

FACILITATING THE ISLAND'S GROWTH

PLANNING  
2017 - 2018



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)

## BEING AN EFFECTIVE PLANNING SERVICE

Having previously stabilised the service after a period of change, we are now focussing on consistently being an effective Planning Service that makes lawful and clear decisions in a timely manner. We think that we are doing this and the stats back this up, with 91% of all planning applications being approved in 17/18 and our performance in relation to speed and quality of our decision-making is very strong. However, we recognise that there is always scope for continual improvement and we are also thinking about how we support the council achieve its regeneration aspirations.





# DID YOU KNOW

In 2017/18 we received **1,356 planning applications** and determined **1,220. 91 per cent of those were approved.**

## Major planning applications

We were above the government target of determining 60 per cent of major applications within thirteen week. The target was exceeded by determining over 87 per cent of major applications within the timeframe.

## 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 over 95 per cent of such applications within the timeframe.

## Appeal performance

41 appeal decisions were issued by the Planning Inspectorate, following our refusal of planning applications. 13, or 34.2 per cent of our decisions were overturned, which reflects the subjective nature of the issues being considered. We would like to improve this as we are slightly above the national average of 33 per cent and the target maximum of 30 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 relevant issues.

## Neighbourhood Development Plans

Within the monitoring year the draft Gurnard Neighbourhood Development Plan and draft Freshwater Neighbourhood Development Plan went through successful local referendums and are now used when determining planning applications in their respective parish.

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 **360 new dwellings built on the island** in the monitoring year, which is an improvement 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 56 per cent of completions were on brownfield (or previously developed) land. This is just below our target of 60 per cent.

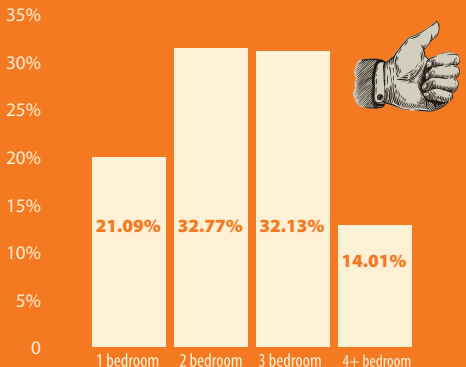
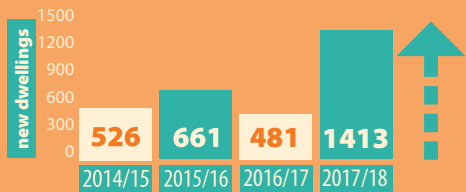
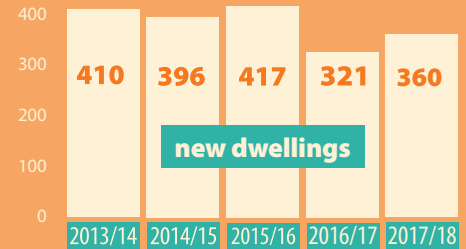
## What we permitted

**1413 new dwellings were permitted** in the monitoring year, which is a significant increase on the previous year. This is because we received more applications for residential development and one application was for a large number of dwellings.

## What size of dwellings are we permitting?

- 298** one bedroom dwellings
- 463** two bedroom dwellings
- 454** three bedroom dwellings
- 198** four plus bedroom dwellings

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



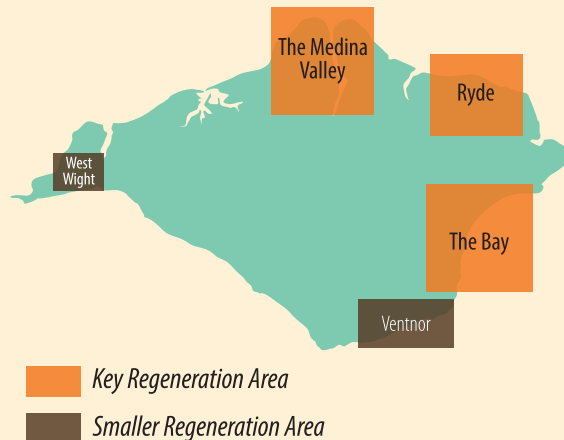
### Where stuff is permitted

Over 80 per cent of the new houses permitted were in the key regeneration areas (see map opposite), and a further 38 were in smaller regeneration areas.

This means that 90 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 360 dwellings completed in 17/18, **18 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 three 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.**



**We need a bigger house but we just can't afford it!**



# ECONOMY AND TOURISM

## HOTEL

### Number of potential new jobs

By granting planning permission **we've helped create the potential for 170 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 over 2,600m<sup>2</sup>, which is the equivalent of about 10 tennis courts.

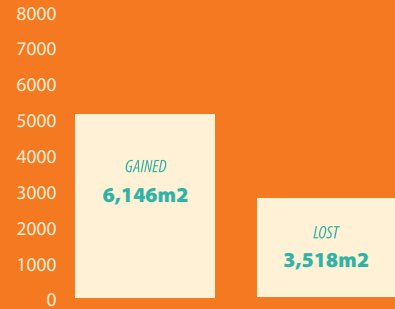
We didn't permit the loss of any employment sites of over one hectare.

### Tourism

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

In 17/18 we permitted 34 new tourist bedrooms, plus 85 touring pitches, 61 holiday lodges, 22 tree houses, 40 glamping tents, 31 eco pods and 8 shepherd huts.

To help improve our tourism accommodation and destination offer we granted permission to 77.36 per cent of the applications we received relating to tourism development.





## ENFORCEMENT

We registered 237 enforcement cases in 17/18.

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.



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.

Due to prioritising resources to preparing a draft Island Planning Strategy and accompanying documents, the council has not been able to report on this issue in this document.

Instead, the relevant information will be included in the 2018 Local Aggregate Assessment.

## WASTE



There were no permissions that contributed to significant new waste management facilities, that could be recorded as part of this monitoring report.

Only one permission was granted in relation to waste management, but did not result in additional new waste management capacity. The application in relation to waste management was granted on a temporary basis in recognition of the current use of the site as a minerals and waste rubble storage site.



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.