Island Plan

Annual Monitoring Report 2004-2005

CONTENTS

1. Introduction

1.1 This is the first Isle of Wight Annual Monitoring Report (AMR) produced as part of the Local Development Framework (LDF – ***Island Plan***). Information included within the report covers the period 1st April 2004 through to 31st March 2005.

1.2 The aim of the AMR is to:

- Indicate the progress of the ***Island Plan***, against the timetable and milestones within the Local Development Scheme (LDS).
- Assess the extent to which current policies within the Unitary Development Plan (UDP) are being implemented.
- Show the impact that current policies in the UDP are having in terms of national, regional and local targets.

1.3 The AMR will be produced annually and submitted to Government in December each year.

1.4 This AMR is divided into two parts. Part 1 describes the progress to date of the ***Island Plan*** and the implementation of the LDS. Part 2 assesses the impact of the Isle of Wight Unitary Development Plan.

Part 1

2. Progress of the Island Plan

2.1 Under the new planning system[1], the Local Development Scheme (LDS) sets out our three year project plan for the ***Island Plan***. Our LDS timetable was submitted to Government in March 2005 and was agreed by the Government Office and the Planning Inspectorate on 8th April 2005.

2.2 The LDS contains milestones and it is important for all local authorities to meet the milestones set out in LDS's.

2.3 The Council has met the milestones for the preparation of the Island Plan from April 2004 – March 2005, as indicated in the table below. In addition, the Council is on target to complete the stages scheduled for 2005.

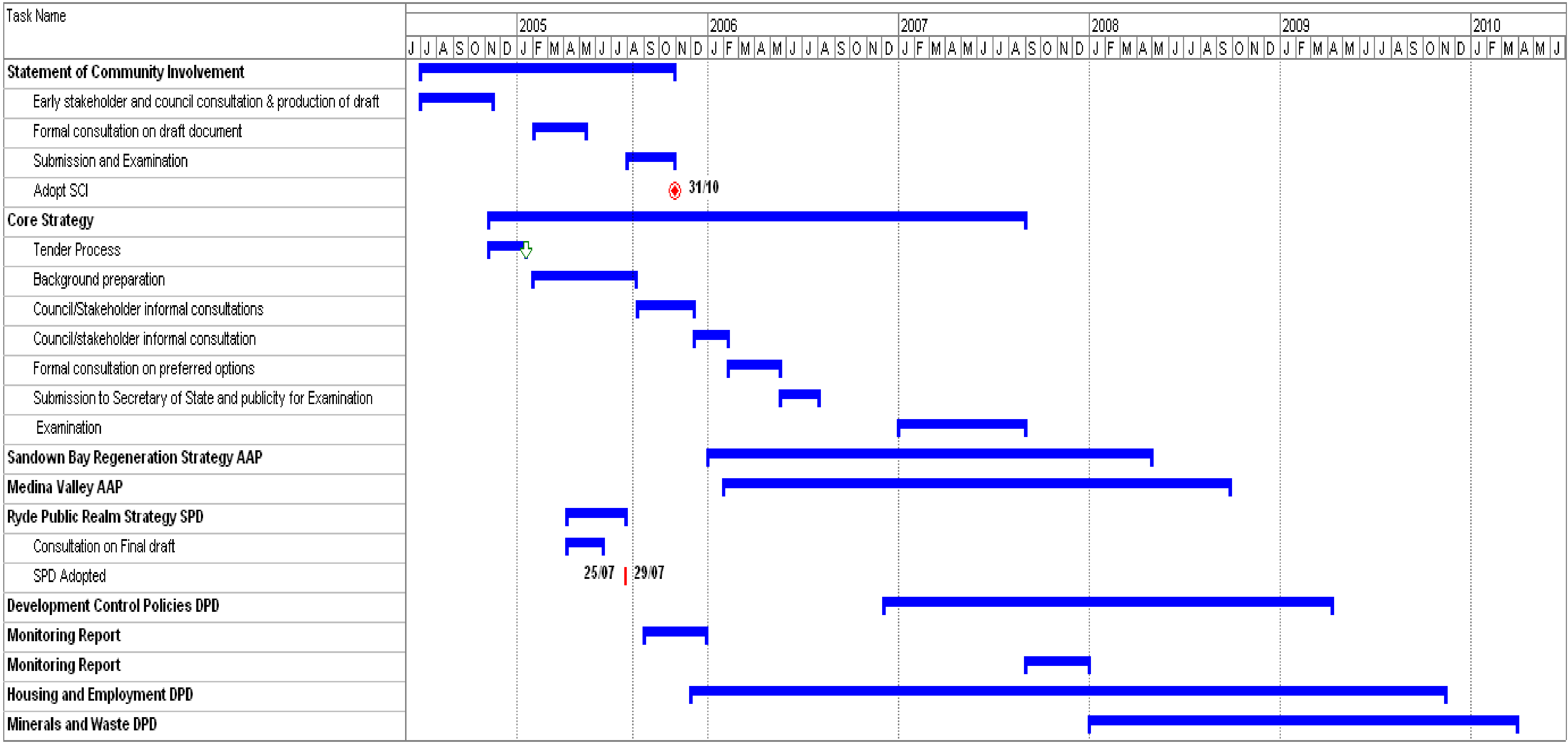
Table 1: Progress on the preparation of the ***Island Plan***.

Island Plan Document	**Progress to Date (April 04 – March 05)**	**Milestone met**
Island Voices Regulation 25 consultation	4th February – 18th march 2005	Yes
Ryde Public Realm Strategy SPD	Reg 17 Consultation 11th April – 23rd May 2005	Yes

2.4 The LDS timetable for the preparation of the Island Plan is included as table 2 on the next page.

2.5 With the preparation of the Local Development Framework in line with out LDS it is not considered necessary to review the LDF timetable, or the local development documents contained within it.

1 The Town and Country Planning (Local Development) (England) Regulations 2004.



Task Name
2005
2006
2007
2008
2009
2010
J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J
Statement of Community Involvement
Early stakeholder and council consultation & production of draft
Formal consultation on draft document
Submission and Examination
Adopt SCI
31/10
Core Strategy
Tender Process
Background preparation
Council/Stakeholder informal consultations
Council/stakeholder informal consultation
Formal consultation on preferred options
Submission to Secretary of State and publicity for Examination
Examination
Sandown Bay Regeneration Strategy AAP
Medina Valley AAP
Ryde Public Realm Strategy SPD
Consultation on Final draft
SPD Adopted
25/07
29/07
Development Control Policies DPD
Monitoring Report
Monitoring Report
Housing and Employment DPD
Minerals and Waste DPD

Part 2

3. Monitoring Policies in the Isle of Wight Unitary Development Plan (May 2001)

Introduction

3.1 Monitoring and review are key aspects of the Government's plan, monitor and manage approach to the planning system[2].

3.2 This AMR assesses the implementation and effectiveness of the UDP and includes an assessment of:

- Whether policies and their related targets have been met; or whether progress is being made towards them; or where they have not been met, the reasons why.
- What impact the targets are having in relation to national, regional and local targets.
- The extent to which any Local Development Order, where adopted, is achieving its purpose.

3.3 In future years, once ***Island Plan*** documents have been adopted the AMR will additionally monitor:

- Whether the policies in the ***Island Plan*** need adjusting or replacing because they are not working as intended.
- Whether the policies in the ***Island Plan*** need changing to reflect changes in national or regional policy, and
- If policies or proposals need changing, the actions needed to achieve this.

3.4 As the ***Island Plan*** is still under preparation, this AMR monitors the objectives and policies of the UDP. It is produced in line with government guidance[3]. The findings in the AMR will be used to inform production of ***Island Plan*** documents.

Content of this AMR

3.5 The Structure of this AMR is divided thematically in accordance with the chapters in the UDP, e.g. Housing, Tourism, and Transport etc.

3.6 The format of each theme is the same and is outlined on the following page.

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[2] Planning Policy Statement (PPS) 12, paragraph 4.45.
[3] Creating LDF's A Companion Guide to PPS 12 and Local Development Framework Monitoring: A Good Practice Guide.

3.7 *Contextual Indicators*. These establish an "area profile" of the Island, e.g. population. They provide a description of the wider socio-economic, environmental and demographic background against which planning policies and strategies are operating.

3.7 *Objectives*. The objectives of each theme of the UDP are identified and the appropriate policies linked to each objective are listed.

3.8 *Core output indicators*[3]. These measure quantifiable events, which directly rate to or are a consequence of the policies of each theme, e.g. number of houses built within a period. The majority of core indictors are monitored for the period 1st April 2004 until 31st March 2005. However, in some cases the indicators are reported over a longer period, so that any cumulative change can be measured.

3.9 *Targets*. This is where a UDP policy includes a specific requirement. They measure the immediate effects of a policy, and are used to measure whether a policy is on track to achieve its objective. National, Regional and local targets are all used where appropriate in this document.

3.10 Where considered appropriate Best Value Performance Indicators will be used.

3.11 *Analysis*. This provides an interpretation of the results of the indicators monitored, and if targets have not been met, an explanation as to why.

3.12 Throughout the report, illustrations (graphs/tables/charts) will be used to display information/data.

Links with other areas

3.13 It is our intention to ensure that where other strategies share common targets with the **Island Plan**, that monitoring is integrated. This report therefore uses other indicators and targets which are linked to other strategies, e.g. Local Transport Plan.

4. Best Value Performance Indicators and Targets

BVPI106: New Homes Built on Brownfield Land

Performance Indicator	**UDP Policy:** G1		
	04/05 Target	**04/05 Actual**	**2001-2005**
Percentage of new homes built on previously developed land.	80%	96.5	90.6

4.1 This indicator continues to be delivered above target. The policies within the UDP strongly resist the development of greenfield sites either within or outside development envelopes. Whilst there are greenfield sites allocated, these are not coming on line quickly. The majority of new units come forward from small site approvals (less than 10 units), and in the main, these are small infill plots within gardens (defined as brownfield land in Annex C of PPG3), or the redevelopment of sites.

BVPI 200a: Plan Making

Performance Indicator			
	04/05 Target	**04/05 Actual**	**2001-2005**
Do you have a development plan (or alterations to it) that has been adopted in the last 5 years and the end date of which has not expired?	Yes	Yes	Yes

4.2 The service currently meets this target, and in additional, has also secured approval from GOSE for the Local Development Scheme (LDS), which sets out the project timetable for the emerging Island Plan.

BVPI204: Appeals

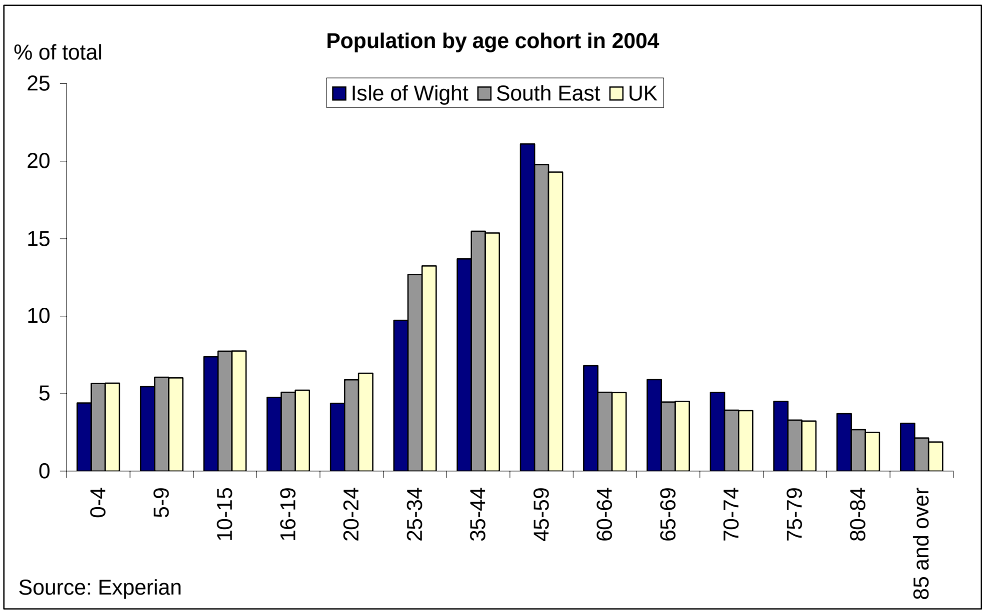
Performance Indicator	**UDP Policy:** All	
	04/05 Target	**04/05 Actual**
The percentage of appeals allowed against the authority's decision to refuse planning applications.	n/a	22.1

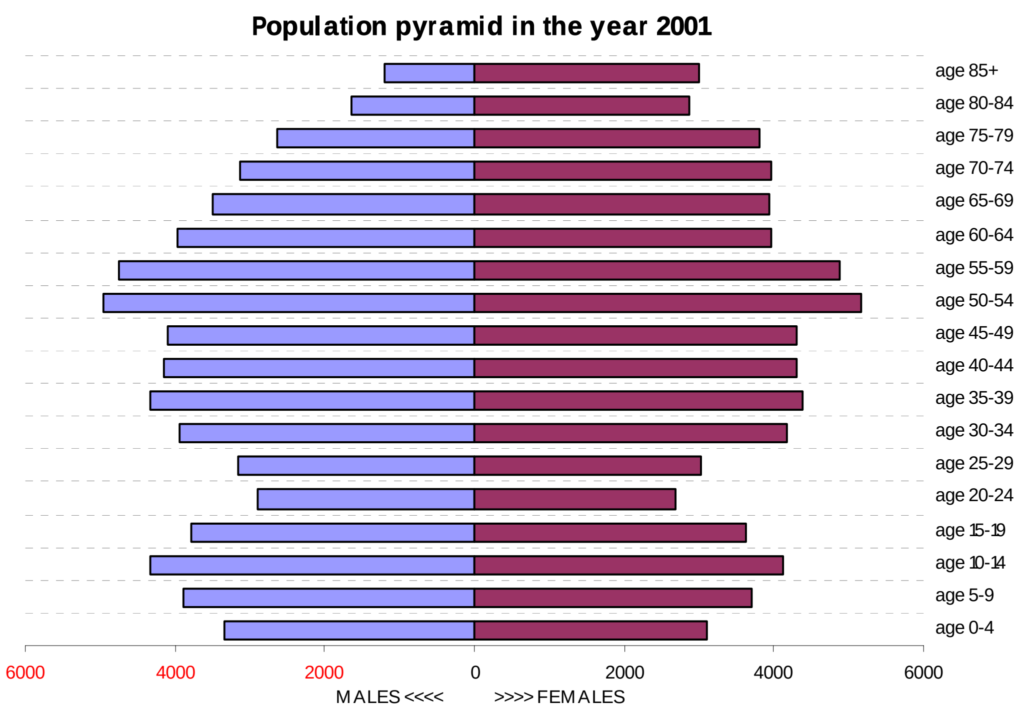
4.3 The introduction of delegated procedures has reduced the number of appeals lost. Small changes in either direction will however impact upon the actual figure, because of the small number of appeals in any 1 year. The national average for appeals allowed is approximately 35%.

5. General Policies

Contextual Indicators

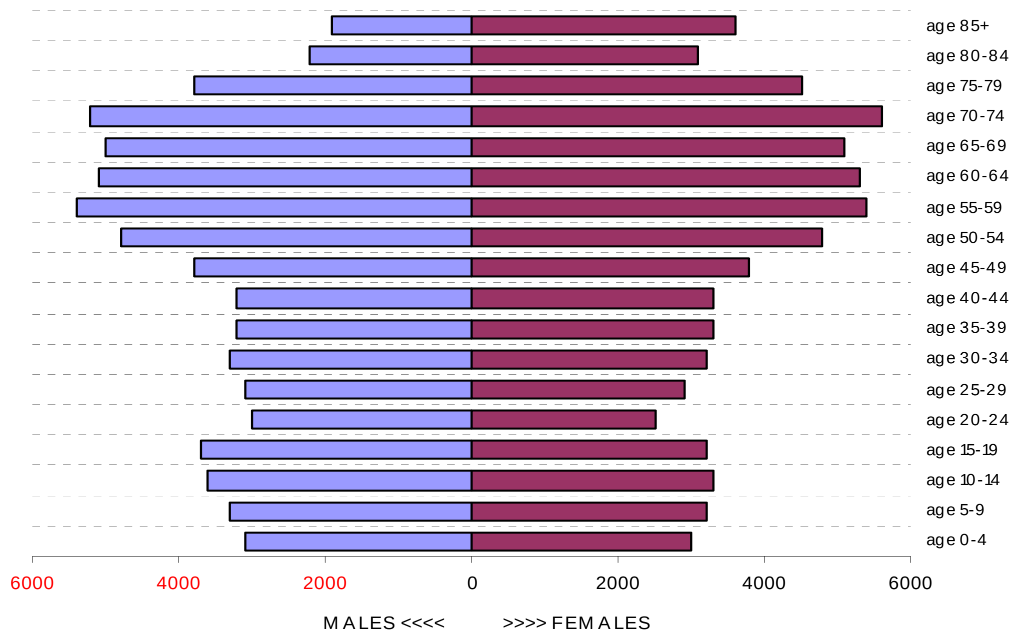
Population





Source: Census 2001

Population pyramid estimated for the year 2021



Source: National Statistics website: www.statistics.gov.uk

Socio-Economic Classification (people aged 16-74)

Socio-economic group	Total	%
Large employers & higher managerial occupations		
Higher professional occupations		
Lower managerial & professional occupations		
Intermediate occupations		
Small employers and own account workers		
Lower supervisory & technical occupations		
Semi-routine occupations		
Routine occupations		
Never worked		
Long-term unemployed		
Full-time students		
Not classified for other reasons		
Total		

Ethnic Groups

(Source: 2001 Census)

White	130982
Mixed	719
Asian or Asian British	432
Black or Black British	304
Chinese or other Ethnic Group	294

Geographical

Land area: 38,014 ha

Percentage and area of land classified built: 27%; 104 km.sq

5.1 The mid 2003 population estimate produced by ONS shows that approximately 138 people live on the Island. This is equivalent to 1.7% of the South East total. Approximately 57% of the Island's population were of working age, below the South East average of 61%. In contrast the Island has a higher proportion of its population at retirement age (26% of compared with 19% in the region).

5.2 Over the last decade the Island has experienced population growth. Average annual growth of 0.8% exceeded that of the South East and was more than twice as fast as that recorded for the UK as a whole.

5.3 The demographic profile of the Island remains heavily skewed towards the older age groups compared with either the regional and national averages. Every age cohort above 45 years accounts for a greater proportion of population on the Island than in the South East or UK.

5.4 Demographic change has a significant influence on long-term growth in two ways:

- Demand for services – a growing population means demand for services will increase and visa versa.
- Workforce – growing working age population facilitates a growing workforce, which supports future employment growth.

Monitoring of Objectives, Policies and Core Indictors

Objective (a)

To provide a framework and guidance for the future development of the Isle of Wight that is both sustainable and to the overall benefit of the population.

Policies:
G1: Development envelopes
G4: General locational criteria
G6: Areas liable to flooding
G7: Unstable land
G8: Hazardous Uses

Core Output Indicators (COI)

COI07: The number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

Data for this indicator is not available for the 04/05 AMR year, but systems are being put in place to ensure that it can be successfully monitored in future years.

Regional Output Indicators (ROI)

ROI01: The amount of derelict and vacant land in urban areas (ha): 0.6%

The amount of brownfield (including derelict and vacant land) within urban areas is limited, and this is illustrated by the data supplied from the National Land Use Database (NLUD). This will have implications for future land requirements.

Objective (b)

To improve the economic and social viability of Island communities by making sufficient provision for necessary development.

Policies:
G2: Consolidation outside development envelopes

G5: Development outside defined settlements
G10: Existing surrounding uses
G11: Coastal development

Local Indicator (LI)

LI01: Planning benefits secured on large housing developments in accordance with UDP policies.

The Development Control Section are currently compiling a list of S106 obligations since 1997.

The list below is a summary of the site and requirements negotiated:

- Sheppards Wharf, Cowes – Sustainable transport and affordable housing
- Site off Sherbourne Avenue, Ryde – Education
- Esplanade Garage, George Street, Ryde – Transport, Education
- Bath Road & Marine Court, Cowes – Transport infrastructure
- Westminster Lane, Newport – transport infrastructure
- Springfield Court, Seaview – affordable housing
- New Barn Road, East Cowes – affordable housing
- Westlands Sports Ground, East Cowes – affordable housing
- 160 Arctic Road, Cowes – Transport, Education, Open Space
- 40 George Street, Ryde – Education, transport, open space

In parallel, the Finance Section are compiling a schedule of all sums due and received to date. The aim is to provide a consolidated list, which can be monitored on an annual basis.

6. Design and Conservation and Heritage

Contextual Indicators

Number of Conservation Area designation: 26
Number of listed buildings:

- Number of Grade I Listed Buildings: 28
- Number of Grade II* Listed Buildings: 59
- Number of Grade II Listed Buildings: 1840

Number of designated Ancient monuments: 119
Number of and total area included within Nationally designated parks and gardens: 6
Number of and total area included within locally important parks and gardens: 29 covering
Total land area covered by National or locally important parks and gardens: 1032 ha/990 acres

Monitoring of Objectives, Policies and Core Indictors

Objective (a)
To recognise the distinctive natural and cultural environment and lifestyle of the Island and to ensure that development does not adversely affect these attributes.

Objective (b)
All development will be expected to be of a high standard of design.

Objective (c)
To promote landscaping as part of development proposals.

Policies:
D4: External building works
D5: Shop fronts and signs
D6: Advertisements in defined settlements
D7: Advertisements in the countryside
D8: Telecommunications
D9: Works of art, artefacts or architectural features
D10: Street furniture
D11: Crime and design
D13: Energy Conservation
D14: Light spillage
B7: Demolition of non listed buildings
B9: Protection of archaeological heritage
B10: Parks, gardens and landscapes of historic interest
D3: Landscaping
D1: Standards of design
D2: Standards of development within the site

Local Indicators (LI)

LI06: The number of scheduled ancient monument and county sites of archaeological importance completely destroyed, removed from/added to the statutory list or at risk.

No Scheduled Ancient Monuments were destroyed or added to the list during 04/05. In addition, a total of 268 sites were added to the Isle of Wight Sites and Monuments Record and none were removed.
Whilst there are currently no figures for Scheduled Ancient Monuments at risk, English Heritage is currently undertaking a survey (desk based) and it is anticipated that this information will be available in the near future.

LI07: The number of developments on sites within areas of high archaeological potential for which a prior assessment of the archaeological resources was prepared.

The total number of sites was 83. The only reason to include an archaeological condition on a planning application is because it is believed the site has a high archaeological potential. This is done under the authority of the County Archaeologist. The figure relates to the number of proposed developments (as not all get permission).

Objective (d)

To ensure uses of historic buildings are appropriate.

Policies:
B1: Alterations and extensions to listed buildings
B2: Settings of listed buildings
B3: Change of use of listed buildings
B4: Demolition of listed buildings

Local Indicator (LI)

LI04: The number of listed buildings removed or added from/to the statutory list or at risk.

1 Listed building was removed from the list and a total of 3 new Listed buildi**ngs were added.**

Objective (e)

To consider future Conservation Area designation.

Policies:
B5: Criteria for Conservation Areas
B6: Protection and enhancement of Conservation Areas
B8: Alteration and extension of non listed buildings in conservation areas

Local Indicator (LI)

LI05: The number and location of new and reviewed Conservation Areas.

A total of 2 new Conservation Areas were added during 04/05, Whippingham Church and Whitecroft. As part of its work on the LDF the Council has agreed a programme of review of existing Conservation Areas, and is working towards full assessments for each Conservation Area.

7. Housing

Contextual Indicators

Housing Stock
(Source: 2001 Census)

- Housing stock: 61,449
- Percentage of detached dwellings: 36.4%
- Percentage of semi-detached dwellings: 29.2%
- Percentage of terraced housing: 15%
- Percentage of flats/maisonettes: 18.8%
- Number of vacant dwellings: 1,733
- Number and % of second homes/holiday accommodation: 2,357/3.8%

Housing Tenure and Stock
(Source: 2001 Census)

- Percentage of owner occupied households (owned outright): 41.7%
- Percentage of owner occupied households (with mortgage and/or loan): 34.5%
- Percentage of households in Housing Association/Registered Social Landlords properties/shared ownership: 10.8%
- Percentage of households in private rented or letting agency accommodation: 10%
- Percentage of households rented from other: 3%

House Prices: April 2004 – March 2005
(Source: Land Registry)

- Average: £176,173
- Detached: £248,126
- Semi-detached: £167,204
- Terraced Housing: £145, 281
- Flat/Maisonette: £117,272

Household Composition
(Source: 2001 Census)

- Average household size: 2.2 people
- Number of households: 57,519
- One family and no others, married couple, no children: 14.5%
- One family and no others, married couple, with dependent children: 14.7%
- One family and no others, married couple, all children non-dependent: 4.7%
- One family and no others, cohabiting couple, no children: 4%
- One family and no others, cohabiting couple, with dependent children: 3.3%
- One family and no others, cohabiting couple, all dependent children: 0.3%
- One family and no others, lone parent, with dependent children: 6.1%
- One family and no others, lone parent, all children non-dependent: 3%
- Other households with dependent children: 1.9%
- Other households: students, pensioners and other: 3.8%
- One person, pensioner: 18.4%
- One person, other: 13%

- Households in fuel poverty: 7.4%

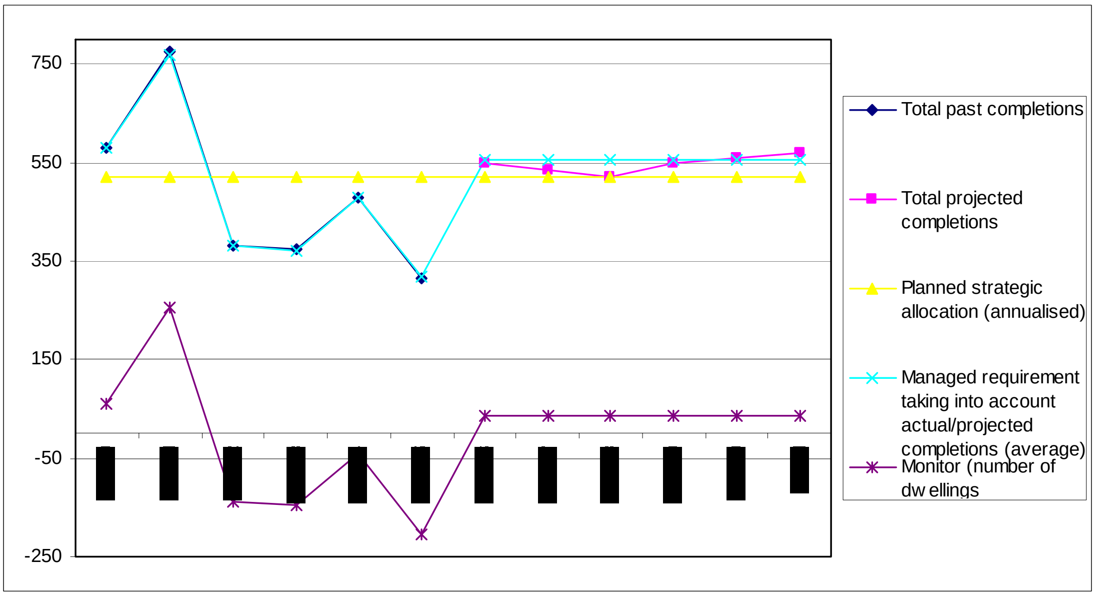
Monitoring of Objectives, Policies and Core Indictors

Objective (a)
To provide an adequate supply of land for housing for the needs of the population both now and in the future.

Policies:
H1: New development within main Island towns
H3: Allocated residential sites
H4: Unallocated residential development
H6: High density residential development
H8: Loss of dwellings
H9: Outside development envelopes

Core Output Indicators (COI)

COI02: Housing Trajectory showing:



Policy H3 allocated sites to meet the Island's housing requirement outlined in the UDP. An annual average completion rate of 520 dwellings per annum is required to meet this need. In recent years completion rates have fallen below this figure, but it is anticipated that at least 560 units will be completed in the period 05/06.

Objective (b)
To encourage the provision of a diversity of housing and variety of sites throughout the Island to meet the community's needs, particularly affordable and accessible housing.

Objective (c)
To ensure that new housing, particularly on infill sites, is appropriate to the site and area characteristics.

Objective (d)
To control the development of all forms of housing to ensure that the character and amenity of residential areas is protected.

Objective (e)

To encourage sustainable housing development in terms of both location and design.

Policies:

H2: Variety of house sizes and types
H10: Above ground floor level in town centres
H11: houses in multiple occupancy
H14: Locally affordable housing
H15: Rural exceptions
H5: Infill development
H13: Caravans in Gardens
H7: Extensions and alterations
H12: Mobile homes and residential caravans

Core Output Indicators (COI)

COI02d: Affordable housing completions.

During the period 04/05 a total of 61 affordable housing units were completed, comprising 44 rented and 17 shared ownership units. Five of these units were completed and funded through Section 106 Agreements (Source: Housing Investment Programme 2004-2005).

The 2005 Housing Investment Programme (HIP) figures show that in April 2005 there were 64,184 dwellings on the Island – just under 3,000 more than there were in 2000. An average of 580 new properties have been built per year in the last 10 years. Despite this growth, an increasing demand for second homes on the island and a trend towards smaller households has meant that supply has not kept pace with demand. The affordability of local homes is an increasing problem.

A 2003 Housing Needs Update identified an annual shortfall of 1,263 affordable housing units. On the basis of existing levels of provision, this would leave a five-year shortfall of over six thousand units. The challenge to cater adequately for housing need on the Island is therefore considerable.

Although housing delivery on the Island has been good, exceeding Government targets, the provision of affordable housing has been inadequate. This has contributed directly to the heavy reliance on bed and breakfast accommodation. The Council has indicated a strong commitment to improve the yield of affordable units through the Planning system. To this end, Housing, Planning and Legal Services have worked closely to develop a more productive use of s106 agreements.

COI02b: The percentage of new and converted dwellings built on previously developed land.

See the section on BVPI 106 earlier in this report.

COI02c: The percentage of new dwellings completed at:

- ***(i) less than 30 dwellings per hectare***
- ***(ii) between 30 and 50 dwellings per hectare; and***
- ***(iii) above 50 dwellings per hectare***

Our system does not currently allow us to produce this data. But we are refining it to ensure that the indicator can be completed in full for the next AMR. However, large sites are currently yielding an average of 45 dwellings per annum (based on data from the last 4 years).

8. Employment

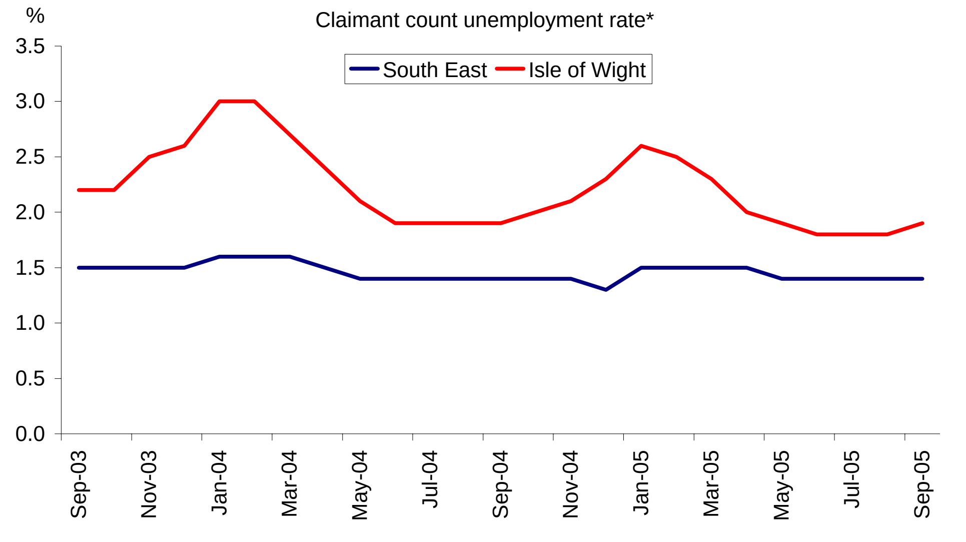
Contextual Indicators

Population: 136,250 (Source: ONS 2003 Mid Year Estimates)
GDP per head 1998: £8,397
Percentage of working age people without qualifications: 11.2%
Proportion of people of working age in employment (Source: NOMIS/ONS): 73.8%
Percentage of population of working age qualified to NVQ Level 3 or above: 39.1%

Unemployment Rate

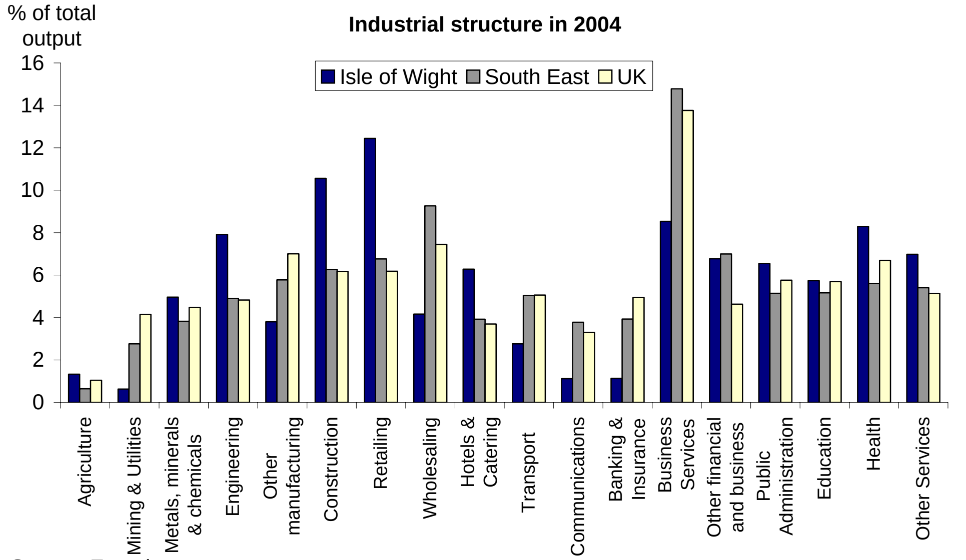
(Source: ONS, NOMIS, March 2004)

- Isle of Wight: 2.9%
- South East: 1.4%
- England and Wales: 2.3%



Source: National Statistics * number of clamaints as a proportion of resident working age population

Industrial Structure



Source: Experian

8.1 The industrial structure is an important influence on an area's growth potential and economic success. Regional and local economies tend to suffer if slow-growing or contracting industries account for a significant share of activity. The opposite is also true – those areas that have a high proportion of activity industries tend to benefit.

8.2 There is a relatively high concentration of retail, hotels and catering and health on the Island. These sectors combine to account for 27% of total output on the Island, compared with just 16% in the South East and 17% in the UK. In contrast, business services and transport and communications account for just 12% of output on the Island, compared with almost a quarter in the South East.

Monitoring of Objectives, Policies and Core Indictors

Objective (a)

To encourage and provide improved opportunities for the creation of new employment and, in particular, to safeguard and enhance the operations of existing firms.

Policies:
E1: Promotion of new employment uses
E2: Major employers
E5: Allocation of employment uses
E6: Expansion of existing industries and offices
E10: Warehouse and storage uses
E11: Teleworking facilities

Core Output Indicators (COI)

COI01a: The amount of land developed for employment by type.

B1 (B1a, B1b, B1c) (gross) 23,000,sq.m of which 20,000sq.m was within urban areas and 3,000sq.m was in non-urban areas.

Mixed B1-b8 (gross) 219,000sq.m, which was all within urban areas.

Total 242,000sq.m.

(Source: SEERA Commercial and Leisure Survey Returns 2004-2005).

COI01c: The amount of employment land (by type) which is on previously developed land.

Results for this indicator are not yet available.

COI01d: Employment land supply by type.

B1(B1a, B1b, B1c) 7.1 hectares, of which 4.3 hectares was within urban areas and 2.8 hectares in non-urban areas.

Mixed B1 – B8 29.83 hectares, of which 21.02 was within urban areas and 8.81 in non-urban areas.

Total 38.23 hectares.

(Source: SEERA Commercial and Leisure Survey 2004/2005).

COI4a: The amount of completed office development.

B1: 2 ha, Land off Daish Way, Dodnor
0.3 ha Land adjoining Northwood Garage, Northwood

Mixed: 12 ha, St Cross Business Park, Newport
1.5 ha, Land at Manners View, Dodnor
3 ha, Land at Somerton, Cowes
5.4 ha, land at west of Great Preston Road, Ryde
(Source: SEERA Commercial and Leisure Survey returns 2004/05).

It should be noted that the data relates to permissions and not completions, as completions are not currently monitored. Systems are being set up to monitor permissions and completions.

COI04b: The percentage of completed office development in town centres.

No office development within town centres was completed.

Objective (b)

To locate new development so as to reduce the need to travel.

Policies:
E4: Employment development and mixed uses
E8: Employment in the countryside
E9: Employment within settlements

Core Output Indicators (COI)

COI01b: The amount of land developed for employment, by type, which is in development and/or regeneration areas defined in the local development framework.

We do not currently have areas of development and/or regeneration defined within the Local Development Framework.

Objective (c)

To resist the development of allocated employment land for other uses.

Policies:
E3: Change of use of employment land
E7: Essential deep water frontage

Core Output Indicators (COI)

COI01e: Loss of employment land in (i) development/regeneration areas and (ii) Isle of Wight.

COI01f: The amount of employment land lost to residential development.

3.08 hectares were lost to residential development. UDP policies support the retention of employment land wherever possible,

9. Tourism

Contextual Indicators

Bed space occupancy rates; 21% (winter months; 71%
Volume of tourists: 2.63 million visitors (by ferry)
Average length of stay: 4.4 nights
Monetary value of tourism: £339 million

Summary of tourism trends

	1999/2000	2000/2001	2001/2002	2002/2003	2003/2004
Estimated annual number of total visitors	2,653	2,525	2,536	2,567	2,628
Day visitors (% of domestic visitors)	46	46	45	45	44
Staying visitors (% of domestic visitors)	54	54	55	55	56

Source: Isle of Wight Tourism Activity Monitor.

Hotel Supply – by Standard of Hotel

Standard	Estabs	Rooms	Bedspaces	% of Estabs	% of Rooms
5 star	0	0	0	0	0
4 star	1	55	119	0.4	1.0
3 star	22	749	1,655	9.7	14.0
2 star	42	1,380	3,188	18.5	25.7
1 star	1	14	47	0.4	0.3
All star-rated hotels	66	2,198	5,009	29.1	41.0
5 diamond	0	0	0	0	0
4 diamond	51	656	1,547	22.5	12.2
3 diamond	51	626	1,501	22.5	11.7
2 diamond	6	117	267	2.7	2.2
1 diamond	0	0	0	0	0
All diamond-rated hotels	108	1,399	3,315	47.6	26.1
Budget hotels	1	68	136	0.4	1.3
Non-inspected hotels	52	1,693	3,495	22.9	31.6
TOTAL	**227**	**5,358**	**11,955**	**100.0**	**100.0**

9.1 The Hotels and catering sector produced a GVA output of £78.17 million and employ 8% of the population (Experian Report 2004). The island attracts over 2 million visitors a year who come to visit a total of around 380 different leisure and visitor centres and attractions. Visitors spend over £300 million per year, which underpins the employment, directly and indirectly, of around 13,000 people. The multiplier effect of this income throughout the economy has been estimated as generating a further £100 million.

9.2 Tourism is highly seasonal, with a summer peak. During the summer months the Island is particularly popular with those seeking a traditional family seaside holiday. Off peak the tourism sector generates limited business with the main market being low value coaching and group business. However, short breaks and special interest holidays are growing in importance and there is scope to increase overseas visitors.

9.3 International and national events draw many people to the island, particularly those related to yachting, outdoor activities and music. Cowes Week alone is thought to attract in excess of 42,000 visitors and 6,000 yachtsmen, contributing £4.6 million to the island's economy. The Nokia Music Festival is worth £9 million and draws approximately 35,000 people a day (Source: SB Study 2000).

Monitoring of Objectives, Policies and Core Indictors

Objective (a)
To promote tourism as a growth industry.

Objective (b)
To protect existing tourism assets.

Objective (c)
To improve local amenities and access to wider facilities.

Objective (d)
To promote rural tourism.

Objective (e)
To promote the regeneration and revitalisation of resort areas.

Policies:
T1: The promotion of tourism and the extension of the season
T2: Criteria for the development of holiday accommodation
T11: Special events or festival sites
T4: Designation of hotel areas
T5: Development outside of defined hotel areas
T5A: Touring caravan and tented camping sites
T5B: The loss of touring caravan and tented camping sites
T6: Permanent accommodation sites (other than hotels)
T10: The use of tourist accommodation for permanent residential use
T2: Tourism related development (other than accommodation)
T9: Small-scale rural tourism development
T7: Sites suitable for tourism related development
T8: Ancillary development associated with tourism uses

Regional Output Indicator (ROI)

ROI02: The location and number of new hotel bedrooms.

- Kasbah, Rude – 10 double en-suite bedrooms to be completed early 2006.
- Hamorough Hotel, Ventnor – 10 double en-suite bedrooms developed 2004
- Wellington Hotel, Ventnor – 23 double en-suite rooms developed 2003.
- Sandpiper's at Freshwater has just completed the development of 14 de lox bedrooms, conference and function rooms and spa facilities;
- The Premier Travel Inn in Newport (which only opened in 2001) completed a 28-bedroom extension in January 2005;

Previous to this, the most significant hotel investment project on the Island was the development of the Warner's Bembridge Coast Hotel. This was completed in 1998, with a total investment of £8 million.

The Island is beginning to see the development of a quality hotel offer, with the development of boutique hotels, such as The Wellington and Hambrough in Ventnor and new hotels offering high quality food, such as the Braunstone House Hotel and the Windmill Inn at

Bembridge, to complement established quality hotels such as the Priory Bay at Seaview, The George at Yarmouth, The Royal at Ventnor, the Seaview and the Farringford at Freshwater.

In addition, research has identified the following recent hotel closures:

- Metropole, Ventnor – demolished for apartment development
- Bungalow, Shanklin (20 bedrooms) – currently under development for residential apartments
- Biskra Beach, Ryde (13 bedrooms)
- Teneriffe, Ryde (50 bedrooms)
- Roundhouse, Ryde
- Midland, Ryde
- Newlands, Ryde

ROI03: The location and number of new visitor attractions.

- Brading Roman Villa – upgrading of an existing attraction, opened August 2004.
- Go Karting, Ryde, opened 2005.

10. Environment

Contextual Indicators

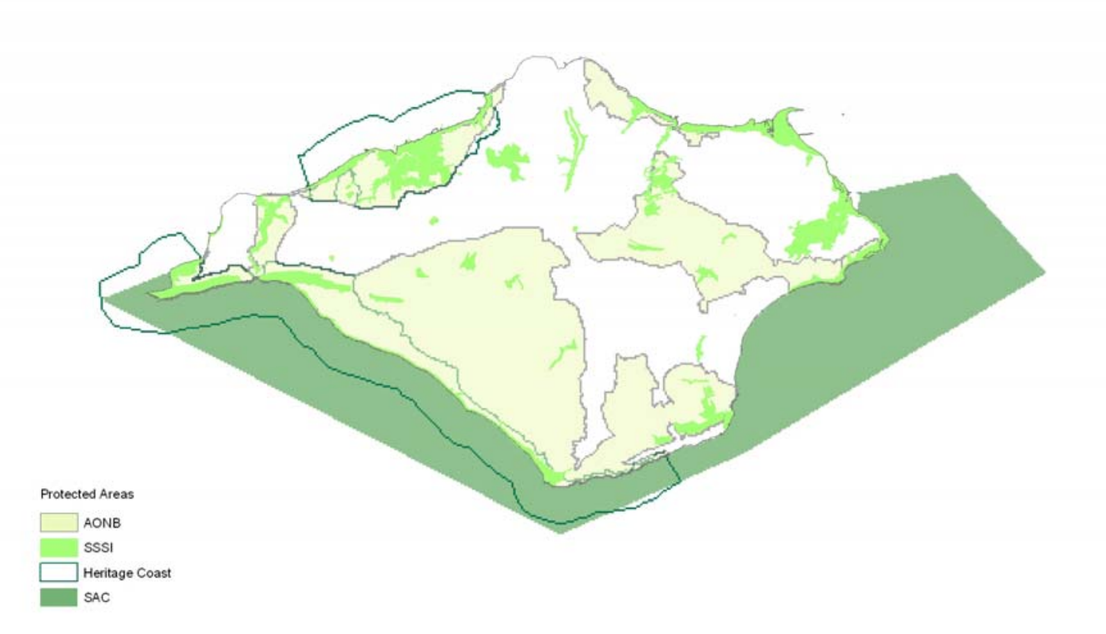
Percentage and total area of land within Area of Outstanding Natural Beauty (AONB): 50%; 189 sq.km (19114 ha)
Total area covered by Heritage Coast designation: 12124 ha.
Location of and area included within Special Protection Areas (SPA's): Solent & Southampton Water (1762 ha).
Location of and area included within Special Areas of Conservation (SAC):

- Solent and IW Lagoons
- Isle of Wight Downs
- Solent maritime
- South Wight maritime

Total area covered by SAC designation : 18,637 ha.
Area covered by RAMSAR designation: 1675 ha.
Location of and area designated as National Nature Reserve (NNR): Newtown, 228ha
Number of Sites of Importance for Nature Conservation (SINC's) and total area covered: 2,505ha
Number of Sites of Special Scientific Interest (SSSI) and total area covered: 40, 2663ha; 13.9%
The % area of land designated as a SSSI within the local authority area, which is found to be in favourable condition: 69%
Proportion of rivers assessed as good biological quality: 45.66%
Proportion of rivers assessed as good chemical quality: 60.34%

Total farmed area: 25,925.4 ha
Total cereals area: 5,889.6 ha
(Source: Agricultural Survey, 2004, DEFRA)

Protected Landscapes



10.1 Within its boundaries, the Isle of Wight contains a wide variety of natural, rural and urban landscapes. The Medina Valley runs into the centre of the Island and the Town of Newport from Cowes in the North. A range of chalk downs extending east-west from the Needles in the west to Culver Cliff in the east. The Isle of Wight is home to a particularly rich range of habitats and species. This is reflected in the fact that UK or European designations protect 70% of the Island.

10.2 The rich natural environment is one of the main attractions drawing people to the Island. Tourism is one of the Island's primary industries with the resident population more than doubling during the busy summer season in July & August. The unique nature of the Island has also drawn many retirees and second homeowners.

10.3 The main rivers on the Island are the Eastern Yar and Medina. Almost all of the southern half of the Island is located over a major aquifer. Three quarters of the public water supply is derived from groundwater abstraction. The remainder is abstracted for irrigation of arable land, especially in the south of the Island.

10.4 Regular sampling shows that surface water is of average quality. Some stretches of water show poor overall quality. Intensive horticulture and mixed farming practices have resulted in elevated pesticide concentrations and silting in the Eastern Yar catchment. Water abstraction and low river flows can exacerbate these problems.

Monitoring of Objectives, Policies and Core Indictors

Objective (a)

To ensure the protection and enhancement of the Island's countryside and coast.

Policies:
C1: Protection of landscape character
C4: Heritage Coast
C5: Coastal protection works, developed coastline
C6: Coastal protection works, undeveloped coastline
C21: Glasshouse development
C22: Keeping of horses for recreational purposes
C23: Stables and field shelters in the countryside
C24: Commercial riding establishments
C25: All weather riding facilities

Objective (b)

To make the best use of land and other resources of the countryside in a sustainable way, without unduly compromising the environment.

Policies:
C17: Conversion of Barns and other rural buildings
C18: Agricultural support activities

Objective (c)

Important natural resources, including water and the best agricultural land will be safeguarded.

Policies:
C14: Safeguard best agricultural land
C15: Appropriate agricultural diversification
C16: New dwellings supporting agricultural forestry
C19: Management of rural water resources
C20: Pre consultation for the development of agricultural buildings

The Island has several zones of Grade 2 agricultural land, notably around Arreton and Atherfield. The highest proportion of agricultural land is Grade 3, which is valuable for a wide range of agricultural uses.

Objective (d)

To safeguard and enhance wildlife and wildlife habitats.

Policies:
C8: Nature conservation as a material consideration
C9: Sites of international importance for nature conservation
C10: Sites of national importance for nature conservation
C11: Sites of local importance for nature conservation
C12: Development affecting trees and woodland
C13: Hedgerows

Core Output Indicators (COI)

COI08a: The change in areas and populations of biodiversity importance, including:
- ***(i) change in priority habitats and species (by type); and***
- ***(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.***

CO108a(i)			
Site	**habitat**	**Change**	**Extent of Change (ha)**
Seaview Duver	Sheltered muddy gravels	Loss	<0.1
Seaview Duver	Saline lagoons	Enhancement	1.71
Seaview Duver	Coastal and floodplain grazing marsh	Enhancement	9.27
Ventnor haven	Reef	Loss	0.27
Brading marshes Water Control Structures	Coastal and floodplain grazing marsh	Enhancement	1.95

We do not currently have sufficient adequate data for priority species to be able to assess change. Data collection methods require further development.

CO109a(ii)				
Site	**National/Internationally designated site**	**Locally designated sites**	**Change**	**Extent of change**
Seaview Duver	Yes: SPA/Ramsar/SSSI		Loss	0.3 ha
Ventnor haven	Yes: SAC		Loss	0.27 ha

In addition, there has been an increase of SSSI with the confirmation of notification of Compton Chine to Steephill Cover SSSI by English nature on 22nd January 2004. This has resulted in an increase of SSSI of 366 ha.

The Island is home to 29 species that have been identified as being of conservation concern nationally. These include the dormouse, song thrush, red squirrel, water vole, early gentian, skylark, and starlet sea anemone. A further 205 species are seen as important at the national level. These include butterflies such as the Adonis Blue and Pearl Bordered Fritillary, marine life such as the native Oyster and Dogwhelk, freshwater fish such as Bullhead and CBrook Lamprey, wild flowers such as the Cornflower and Field Cow-Wheat, birds such as the Barn Owl and Nightjar and many species of bats. Another 457 species, which are locally distinctive, have been identified by local experts and enthusiasts. This includes a wide range of species such as Mantis Shrimps, Wasp Spiders, Wall Lizards and Pink Wax-Cap Fungi.

Objective (e)
To maintain landscape diversity.

Policies:
C2: Area of Outstanding Natural Beauty
C3: Development of the coast outside of development envelopes
C7: River corridors and estuaries

A number of priorities have been identified for flora and fauna conservation on the island through Biodiversity Action Plans (BAP's). These include the following:

- Farmland
- Lowland heathland, lowland meadows, lowland wood pasture and parkland, lowland calcareous grasslands, lowland dry acid grassland.
- Red Squirrels
- Freshwater systems and wetlands
- Woodlands
- Maritime cliffs and slopes, coastal salt marsh, coastal sand dunes, coastal floodplain grazing marsh, saline lagoons, seagrass beds, mudflats and Solent coastal habitat.

11. Minerals/Waste and Pollution

Contextual Indicators

Kg of household waste collected per head: 595
% of household waste recycled: 13.7%
% of household waste composted: 21.3%
% of household waste used to recover heat, power, and other energy sources: 15%

Monitoring of Objectives, Policies and Core Indictors

Objective (a)

Sufficient land will be made available for mineral extraction to provide for the needs of the Island over the plan period and the longer term.

Policies:
M1: Availability of mineral resources
M2: Criteria for defined mineral workings
M3: Criteria for new mineral workings
M4: Safeguarding mineral reserves
M6: Minerals wharves
M7: Oil and gas exploration
M9: Minerals sites

Core Output Indicators (COI)

COI05a: The production of primary land won aggregates.

140,000 tonnes (approximately). (Source: SERAWP Aggregates Monitoring Survey 2004).

Objective (b)

Adequate provision will be made to enable the Island to dispose of its own waste within the county and to increase the levels of waste diverted from landfill through investment in various schemes for the re-use or recycling of waste.

Policies:
W1: General waste development
W2: Landfill
W3: Waste collecting, sorting, reclamation and transfer sites
W5: Waste water treatment
W8: Composting

Core Output Indicators (COI)

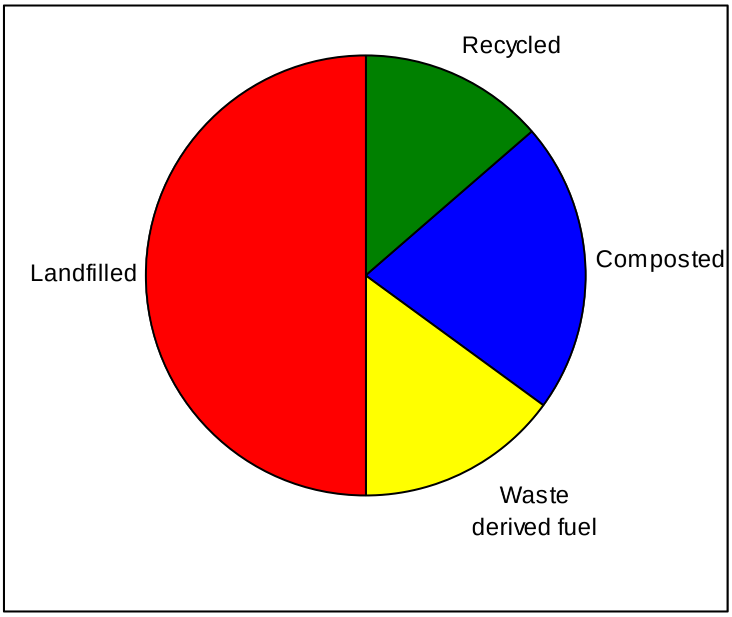
COI06a: The capacity of new waste management facilities by type.

This is not monitored.

COI06b: The amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed.

80,292.06 tonnes of municipal waste arising.

Percentage Each Waste Management Type represents of the Total Waste Managed.



Objective (c)
To promote recycling and importing of material as opposed to further extraction and to seek to establish schemes aimed at waste minimisation at source.

Policies:
M5: Secondary aggregates and recycled materials
W4: Waste minimisation at source

Core Output Indicators (COI)

COI05b: The production of secondary/recycled aggregates.

Approximately 40,000 tonnes.

It should be noted that for both 105a and b the figures stated are rounded quotes. This is to preserve the confidentiality for the industry where there are fewer than 3 sites. For Aggregates Monitoring 2003 there are no complete published figures to refer to, so these cannot be used as an interim measure (as other MPA's have done in agreement with GOSE), nor is it possible to identify trends and draw any conclusions from this, as any changes are potentially the result of partial returns. This issue has been reported to GOSE.

12. Transport

Contextual Indicators

Percentage of Households with 2 or more cars: IW 27.7%, Nationally: 22%
Percentage of households without a car: IW: 24.7%, Nationally: 27%.
(Source: 2001 Census)

Employed people aged 16-74 who usually travel to work by:

- Train: 1.4%
- Bus, mini-bus, coach: 3.9%
- Motorcycle, scooter, moped: 2%
- Driving a car or van: 54.2%
- Passenger in a car or van: 5.9%
- Taxi or minicab: 0.2%
- Bicycle: 3%
- On foot: 16.7%
- Other: 2.1%
- People working from home: 17.1%

Public transport users in households with a car or van: 68%
Public transport users in households without a car or van: 30.6%

Length of principal roads: 125 Km
Length of non-principal roads: 270 Km
Length of unclassified roads: 402 Km

Number of pedestrian road accident casualties per 100,000 population: 81.3
Number of cyclist road accident casualties per 100,000 population: 36.1%

Estimated traffic flows for all vehicle types (million vehicle kilometres): 657

12.1 The rural nature of the Island means that there is a reliance on the car for many journeys. The majority of the population do however have access to the Island's public transport system, which provides a more sustainable mode of transport.

12.2 The Island has a 492 mile road network, with the majority of the Island's main roads converging in Newport. The 517 mile network of public rights of way allows urban access, links settlements and gives access to the countryside.

12.3 The Island's main bus operator completes some 6 million passenger journeys. Commuters and shoppers accounting for over one third of these journeys; a further third are children and students; with senior citizens accounting for 19% and tourists 11%. 3.9% of Islanders used this method of transport to travel to work in 2001, compared with 7.4 in England and Wales. In recent years, the Island, like many other areas, has seen a decline in the number of bus passenger journeys. However, the decline was halted in 2002/03 and a 0.6% increase was recorded in 2003/04.

Monitoring of Objectives, Policies and Core Indictors

Objective (a)

To encourage the efficient movement of people and goods by the most effective use off the existing transportation network and the promotion of alternative methods of transport.

Policies:

TR1: An integrated transport network
TR2: Criteria for the development of a fixed link
TR3: Locating development to minimise the need to travel
TR4: Transport statement requirements for major development
TR6: Cycling and walking
TR7: Highway considerations for new development
TR8: The environmental impact of new infrastructure schemes
TR9: To encourage the provision of improved transport facilities
TR10: Cross-Solent ferry links
TR11: Traffic management schemes for ferry terminals
TR12: The strategic road network
TR13: Highway improvements
TR14: Town centre traffic management
TR15: Bulk freight handling and distribution facilities
TR16: Parking policies and guidelines
TR17: Public rights of way
TR18: Railway line and former railway network
TR19: Airports
TR20: Helicopter landing facilities

Core Output Indicators (COI)

COI03a: The percentage of completed non-residential development complying with car parking standards set out in the local development framework.

This indicator is not currently monitored.

COI03b: The percentage of new residential development within 30 minutes of public transport time of a GP, hospital, primary and secondary school, employment and a health centre.

For this year we have not been able to report the indicator as relating to new residential development, although systems have now been developed which will allow us to do so in future years. The indicator is being reported as it relates to households, and is taken from 2001 Census Data and 2004 Public Transport Data, using Accession software.

The % of households with access to GP via public transport (15 minute journey) is 89.9%.
The % of households with access to GP via public transport (15-30 minute journey) is 97.7%.

96.6% of children aged 5-9 can access school by public transport/walking within 15 minutes.
98.8% of children aged 5-9 can access school by public transport/walking within 15-30 minutes.

97.8% of secondary school children can access school by public transport/walking within 20 minutes.
98.8% of secondary school children can access school by public transport/walking within 20-40 minutes.

33.1% of households can access hospital by public transport within 30 minutes.
59.5% of households can access hospital by public transport within 30-60 minutes.

Together with our colleagues working on the Local Transport Plan we are working with our partners to put in place a number of initiatives to increase bus patronage. The Island remains an attractive tourist destination and the Tourism Development Plan seeks to further develop the Island as a car free holiday destination. Identified as a longer-term initiative, the active promotion of the island in this way will help increase the numbers travelling by bus, foot and by cycle.

The LTP set a target to implement 40 safe routes to school schemes within the LTP plan period (2001-2006). We have increased the numbers of safe routes to school schemes we have put in place this year and the total number of schemes delivered has gone from 15 in 03/04 to a total of 27 in 04/05.

In 2003 the Council also set a target (through the LTP) to decrease by one third the number of households not serviced by an hourly bus service or better. It was anticipated that this figure would be delivered over 7 years, with more dramatic increases in later years when additional “village” services will be introduced. This year’s LTP survey indicates that 77.5% of households are covered by an hourly service, 0.5% above the trajectory.

13. Retail

Contextual Objectives

Main shopping centre: Newport
Total sqm of comparison shopping in town centres: 57,906
Car parking spaces within walking proximity of Newport Centre:

Monitoring of Objectives, Policies and Core Indictors

Objective (a)
To promote the viability and vitality of the Island's town centres for the benefit of both local people and tourists.

Objective (b)
To ensure the adequate provision of sites for retail growth, to provide for local shopping needs and to promote town centres as a focal point for local communities.

Policies:
R1: Existing town centres
R5: Retail only frontages
R6: Areas outside of retail only frontages
R7: B1 business use in town centres
R8: Residential use of upper floors in town centres
R11: Recreation and leisure uses in towns
R12: Markets and car boot sales
R13: Amusement centres
R14: Culture or leisure developments within town centres
R15: Garden centres
R2: New retail development
R3: Sites for retail development
R4: Development on unidentified sites

Core Output Indicators (COI)

COI04a: The amount of completed retail development.

None.

COI04b: The percentage of completed retail development in town centres.

None. However, there is currently 5060 sq.m of floorspace under construction at the Bus Station site in Newport.

14. Community and Utility Services

Contextual indicators

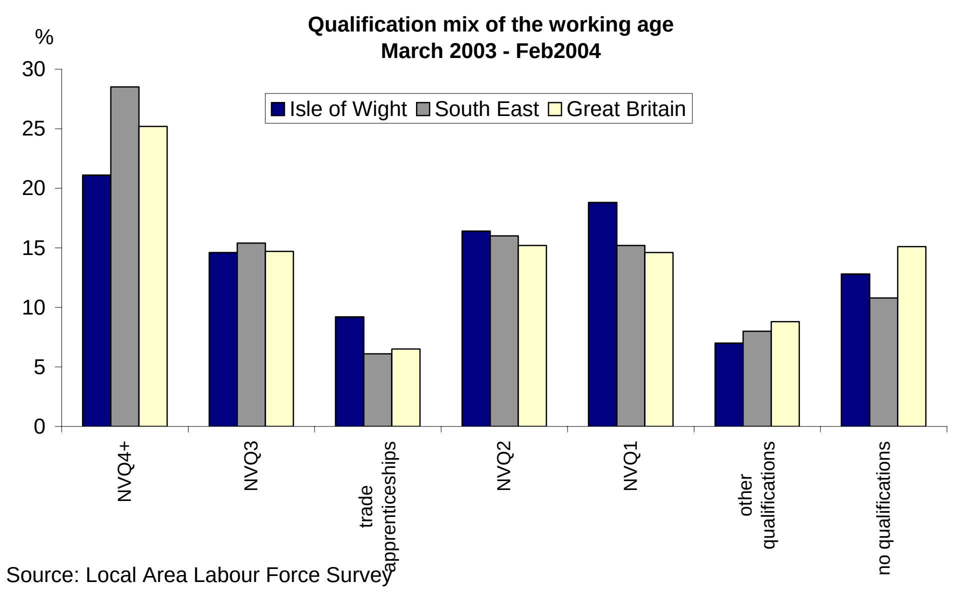
Education Facilities

- Number of nurseries/pre schools:
- Number of primary schools: 46
- Number of Secondary Schools: 21
- Number of colleges/6th Forms: 1
- Number of special schools: 2

School attainment levels in 2004*

	Results for students aged 15 at start of the school year			GCE and VCE results	
	Level 2 (5 or more grades A*-C)	Level 1 (5 or more grades A*-G)	Average total point score per 15 year old	Average point score per student	Average point score per examination entry
Isle of Wight LEA Average	44.0	85.3	298.5	222.8	73.4
England Average	53.7	88.8	340.4	269.2	78.7

*Provisional.
Source: Department for Education and Skills.



Source: Local Area Labour Force Survey

Health and Community Facilities

- Hospitals: St Marys, Newport; Private Hospital, Newport
- Other health facilities:
- Number of doctors surgeries:
- Number of dental practices:

14.1 Despite a positive year on year trend, educational attainment on the island remains on or just below the national average. In the academic year 2003/04, 43.9% of pupils achieved 5 or more GCSE's graded A* to C, compared to an average for England of 53.7. However, more positively the proportion of pupils achieving at least Level 4 at key Stage 3 has changed from 64% in 1999 to 70% in 2004 for Mathematics, and from 68% to 75% in English.

14.2 The Island suffers from a poorly skilled workforce, with 33% of the adult population lacking basic numeracy skills and 15% lacking basic literacy skills. A poorly skilled workforce is a deterrent for employers seeking to set up business on the island and is one of the main concerns of the Learning Skills Partnership.

14.3 Generally the level of health on the island is better than the average for England and Wales but not as good as elsewhere in the South East, which may be due to lower income levels. The Island has recently been designated an Associated Health Action Zone in recognition of health deprivation in some areas.

14.4 The strong partnership working between the council and health service organisations on the Isle of Wight has resulted in the Island's special circumstances being recognised by the Hampshire and Isle of Wight Strategic Health Authority (SHA) in proposals to reshape local NHS organisations.

14.5 The Department of Health (DoH) has supported plans put forward by the SHA to create a single NHS organisation for the Isle of Wight. The proposed new organisation will oversee the commissioning and provision of acute hospital services, mental health, community, primary care and ambulance services.

14.6 The proposed new organisation will replace the current Primary Care Trust (PCT) and Healthcare Trust (HCT) and for legislative purposes will be a "new style" Primary Care Trust. Social care services would continue to be commissioned by the local authority in partnership with the NHS to improve the health and well-being of local residents.

Monitoring of Objectives, Policies and Core Indictors

Objective (a)

To ensure the appropriate location of health, educational, social, religious and community services.

Policies:

U1: The location of health, social, community, religious and education services
U2: Ensuring adequate educational, social and community facilities for the future population
U3: Appropriate location of education, community, social, health and welfare facilities and the promotion of sharing and dual use
U4: To provide additional capacity for the needs of the tourist population
U5: Schools provision
U6: Higher and further education sites
U7: Provision of school playing fields and protection from development
U8: The use of private dwellings for playgroup/pre-school provision
U9: Residential care and nursing home accommodation
U10: Provision of burial grounds and crematoria
U11: Infrastructure and services provision
U12: Water supply for fire fighting purposes
U13: Development of utility services
U14: Screening of utilities plant and equipment
U15: Overhead power lines and telephone cables
U16: Development near high voltage overhead power lines
U17: Telecommunications equipment
U18: Development of renewable energy
U19: Safeguarding of aquifers and water resources

Core Output Indicators (COI)

COI09: Renewable energy capacity installed by type.

This indicator is not monitored .

15. Leisure and Recreation

Contextual Indicators

Total area within development envelopes designated as Open Space:
Number of play areas by ward:
Number of theatres:
Number of libraries:
Number of museums:

Monitoring of Objectives, Policies and Core Indictors

Objective (a)

To provide for a comprehensive range of recreational and leisure facilities appropriate to the Island's needs.

Policies:
L2: Formal recreation provision
L3: Indoor sports facilities
L6: Loss of school playing fields
L9: Noisy sports
L10: Open space in housing developments

Core Output Indicators (COI)

COI04a: The amount of completed leisure development.

Not available.

COI04b: The percentage of completed leisure development in town centres.

Not available.

Objective (b)

To take account of the natural recreational assets of the Island, while recognising the importance of nature conservation.

Policies:
L1: Informal recreation provision in the countryside
L4: Protection of open spaces, village greens and allotments
L5: Development within parks and gardens
L7: Golf course development
L8: Jetties, pontoons and slipways

Core Output Indicators (COI)

COI04c: The percentage of eligible open space managed to green flag award standard.

Open space on the Island is managed to above green flag standard, this is because it is managed to the British Standard, which is a higher standard overall. So far on the Island, no parks/open spaces have been entered into the Green Flag award because there is a financial cost involved, however, this year it is planned to enter Appley Park for the award.

Local Indicator (LI)

LI02: Green spaces within development envelopes (hectares) lost/developed.

None. Open space within development envelopes is protected through UDP policy L4, and this policy continues to be robust.