settlement type.

Table 10: Permissions granted by SP1 location 2012/13

Area	Small	Large	Total
KRAs	209	412	621
SRAs	32	0	32
RSCs	49	40	89
WRA	53	10	63
Total	**343**	**462**	**805**

Table 10 above shows that of the 805 dwellings permitted, 653 were permitted within KRA and SRAs.

Within these figures on site permission was given for an additional 67 units of affordable housing during 2012/13. The majority of sites given permission during 2012/13 were small sites and as such fell below the Core Strategy thresholds for requiring affordable.

In relation to new permissions for the monitoring period, Table 11 shows the split between the settlements of the KRAs and the SRAs.

Table 11: new permissions granted by SP1 Location 2012/13

	Key regeneration areas	Total	%
Medina Valley	Newport	90	27%
	Cowes	7	
	East Cowes	68	
Ryde	Ryde	312	50%
The Bay	Sandown	26	23%
	Shanklin	110	
	Lake	8	
	Total	621	100%

Smaller regeneration areas	Total	%
Ventnor	21	66%
West Wight	11	34%
Total	32	100%

Target	**980 new permissions over the plan period within or immediately adjacent to the settlement boundaries within RSCs and the wider rural area**		
Indicator	Number of dwellings **permitted** and **completed** within or immediately adjacent to the settlement boundaries within RSCs and the number of dwellings built within the wider rural area		
Outcome	29 dwellings **permitted** and 66 dwellings **completed** within or immediately adjacent to the settlement boundaries within RSCs and within the wider rural area		
Target met	-	**Trend**	↑↑

If the 980 figure from policy SP2 was to be considered as an annualised target it would result in a requirement of 65.3 new dwellings permitted per year.

Within the monitoring year there were 66 completions (as there were in 2011/12) either within or immediately adjacent to the settlement boundary of a RSC or within the WRA. This figure is broken down by settlement in the following tables.

As Table 12 shows, St Helens and Bembridge experienced the highest level of completions with 12 and seven respectively, and there were four settlements (Arreton, Niton, Rookley and Wroxall) that experienced no completions within the monitoring period.

Table 12: Completions within the rural service centres and the wider rural area 2012/13

Rural service centres	Total	Rural service centres	Total
Arreton	0	Rookley	0
Bembridge	7	St Helens	12
Brading	2	Wootton	5
Brighstone	5	Wroxall	0
Godshill	1	Yarmouth	4
Niton	0	**Total**	**36**

Wider rural area	Total
WRA	30
Total	**30**

In terms of planning permissions granted within the monitoring year in these specific locations, there were 89 dwellings permitted in the rural service centres and 63 dwellings within the wider rural area, as shown in the following tables.

Table 13: Permissions granted in rural service centres and the wider rural area by type of site 2012/13

Rural service centres	Large sites	Small sites	Total
Arreton	0	0	0
Bembridge	40	9	49
Brading	0	9	9
Brighstone	0	1	1
Godshill	0	1	1
Niton	0	3	3
Rookley	0	6	6
St Helens	0	1	1
Wootton	0	8	8
Wroxall	0	0	0
Yarmouth	0	11	11
Total	40	49	89

Wider rural area	Large sites	Small sites	Total
WRA	10	53	63
Total	10	53	63

Location of new homes key facts/issues:

- Completions within the KRAs represented **69 per cent** of all completions.
- Permissions within the KRAs represented **77 per cent** of all permissions.
- Completions within the SRAs represented **16 per cent** of all completions.
- Permissions within the SRAs represented **four per cent** of all permissions.
- In KRAs, **Ryde, Shanklin** and **Newport** experienced the highest levels of planning permissions with **312, 110, 90 dwellings permitted** respectively.
- In RSCs, **St Helens and Bembridge** experienced the **highest level of** completions with **12 and 7** respectively.

Type of development land – SP2

Target	At least 60 per cent of housing development on brownfield land per annum for the first five years of the plan period

Indicator	Amount of housing development built on brownfield land per annum		
Outcome	45 per cent of completions in 2012/13 were on brownfield land		
Target met	N	Trend	↓

The Core Strategy sets out that the council will prioritise the redevelopment of previously developed (or brownfield) land where such land is available, suitable and viable for the development proposed (policy SP2). Forty-five per cent of completions on brownfield land represents a decrease from 60 per cent in 2011/12.

Table 14: Completions by type of land 2012/13

Area	Brownfield	Greenfield	% Brownfield
KRA	99	205	33%
SRA	52	15	78%
RSC	18	18	50%
WRA	29	1	97%
Total	198	239	45%

In 2012/13 out of a total of 437 completions, 198 dwellings were on brownfield land. This is a reduction from the previous year, and shows the pressure on available land to deliver brownfield targets. The reduction in completions on brownfield land has been due the fact that 196 of the large site completions were delivered on four large greenfield sites namely, Pan Meadows, Victoria Walk, Abbey Mews and Hawthorn Meadows. The following permissions were granted by type during 2012/13:

Table 15: Number of units granted by type of land 2012/13

Area	Brownfield	Greenfield	% Brownfield
KRA	369	251	60%
SRA	27	6	82%
RSC	79	10	89%
WRA	45	18	71%
Total	520	285	66%

The high percentage of permissions granted on brownfield land shows that the Island had a readily available source of supply of brownfield land in 2011/12, but this supply appears to be declining.

Type of development land key facts/issues:

- Forty-five per cent of completions were on brownfield land and 66 per cent of permissions were on brownfield land.
- RSCs saw the highest percentage of permissions on brownfield land with 89 **per cent**. [16]
- WRAs saw the highest percentage of completions on brownfield land with **97 per cent**.

[16] This was in accordance with the definition of brownfield land (as set out firstly within PPS3 and then the NPPF) that excludes gardens.

Type and size of new homes – DM3

Target	Appropriate target by SHMA area		
Indicator	Number of dwellings permitted by number of bedrooms and type per annum		
Outcome	The Strategic Housing Market Assessment does not contain an assessment of the need for different sized accommodation in each of the key housing market areas on the Island. This will be reviewed in a new SHMA planned for 2013/14.		
Target met	-	Trend	-

It is important that the Island community is supplied with the size of dwellings required to meet its needs and demands. Therefore this information is key to ensuring that constructive dialogue is held with developers of new housing to ensure that what is being proposed will meet the population's needs. The following information provides a breakdown of completions per bedroom size by KRA, SRA, RSC and WRA.

Table 16: Completions by bedroom size and SP1 location 2012/13

	Bedroom no.	1	2	3	4	5+
KRAs	Newport	20	66	36	1	0
	Cowes	0	13	11	10	0
	East Cowes	25	30	31	8	0
	Ryde	0	2	11	1	0
	Sandown	0	18	6	9	0
	Shanklin	0	2	0	2	0
	Lake	0	2	0	0	0
	Total	45	133	95	31	0

	Bedroom no.	1	2	3	4	5+
SRAs	Ventnor	0	3	10	2	0
	Freshwater	12	28	7	5	0
	Totland	0	0	0	0	0
	Total	12	31	17	7	0

	Bedroom no.	1	2	3	4	5+
RSCs	Arreton	0	0	0	0	0
	Bembridge	0	1	4	2	0
	Brading	0	0	2	0	0
	Brighstone	0	1	4	0	0
	Godshill	0	0	1	0	0
	Niton	0	0	0	0	0
	Rookley	0	0	0	0	0
	St.Helens	0	6	5	1	0
	Wootton	0	5	0	0	0
	Wroxall	0	0	0	0	0
	Yarmouth	0	3	1	0	0
	Total	0	16	17	3	0

Bedroom no.	1	2	3	4	5+
WRA	0	3	11	11	2

The following permissions were granted per bedroom size in 2012/13:

Table 17: Permissions granted by bedroom size and SP1 location 2012/13

Bedroom numbers	1	2	3	4	5+
KRAs	68	177	59	41	0
SRAs	2	10	9	12	0
RSCs	24	37	20	8	0
WRA	7	14	28	14	0
Total %	19%	45%	22%	14%	0%

The total does not equate overall permissions due to 275 units given outline approval without bedroom sizes.

The most recent information on Housing Needs was provided as part of the 2007 to 2012 Housing Strategy and those figures indicated a need to provide the following sizes of units:

Table 18: Housing need by bedroom size

Bedroom numbers	1	2	3	4	5+
Total %	**14%**	**38%**	**41%**	**5%**	**2%**

In comparison with those figures, the Island is not approving enough two and three bed units to meet local need and more work will have to be done with future developers to meet this identified shortfall.

Affordable housing completions

During the 2012/13 financial year 141 new build affordable housing units were completed. This is below the Housing Strategy target of 180 units [17]. The 141 were completed in the following areas:

Table 19: Affordable housing completions by SP1 location 2012/13

Bedroom numbers	1	2	3	4	5+
KRAs	21	60	15	6	0
SRAs	16	11	6	0	0
RSCs	0	6	0	0	0
WRA	0	0	0	0	0
Total %	26%	55%	15%	4%	0

These tables suggest that the need and supply of three bed affordable properties is not matching up and this is an issue that the council will need to consider.

Type and size of new homes key facts/issues:

- **Two bed** properties were the most permitted in 2012/13.
- **Two and three bed properties** accounted for **77 per cent** of those completed in 2012/13.

[17] 2007-2012 Housing Strategy

Affordability of new homes DM4

Target	**Deliver 35 per cent of new dwellings as affordable housing units over the plan period**

Target	**70 per cent of affordable housing to be social/affordable rented**

Target	**30 per cent of affordable housing to be intermediate tenures**

Indicator	Number of affordable housing units delivered per annum		
Outcome	141 dwellings out of 437 completions or 32 per cent		
Target met	N	**Trend**	↓

Indicator	Number of social/affordable rented affordable housing units delivered		
Outcome	100 out of 141 = 71 per cent		
Target met	Y	**Trend**	↓

Indicator	Number of intermediate tenures affordable housing units delivered		
Outcome	41 out of 141 = 29 per cent		
Target met	N	**Trend**	↓

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

Affordable housing is delivered through three main ways:

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

This resulted in a total of 141 affordable housing dwellings being delivered in the monitoring year, and of these:

- 100 dwellings were affordable housing for rent;
- 16 were shared ownership; and
- the remaining 25 were other forms of intermediate affordable housing including shared equity products.

The total number of affordable housing units delivered over the last five years has been 808, which averages out at 162 dwellings per annum. The delivery of affordable housing units at Pan Meadows, Victoria Walk and Hawthorn Meadows has contributed to this figure but in order that delivery is maintained, additional sites will have to be brought forward if this momentum is to be maintained.

Delivery of intermediate affordable housing helps first time buyers access the housing market through shared ownership and shared equity schemes. This a vital part of the supply chain in the current developer's marketplace through products such as *Firstbuy.*

It is considered that the reason for the lower than target provision of intermediate tenures is due to the historically low provision of this tenure, lack of awareness of the intermediate housing market and funding allocations to registered providers by the Homes and Communities Agency.

Affordability of new homes key facts/issues:

- The delivery of affordable housing is lower than the Island Plan target due to higher numbers of affordable housing units on large approved schemes having already been completed in earlier financial years.

- Whilst currently low, future provision may see an increase of delivery of intermediate tenures due to funding restrictions.

Gypsies, travellers and travelling showpeople – DM6

Target	Delivery of 27 pitches by 2021

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

The Island Plan confirms that the council will meet the identified need for gypsy, traveller and travelling showpeople pitches by allocating sufficient sites within the area action plans (AAPs) and delivery and management DPDs.

Furthermore, the council will support proposals that are:

1. on appropriate land within or immediately adjacent to defined settlement boundaries;

2. accessible to shops, schools and health facilities by public transport, on foot or by cycle; and

3. served, or capable of being served, by adequate on-site services for mains water, power, drainage, sewage disposal and waste disposal facilities.

The council has not yet adopted any area action plans or the delivery and management DPD[18] and therefore has not made allocations for gypsies and travellers to date.

No applications have been received for gypsy or traveller sites during the 2012/13 monitoring year.

Gypsies, travellers and travelling showpeople key facts/issues:

- There are **no** authorised gypsy and traveller sites on the Island.

- The LPA will be planning to meet the needs of gypsies, travellers and travelling showpeople through the allocation of sites in the AAPs.

[18] The timetable for the production of these documents is set out in the council's Local Development Scheme.

4. Economy and tourism

Relevant Core Strategy objectives

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

The council aims to accommodate sustainable economic growth and regeneration by ensuring sustainable patterns of employment development, providing opportunities to diversify and strengthen the local economy and increasing the range of skilled jobs available[19].

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

A number of economic issues were identified in the Core Strategy[20], which its policies are seeking to address. They are:

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

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

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

Within the monitoring year, the permitted employment uses have generally tended to be smaller in scale and changes of use and extensions to existing business. Examples of these include:

[19] See paragraphs 5.71-3 of the Island Plan Core Strategy
[20] Page 10

- the changes to the then vacant Brading Waxwork Experience complex with various changes of use and the creation of 13 jobs;

- new employment provision at the former Southern Water Services site in Newport, with potential creation of 40 jobs;

- a significant extension to the existing Morrisons store, expected to realise 30 jobs.

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

Jobs – SP3

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

Indicator	Number of new jobs created by employment type per annum		
Outcome	344 jobs created		
Target met	-	Trend	

It is believed that the granting of planning permissions has resulted in the potential for an additional 344 jobs on the Island (a reduction from 405 on the previous monitoring year), with 218 being full-time (332 in 11/12) and 126 part-time (73 in 11/12). These figures are based on the expected job creation figures supplied by the applicants on planning application forms. Further employment opportunities may have been created, but were not included within the planning application information (for example where it was a speculative employment development without specific end-users identified).

Table 20 shows the breakdown of these 344 jobs by use class and full/part-time and it highlights two features: firstly a decrease in the likely jobs created against the previous year and; over half of the full-time jobs were in B1 uses (which are generally classified as certain types of offices, research and development and light industry).

A third (33.3 per cent) of the part-time jobs were created in A3 (restaurants and cafes) and A4 (drinking establishments) uses, which perhaps reflects the more flexible nature of shift work within these types of uses and the increasing prominence of the hospitality sector on the high street and its link to tourism .

The figure of 7,550 new jobs is over the plan period (to 2027), which equates to an annualised figure of 503. The figure of 344 new jobs, is short of this annualised target so the situation will continue to be monitored to get a longer term picture in light of the national economy.

Jobs key facts/issues:

- Permission was granted that supported the potential for an additional **344 jobs on the Island**.
- Of these **218 were full-time** and **126 part-time**.
- **58.2 per cent** (126) of full-time jobs were in B1 uses.

Table 20: Jobs by use class and type

	11/12	12/13
A1	FT 32 PT 11	FT **32** PT **23**
A2	FT **1** PT **2**	FT **6** PT **0**
A3	FT 29 PT 28	FT **22** PT **24**
A4	FT **2** PT **2**	FT **6** PT **18**
B1	FT 148 PT 2	FT **127** PT **34**
B2	FT **105** PT **13**	FT **11** PT **0**
B8	FT 2 PT 3	FT **-8** PT **-1**
C1	FT **1** PT **3**	FT **7** PT **10**
D1	FT 7 PT 2	FT **0** PT **0**
D2	FT **3** PT **4**	FT **4** PT **1**
SG[21]	FT 2 PT 3	FT **11** PT **17**

[21] Sui Generis uses

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

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

Indicator	Amount of employment land delivered per annum per type		
Outcome	A net gain of less than one hectare (4,177.3m^2) of employment provision		
Target met	-	Trend	↑

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

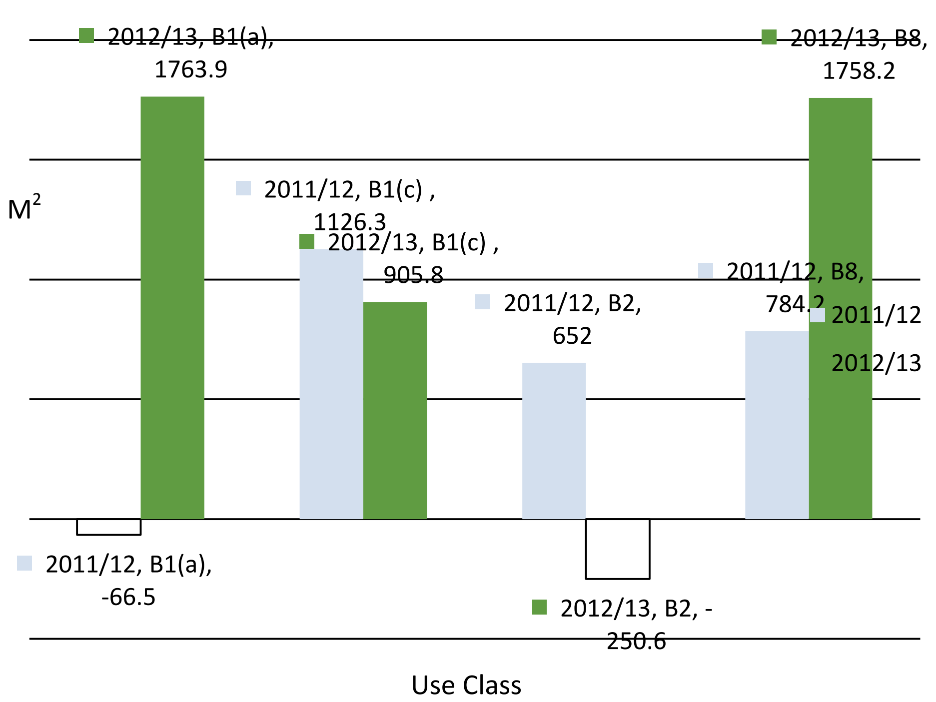
- at least nine hectares of B1b, B1c and B2 uses;
- around 13 hectares of B8 uses; and
- around 20 hectares of B1a uses.

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

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

The breakdown of the B uses by hectare is not considered further in this monitoring report as, until the allocations (or other large sites) are brought forward, it is unlikely that a sufficiently large amount of land will come forward. This is on the basis that the amount of employment land monitored through permissions is measured by m^2 (a 1m^2 equals 0.0001 hectare).

Graph 5: Net permitted employment land 2011/12 & 2012/13



The permissions granted in 2012/13 resulted in a net gain of 4,177.3m^2, which is a significant increase on the net gain permitted in 2011/12 (2,496m^2). The 2012/13 figure was underpinned by permissions for a gain of 2119.4m^2 of B1(a) and 2089.7m^2 of B8. Only B2 experienced a net loss (of 250.6m^2, which is around 10m^2 smaller than a tennis court).

When considering the changes to employment land provision spatially (as set out in the following table), as opposed to by B-use class (in graph 5 above), we already know that the KRAs particularly the Medina Valley, are often the preferred locations for employers.

Table 21: Changes to employment land by SP1 location 2012/13

	Gained	Lost	Net total
KRAs	3,988.5m^2	2,032.1m^2	1,956.4m^2
SRAs	440.8m^2	-	440.8m^2
RSCs	59.3m^2	41.5m^2	17.8m^2
WRA	1,912.8 m^2	150.5m^2	1,762.3m^2
Total	**6,401.4m^2**	**2,224.1m^2**	**4,177.3m^2**

Table 21 also demonstrates a significant net total in the employment floorspace in the wider rural area, which indicates support for existing and new businesses in rural areas (that have demonstrated a need to be in that particular location).

It is also interesting to note that there were no applications relating to a loss of B-use class employment uses in either SRAs or RSCs (based on the submitted information).

Delivering employment land key facts/issues:

- There was a net gain of **4,177.3m^2** of employment provision.
- There were net gains for **B1(c) (965.1m^2), B1(a) (1722.4m^2)** and **B8 (1758.2m^2)**.
- Only B2 experienced a net loss **(250.6m^2).**
- **No** B Class uses were **lost** in SRAs or RSCs in the monitoring year.

Protecting employment land – SP3, DM8

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

Indicator	Number of employment sites of one hectare or above lost per annum		
Outcome	There were no employment sites of one hectare or above lost		
Target met	Y	**Trend**	⇔

No planning permissions were granted for the loss of employment sites of one hectare or above in the period 2012/13.

The largest area where permission was granted for a change of use involving a B use class was 1060.6m^2 at the vacant Folly Works, which saw the loss of B2 to B8, therefore maintaining a B use class on the site. The largest change of use away from a B use was 156.4m^2 at the then vacant Dabells Furnishings Store in Newport, although the permission included the retention of some B uses and the creation of new A uses.

Nine permissions were granted for the loss of B class uses although there was a net gain (4,177.3m^2) in terms of floorspace provision.

The section relating to jobs (see page 29) also establishes that permission was granted for planning applications supporting the creation of the potential for an additional 344 jobs on the Island.

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

Protecting employment land key facts/issues:

- **No** planning permissions were granted for the loss of employment sites of one hectare or above in the period 2012/13.
- **Eleven** permissions were granted for the loss of B class uses although there was **a net gain (2,496m^2)** in terms of floorspace provision.
- At least five of these retained or created some form of employment provision on the site.
- **Four** of these applications related to buildings that were **vacant** at the time of the application.
- Only three of the permissions granted for the loss of B class uses involved the complete loss of that employment use to residential development.

Delivering retail floorspace - SP3, DM9

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

Indicator	Amount of net retail floorspace delivered per annum		
Outcome	1,538.5m^2 net retail floorspace permitted		
Target met	N	**Trend**	↓

Retail is defined by the A1 uses of the use class order. Within the submitted information supporting applications, there were a number where information relating to the change in floorspace was not provided. Given such omission in information the figures quoted in this section refer to 'at least' before any floorspace figures.

Over the monitoring period the LPA granted 12 permissions for the loss of at least 1,364.6m^2 of A1 floorspace (an increase on the previous year's figure of 811.3m^2), which was an average of 113.7m^2 loss per application. This loss was mainly focused around the larger retail areas of Ryde, Newport, Cowes and The Bay. The next section (town centres – DM9) looks in more detail at town centres and the impacts of policies relating to the primary retail frontage.

Where an A1 use was lost, eight were instances of the shop being vacant at the time of the application and five potentially created nine full-time and 17 to 19 part-time jobs (either new or replacement). Only four applications were permitted that resulted in the loss of any form of employment provision, with the change of use being to residential (which resulted in the loss of 480.8m^2 of A1).

Conversely, nine permissions were granted with a gain of at least 2,903m^2 of retail floorspace (which gave an average of 322.5 m^2 of new floorspace per application).

This has resulted in a net gain of 1,538.5m^2 of retail floorspace within the monitoring period (a decrease from the previous year's total of 2,550.2m^2) located within Ryde, East Cowes, The Bay and Brading. If the overall target set out in SP3 of 75,159m^2 was annualised it gives a figure of 5,010.6m^2 and the net gain experienced this year is less than half of this, which is likely to be due to the current economic conditions.

Delivering retail floorspace key facts/issues:

- **Twenty-three** applications relating to the change of use of retail floorspace (where the information was provided).
- **Twelve** permissions were granted for the loss of at least **1364.6m^2** of A1 floorspace. **Nine** permissions were granted for the gain of at least **2,903m^2** of retail floorspace.
- **Eight** of these were vacant at the time and **five** retained or created jobs on the premises.
- Only **four** applications were permitted for a change of use to residential.
- The result has been a net gain of **1,538.5m^2** of retail floorspace within the monitoring period.

Town centres – DM9

Target	No net loss of A1 use within primary retail frontage

Indicator	Number of A1 uses approved in primary retail frontages		
Outcome	0 units were approved		
Target met	-	Trend	⟺

Indicator	Number of A1 uses lost in primary retail frontage		
Outcome	5 units were lost		
Target met	N	Trend	↓

Records indicate that within the monitoring year there were at least[22] five applications relating to A1 uses within the eight primary retail frontages (PRFs) across the Island (an increase of one on the previous year). They all related to the loss of an A1 unit within PRFs, and all were permitted.

Whilst the monitoring target is for no net loss, the relevant policy in the Core Strategy, DM9, does facilitate the loss of A1 units within PRF when it is demonstrated that "either individually or cumulatively, the development would have no significant adverse impacts on the retail function, character and the viability of the town centre".

The loss of the A1 floorspace were spread across three PRFs, with Cowes seeing a loss of 153.1m^2 (two applications), Ryde 109.7m^2 (two applications) and Sandown 61m^2 (one application). Of these only the application in Sandown was for a conversion to residential, the others were to other 'A' uses, thus retaining employment and maintaining character and viability.

Applications determined using policy DM9 resulted in the following net m^2 of floorspace:

A1	+720.4m^2
A2	-458.2 m^2
A3	+156 m^2
A4	+38.3 m^2
A5	+200.6 m^2
B1(a)	-83 m^2
B1(c)	-4.1 m^2
B8	-245.3 m^2
D2	+1 m^2
SG[23]	+100 m^2

Table 22: Floorspace gained by use class

The council undertakes a survey of non-residential properties in and around the town centre boundaries of the key regeneration areas (including the PRFs) every six months. They demonstrate that, with the exception of East Cowes, the town centres perform well against the national vacancy rate of 14.1 per cent (in March 2013).

It is also worth noting that whilst permission is required for a change of use away from A1, no permission is required to change an A2, A3, A4 or A5 use to A1. Furthermore, amendments to permitted development rights[24], within the monitoring year allows for a change of use to A1, A2 and A3 or away from A1, A2, A3, A4 and A5 without planning permission for a period of up to two years, where it is less than 150m^2.

Town centres key facts/issues:

- **Five** applications relating to the change of use from A1 within PRF were received in 2011/12.
- **Four** maintained other A uses within PRFs, with **one** being converted to residential.
- With the exception of East Cowes, the town centres perform well against national and regional vacancy rates.

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

[23] Sui Generis uses

[24] Part D of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013

Rural service centres and wider rural area – DM10

Target	No net loss of A1 uses and public houses in the Rural Service Centres

Indicator	Number of A1 uses and public houses approved in Rural Service Centres		
Outcome	One A1 use (515.5m^2) and no public houses were approved in RSCs		
Target met	Y	Trend	-

Indicator	Number of A1 uses and public houses lost in Rural Service Centres		
Outcome	The loss of two units of A1 were permitted (82.5m^2)		
Target met	N	Trend	-

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

Looking first at the A1 element of the monitoring target, an increase of 515.5m^2 was permitted in Brading (one application at the former wax works site) and an 82.5m^2 loss in Bembridge (two applications, one to residential and the other from a long-term empty unit to a cookery school).

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

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

- **Three applications** relating to the provision of A1 uses in RSCs.
- **Two were for the loss**, which were permitted and **one for additional shop floorspace** (as part of a mixed use development).
- Whilst there was the loss of two vacant A1 units, one continued employment provision and contributed to the vitality of the high street in the RSC.
- **No applications** relating to public houses in and nearby to RSCs.

Tourism – SP4

Target	**Improve and maintain the quality of existing tourism destinations by managing the number of bed ~~spaces~~ rooms**

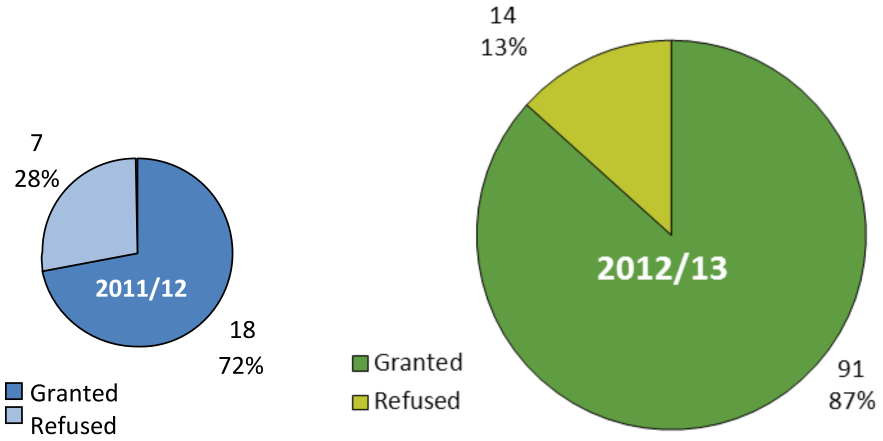
Indicator	Number of tourism bedrooms consented per annum		
Outcome	157 (plus 78 camping pitches consented)		
Target met	-	**Trend**	↑

Indicator	Number of tourism bedrooms lost per annum		
Outcome	121		
Target met	-	**Trend**	↑

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

2012/13 saw 105 applications being determined against SP4, therefore relating to tourism. Of the 105 applications, 91 (86.67%) were granted and 14 (13.32%) refused, and both the number of applications determined and the percentages of those permitted represents a significant increase from 2011/12[25].

Graph 6: Applications relating to Tourism Accommodation 2011/12 and 2012/13

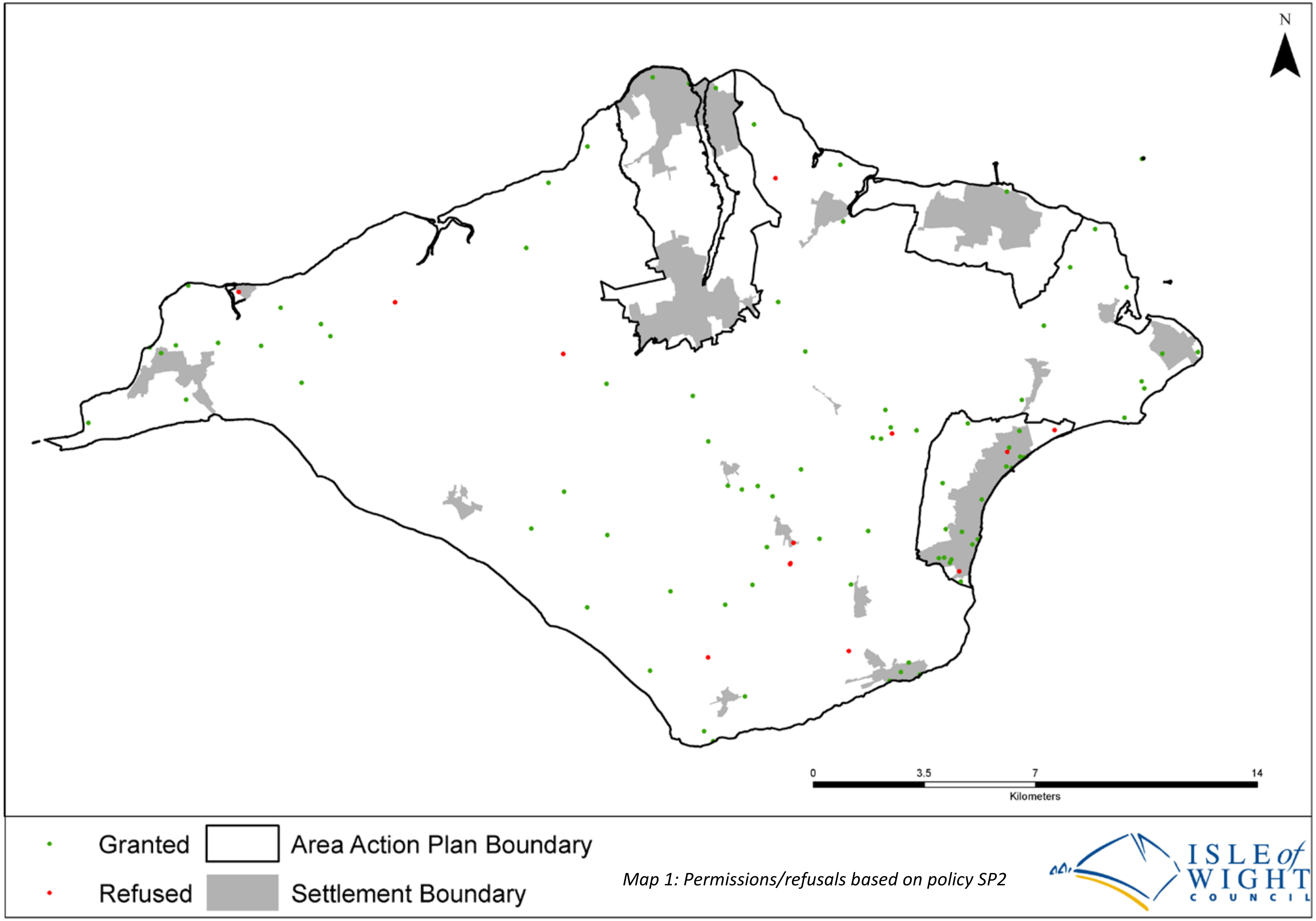


The LPA and Planning Inspectorate[26] permitted the loss of 121 bedrooms and creation of 157 bedrooms within the monitoring year (along with the creation of 78 camping/caravanning pitches). Decisions were also issued that refused the loss of 49 bedrooms and the creation of 21 bedrooms.

The map below shows the relatively even geographical distribution of tourism-related applications across the Island, and the very small number of tourism-related applications received for the Medina Valley and Ryde

IWC Monitoring Report 2011/12[25]

[26] Seven decisions by the LPA relating to tourism were determined by the Planning Inspectorate on appeal in 2012/13, with four being dismissed and three permitted. These permissions resulted in six bedrooms being lost and five being gained.



Map 1: Permissions/refusals based on policy SP2

key regeneration areas. However, this does seem to reflect the wider spatial support for tourism facilities set out in policies SP1 and SP4.

Policy SP4 also considers, as much as is appropriate in a strategic-level policy, the quality of existing provision and establishes the marketing criteria through which the loss of accommodation would be acceptable. Where the loss of accommodation has been permitted, the average number of bedrooms lost per application was 14, but where tourism accommodation was permitted it was four. This suggests a re-balancing of the tourism accommodation offer on the Island away from medium-sized guest houses/hotels towards smaller self-catering and bed and breakfast type facilities (quite often as a result of the conversion of farm and outbuildings).

A key issue for accommodation providers is the upgrading of existing stock (often large converted Victorian or Edwardian residential properties) to modern standards. This generally means improvements being made by increasing the room size and providing improved en suite facilities. Often, due to a limited amount of space and the costs involved of extending, this can only be achieved by internal alterations and by increasing room sizes, invariably the number of rooms available at the premises is reduced.

These kinds of issues can be seen through a number of applications that were determined through the monitoring year. For example:

P/01032/12 This application was for a change of use of a former hotel (The Hartland Hotel, Shanklin) to form a holiday centre for families with autistic children. This proposal resulted in a net loss of seven bedrooms, but meant that a new niche facility was created offering 13 new bedrooms.

P/01467/12 This application was for alterations and change of use at The Lawns Private Hotel, Sandown, from a 13 bed hotel to seven high quality self-catering apartments and owner's accommodation. The permission resulted in a net loss of one bedroom.

P/00226/12 Permission was granted for the alterations and conversion of former hotel (Montrose Hotel, Shanklin) following fire damage. The officer's written justification for the decision set out that "on balance therefore, and in view of the evidence submitted with the application, officers are of the view that the use of the building as a hotel would not be viable and that its loss and conversion to residential accommodation would be acceptable in this instance".

P/01561/12 When a devastating fire occurred at Ryde Castle Hotel, a prominent listed building on Ryde seafront, on 17 March 2012, many feared the whole building may be lost. The fire destroyed a large proportion of the oldest parts of the building, which date from 1833, but now, following timely input from the Isle of Wight Council's Conservation and Design Team and Building Control, works have been completed and the hotel has reopened.

Of the 14 applications refused planning permission by the LPA, there were a number of trends that emerged. Two were for the loss of hotels (which would have resulted in the loss of 29 bedrooms) to residential development, and four were for the removal or variation of conditions (changing the use from tourism to residential or removing time-related restrictions).

Tourism key facts/issues:

- **One hundred and five applications** relating to tourist accommodation were determined in 2012/13.
- Of these **86.67 per cent** were permitted resulting in the loss of **121** bedrooms and the gain of **157** bedrooms and **78** camping/caravanning pitches.
- Eighteen applications related to hotels[27], and of these:
  - **six** permitted the loss of hotels to residential uses;
  - **three** refused the loss of hotels to residential uses;
  - **five** permitted extensions, improvements or diversification. (but still retaining the hotel element) of existing hotels;
  - **two** permitted a change of use from hotel to other types of tourist accommodation.
- The average number of bedrooms lost per permitted application was **14**, but where tourism accommodation was permitted it was **four**.
- It is believed that the granting of planning permission has resulted in the potential for an additional **28 to 30** full-time jobs and **38 to 41** part-time jobs in the Island's tourism industry.

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

5. Minerals

Relevant Core Strategy objectives

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

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

The following mineral specific issues are identified in the Core Strategy:

- Ensuring that there is the appropriate supply of land-won aggregates to serve the expected development on the Island.
- To ensure that there is the ability to move aggregates to and from the Island using the River Medina.

Mineral monitoring

The following targets relate directly to core strategy policy SP9 Minerals and are reported in this annual report. However, the NPPF requires mineral planning authorities (MPAs), to plan for a steady and adequate supply of aggregates in a number of ways, including annual production of a local aggregate assessment (LAA), which includes reporting on the targets below.

Government guidance[28] states that: "Mineral Planning Authorities are strongly encouraged to include such local aggregate assessments within any Annual Monitoring Reports as part of their responsibility of keeping the demand and supply of aggregates under regular review." The first and current LAA for the Isle of Wight was produced in March 2013 and forms part of this 2012/13 monitoring report (see Appendix II Isle of Wight Local Aggregate Assessment 2012).

Since publication of the LAA a new set of annual aggregate reporting figures has become available for the reporting year 2012, and the graphs within this monitoring report have been updated to include these figures. When the next LAA is produced it will be updated with the latest mineral reporting figures available.

[28] Department for Communities and Local Government, 2012, '*Guidance on the Managed Aggregate Supply System*'

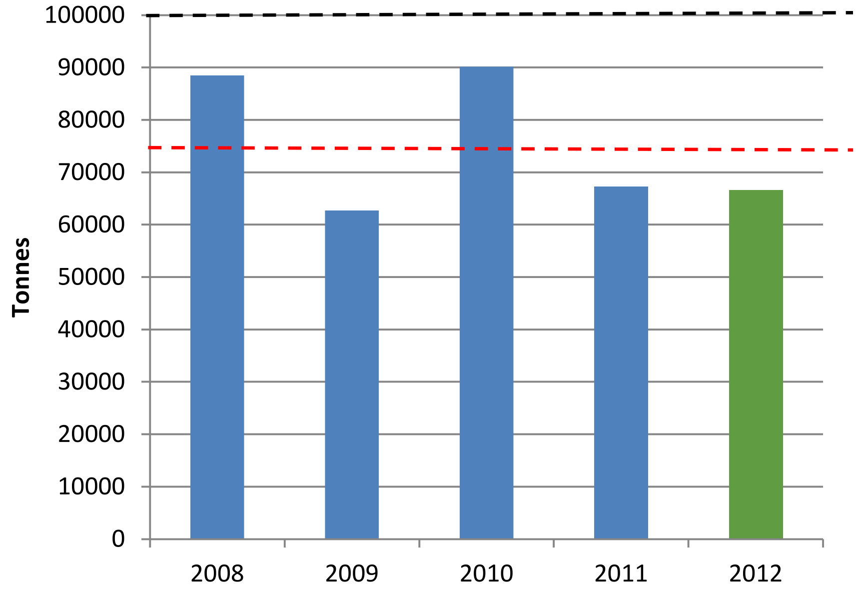
Minerals – SP9, DM20

Target	**To secure a continued supply of aggregate to the Island over the plan period**		
Target	**Producing 0.1mtpa of recycled and secondary minerals by 2016**		
Indicator	Amount of indigenous land-won aggregate produced per annum (sand and gravel)		
Outcome	66,600 tonnes of indigenous land-won aggregate (sales in 2012 calendar year)		
Target met	**N**	**Trend**	↓

This target was not met and the decreasing trend (based on five years sand and gravel sales over 2008-12[29] average of 75,053 tonnes, as shown in graph 7) reflects the current reduced demand being some way below planned (100,000 tonnes per annum), average and previous year sales.

The black hashed line on graph 7 shows the annual target, with the red hashed line showing the average over the last five years. It is expected that once the local economy and physical development associated with such growth, starts to recover from this low point, aggregate demand and sales will increase.

Graph 7: Land-won sand and gravel sales set against apportionment target (black dashed line)



[29] Isle of Wight sales of land-won sand & and gravel - Source Aggregate Working Party Aggregate Monitoring Survey

Indicator	Maintenance of a seven year land bank (tonnes of permitted sand and gravel) per annum		
Outcome	Permitted reserves for sand and gravel as at 31 December 2012 1,667,802 tonnes, which is in excess of the seven year landbank indicator of 700,000 tonnes		
Target met	Y	**Trend**	

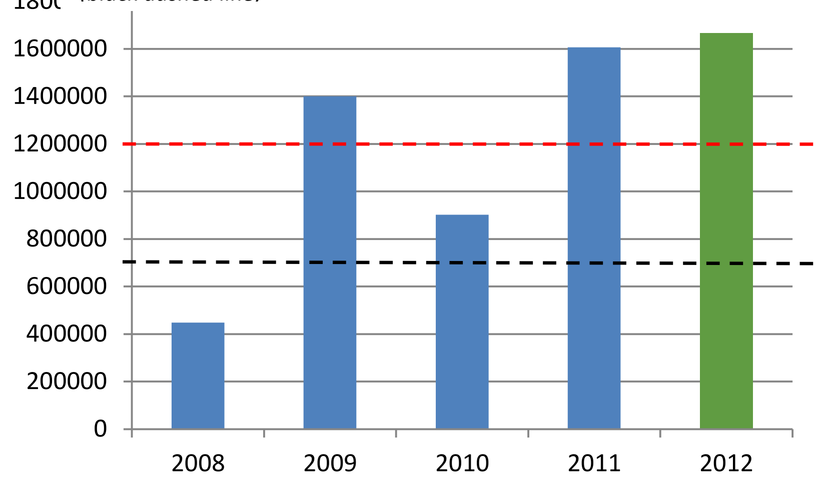
With suppressed sales of Island won aggregate as detailed in the previous indicator, it is to be expected that the Island's permitted reserves remain in excess of the seven year landbank indicator. Currently it is unlikely that the Island's permitted reserves will fall below the seven years' worth of permitted reserves indicator.

The black hashed line on graph 8 shows the seven year landbank indicator, with the red hashed line showing the average over the last five years.

When reviewing the current monitoring system for planning consents, there have been two mineral related permissions for the monitoring period, as identified against mineral policies SP9 and DM20. Only one of these permissions involved aggregate extraction (the other being for the storage of aggregates).

The permission (P/01144/12 Continued use of land for the extraction of sand and gravel and for the disposal of inert material) for aggregate extraction is not for a new site, but is an extension (in time, not area) of an existing permission for land at Blackwater Quarry, St George's Down. In the supporting statement submitted by the applicant the reason given for needing the extension is: *"The extension of time has become necessary due to the economic recession and lack of suitable inert waste arisings from construction and demolition activities on the Island."* This corroborates the council's view that production of aggregates on the Island (as indicated by sales) continues to be depressed due to the current economic climate.

Graph 8: Permitted Reserves (tonnes) set against 7 Year Land Bank indicator (black dashed line)



It should be noted that the red line boundary of the site associated with this permission includes the area identified in the Core Strategy as MA4 Blackwater Quarry western extension, which is an allocation for sand and gravel. The implications of this allocation gaining consent and being worked out will be examined as part of the 2013 local aggregate assessment.

Minerals key facts/issues:

- Current levels of aggregate extraction on the Island are **significantly below** the core strategy target of 0.1mtpa.

- There is **currently a demonstrable seven year landbank of sand and gravel**.

- Marine-won aggregates are increasingly playing a significant role in the supply of aggregates to the Island. This emphasises the importance of planning policy to **protect aggregate wharves**.

6. Waste

Relevant Core Strategy objectives

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

Government has recently (July to September 2013) consulted on the "Updated national waste planning policy: planning for sustainable waste management". The revised monitoring requirements streamline those set out in the current national waste planning policy statement (PPS10) and are adopted here due to sharing the same rationalised approach to reporting. Therefore the following areas of planning for waste management are considered:

- Existing stock and changes in the stock of waste management facilities, and their capacity (including changes to capacity).
- Waste arisings.
- The amounts of waste recycled, recovered or going for disposal.

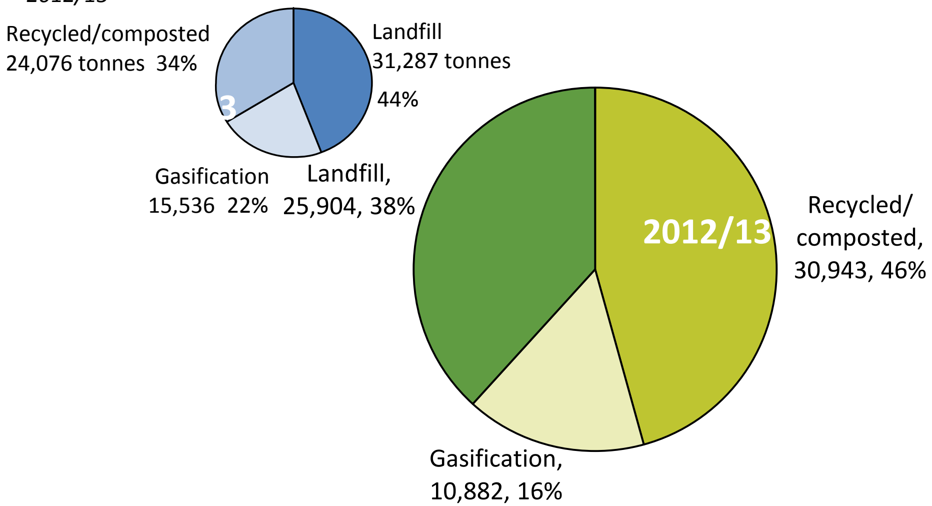
While other council strategies and plans will determine how waste will be managed in the future, it is the role of the core strategy and associated local plan documents to provide a range of site options that give sufficient flexibility to accommodate a range of waste management practices, of different scales, in a variety of locations.

Planning to provide adequate provision for as yet unidentified waste technologies remains a waste issue identified in the previous year's monitoring.

Amounts of waste recycled, recovered or going for disposal

When considering the overall tonnages of waste handled in 2012/13 compared to the previous monitoring year, there is relatively little change (67,729 and 70,899 tonnes respectively). Given both the relatively static economic climate over the last couple of years, and that there have been no major waste applications (see below), this is expected. There has been a slight change in how waste has been managed with an increase in recycled/composted and a decrease in the amounts landfilled or managed through gasification, which should be viewed positively.

Graph 9: Management of local authority collected waste – Isle of Wight 2011/12 – 2012/13[30]



Existing waste management capacity and any changes

The following summarises the current waste management capacity situation on the Island and any changes:

- Landfill – with regards to an estimate for the landfill life expectancy, there is currently sufficient landfill to see the Island through to the commencement of the new waste contract (ie autumn 2015).
- Gasification plant – while the council has no direct monitoring information about capacity, we do know that the plant is designed to treat 30,000 tonnes of floc fuel per year.
- Windrow composting – the green waste that is composted annually by windrow exceeds the tonnages of household green waste because commercial green waste is also processed through windrow.
- Anaerobic digestion plant – the waste sent here from the Island is a very small proportion of capacity (120,000 tonnes per annum).

Provision of future landfill capacity

The authority has recognised the possibility of a potential need for future landfill requirements and as such has allocated land through the core strategy period that may be utilised in case of this requirement. This landfill capacity would accommodate a maximum of 770,000 m^3 of net void space capacity to 2027.

[30] Defra annual waste statistics, http://www.defra.gov.uk/statistics/files/2011-12-ANNUNAL-publication-LA-level_WITHOUTLINKS.xls

Waste – SP8, DM19

Target	**To deliver up to 9.7 hectares by 2027 of a range of waste management treatments, diverting waste from landfill, so that zero non-essential waste to landfill is achieved by 2015**

Indicator	Number of hectares of consented waste development per annum by: capacity, and; treatment/facility		
Outcome	There were no significant new waste management facilities that could be recorded as part of this monitoring report		
Target met	-	**Trend**	-

Interrogating the current monitoring system for planning consents, 11 applications were determined where either or both waste policies SP8 and DM19 have been identified as being a policy consideration. Of these 11 applications:

- nine were made against waste policy SP8;
- nine were made against waste policy DM19; and
- seven were made against both policy SP8 and DM19.

With regards to determination, there were:
- six approvals;
- one refusal;
- three withdrawals; and
- one Lawful Development Certificate.

- Due to the nature of these applications, none resulted in significant new waste management facilities [31] either being granted or refused, that could be recorded as part of this monitoring report.

Waste key facts/issues:

- The existing waste contract comes to an end in October 2015 and facilities require replacement/upgrade.

- There are limited recycling facilities available for commercial waste.

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

Appendix I – Local Development Scheme timetable and document production

Document title	Stage	Timetable	Stage reached
Core Strategy	Adoption March 2012		Adopted March 2012
Medina Valley Area Action Plan	Preparation (regulation 18)	Ongoing, until April 2013	Ongoing preparation work
	Pre-submission (regulation 19)	August / September 2013	Not met
	Submission (regulation 22)	December 2013 / January 2014	
	Examination Hearings	April 2014	
	Receipt of inspector's binding report	July 2014	
	Adoption and publication	August/September 2014	
Ryde Area Action Plan	Preparation (regulation 18)	January – October 2013	Ongoing preparation work has commenced
	Pre-submission (regulation 19)	February/March 2014	
	Submission (regulation 22)	June/July 2014	
	Examination hearings	October 2014	
	Receipt of inspector's binding report	January 2015	
	Adoption and publication	February/March 2015	
The Bay Area Action Plan	Preparation (regulation 18)	August 2013 – April 2014	Ongoing preparation work has commenced

Document title	Stage	Timetable	Stage reached
	Pre-Submission (regulation 19)	August/September 2014	
	Submission (regulation 22)	December 2014/January 2015	
	Examination hearings	April 2015	
	Receipt of inspector's binding report	July 2015	
	Adoption and publication	August/September 2015	
Delivery and Management DPD	Preparation (regulation 18)	January – July 2014	Not yet commenced
	Pre-submission (regulation 19)	November/December 2014	
	Submission (regulation 22)	March/April 2015	
	Examination period	July 2015	
	Receipt of inspector's binding report	October 2015	
	Adoption and publication	November/December 2015	
Green Infrastructure Strategy and mitigation SPD	No stages set out in LDS	No timetable set out in LDS	Commenced
Design principles SPD	No stages set out in LDS	No timetable set out in LDS	Commenced
Parking standards SPD	No stages set out in LDS	No timetable set out in LDS	Commenced
Flood and vulnerable communities SPD	No stages set out in LDS	No timetable set out in LDS	Commenced