

FACILITATING THE ISLAND'S GROWTH

PLANNING
2019 - 2020



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. 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.iow.gov.uk/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 88 per cent of all planning applications being approved in 19/20 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 2019/20 we received **1,333 planning applications** and determined **1,189. 88 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 65 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 87 per cent of such applications within the timeframe.

Appeal performance

44 appeal decisions were issued by the Planning Inspectorate, following our refusal of planning applications. 11, or 25 per cent of our decisions were overturned, which reflects the subjective nature of the issues being considered. This is below 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

No neighbourhood development plan areas were designated in 2019/20, meaning the number of designated areas on the Island remained at five. These cover the parishes of Bembridge, Brading, Brighstone, Gurnard and Freshwater and are now used when determining planning applications in their respective parish.

The total new homes bonus payment in year 2019/20 for the Isle of Wight was £1,529,335.

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 **675 dwellings** per year.

Completions

There were **253 new dwellings built on the island** in the monitoring year, which is a 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

Over 29 per cent of completions were on brownfield (or previously developed) land. This is below our aspiration of 60 per cent, but 60 per cent of our permissions were on brownfield land.

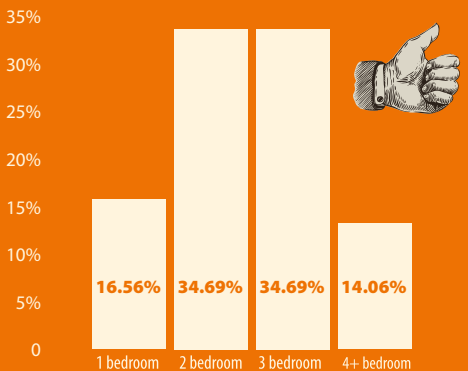
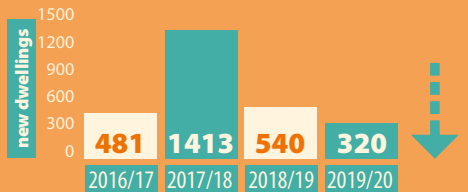
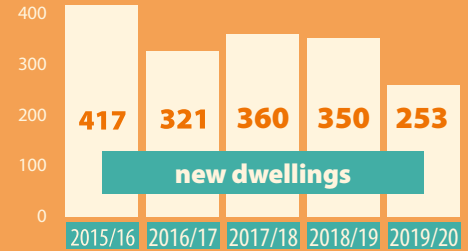
What we permitted

320 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?

- 53** one bedroom dwellings
- 111** two bedroom dwellings
- 111** three bedroom dwellings
- 45** four plus bedroom dwellings

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

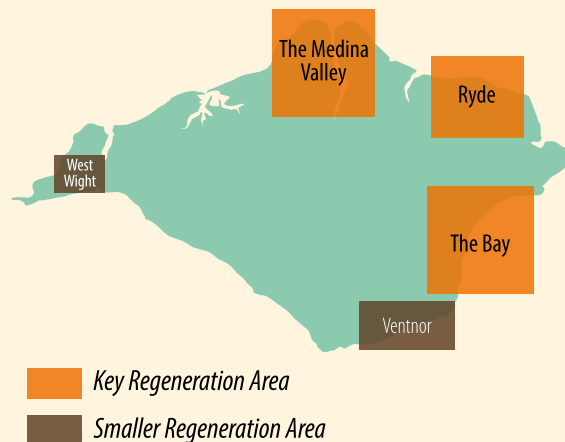


Where stuff is permitted

Just under three quarters of the new houses permitted were in the key regeneration areas (see map opposite), and a further 21 were in smaller regeneration areas. This means that 81 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.iow.gov.uk/CSMaps



Affordable Housing

Of the 253 dwellings completed in 19/20, '6 were affordable' in planning terms, which is significantly below what we know we need.

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

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 292 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 1,100m², which is the equivalent of about 4 tennis courts.

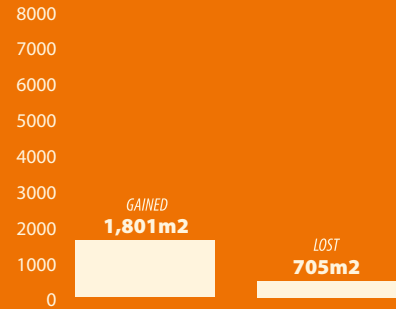
We didn't permit the loss of any employment sites of over one hectare.

Tourism

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

In 19/20 we permitted 43 new tourist bedrooms, plus 6 shepherd huts.

To help improve our tourism accommodation and destination offer we granted permission to 73 per cent of the applications we received relating to tourism development.





ENFORCEMENT

We registered 236 enforcement cases in 19/20.

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.



There were four active sand and gravel quarries in 2019 all focused in the central area of the Island. Total sales of sand and gravel increased for the second year in a row, but the sales for 2019 at 135,612 tonnes were a significant increase on both 2018 (76,625t) and the 10 year (81,547t) and 3 year (94,222t) average.

Recycled aggregates saw a significant decrease in sales from 2018 to 2019 (from 94,000t to 68,639t) resulting in slight decreases for both the 10- and 3-year sales trend.

Due to the closure of Kingston wharf, marine sand and gravel sales are now confidential, but were marginally less (under 5 per cent) in 2019 than in 2018. Work is ongoing by the council in partnership with the relevant parties to safeguard the existing infrastructure.

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.

The overall sales of aggregate on the Isle of Wight have shown a slight increase (14 per cent) over that of 2018. 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.

WASTE



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

There were no applications granted where waste management capacity (either additional or loss) was associated with the intended primary use.



FOR FURTHER INFORMATION

please see our full annual monitoring report visit
www.iow.gov.uk/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.