

FACILITATING THE ISLAND'S GROWTH

PLANNING

2016 - 2017

HOUSING



TOURISM



ECONOMY



WASTE



MINERALS



# WHAT CAN PLANNING DO?



Planning ensures that the right development happens in the right place at the right time, benefitting communities and the economy. It plays a critical role in identifying what development is needed and where, what areas need to be protected or enhanced and in assessing whether proposed development is suitable.

The Isle of Wight Council has a duty to undertake planning responsibilities, both in terms of the longer-term strategic planning and determining planning applications. This is often about balancing differing points of view and competing aspirations, within the context of local and national planning policies.

Most development that takes place on the island will have been permitted by the council, as the local planning authority (LPA). Because of this Planning Services are crucial in ensuring that communities on the island grow in a sustainable manner, and can share the benefits that the right development can bring.

The LPA also refuses planning permission for development that it considers is inappropriate

(for a variety of reasons, such as impact on neighbours, unacceptable visual impact, and impact on / loss of protected species or habitats).

A pre-application advice service is offered by the LPA to improve proposed schemes, and also reduce the number of unacceptable schemes that are submitted. This service was introduced in 2015 and we are now seeing the benefits of early engagement with applicants. It is also clear when applications have not had the benefit of advice before their submission.

Effective and proactive planning can contribute to the creation of successful places, which in turn can produce considerable economic, social and environmental benefits for society over a long-term.

See how planning contributes to the council's wider corporate aspirations by viewing the corporate plan.

[www.iwight.com/Council/OtherServices/Business-Effectiveness-Unit/Corporate-Plan](http://www.iwight.com/Council/OtherServices/Business-Effectiveness-Unit/Corporate-Plan)

## How WE ARE CHANGING?

Having experienced a significant reduction in staff in the previous year, 2016/17 was about stabilising the service. We did this by reviewing our processes, with a *'check and challenge'* of what we were doing and why. Internal training was also introduced to upskill members of the team. This has enabled us to improve the service we provide, for both customers and the general public. We now have a stable platform to grow from, which will enable us to support the council's aspirations for the future.





# DID YOU KNOW

In 2016/17 we received **1,425 planning applications** and determined **1,408. 92 per cent of those decisions were approved.**

## Major planning applications

We were above the government target of determining 60 per cent of major applications, but above the 50 per cent threshold that could see applications being determined by the Planning Inspectorate in Bristol. This is an area of performance that needs improving. Following a disappointing performance the previous year our performance against this government measure improved significantly. We increased our use of '*extensions of time*', which improved our statistics but more importantly, we think, improved the outcomes.

## Minor planning applications

There is a target of determining 65 per cent of minor planning applications within eight weeks. We exceeded this target by determining nearly 98 per cent of such applications within the timeframe. In the previous year we were just over 86 per cent.

## Appeal performance

34 appeal decisions were issued by the Planning Inspectorate, following our refusal of planning applications. Seven, or 20 per cent of our decisions were overturned, which reflects the subjective nature of the issues being considered. While we would like to improve this we are comfortably within the government's target of 30 per cent and below the national average of 33 per cent.

## Duty to Co-operate

As an LPA the council has a duty to co-operate with other local authorities on a range of issues related to planning. Throughout the year the council has worked with a variety of other authorities and organisations on a mixture of issues including housing need, transport modelling, marine employment, economic development and mitigating impacts on internationally important wildlife sites.

## Neighbourhood Development Plans

Within the monitoring year the draft Brighstone Neighbourhood Development Plan went through a successful local referendum and is now used when determining planning applications in the parish of Brighstone. A draft plan for Freshwater Parish was published for public consultation.

LIKE

COULD DO BETTER!



# HOUSING

## Objectively Assessed Requirements

The council has a duty to plan for its objectively assessed housing requirements, which is a combination of housing need and demand. The objectively assessed figure is currently **525 dwellings** per year.

## Completions

There were **321 new dwellings built on the island** in the monitoring year, which is a significant decrease on the previous year. We have granted more permissions than this and we are trying to understand why they aren't being built.

## Best use of Land

Almost 57 per cent of completions were on brownfield (or previously developed) land. This is just below our target of 60 per cent, but 61.5 per cent of our permissions were on brownfield land.

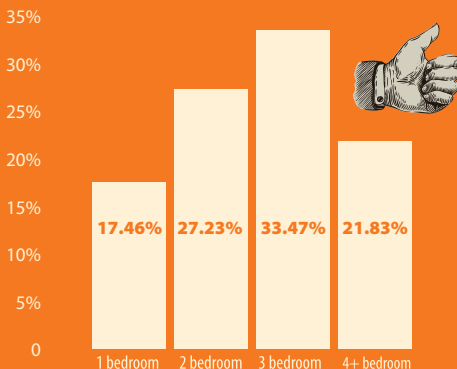
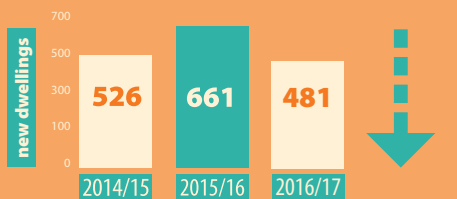
## What we permitted

**481 new dwellings were permitted** in the monitoring year, which is a decrease on the previous year. This is because we received fewer applications for residential development - not because we are refusing more.

## What size of dwellings are we permitting?

- 84** one bedroom dwellings
- 131** two bedroom dwellings
- 161** three bedroom dwellings
- 105** four plus bedroom dwellings

This broadly follows what we know we should be planning for to meet the requirements of Island residents.

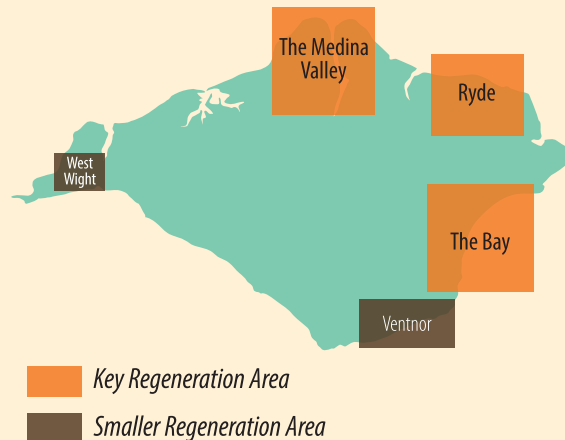


## Where stuff is permitted

Three quarters of the new houses permitted were in the key regeneration areas (see map opposite), and a further 25 were in smaller regeneration areas. This means that 75 per cent of newly permitted houses are in the most sustainable locations on the Island.

For more information about the planning boundaries please visit;

[www.iwight.com/CSMaps](http://www.iwight.com/CSMaps)



## Affordable Housing

Of the 321 dwellings completed in 16/17, **34 were 'affordable'** in planning and housing terms, which is significantly below what we know we need. Worryingly delivery of affordable housing has been low for two consecutive years now.

Historically affordable dwellings have been **delivered below the level we know we need** on the Island.

This current under provision, coupled with an historic under provision and increasing need, means the gap between what we have and what we need is growing. This is **an issue that we, in partnership with others, urgently need to address** to avoid further problems in the future.

**We need to try and make sure that we are planning for, and helping to deliver, the housing that all of the island's current and future residents want and need.**



# ECONOMY AND TOURISM

## HOTEL

### Number of potential new jobs

By granting planning permission **we've helped create the potential for 296 additional jobs** on the Island, along with creating direct and indirect support for supply chain businesses.

This is good, but to achieve our ambitious targets we will need to permit more employment developments to help create more new jobs.

### Employment floorspace

We have granted a net increase in employment floorspace of just under 1,400m<sup>2</sup>, which is the equivalent of about 5.3 tennis courts.

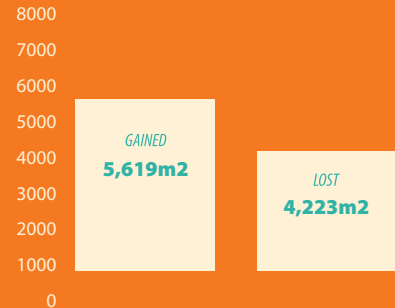
We didn't permit the loss of any employment sites of over one hectare.

### Tourism

We are looking to support improving the quality of the island's tourism accommodation offer.

In 16/17 we permitted 267 new tourist bedrooms, plus 14 tents or yurts and 11 ecopods. There was a net gain of 98 bedrooms.

To help improve our tourism accommodation and destination offer we granted permission to 87.5 per cent of the applications we received relating to tourism development.





## ENFORCEMENT

We registered 219 enforcement cases in 16/17.

Our enforcement policy says that priority one cases will be investigated within five working days of the complaint being received, and within the monitoring year this was achieved for all priority one complaints.

We only undertake enforcement action when it is expedient to do so, and this judgement is made taking into account a range of factors.

Enforcement action is discretionary and must be proportionate to the harm generated by the allegedly unauthorised development.



We have a seven year landbank of sand and gravel, and this helps us to support the development industry by having the right construction resources available.

Sales for land-won sand and gravel were reported as decreasing in 2016 to **87,263** tonnes per annum, currently we are just below our target of **100,000**.

While marine-won aggregates continue to play a significant role in the supply of aggregates to the Island, this is reduced to a comparable level of contributions made by land-won aggregates in the most recent reporting period.

There has been a significant decrease in the contribution made by recycled and secondary aggregate, but it is still well above the ten year average.

## WASTE



By granting planning permission for reconfiguring the Lynnbottom civic amenity site, we helped to increase its capacity to process waste material.

The council is currently (September 2017) achieving a landfill diversion of 62 per cent and, 59 per cent of recycling and composting of all Contract MSW. Both of these are well above national and contract requirements for 2020.



FOR FURTHER INFORMATION

please see our full annual monitoring report visit  
[www.iwight.com/planningmonitoring](http://www.iwight.com/planningmonitoring)

THANK YOU



If you have difficulty in understanding this document please contact us on (01983) 821000 and we will do our best to help you.