MONITORING REPORT

for the Isle of Wight Council's planning policies

2018 – 2019

ISLE of WIGHT COUNCIL

Executive summary

The year 2018/19 was the seventh complete monitoring year with the adopted Island Plan Core Strategy in place.

Within the monitoring year the Isle of Wight council has improved its performance in the speed of its decision making, to the extent that performance is above 73 per cent against the national target of 60 per cent and above 97 percent against the national targets of 65 per cent and 80 per cent (depending on the type of application).

The completions of residential units on the Island for the year totalled 350. There were also 540 residential units permitted, which represents a decrease on the previous year's figure (1413). Last year's figure was mainly due to the council issuing a permission for 904 dwellings on the edge of Ryde following a Planning Committee resolution in September 2015.

The number of new dwellings built on the island decreased slightly from the previous year (360), although it is still below the average for the last seven years. It falls short of the ceiling of delivery (of around 400 dwellings per year) identified in the previous monitoring reports (from 2011-2016), and below the adopted figure of 520 dwellings per year.

The delivery of affordable housing has remained at an alarmingly low level, with no new units being completed within the monitoring year. The council will need to work with partners to address this, and to consider new and innovative methods of delivering affordable housing.

By approving new employment developments the capacity for 435 jobs on the Island was created, with a net gain in employment floorspace provision of 2,282.75m^2 and a gain of 692.12m^2 of retail floorspace.

There was one permission that contributed to new waste management facilities that could be recorded as part of this monitoring report. However, due to it's relatively small capacity (5,000 tonnes per annum) this could not be considered significant new waste management infrastructure on it's own, but does make a contribution to treating waste higher up the waste management hierarchy.

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.

- **1,170** planning applications were determined.
- **89 per cent** of these were **approved** and **11 per cent refused**.
- We **exceeded** the national targets for the time for determining major, minor and other planning applications.
- The total new homes bonus payment in year 2018/19 for the Isle of Wight was **£1,714,581**.

- **540** dwellings were granted permission
- **350** dwellings were completed.
- **0** affordable houses were completed.
- **44.29** per cent of housing completions were on brownfield land and **58.30** per cent of housing permissions were on brownfield land.
- Permission was granted that supported the potential for an additional **435 jobs** on the Island.
- There was a net gain of **2,282.75m^2** of employment provision.
- **No** planning permissions were granted which resulted in the loss of employment sites of one hectare or above in the period 2018/19.
- There has been a net gain of **692.12m^2** of retail floorspace within the monitoring period.
- **56 applications** relating to tourist accommodation were determined in 2018/19.
- Of these **85.71 per cent** were permitted resulting in the loss of **39** bedrooms and the gain of **118** bedrooms and 60 holiday lodges, 2 glamping pods and 2 shepherds huts.
- It is considered that the Isle of Wight's local aggregate provision will not impact the wider South East region as a whole. Whilst it is recognised that the Isle of Wight is not meeting the required landbank based on its local requirement, based on the 2018 LAA Rate, the minimum requirements are met.
- Only one permission was granted in relation to waste management and resulted in an additional 5,000 tonnes per annum handling capacity of inert waste through skip-based sorting and transfer for onward recycling.

Contents Page

1. Introduction

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

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

This monitoring report covers the period 1 April 2018 to 31 March 2019. The core strategy has now been in place seven years, so the picture painted by this monitoring report is an established one that is heavily influenced by external forces.

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

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

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

2. Planning performance

Relevant Core Strategy objectives

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

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

Document production

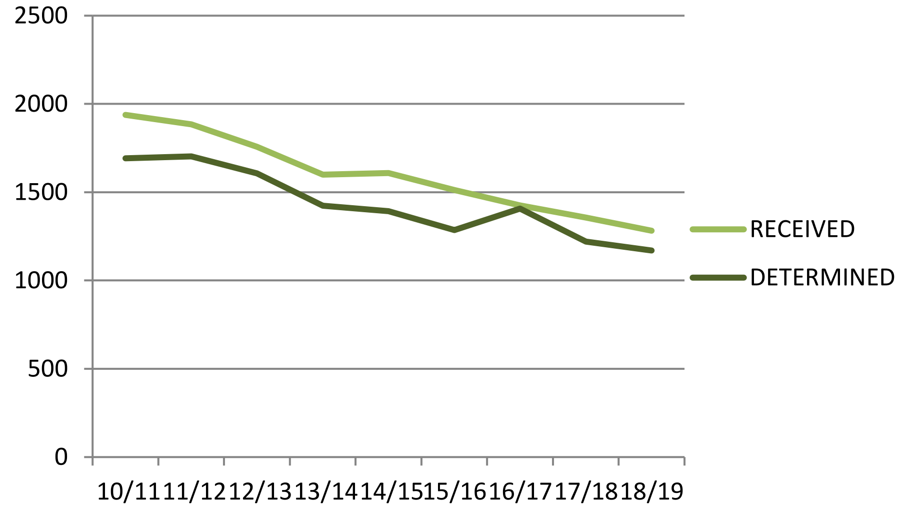
The local development scheme (LDS) sets out the anticipated timetable for producing our main planning documents. Discussions through this monitoring year contributed to a new LDS being published in July 2019. The LDS sets out the programme for preparing a new plan called the Island Planning Strategy following the review of the Island Plan Core Strategy. The Island Planning Strategy and other main documents will form part of the local plan, known on the Island as the Island Plan.

Processing planning applications

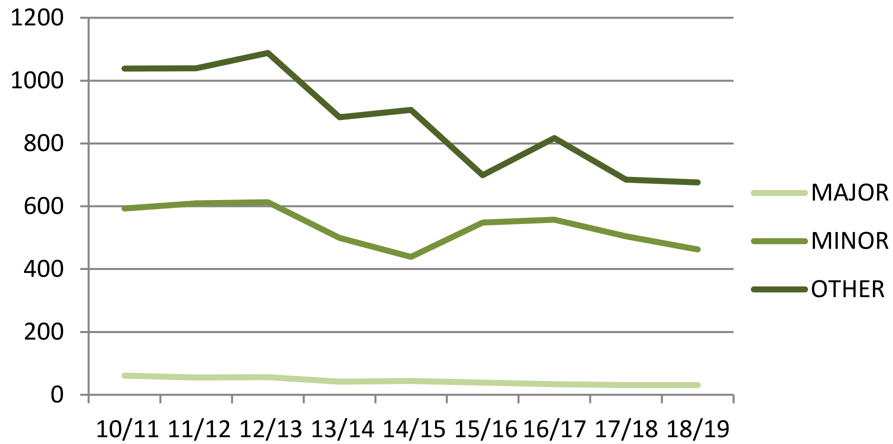
The LPA received 1,282 planning applications within the monitoring year within the same period we determined 1,170 applications. This is shown in Graph 1, with the number of applications received in **light green** and the number of applications determined in **dark green**.

The number of applications received has continued to drop, reflecting the wider economic context, increasing permitted development rights and potentially uncertainty created by Brexit. Whilst there has been a significant reduction in the gap between applications received and applications determined over the last six years, 2018/19 saw a slight improvement from the previous year's figure. This highlights a positive improvement in terms of the number of applications determined within the monitoring year.

Graph 1: Number of applications received and determined



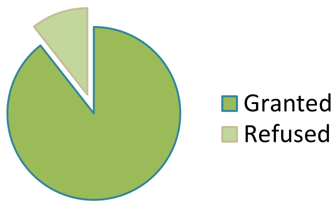
Graph 2: Determined applications by type



Graph 2 shows the number of determined applications split between major, minor and other applications[1] over the same period. Whilst it indicates a relatively stable situation, there was a noticeable drop in the number of minor development applications from the previous year. This is likely to be due to the wider economic climate and the lack of finance available to fund building works.

A breakdown of the outcome of decisions of the 1,170 determined applications is shown in Graph 3.

Graph 3: Determined applications by decision:



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

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

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

Table 1 shows that the LPA has generally performed strongly in relation to these targets over the last three years. There was a marked improvement in the performance relating to majors in 16/17, which has relatively continued through to 18/19 and reflects an increase in agreed 'extensions of time'.

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
18/19	73.33%	97.01%	98.53%
17/18	87.50%	95.50%	98.97%
16/17	92.31%	96.83%	97.91%
15/16	55.88%	74.70%	86.05%
14/15	52.27%	76.54%	87.97%
13/14	61.90%	71.94%	84.82%
12/13	54.90%	76.17%	85.31%
11/12	67.27%	84.73%	88.35%

This has enabled the LPA not only to improve its performance statistics, but more importantly to negotiate improved and better quality schemes.

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

This then benefits the applicant as issues are resolved and applications are being determined under delegated powers, or if they are determined by the planning committee the majority have been permitted. The outcomes are therefore better for both residents and applicants.

Should our 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 Act allows for the Planning Inspectorate (PINs) to take over the decision-making function and take the associated planning fees.

Whether a council has a "poor track record" is determined on two measures; one being if it failed to determine less than 50 per cent of major applications within 13 weeks over a two-year period, the other being if its proportion of major decisions overturned on appeal is greater than 20 percent over two years (although the thresholds used will be kept under review).

Figures published by the Department for Communities and Local Government (DCLG)[2] show that our figure relating to the time taken to determine major applications within 13 weeks (or agreed time) had increased by just over ten percentage points over the last two years to 80.0 per cent. This represents a significant improvement in performance which moves the council away from the threshold of having a 'poor track record'.

In terms of the quality of the decision making, 3.0 per cent of the council's major decisions were overturned at appeal. The national average was 2.6 per cent. Whilst we were above the national average in numerical terms, there were two major decisions overturned at appeal.

Housing Delivery Test

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

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

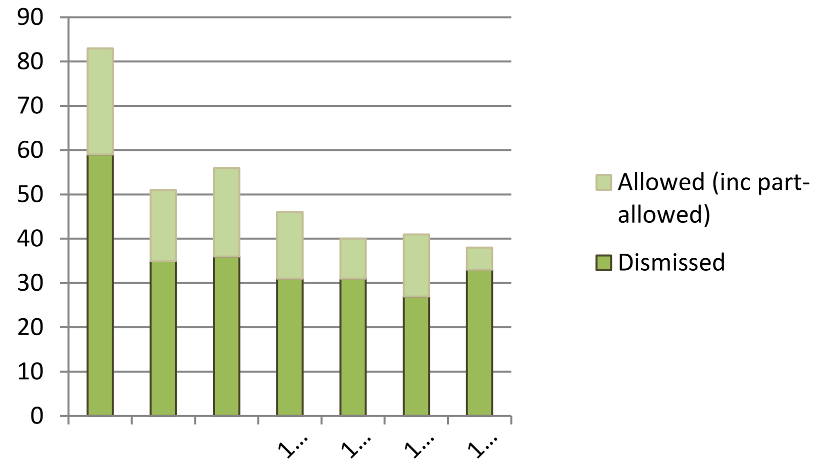
In the case of the council, an Action Plan sets out the issues of under-delivery and includes actions the council can take to improved delivery of housing across the Island. The Action Plan will need to be updated every year the council is under-delivering on its housing requirements.

Appeal performance

Within the monitoring year there were 37 appeals lodged against the council's decisions, with the Planning Inspectorate issuing 39 decisions. Graph 4 shows the number of decisions issued by the Planning Inspectorate over the last seven years and whether they were allowed (including part-allowed) or dismissed.

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

Graph 4: Planning Inspectorate appeal decisions



The figures show a decrease in the number of lodged appeals since 2012/13. During that period the council has performed consistently in terms of percentage of appeals dismissed. Within the monitoring year the overall figure was 86.8 per cent (an increase of nearly twenty one percentage points on the previous year).

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

In 2018/19 there were 38 decisions issued relating to appeals against the refusal of planning permission and listed building consent (see Table 2 for a further breakdown of the type of appeals). Of these, five were allowed or part allowed which equates to 13.2 per cent. This is well below the national average of 33 per cent[3] and the target maximum of 30 per cent.

One of the five allowed appeal decisions issued within the monitoring year was refused (contrary to officer recommendation) by the planning committee and there were no Enforcement Notice appeals determined within 2018/19. Furthermore, there were three costs applications made against the LPA in 2018/19, one of which was awarded in part.

Table 2: Percentage of appeals by type of appeal

	12/13	13/14	14/15	15/16	16/17	17/18	18/19
Refusal of planning permission[4]	74 89.2%	39 76.5%	50 89.3%	40 (87%)	34 (85%)	38 (92.7%)	36 92.3%
Non determination	1 1.2%	2 3.9%	0 0%	4 (8/7%)	0 0%	0 0%	0 0%
Refusal of Lawful Development Certificate	0 0%	3 5.9%	1 1.8%	0 0%	0 0%	1 2.4%	0 0%
Enforcement Notice	7 8.4%	5 9.8%	4 7.1%	2 4.3%	4 (10%)	2 (4.9%)	0 0%
Conditions (direct appeal against conditions)	0 0%	2 3.9%	0 0%	0 0%	2 (5%)	0 (0%)	1 2.6%
Refusal of Advert Consent	1 1.2%	0 0%	1 1.8%	0 0%	0 0%	0 0%	0 0%
Refusal of Prior Notification	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%	2 5.1%

[3] Based on 2018/19 figures, which at time of publication were the most up-to-date and available.
[4] Including appeals following applications to vary/remove a condition.

Complaints

Despite a slight increase in the number of Planning and Development complaints made to the Local Government and Social Care Ombudsman (LGSCO), following consideration under the corporate complaints procedure, the number of complaints upheld has consistently been low.

During the monitoring year nine complaints were received and considered by the LGSCO, with six not being progressed. Two further complaints will be reported in 2019/20.

Since 2007/08, when the figure was 30, the overall number of complaints escalated to the LGSCO has broadly declined and the proportion of cases closed by the LGSCO with no maladministration or premature complaint has increased.

Table 3: Number and type of complaints

	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
LGO Complaints	9	8	11	13	9	8	6	6	9
Not Progressed	7	6	8	9	7	6	5	2	6
Complaints Upheld	2	2	1	1	2	1	0	2	1
Local Settlement	2	1	1	1	0	0	0	0	0
Not Finalised	0	0	2	0	0	1	1	2	2

Neighbourhood planning

No neighbourhood development plan areas were designated in 2018/19, meaning the number of designated areas on the Island remained at five. These cover the parishes of Bembridge, Brading, Brighstone, Gurnard and Freshwater.

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

Supplementary Planning Documents

Supplementary planning documents (SPDs) are documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites or on particular issues, such as design. Once formally adopted by the council, supplementary planning documents are capable of being a material consideration in planning decisions, but are not part of the development plan. The council has not adopted any SPDs in this monitoring year.

Permitted Development Rights and Prior Notification

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

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

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

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

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

In this monitoring year the council issued 44 prior approval notices. Of these 35 confirmed were authorised (a decrease from the 40 issued the previous year) and these included 9 requests for a change of use from agricultural buildings to residential (creating 9 dwellings) and 3 for a change of use from employment and retail uses to residential (creating 3 dwellings). 9 requests for a prior approval notice were refused.

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

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

Duty to co-operate

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

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

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

Monitoring report area	Strategic area of work	Relevant body engaged	Actions & Outcomes
Housing & Development	Various projects aligned to the Local Growth Deal programme and SLEP	Solent Local Enterprise Partnership (SLEP)	Cross-Solent connectivity – to modernise ferry terminals on both sides of the Solent. Isle of Wight College **–** a centre of excellence for Science, Technology, Engineering and Maths.
Environment	Solent Recreation Mitigation Strategy	Solent Recreation Mitigation Partnership	The full mitigation strategy that covers both sides of the Solent was published and endorsed on the 5th December 2017, actual implementation of the new scheme of payments commenced April 2018.
	Water quality	Partnership for South Hampshire	Collaborative work with PfSH Water Quality Working Group on nitrates in the Solent issue.
	Water supply	Southern Water	Drafting of water efficiency policies for draft Island Planning Strategy and ongoing work to maximise opportunities for joint working on various priority areas.
Travel	Sub-regional transport modelling and planning	Solent Transport	The outputs are also being used to inform Island baseline work on key junctions and roundabouts that will be used in the emerging Island Planning Strategy.
	Local Transport Body (LTB)	SLEP	Input into the operation and discussions at the LTB. Established as a requirement of government, the council is working in partnership with the SLEP and its Solent Transport partners to develop a number of transport bids for funding to the LTB.
Minerals	Isle of Wight Local Aggregate Assessment (LAA)	South East England Aggregate Working Party (SEEAWP)	The council has worked collaboratively with other bodies (e.g. Hampshire) in the preparation of the LAA, in order to satisfy the Duty to Cooperate.
Waste	Strategic planning aspects of waste management	South East Waste Planning Advisory Group (SEWPAG)	Membership of SEWPAG, which seeks to give effect to the government's stated intention to place the responsibilities of the former Regional Technical Advisory Bodies with local authority groupings to enable waste planning authorities to carry out their individual responsibilities more effectively.

New Homes Bonus

The new homes bonus is a grant paid by central government to local councils to incentivise housing growth in their areas. The bonus is currently paid each year. It is based on the amount of extra Council Tax revenue raised for new-build homes, conversions and long-term empty homes brought back into use. There is also an extra payment for providing affordable homes. Permitting new homes is the key way of obtaining the bonus, and this highlights the importance of Planning Services in enabling the council to access this grant. The total new homes bonus payment in year 2018/19 for the Isle of Wight was £1,714,581.

Planning performance key facts/Issues:

- **1,170** planning applications were determined during 2018/19.
- **89 per cent** of these were **approved** and **11 per cent refused**.
- We **exceeded** the national targets for the time for determining major, minor and other planning applications.
- **38 appeals** relating to the refusal of planning permission were determined within 2018/19, with **86.8 per cent dismissed** and **13.2 per cent permitted**.
- **9** complaints were escalated to the LGSCO in 2018/19 and **6** were not progressed with a further **2** expected in 2019/20.

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 increased over the monitoring year from 71,026 at 31 March 2018 to 71,301 at 31 March 2019[5].

Commuting, retirement, a high level of second home ownership and an average wage lower than that of the south east, all contribute to maintaining a relatively high house price to income ratio of 8.20[6] on the Isle of Wight in 2017. This ratio was at its highest level since 1999 when the data was first collected.

These effects have the impact of increasing the demand[7] for housing, reducing the availability of first time buyer accommodation and exacerbating the need[8] for affordable housing for people on low incomes. The decrease in the delivery of affordable housing on the island is a significant issue and interventions will be required to ensure that the homes required on the island are being provided.

There has been a significant under delivery of affordable units over the last few years, culminating with zero being delivered this year. Existing large sites have delivered their requirement, and there are not enough large sites in the pipeline to deliver affordable units. This, coupled with changing approaches from Government on when financial contributions towards affordable housing can be sought, has meant an insufficient development pipeline for affordable units.

With the council's approach to financial contributions introduced in 2017, coming to fruition and bringing in financial contributions to put towards

[5] Isle of Wight council tax records, 31 March 2019.

[6] Table 5C https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian (most up to date data available).

[7] Defined as the number of households that will form as a result of current and future demographic changes, housing market and employment trends and migration over the plan period.

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

the delivery of affordable units, and an increasing number of developments bringing forward affordable units being permitted or being proposed, the supply situation does look more promising.

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

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

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

Self and Custom Build Housing

The council introduced its Self and Custom Build Register within the monitoring year. At the 31 March 2019 there were 141 individuals on the register, which is an increase of 33 from the previous year. The council must have regard to the content of the register and is informing how it undertakes its planning, housing, land disposal and regeneration functions. The register is publicised on the council's website at www.iwight.com/selfbuildhousing, and it is investigating how it incorporates the information in the register into local planning policy.

Number of new homes – SP2

Target	520 dwellings built per annum over the plan period		

Indicator	Net annual dwellings provided		
Outcome	350 dwellings were provided		
Target met	N	Trend	↓

Trend information

Table 5: Completions by year

Year	Small	Large	Total
2018/19	140	210	350
2017/18	146	214	360
2016/17	135	186	321
2015/16	159	258	417
2014/15	138	258	396
2013/14	150	260	410
2012/13	204	205	409
2011/12	126	292	418
Total	1198	1883	3081

Table 5 above breaks down completions into small and large sites[9]. The consistency in annual totals seems to suggest that there is a ceiling in the delivery of housing on the Isle of Wight. The reasons for such a ceiling are difficult to confirm, but are likely to be linked to lack of availability of skilled tradespeople and housebuilders; increased material costs (due to non-indigenous materials being required and the extra cost of transporting goods to the island); difficulty in accessing finances (to both build and purchase), and the Island's house price to income ratio.

The trend since 2011/12 has been for around 400 completions per year; this reduced to 321 completions in 2016/17 and has risen in 2018/19 to 350 completions. This equates to just under 70 percent of development that was planned for in 2018/19.

The evidence suggests that sufficient dwellings are being permitted, but they are not being delivered to the extent that is required. The council, with partner organisations and housebuilders will need to work together to understand why this is the case especially given the council's regeneration aspiration to speed up the delivery of housing.

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

Location of new homes – SP1, SP2

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

Indicator	Number of new dwellings **permitted** and **completed** within or immediately adjacent to the settlement boundaries of KRAs per annum		
Outcome	264 additional units were **permitted** and 269 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	43 units were **permitted** and 43 units **completed** within or immediately adjacent to the settlement boundaries of the SRAs		
Target met	-	**Trend**	

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

Location of completions

The policy approach of the core strategy establishes that the majority of new development will be located on appropriate land within or immediately adjacent to the defined settlement boundaries of the KRAs, SRAs and rural service centres (RSCs). The rest of the Island is collectively described as the wider rural area (WRA). Completions for the 2018/19 financial year by the settlement hierarchy set out in Policy SP1 were as follows:

Table 6: Completions by SP1 location and type of site

Area	Small	Large	Total	%
KRAs	75	194	269	76.8%
SRAs	34	9	43	12.3%
RSCs	23	0	23	6.6%
WRA	8	7	15	4.3%
Total	**140**	**210**	**350**	

Table 7 shows completions are occurring in the preferred locations.
The total figures for the KRAs shown in Table 7 are further broken down in Table 8.

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

Table 7: Completions by SP1 location

	Key regeneration areas	Total	%
Medina Valley	Newport	108	74%
	Cowes	39	
	East Cowes	53	
Ryde	Ryde	14	5%
The Bay	Sandown	36	21%
	Shanklin	16	
	Lake	3	
	Total	269	100%

Permissions granted

A total of 540 dwellings were granted permission in 2018/19. Table 9 breaks this figure down by settlement type, and shows that of the 540 dwellings permitted, 264 (or 48 per cent) were permitted within KRAs.

Table 8: Permissions granted by SP1 location

Area	Small	Large	Total
KRAs	162	102	264
SRAs	43	0	43
RSCs	51	18	69
WRA	80	84	164
Total	336	204	540

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

Table 9: new permissions granted by SP1 Location

	Key regeneration areas	Total	%
Medina Valley	Newport	53	36.4
	Cowes	42	
	East Cowes	1	
Ryde	Ryde	84	31.8
The Bay	Sandown	35	31.8
	Shanklin	48	
	Lake	1	
	Total	264	

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	233 dwellings **permitted** and 38 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 23 completions either within or immediately adjacent to the settlement boundary of a RSC, and 15 relating to the WRA. This figure is broken down by settlement in the following tables.

Table 10: Completions within the rural service centres and the wider rural area

Rural service centres	Total	Rural service centres	Total
Arreton	0	St Helens	1
Bembridge	11	Wootton	2
Brading	0	Wroxall	1
Brighstone	5	Yarmouth	0
Godshill	3	Wider Rural Area	15
Niton	0	**Total**	**38**
Rookley	0		

In terms of planning permissions granted within the monitoring year in these specific locations, there were 233 dwellings permitted in the rural service centres and the wider rural area, as shown in table 12.

Table 11: Permissions granted in rural service centres and the wider rural area by type of site

Rural service centres	Large sites	Small sites	Total
Arreton	9	1	10
Bembridge	0	8	8
Brading	0	2	2
Brighstone	9	3	12
Godshill	0	2	2
Niton	0	4	4
Rookley	0	1	1
St Helens	0	11	11
Wootton	0	14	14
Wroxall	0	5	5
Yarmouth	0	0	0
Wider Rural Area	84	80	164
Total	**102**	**131**	**233**

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	44.29 per cent of completions in 2018/19 were on brownfield land		
Target met	N	Trend	↓

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

Table 12: Number of units granted by type of land

Area	Brownfield	Greenfield	% Brownfield
KRA	163	101	51.7%
SRA	22	21	7.0%
RSC	10	59	3.2%
WRA	120	44	38.1%
Total	**315**	**225**	

A total of 315 dwellings were permitted on brownfield land in 2018/19. Table 13 breaks this figure down further by settlement type, and shows that of the 315 dwellings permitted on brownfield land, 163 (or 52 percent) were permitted on brownfield land in KRAs.

In terms of the number of overall permissions granted; of the 540 dwellings permitted, 58 percent were permitted on brownfield land.

Furthermore Table 13 indicates that over 70% of permissions in the WRA were on brownfield land. This figure demonstrates that there is still a focus on brownfield land.

In overall terms brownfield sites accounted for 58.3% of the permissions granted in 2018/19.

Type and size of new homes – DM3

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

Table 13: Completions by bedroom numbers per dwelling and SP1 location

	Bedroom no.	1	2	3	4+
KRAs	Newport	1	47	55	5
	Cowes	0	4	29	6
	East Cowes	0	15	37	1
	Ryde	0	3	8	3
	Sandown	2	21	12	1
	Shanklin	0	6	5	5
	Lake	0	2	1	0
	Total	3	98	147	21
SRAs	Ventnor	1	1	1	0
	West Wight	4	9	23	4
	Total	5	10	24	4
RSCs	Bedroom no.	1	2	3	4+
	Arreton	0	0	0	0
	Bembridge	0	1	9	1
	Brading	0	0	0	0
	Brighstone	0	5	0	0
	Godshill	0	0	2	1
	Niton	0	0	0	0
	Rookley	0	0	0	0
	St Helens	0	0	1	0
	Wootton	0	0	2	0
	Wroxall	0	1	0	0
	Yarmouth	0	0	0	0
	Total	0	7	14	2
WRA	WRA	**0**	**4**	**9**	**2**
	TOTAL	8	119	194	29

It is important that the Island community is supplied with the size of dwellings required to meet its needs and demands. Therefore this information is key to ensuring that constructive dialogue is held with developers of new housing to ensure that what is being proposed will meet the population's needs. Table 14 provides a breakdown of completions per bedroom size by KRA, SRA, RSC and WRA, and Table 15 sets out permissions granted per bedroom size in 2018/19:

Table 14: Permissions granted by bedroom size and SP1 location

Bedroom numbers	1	2	3	4+
KRAs	36	113	77	38
SRAs	3	17	6	17
RSCs	0	14	37	18
WRA	53	66	30	15
Total	**92**	**210**	**150**	**88**
%	**17.0%**	**38.9%**	**27.8%**	**16.3%**

In 2018 the council published an Island Wide Housing Need Assessment which sets out the most up to date objectively assessed requirements. In providing housing to create and maintain sustainable communities, it is important that a wide choice of housing types and sizes are delivered during the plan period to meet community needs. It will not be possible to match house types exactly to population statistics as individuals and families choose to live in particular types of accommodation. But the aim for the Council is to supply the right mix of dwellings to meet the general needs of the Island.

Table 15: The 2018 Housing Need assessment recommended mix of dwelling size

	1 bed	2 bed	3 bed	4 bed
Affordable rented housing	30%	40%	25%	5%
Low-cost home ownership housing	25%	45%	25%	5%
Market housing	5%	35%	40%	20%

Affordability of new homes DM4

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

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	0 dwellings out of 350 completions		
Target met	N	Trend	↓

Indicator	Number of social/affordable rented affordable housing units delivered		
Outcome	0 dwellings		
Target met	N	Trend	↓

Indicator	Number of intermediate tenures affordable housing units delivered		
Outcome	0 dwellings		
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:

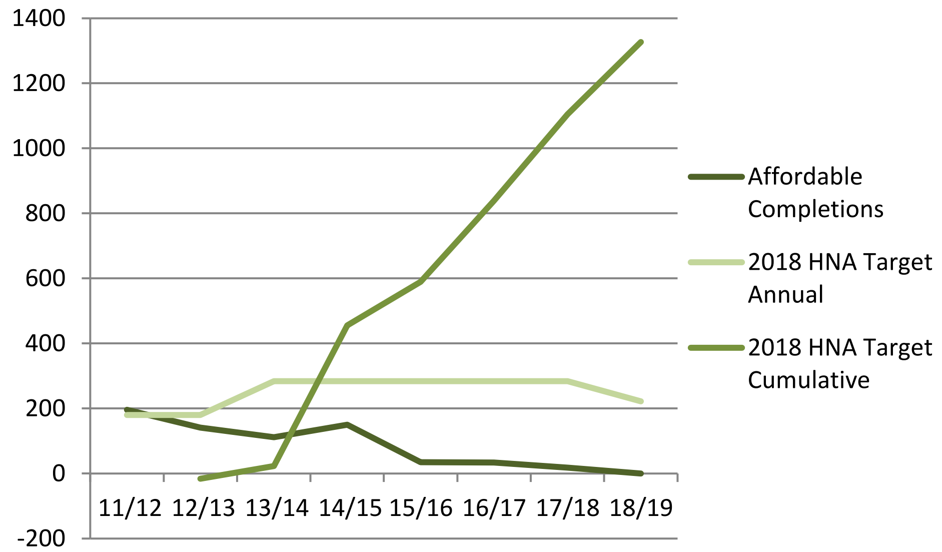
1. Conversion of existing accommodation into affordable housing.
2. Purchase of existing open market housing as affordable housing.
3. New build affordable housing.

The HNA indicates that to meet the affordable housing need, an annual figure of 222 dwellings should be provided although the assessment does highlight a number of issues that need to be remembered in interpreting the housing needs analysis. The figure is slightly lower than the previously identified target of 284 units[11] (this is shown in Graph 5), however despite a lower level, it is still clear that the provision of new affordable housing is an important issue for the council.

No affordable housing dwellings being delivered in the monitoring year, means that the indicative split set out in policy DM4 has not been achieved.

There has been a significant decrease in the number of affordable housing completions from previous years.

Graph 5: Affordable housing delivery since 2011/12



[11] 2014 Strategic Housing Market Assessment

Gypsies, travellers and travelling showpeople – DM6

Target	Delivery of 27 pitches by 2021

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

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

The council's most recent assessment was undertaken in 2018. No applications have been received for gypsy or traveller sites during the 2018/19 monitoring year, or indeed the preceding two years.

Gypsies, travellers and travelling showpeople key facts/issues:

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

4. Economy and tourism

Relevant Core Strategy objectives

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

The council aims to accommodate sustainable economic growth and regeneration by ensuring sustainable patterns of employment development, providing opportunities to diversify and strengthen the local economy and increasing the range of skilled jobs available[12].

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[13], which its policies are seeking to address. They are:

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

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

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

[12] See paragraphs 5.71-3 of the Island Plan Core Strategy
[13] Page 10

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.

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

It should be noted that 4 prior notification approval has been issued during the monitoring year relating to employment use and this change has been included within the figures in this section. Although the level of information provided to the council within a prior notification is not the same as that required for a planning application and does not include jobs created/lost information; floorspace figures have been included. An example of this includes the change of use of offices, High Street, Ryde to two residential flats with the loss 135^2 of B1 employment floorspace.

Jobs – SP3

Target	Creation of 7,550 new jobs over the plan period		
Indicator	Number of new jobs created by employment type per annum		
Outcome	Potential for 435 additional jobs		
Target met	-	Trend	↑

It is calculated that the granting of planning permissions has resulted in the potential for an additional direct 435 jobs on the Island (a increase from 170 on the previous monitoring year), with 263 being full-time (101 in 17/18) and 172 part-time (69 in 17/18). 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) or indirect supply-chain jobs.

Table 18 shows the breakdown of these 435 potential jobs by use class and full/part-time and it highlights three features: a significant increase in the likely jobs created against the previous year; secondly just under a third of the full and part-time jobs were in A3 (Restaurants & Cafes) and; just under fifteen percent of the full-time jobs were classified as B1 (business).

70 full-time and 59 part-time jobs were created in A3 (restaurants and cafes), (a significant increase from 19 full-time and 18 part-time jobs on the previous monitoring year). Furthermore, 30 full-time and 40 part-time jobs were created in A4 (drinking establishments). This 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 435 potential jobs is just 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.

Table 16: Potential jobs by use class and type

	12/13	13/14	14/15	15/16	16/17	17/18	18/19
A1	FT 32 PT 23	FT 82 PT 4	FT 190 PT 380	FT 46 PT 76	FT 6 PT 3	FT 4 PT 3	FT 25 PT 36
A2	FT 6 PT 0	FT 2 PT 1	FT 0 PT 4	FT 8 PT 2	FT 0 PT 0	FT 0 PT 0	FT 5 PT 0
A3	FT 22 PT 24	FT 15 PT 18	FT 7 PT 23	FT 34 PT 23	FT 18 PT 5	FT 19 PT 18	FT 70 PT 59
A4	FT 6 PT 18	FT 2 PT 1	FT 0 PT 0	FT 0 PT 0	FT 0 PT 0	FT 0 PT 0	FT 30 PT 40
A5	FT 0 PT 0	FT 7 PT 1	FT 0 PT 0	FT 2 PT 2	FT 3 PT 2	FT 4 PT 6	FT 4 PT 8
B1	FT 127 PT 34	FT 23 PT 14	FT 14 PT 3	FT 25 PT 0	FT 20 PT 22	FT 6 PT 6	FT 38 PT 17
B2	FT 11 PT 0	FT 3 PT 0	FT 30 PT 4	FT 2 PT 0	FT 7 PT 0	FT 17 PT 2	FT 20 PT 0
B8	FT -8 PT -1	FT 8 PT 3	FT 8 PT 4	FT 6 PT 0	FT 4 PT 0	FT 13 PT 0	FT 10 PT 0
C1	FT 7 PT 10	FT 7 PT 8	FT 0 PT 0	FT 18 PT 12	FT 75 PT 41	FT 1 PT 1	FT 0 PT 0
C2	FT 0 PT 0	FT 0 PT 0	FT 0 PT 0	FT 29 PT 0	FT 0 PT 0	FT 4 PT 0	FT 0 PT 0
C3	FT 0 PT 0	FT 6 PT 6	FT 0 PT 0	FT 2 PT 2	FT 0 PT 0	FT 0 PT 0	FT 0 PT 0
D1	FT 0 PT 0	FT 17 PT 0	FT 16 PT 0	FT 21 PT 12	FT 8 PT 0	FT 0 PT 0	FT 19 PT 0
D2	FT 4 PT 1	FT 0 PT 3	FT 27 PT 4	FT 0 PT 0	FT 1 PT 3	FT 0 PT 0	FT 17 PT 10
SG[14]	FT 11 PT 17	FT 46 PT 11	FT 12 PT 6	FT 10 PT 7	FT 39 PT 39	FT 33 PT 33	FT 25 PT 2

Jobs key facts/issues:

- Permission was granted that supported the potential for an additional **435 jobs on the Island**.
- Of these **263 were full-time** and **172 part-time**.
- **12 per cent (55)** of full and part-time jobs were in B1 uses.
- **29 per cent (129)** of full and part-time jobs were in A3
- **14 percent (61)** of full and part-time jobs were in A1
- **16 percent (70)** of full and part-time jobs were in A4

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

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

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

Indicator	Amount of employment land delivered per annum per type		
Outcome	A net gain of less than one hectare (2,282.75m^2) of employment provision		
Target met	-	Trend	⬄

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

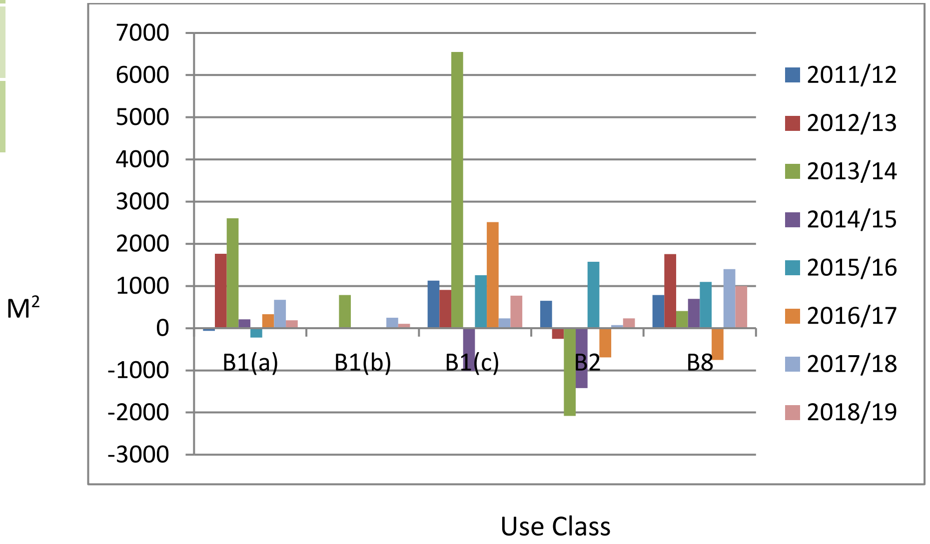
- at least nine hectares of B1b, B1c and B2 uses;
- around 13 hectares of B8 uses; and
- around 20 hectares of B1a uses.

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

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

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

Graph 6: Net gain/loss of permitted employment land 2011/12- 2018/19



The permissions granted in 2018/19 resulted in a net gain of 2,282.75m^2, which is a slight decrease on the net gain permitted in 2017/18 (2,628m^2). The 2018/19 figure was underpinned by permissions for a gain of 183.5m^2 of B1(a), 100m^2 of B1(b), 767.25m^2 of B1(c), 234m^2 of B2 and 998m^2 of B8.

A single permission was granted that resulted in the net gain of 780 m^2 of

B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) uses. The permission was for the change of use from a gym and fitness centre, D2 (Assembly and Leisure) to a flexible range of B1, B2 and B8 uses, at units 5 and 6, Barry Way, Newport.

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

Table 19 below also demonstrates a net gain in the employment floorspace in the RSCs and the wider rural area. The provision indicates support for existing and new businesses in rural areas (that have demonstrated a need to be in that particular location).

Table 17: Changes to employment land by SP1 location

	Gained	Lost	Net total
KRAs	1,706.4m^2	1,175m^2	531.4m^2
SRAs	14.25m^2	-	14.25m^2
RSCs	659m^2	114.9m^2	544.1m^2
WRA	1,301m^2	108m^2	1,193m^2
Total	3,680.65m^2	1,397.9m^2	2,282.75m^2

It is interesting to note that there was a large net gain in the employment floorspace in the wider rural area, primarily due to a change of use from agricultural to B1, B2 and B8 uses located just outside the Medina Valley Key Regeneration Area, within the Wider Rural Area. A single permission was granted that resulted in the gain of 120m^2 B1(a) (Office), 144m^2 (General Industry) and 785m^2 B8 (Storage and Distribution) uses.

The permission was for a change of use from a disused farmyard, Park Green Farm, off, Forest Road, Newport to a civil engineering and general builders storage and operations depot. The granting of planning permission sought to bring this site back into use by accommodating B use classes and in doing so, support sustainable growth in the rural economy, rural economic development opportunities and the conversion and re-use of existing buildings.

Delivering employment land key facts/issues:

- There was a net gain of **2,282.75m^2** of employment provision.
- There were net gains for **B1(a) (183.5m^2), B1(b) (100m^2), (B1(c) (767.25m^2), B2 (234m^2) and B8 (998m^2).**
- A **single permission** was granted that resulted in the gain of **780m^2** of B1, B2 and B8 uses.
- **Net gain** in employment floorspace in Key Regeneration Areas, Smaller Regeneration Areas and Rural Service Centres.
- **Net gain** in employment floorspace in the Wider Rural Area.

Protecting employment land – SP3, DM8

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

Indicator	Number of employment sites of one hectare or above lost per annum		
Outcome	There was no employment site 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 2018/19.

Nine permissions were granted and three prior notification approvals for the loss of B class uses, although there was a net gain (2,282.75m^2) in terms of floorspace provision.

The section relating to jobs (see pages 26/7) also establishes that permission was granted for planning applications supporting the creation of the potential for an additional 435 jobs on the Island.

Where the loss of, or the change to, alternative B class uses were permitted, at least six of them retained and/or introduced employment provision (in various use classes). Four of these applications related to building/sites that were vacant at the time of the application and six of permissions granted for the loss of B class uses (three of which were prior notification approvals), 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 2018/19.
- **9** permissions were granted for the loss of B class uses and **3** prior notification approvals although there was **a net gain (2,282.75m^2)**, in terms of floorspace provision.
- At least **6** of these retained or created some form of employment provision on the site.
- **4** of these applications related to buildings that were **vacant** at the time of the application.
- **6** of the permissions granted for the loss of B class uses (3 of which were prior notification approvals), involved the complete loss of that employment use to residential development.

Delivering retail floorspace - SP3, DM9, DM10

Target	**75,159m² of net retail floorspace to be delivered over the plan period**

Indicator	Amount of net retail floorspace delivered per annum		
Outcome	692.12m² net gain of retail floorspace permitted		
Target met	-	**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 16 permissions for the loss of at least 1,665.98m² of A1 floorspace (a slight increase on the previous year's figure of 1,218m²). This loss was mainly focused around the larger retail areas of Newport, Cowes, Ryde and The Bay and the smaller retail areas of Freshwater and Ventnor. Notably 20 per cent of the loss was the result of a single permission granted for alterations and the change of use of two shops to form a single residential unit. Although this resulted in the loss of A1 floorspace, the change of use has contributed to helping to meet a housing need on the Island.

Where an A1 use was lost, eleven were instances of the shop being vacant at the time of the application and eight potentially created 15 full-time and 6 part-time jobs (either new or replacement). Four applications were permitted that resulted in the loss of any form of employment provision to residential.

There has been an overall net gain of 692.12m² of retail floorspace (an increase from the previous year's net loss total of -443m²) located in the Newport, Cowes, East Cowes, Ryde, Sandown, Shanklin, Lake and Freshwater. An example of the increase includes the change of use of a Sui Generis use (Shanklin Auction Rooms) to a retail shop, Regent Street, Shanklin with the gain of 400m2 of A1 retail floorspace.

Interestingly 12 out of the 18 A use class gains in retail (and one prior notification approval) have been from an existing retail use, notable A1 and A2 uses to A3 or A5 uses. This perhaps reflects the increasing prominence of the hospitality sector on the high street and its link to tourism.

Delivering retail floorspace key facts/issues:

- **18** applications (and one prior notification approval) relating to the change of use of retail floorspace (where the information was provided).
- **16** permissions were granted for the loss of at least **1,665.98m²** of A1 floorspace.
- **11** of these were vacant at the time and **8** retained or created jobs on the premises.
- **12** applications (and one prior notification approval) were permitted for a change of use from A1 and A2 retail uses to A3 and A5 retail uses.
- The result has been a net gain of **692.12m²** 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 approved		
Target met	-	Trend	-

Indicator	Number of A1 uses lost in primary retail frontage		
Outcome	2 units were lost		
Target met	N	Trend	

Records indicate that within the monitoring year there were at least[15] two 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 PRFs when it is demonstrated that "either individually or cumulatively, the development would have no significant adverse impacts on the retail function, character and the viability of the town centre". The loss of the A1 floorspace was spread across two PRFs, with Newport seeing a loss of 280m$_2$ (one applications) and Sandown 208 m$_2$ (one application).

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
A1	-457.9 m^2	+8,342.49 m^2	-1,046.74 m^2	-622.7 m^2	-396 m^2	-215.98 m^2
A2	+32.7 m^2	+40.0 m^2	-105.5 m^2	-	-876 m^2	-331.25 m^2
A3	+304.3 m^2	+1,391.5 m^2	+1,339.72 m^2	+1,193.45 m^2	+713 m^2	+1,233.55 m^2
A4	+872 m^2	-601 m^2	-90 m^2	-70 m^2	-	-198 m^2
A5	+204.5 m^2	-106 m^2	+69.5 m^2	+80m^2	+116m^2	+203.8m^2
B1(a)	+40 m^2	+14.71 m^2	-226 m^2	+330 m^2	+673 m^2	+183.5 m^2
B1(b)	+325 m^2	-	-	-	+250 m^2	+100m^2
B1(c)	-	-	+1,255 m^2	+2,512 m^2	+229 m^2	+767.25 m^2
B2	-	-2,322 m^2	+1,573 m^2	-691 m^2	+73 m^2	+234m^2
B8	+171.6 m^2	-	+1,098.68 m^2	-755 m^2	+1,403 m^2	+998 m^2
D1	-41 m^2	-	+3,364 m^2	+145 m^2	+300 m^2	+1,009.7 m^2
D2	+254 m^2	-168 m^2	+80 m^2	+381 m^2	+531m^2	+1,425.2m^2
SG[16]	-704.5 m^2	-716.5 m^2	-471.3 m^2	+2,249.70 m^2	+306 m^2	-1,019.6 m^2

Table 18: Floorspace gained by use class

Table 20 shows the breakdown of floorspace gained by use class and highlights two features: firstly small decrease in the amount of A1 floorspace lost against the previous year and net loss in A2 floorspace; and secondly, a gain in A3 floorspace and A5 floorspace. This change in A1 and A2 floorspace perhaps reflects the increasing prominence of the hospitality sector on the high street and its link to tourism.

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[17] allows for a change of use to A1, A2 and A3 or away from A1, A2,

[15] 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.

[16] sui generis uses

[17] Part D of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (as amended)

A3 and A5 without planning permission for a period of up to three years, where it is less than 150m^2.

Town centres key facts/issues:

Two applications relating to the change of use from A1 within PRF received in 2018/19. **One** application maintained other A uses within the PRF and **one** permitted the loss of retail floorspace to residential.

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	No gain of A1 uses or public houses were approved in RSCs		
Target met	-	Trend	-

Indicator	Number of A1 uses and public houses lost in Rural Service Centres		
Outcome	No loss of A1 uses or public houses permitted in RSC’s		
Target met	Y	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.

In relation to A1 uses and public houses, there were no applications within or nearby to RSCs within the monitoring year.

In the terms of this monitoring report, the loss of a public house refers to a change of use of the existing building or its demolition. It does not include public houses closing down and being vacant whilst their future is established.

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

- **No applications** relating to the provision of A1 uses in RSCs.

- **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 bedrooms

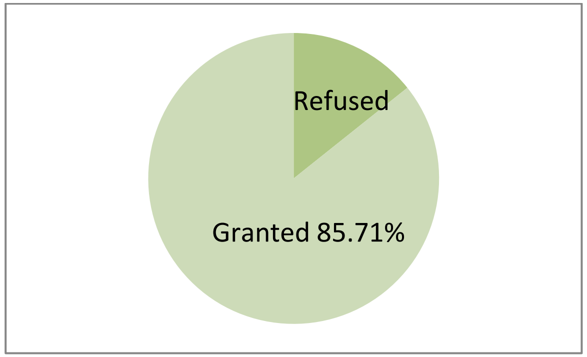
Indicator	Number of tourism bedrooms consented per annum		
Outcome	118 (plus 60 holiday lodges, 2 glamping pods and 2 shepherds huts).		
Target met	-	Trend	↑

Indicator	Number of tourism bedrooms lost per annum		
Outcome	39		
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.

2018/19 saw 56 applications being determined against SP4 (a increase of 3 from the previous year). Of the 56 applications, 48 (85.71%) were granted and 8 (14.29%) were refused. The number of applications determined and those permitted represented an increase from 2017/18.
Within this monitoring year, the LPA permitted the loss of at least 39 bedrooms (a decrease of 5 from the previous year) and creation of 118 bedrooms (a significant increase of 84 from the previous monitoring year), along with the creation of 60 holiday lodges, 2 glamping pods and 2 shepherds huts.

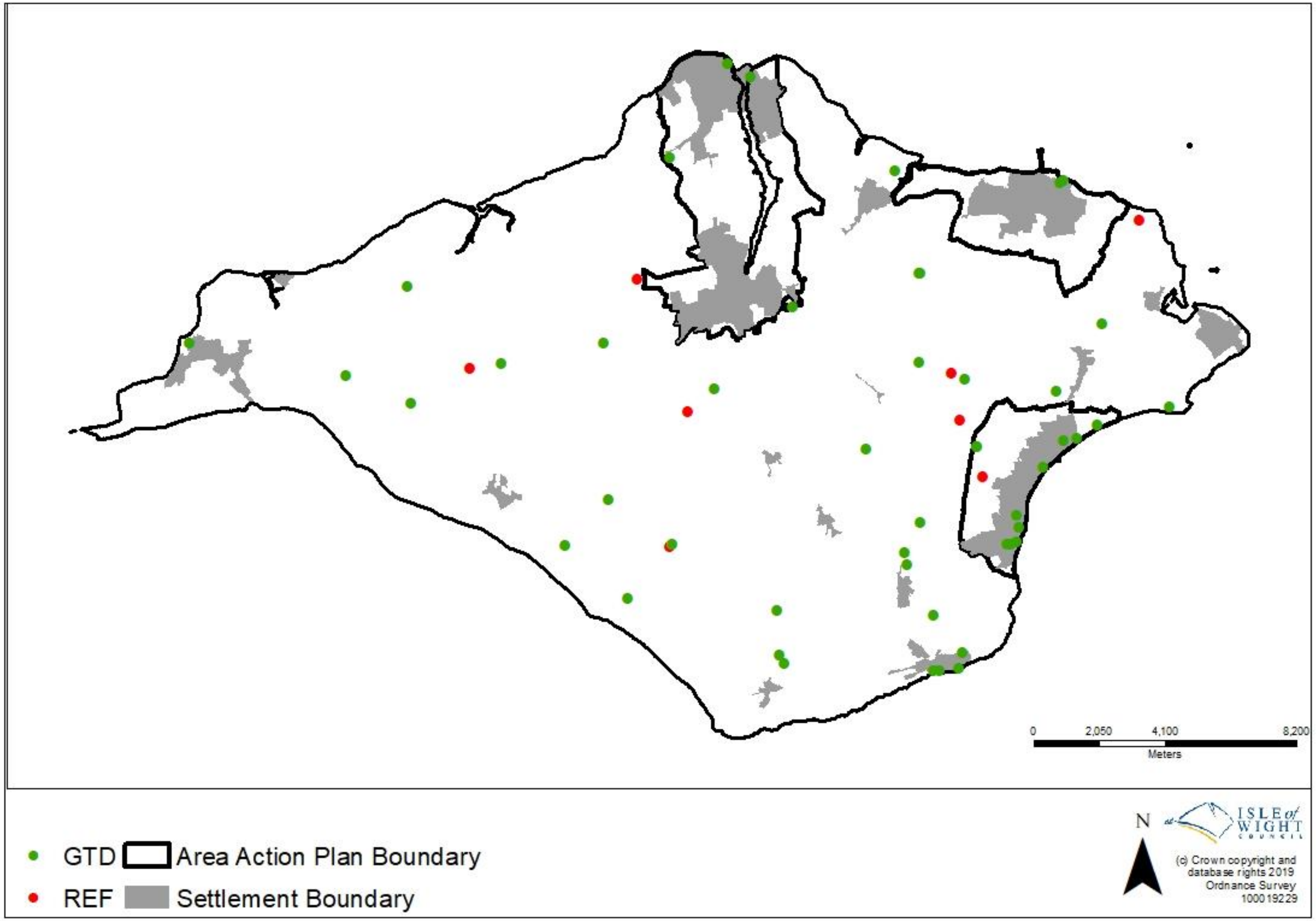
Graph 7: Applications relating to Tourism Development



The map below shows the relatively even geographical distribution of tourism-related applications across the Island, with a sizeable cluster of permissions granted in The Bay area and a small number of tourism-related applications received for the Medina Valley and Ryde 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 10 but, where tourism accommodation was permitted, it was five. This suggests a re-balancing of the tourism accommodation offer on the Island away from large and medium-sized guest houses/hotels towards smaller boutique hotels, self-catering and bed and breakfast type facilities (quite often as a result of the conversion of farm and outbuildings).

Map 1: Permissions / refusals based on policy SP4



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

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

P/01285/17 Permission was granted for the demolition of existing extensions and refurbishment of the former Curraghmore Hotel, Shanklin to provide an 8 bedroom boutique hotel along with outline permission for a 2/3 story block of 8 apartments with parking. The officer's written justification noted that the "current proposal would facilitate the existing 18-bed hotel to be adapted and reduced to a smaller, but higher quality, 8-bed boutique hotel with owner accommodation. This would "enable it to be repositioned in the market to attract higher spending guests in line with the Council's vision and aspirations for the Island's tourism industry and to provide a more robust and viable business at this site".

P/00941/16 Planning permission was granted for alterations and change of use of the Columbine building, part of Venture Quays, Barracks Building, Albany Building to restaurants, cafes, bars, retail, marina facilities and a hotel, East Cowes. Overall the proposal is identified in the officer's written justification as having the "potential to increase the number of jobs on the site (as a whole) from 71-91 existing to 370 including jobs that would be associated with the marina operation". Furthermore, "the provision of a hotel, bar/restaurants and various small retail uses would complement the planned marina development and would create a unique place likely to be attractive to visitors."

P/00949/18 One application at Sandham Gardens, Sandown, was granted permission to remove the existing Crazy Golf putting course and replace with a new Dino Adventure Golf Course within the same site area. The officer's written justification noted that the "addition of such an attraction/facility to this site would complement the existing array of leisure and tourism activities within the site itself and the surrounding area". In addition, "it is considered that the proposal would serve to improve on the existing leisure offer of the site and contribute to improving the economic benefits and regeneration of Sandown."

Tourism key facts/issues:

- **56** applications relating to tourist accommodation were determined in 2018/19.

- Of these **85.71 per cent** were permitted resulting in the loss of **39** bedrooms and the gain of **118** bedrooms and 60 holiday lodges, 2 glamping pods and 2 shepherds huts.

- **6** applications related to hotels[18]and of these **4** permitted the loss of hotels and **2** permitted new or improved provision.

- The average number of bedrooms lost per permitted application was **10**, but where tourism accommodation was permitted it was **5**.

- The granting of planning permission has resulted in the potential for an additional **140** full-time jobs and **43** part-time jobs, in the Island's tourism industry.

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

5. Minerals

Relevant Core Strategy objectives

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

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

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

The 2019 LAA is the most recent information on minerals on the Island. This includes the returns from the annual aggregates monitoring survey. This is undertaken by Mineral Planning Authorities each year to provide data to the mineral industry, MPAs and government and is focused on primary aggregates, but also seeks to cover secondary and recycled materials at fixed sites. The most recent survey for which there are return figures cover the calendar year 2018 and these figures have been used in this monitoring report to provide the most up-to-date picture as well as being the basis for the LAA 2019.

Land-won Aggregate

The geology on the Isle of Wight gives rise to sharp sand and gravel and soft sand. Aggregates are sourced from land-won resources, recycled aggregate and imports by wharves. There were four active sand and gravel quarries in 2018 all focused in the central area of the Island. Soft sand resources are limited, with only one operational site on the west of the Island. Total sales of sand and gravel increased in 2018. The overall trajectory since 2012 is variable, with two distinct peaks in sales in 2010 and 2015.

Recycled & Secondary Aggregate

There are no secondary aggregate sites. There was an increase in sales of recycled aggregate in 2018 of 24% to 94,000 tonnes. This is the highest recorded sales figure in the last 10 years and continues the general increase in sales since 2009. The total capacity for recycled aggregate progressing is estimated to be greater than the 180,000 tonnes per annum recorded.

Marine Sand and Gravel

Due to the closure of Kingston wharf, marine sand and gravel sales are now confidential, but have fallen in 2018. The closure highlights the potential for a lack of capacity to serve an increase in future demand. Safeguarding of existing infrastructure and where possible, the provision of additional infrastructure will be vital to ensure that the capacity of wharves on the Isle of Wight is able to keep pace with sales.

Crushed Rock

The Isle of Wight relies on imports of crushed rock, with sales now confidential due to the closure of Kingston wharf. There is a relatively sizeable reserve of Limestone present on the Island at the inactive site, Prospect Quarry although this material is only suitable for constructional fill and therefore does not meet the Island's needs.

Future Aggregate Supply

There are a number of housing and transport projects planned on the Island. There is a significant uplift in housing delivery planned from 400 dwellings per annum to on average 641 per annum. This indicates growth which is expected to generate increased aggregate demand on the Island. Based on current plan provision, permitted reserves total 671,045 tonnes with a landbank of 6.71 years in 2018. However, based on the LAA rate, the landbank increases to 8.60 years.

Permissions

No permissions were granted that resulted in either additional provision (mineral deposits) or capacity (infrastructure associated with the production of aggregates) of minerals on the Island.

Conclusions

It is considered that the Isle of Wight's local aggregate provision will not impact the wider South East region as a whole. Whilst it is recognised that the Isle of Wight is not meeting the required landbank based on its local requirement, based on the 2018 LAA Rate, the minimum requirements are met. The Isle of Wight benefits from a variety of sources of supply. Whilst sales of marine aggregate have declined in recent years, recycled and secondary aggregate sales have increased resulting in the maintenance of supply.

Summary key points

- The overall sales of aggregate on the Isle of Wight have shown a slight increase in sales on previous years. However, even when taking into account this increase in sales, the data collected as part of the aggregates survey shows that there is still substantial capacity for aggregate sales on the island.

- The reduced capacity at wharves may prove an issue in the future if an increased reliance on marine won sand and gravel becomes more likely. This also constitutes a key supply route for crushed rock.

6. Waste

Relevant Core Strategy objectives

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

National guidance[19] sets out that as minimum, waste planning authorities should monitor the following (and each of these is considered below):

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

Land allocations

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

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

The most recent waste capacity modelling[20] concludes that;

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

Current estimates of circa 30-40,000 tonnes per annum of waste is being sent to landfill, but industry has suggested that once the waste management facilities associated with the new contract have been built, the existing landfill site is unlikely to be commercially viable to continue to operate as it currently does. Therefore the need for additional permitted capacity is no longer likely to be an issue (the new waste

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

contract aims to deliver just over 92 per cent diversion from landfill with no reliance on landfill capacity on the Island).

Waste – SP8, DM19

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

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

Interrogating the current monitoring system for planning consents, 2 applications were granted where either or both waste policies SP8 and DM19 have been identified as being a policy consideration. For one of these granted applications policy DM19 was a consideration, both applications also identifying DM8 as a policy consideration.

Of these 2 granted permissions, it is possible to determine that 1 was granted in relation to waste management and 1 granted where waste management was not associated with the intended primary use of the permission.

The application in relation to waste management was for a change of use of part of an existing woodyard, to allow the operation of a waste transfer station and skip storage area. The proposed waste transfer facility would be used to process waste collected by a skip hire company. According to the planning statement, the site would be used to process up to 5,000 tonnes of waste per year. The inert waste would be brought in by skips from sites such as houses and building sites, then sorted within the application site.

It was considered that the proposed business would assist in the recycling of wastes and therefore assist the Council's aim in minimising the amount sent to landfill. This would accord with the Council's aim to drive waste as far up the hierarchy as possible and relate to the types of waste streams that are outlined for recycling within paragraph 7.295 of policy DM19.

Looking at performance against the policy indicators, there has been a neutral contribution to significant new waste management facilities[21], when considering that there has been no new area/capacity associated with waste management, but neither has there been any loss. This neutral recording is further supported by the following key facts:

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

Considering point 1, the expectation is that waste management development will come at certain set points in time, likely to be determined by both need (declining capacity) and commercial viability.

[21] 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.

Therefore due to the size of the Island and the amount and types of waste generated, permitted waste development will not occur every year, but sporadically, both in anticipation of and in reaction to demand. It should be noted that 2016/17 monitoring report recorded 1 significant waste management permission, which in terms of overall provision, accounts for 12.4% of the total area identified as being required over the plan period.

Waste key facts/issues:

- **2 applications were granted** where either or both waste policies SP8 and DM19 have been identified as being a policy consideration.

- **Only 1 permission was granted** in relation to waste management but, based upon the stated capacity of 5,000 tonnes per annum, while it did result in additional new waste management capacity and potentially makes a positive contribution to the treatment of waste higher up the waste hierarchy, it cannot be considered a significant new waste management facility on its own.