MONITORING REPORT

for the Isle of Wight Council's planning policies

2014 – 2015

ISLE of WIGHT COUNCIL

Executive summary

The year 2014/15 was the third complete monitoring year with the adopted Island Plan Core Strategy in place.

The completions of residential units on the Island for the year totalled 480, which is a significant increase on the previous year (305). There were also 526 permissions, which also represented an increase on the previous year's figure (471).

Whilst there are difficulties in the development sector on the Island (such as the cost of materials and lack of skilled labour), the completions figure suggests that the situation could be improving and the permissions figure shows that the local planning authority is seeking to boost the supply of housing.

Through the permissions that were granted, the capacity for 732 jobs on the Island was created, with a net loss in employment floorspace provision of 1,507.1m^2 and a net gain of 8,073.9m^2 of retail floorspace.

Current levels of aggregate extraction on the Island are below the core strategy target of 0.1mtpa, but there is currently a demonstrable seven year landbank of sand and gravel. The gap between sales and the monitoring target has decreased and early indications are (based on current applications and decisions within the next monitoring year) that this closing up of the gap between the reported data against the target is set to continue.

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.

- **1,392** planning applications were determined during 2014/15.
- **83.7 per cent** of these were **approved** and **9.9 per cent refused**.
- We **exceeded** the national targets for the time for determining minor and other planning applications, but **did not meet** the target for majors.
- **526** dwellings were granted permission in 2014/15.
- The five year land supply total as at 31 March 2014 stood at **3,088 units**, which equates to five year's supply with just over a **5 per cent buffer**.
- In key regeneration areas, Newport, East Cowes, and Sandown experienced the highest levels of planning permissions related to new housing units with 109, 59, and 47 **dwellings permitted** respectively.
- In rural service centres, the Wider Rural Area experienced the **highest level of** completions of housing units with 32, while none of the other identified rural service centres had any completions.

- **50.29** per cent of housing completions were on brownfield land and **67** per cent of housing permissions were on brownfield land.
- Permission was granted that supported the potential for an additional **732 jobs** on the Island.
- There was a net loss of **1,507.1m²** of employment provision.
- **One** planning permission was granted which resulted in the loss of employment sites of one hectare or above in the period 2014/15.
- There has been a net gain of **8,342.49m²** of retail floorspace within the monitoring period.
- **27 applications** relating to tourist accommodation were determined in 2014/15.
- Of these **92.60 per cent** were permitted resulting in the loss of **181** bedrooms and the gain of **270** bedrooms and **2** caravanning pitches, **7** tents/yurts and **2** 'eco-lodge' units.
- Thirteen of the 27 applications related to hotels[1], and of these:
    - **three** permitted the loss of hotels to residential uses;
    - **two** refused the loss of hotels to residential uses;
    - **two** permitted the gain of new hotels with associated facilities;
    - **five** permitted extensions, improvements or diversification. (but still retaining the hotel element) of existing hotels; and
    - **one** permitted a change of use from hotel to other types of tourist accommodation.
- There is **currently a demonstrable seven year landbank of sand and gravel**.

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

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1. Introduction

The Island Plan Core Strategy was adopted in March 2012. It is, along with the National Planning Policy Framework (NPPF), 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 2014 to 31 March 2015. The core strategy has now been in place three years (and will run until 2027), so the picture painted by this monitoring report is an emerging one.

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.

In 2013 the Government extended rights to change use without planning permission. The changes were intended to assist regeneration and get empty and under-used buildings back into productive use. Whilst planning permission is now not required for certain types of development, an applicant must tell the planning authority of their proposals (prior notification) and the council will confirm whether 'prior approval' is or is not issued.

This data 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

A local development scheme (LDS), which sets out the timetable for when our main planning documents will be produced, was published in January 2014 and this document covered the monitoring year. The formal stages programmed for April 2014 for SP2 Review and the Area Action Plans (AAPs) were not met, although informal consultation was undertaken on the AAPs resulting in 2,505 specific comments. The LDS was reviewed and an updated version published in May 2015.

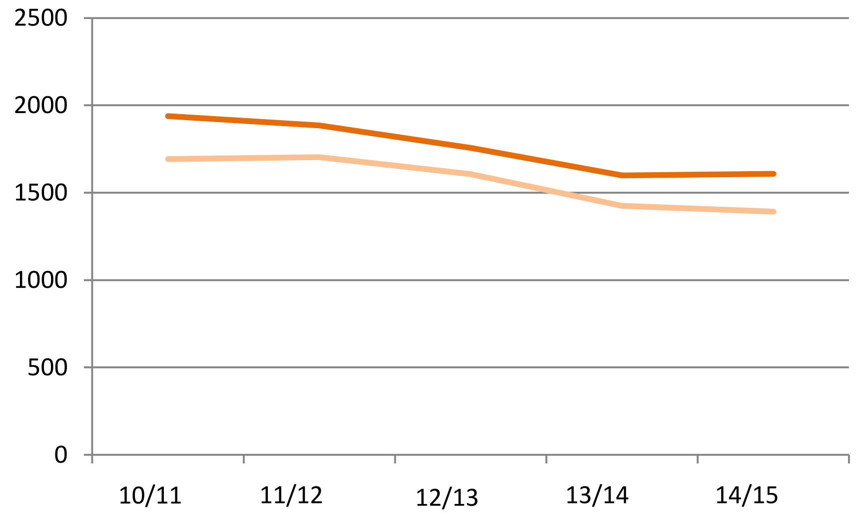
Processing planning applications

The LPA received 1,608 planning applications (an increase of 8 from the previous year although the general trend is downwards since 2010/11), and we determined 1,392 (87 per cent) within the monitoring year. This is shown in Graph 1, with the number of applications received in **dark orange** and the number of applications determined in light orange.

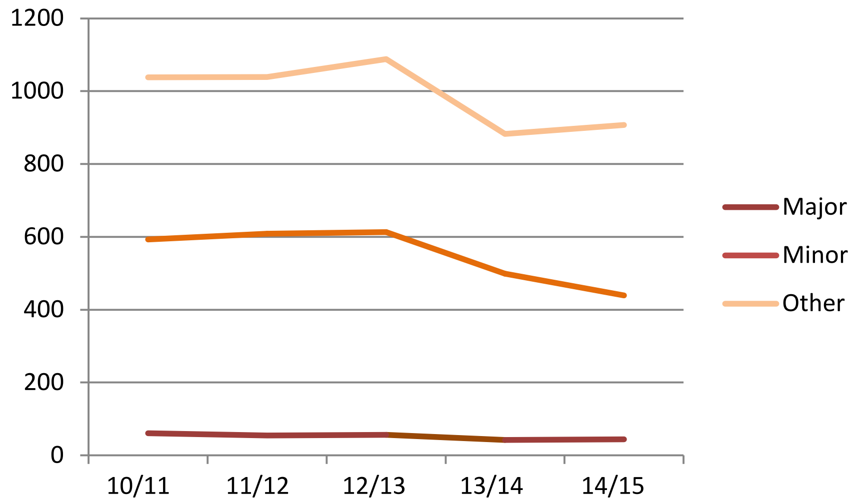
Over the last five years the number of applications the LPA has received and determined has decreased, which reflects the wider economic conditions experienced over that period. Another reason could be the changes to permitted development rights, which reduced the need for planning permission in certain circumstances.

Whilst there has been a significant reduction in the gap between applications received and applications determined over the last five years, 2014/15 saw a slight increase from the previous year's figure. This is something that we will need to monitor carefully to ensure that the improvements to performance that have been experienced over the last five years are not lost.

Graph 1: Number of applications received and determined



Graph 2: Determined applications by type

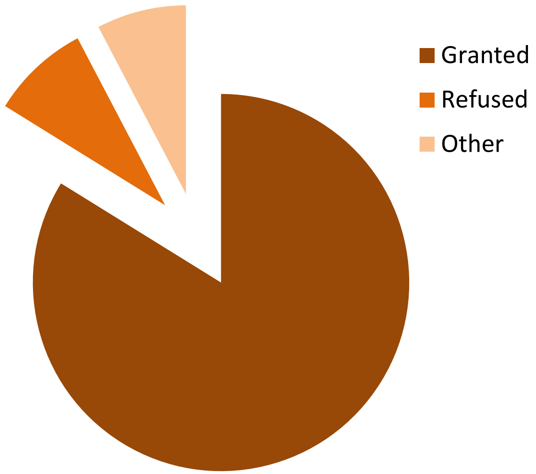


Graph 2 shows the number of determined applications split between major, minor and other applications[2] over the same period. The number of major applications received over the last five years has remained relatively stable, which is noteworthy given the economic climate over that period but is most likely explained by the generally smaller-scale nature of development on the Island.

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.

A breakdown of the outcome of decisions of the 1,392 determined applications is shown in Graph 3. The reference to 'Other' in this instance covers Certificates of Lawful Development and Notifications, as the local planning authority (LPA) does not issue a standard decision notice for these applications.

Graph 3: Determined applications by decision



There are national targets when it comes to 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.

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

Table 1 shows that the LPA has generally performed strongly in relation to these targets over the last five years. However, the target for majors was not achieved in the monitoring year and the statistics suggest that over the last three years determining 60% of majors within thirteen weeks has been an issue.

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
10/11	70.49%	67.62%	78.42%
11/12	67.27%	84.73%	88.35%
12/13	54.90%	76.17%	85.31%
13/14	61.90%	71.94%	84.82%
14/15	52.27%	76.54%	87.97%

However, 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 potentially take over the decision-making function.

Whether a council has a “poor track record” is determined on two measures; one being if it failed to determine less than 30 per cent of major applications within 13 weeks over a two-year period, the other being if it’s 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)[3] covering a two year period to the end of June 2015, show that our figure relating to the time taken to determine major applications within 13 weeks (or agreed time) is 58 per cent and for “county matters”[4] the figure is 78 per cent.

In relation to the quality of the decision making, the LPA continued to perform well against the national appeal target, with only 3.3 per cent of major decisions overturned on appeal and nought per cent on county matters.

Whilst the council has comfortably exceeded the poor track record threshold, its performance in relation to determining major applications within the 13 week threshold over the last three years is a concern.

Having reviewed the applications that have not been determined within the time period, they have been complex schemes where the council has undertaken negotiation with the applicants to ensure the highest possible quality schemes are coming forward. Delays in the decision-making process have also occurred through the need to agree and sign Section 106 Agreements.

The LPA will monitor the situation throughout the monitoring year, review the nature of the applications and examine, if required, ways in which performance can be improved.

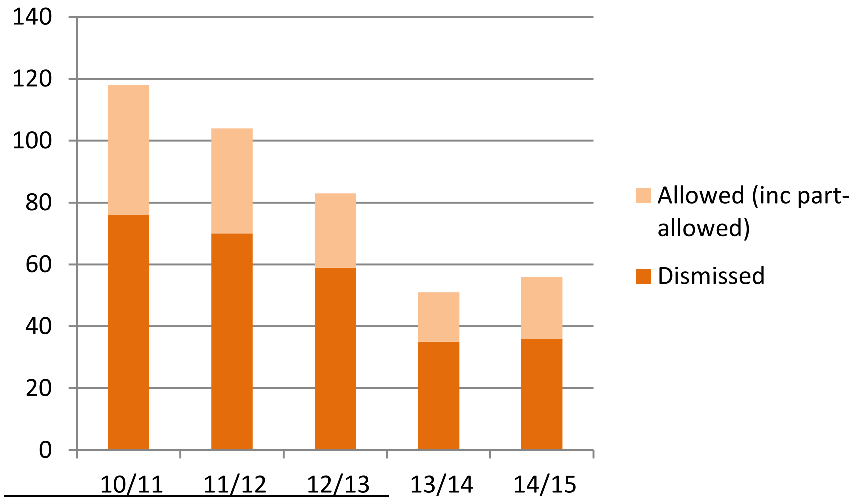
[3] Based on Tables P151 and P152 of the DCLG Live tables on planning application statistics
[4] As set out in paragraph 1(1) of Schedule 1to the 1990 Act (local planning authorities: distribution of functions)

Appeal performance

Within the monitoring year there were 56 appeals lodged against the council's decisions, with the Planning Inspectorate issuing 56 decisions. Graph 4[5] shows the number of decisions issued by the Planning Inspectorate over the last five years and whether they were allowed (including part-allowed) or dismissed.

The figures show a significant decrease in the number of determined appeals since 2011/12. During that period the council has performed consistently, with the percentage of appeals dismissed[6] being 68.02 and within the monitoring year the overall figure was 64.28 per cent.

Graph 4: Planning Inspectorate appeal decisions



[5] The figures for 13/14 have been updated since the publication of the 13/14 report and the most recent figures have been used in this monitoring report

[6] Appeals dismissed or Enforcement notices upheld. Appeals which are past, allowed, or Enforcement Notices which are varied are recorded as allowed.

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 2014/15 there were 50 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, 19 were allowed or part allowed which equates to 38 per cent. This figure is considerably higher, in percentage terms, from the previous year. The percentage of appeals allowed exceeds the target maximum of 30% and is above the national average (for 2014/2015) of 34.4% of planning appeals allowed.

Table 2: Percentage of appeals by type of appeal

	2011/12		2012/13		2013/14		2014/15	
Refusal of planning permission[7]	92	88.5%	74	89.2%	39	76.5%	50	89.3%
Non-determination	1	1%	1	1.2%	2	3.9%	0	0%
Refusal of Lawful Development Certificate	4	3.9%	0	0%	3	5.9%	1	1.8%
Enforcement Notice	7	6.7%	7	8.4%	5	9.8%	4	7.1%
Conditions (direct appeal against conditions)	0	0%	0	0%	2	3.9%	0	0%
Refusal of Advert Consent	0	0%	1	1.2%	0	0%	1	1.8%

[7] Including appeals following applications to vary/remove a condition.

47 of the 50 appeals against refusal of planning permission were refused by officers under delegated authority. Of these 31 (66 per cent) went on to be dismissed and 16 (34 per cent) went on to be allowed or part allowed.

There were three appeals following planning applications that had been refused by the planning committee. All of these were refused against officer recommendation, and all of which went on to be allowed. However, it should be noted that two of the appeal cases were linked as they concerned the refusal of planning permission and conservation area consent on the same site. For the purposes of the statistics (in line with the Planning Inspectorate's reporting of figures), this is recorded as two appeals.

The number of Enforcement Notice appeals determined remained relatively low (in single figures for the fifth year in a row). Of the four Enforcement Notices challenged at appeal in 2014/15, three were upheld (without variation) and one was varied (part-allowed). This equates to 75 per cent of notices being fully upheld at appeal which is way above the national average of 46 per cent.

Of the five costs applications made against the LPA in 2014/15, only one was awarded (in part). The application had been refused by the planning committee contrary to officer recommendation. In the context of current council finances the award was substantial, and was settled at £31,800[8].

The monitoring year saw the council experience the first loss at appeal over a decision relating to major development since the adoption of the core strategy. It was for 89 dwellings at land south of Hazely Combe, Arreton (P/01870/12). In his decision the Inspector identified that the main issues were:

- the need for the number, type and size of dwellings proposed, bearing in mind adopted policy on housing; and
- the effect of the proposal on the character and context of Arreton.

The Inspector's conclusions have been important locally and have informed the LPA's consideration of subsequent applications.

Complaints

During the past five years the number of complaints about the council relating to planning matters that have been taken to the Local Government Ombudsman (LGO) following consideration under the corporate complaints procedure has remained relatively stable. The number of complaints upheld has consistently been low; the latest monitoring period experienced the joint lowest levels over the last five years.

During the monitoring year nine complaints were received and considered by the LGO, with seven not being progressed. Of the two complaints upheld one found a fault which led to injustice and the other maladministration but no injustice.

Since 2007/08, when the figure was 30, the overall number of complaints escalated to the LGO has declined and the proportion of cases closed by

[8] including VAT

the LGO with no maladministration or premature complaint has increased.

Table 3: Number and type of complaints April 2010 to March 2015

	LGO Complaints	Not Progressed	Complaints upheld	Local Settlement	Not Finalised
10/11	9	7	2	2	0
11/12	8	6	2	1	0
12/13	11	8	1	1	2
13/14	13	9	1	1	0
14/15	9	7	2	0	0

Neighbourhood planning

No neighbourhood development plan areas were designated in 2014/15, 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 two 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.

The Bembridge Neighbourhood Development Plan was submitted for independent examination on 11 April 2014. The examiner's report received on 17 April 2014 recommended, subject to a number of amendments, that the Bembridge Neighbourhood Development Plan proceed to a referendum.

Consequently a referendum was held on 24 July 2014, and following a positive result in the referendum, the Isle of Wight Council made the Bembridge Neighbourhood Development Plan as part of the development plan on 28 July 2014.

Within the monitoring year the Brading Neighbourhood Development Plan went through a series of formal stages. In September to November 2014 the draft plan was publicised by the Isle of Wight Council for consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012.

It was submitted for examination, and following the Examiner's report a referendum was held on 19 March 2015. The outcome of the referendum was a positive one, and the Isle of Wight Council made the Brading Neighbourhood Development Plan as part of the development plan on 23 March 2015.

The communities of the other three plan areas are progressing work on their plans, and information about them and their progress can be found on the relevant parish council websites. The council is continuing to support these communities wherever possible, and it is likely that a number of these plans will reach the formal stages within the next monitoring year (2015/16).

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.

Four SPDs were adopted by the council in the period 2014/15 and are listed in this monitoring report:

The Children's Services Facilities Contributions SPD was adopted by the Isle of Wight Council at its Executive meeting on 6 May 2014 and came into force on 15 May 2014. The SPD has been prepared to set out the levels of developer contributions to meet the cost of Children's Services facilities[9] (required as a direct consequence of development) and when it will be required.

The Solent Special Protection Areas SPD was adopted by the Isle of Wight Council at its Executive meeting on 6 May 2014 and came into force on 15 May 2014. The SPD sets out when the Isle of Wight Council, as part of the planning process, will ask developers to provide a financial contribution for impacts on the Solent Special Protection Area, as a result of increased recreational pressure from new development.

[9] These are primary and secondary schools, provision for children with special educational needs and other facilities to support young children and their families.

The Fishbourne Parish SPD was adopted by the Isle of Wight Council at its Executive meeting on 5 August 2014 and came into force on 14 August 2014. The SPD has been prepared to set out, in advance of the Ryde Plan, locally important issues and how the parish council would like to see its community in the future.

The Niton and Whitwell Parish Plan SPD was adopted by the Isle of Wight Council at its Executive meeting on 10 June 2014 and came into force on 19 June 2014. The SPD sets out locally important issues and how the parish council would like to see its community in the future.

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 in Table 4.

The National Planning Policy Guidance provides further information on the detail to be included in authority monitoring reports under the Duty, being, "*…actions to both secure the effective cooperation of others and respond constructively to requests for cooperation. It should also highlight the outcomes of cooperation*."

Table 4: Strategic areas of work reported in this year's (2014-15) monitoring and the bodies with whom collaborative working has been sought

Monitoring report area	Strategic area of work	Relevant body engaged	Actions & Outcomes
Housing	Strategic Housing Market Assessment (SHMA)	Partnership for Urban South Hampshire (PUSH)	Within the monitoring year (June 2014) the council published a SHMA for the Isle of Housing market area. The SHMA mirrored the assessment undertaken for the rest of the PUSH area (that was published in January 2014), and ensured there was a consistency of approach and findings between the two documents.
	Spatial Strategy	Partnership for Urban South Hampshire (PUSH)	Collaborative work is ongoing between the local authorities of PUSH to establish a spatial strategy for the area to inform the longer term planning of the sub-region.
Economy and Tourism	Employment Land Study	Partnership for Urban South Hampshire (PUSH) Solent Local Enterprise Partnership (SLEP)	The council updated its employment evidence base and drew on work undertaken by PUSH and the SLEP, to ensure that the study was undertaken using a consistent approach.
	Various projects to deliver the Strategic Economic Plan (SEP) including Cross-Solent connectivity and IoW College.	Solent Local Enterprise Partnership (SLEP)	**Cross-Solent connectivity** – to modernise and relocate the ferry terminals in East Cowes and Southampton **IoW College –** a centre of excellence for composites, advanced manufacturing and marine technology.
Environment	Solent Recreation Mitigation Strategy	Solent Recreation Mitigation Partnership	An interim mitigation strategy has now been prepared by the local authorities within 5.6 kilometres of the Solent coastline in collaboration with Natural England and key stakeholders. These organisations have established the Solent Recreation Mitigation Partnership to coordinate implementation and monitoring of the strategy.
Renewables	Perpetuus Tidal Energy Centre (PTEC)	Marine Management Organisation (MMO)	Continue to work with both the MMO and Crown Estate on the tidal energy project

Monitoring report area	Strategic area of work	Relevant body engaged	Actions & Outcomes
		Crown Estate	
	Cross-Solent renewable and low carbon energy projects	HCC, PCC, SCC, SLEP and PUSH. MoU with University of Southampton Southern Energy Power Distribution (SEPD), Marine SE	Economic development and with Future Solent on the low carbon economy and Solent Energy Strategy. The Island's grid constraints, energy storage and smart grid. European projects; SOREC (Solent Offshore Renewable Energy Consortium), BEEMS - (Building European Environmental and Maritime Skills) is a project funded by the EU Interreg IVA. Group meeting involving all the authorities with an interest in the Navitus Bay (offshore wind) development.
Travel	Sub-regional transport modelling and planning	Solent Transport (Hampshire County Council, Portsmouth City Council, Southampton City Council)	Sub regional transport modelling (SRTM) Developed by Solent Transport in partnership with DfT, Highways Agency and others, this detailed transport model has recently been expanded to include the Island at a detailed level, The updated model has been used to support the assessment of potential sites considered through the emerging Area Action Plans (AAPs).
	Local Transport Body (LTB)	Solent LEP	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.
	Cross Solent Links East Cowes to Southampton (Bid to LTB)	Solent LEP, SCC, and transport operators	The council is actively involved with SCC, Red Funnel and others on a bid to SLEP (Local Growth Deal) to improve cross-Solent links between East Cowes and Southampton.
Minerals	Isle of Wight Local Aggregate Assessment (LAA)	South East England Aggregate Working Party (SEEAWP) MMO	The council has sought to work collaboratively with other bodies in the preparation of the LAA, in order to satisfy the Duty to Cooperate. This has involved consulting on a draft LAA prior to final amendments, adoption and publication. More informal collaboration has occurred between the council and Hampshire County Council (HCC) due to HCC being the nearest 'neighbouring' Mineral Planning Authority (MPA) and the one most likely to be affected by strategic mineral supply decisions taken on the Island.
Waste	Strategic planning aspects of waste management in the authority's role as a waste planning authority, as set out in both the Updated national waste planning policy: Planning for sustainable	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.

Monitoring report area	Strategic area of work	Relevant body engaged	Actions & Outcomes
	waste management, and the Waste Management Plan for England.		

Permitted Development Rights and Prior Notification

The changes introduced through an amendment to the General Permitted Development Order 1995, 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 be recorded as part of the council's annual monitoring activity. While the consequences of these rule changes for the Island are not yet clear, what it does mean is that reporting on planning permissions may not necessarily capture all the activity associated with development in any one monitoring year.

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 issued.

In this monitoring year, the council issued 47 prior approval notices. Of these, 43 were granted prior approval and four were refused. Prior approval notices granted included 21 applications for home extensions, four applications for a change of use of offices to residential (creating 12 dwellings), 11 applications for a change of use from agricultural buildings to residential (creating 16 dwellings), two applications for a change of use from retail to residential (creating two dwellings) and two for flexibility between high street uses.
The information required to be submitted through this 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).

Two years of monitoring of prior notification shows that whilst residential dwellings are being brought forward through the process, it is not a 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.

Planning performance key facts/Issues:

- **1,392** planning applications were determined during 2014/15.
- **83.7 per cent** of these were **approved** and **9.9 per cent refused**.
- We **exceeded** the national targets for the time for determining minor and other planning applications, but **did not meet** the target for majors.
- **50 appeals** relating to the refusal of planning permission were determined within 2014/15, with **62 per cent dismissed** and **38 per cent permitted**.
- **9** complaints were escalated to the LGO in 2014/15 and of these only **2** were progressed.
- **2** neighbourhood development plans were made (brought into force) and became part of the development plan for determining planning applications in those parishes.
- **4** supplementary planning documents were formally adopted by the council and are now capable of being a material consideration in planning decisions, but are not part of the development plan.

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 69,385 at 30 March 2014 to 69,724 at 29 March 2015.[10]

Commuting, retirement, a high level of second home ownership and an average wage lower than the south east average, all contribute maintaining a relatively high house price to income ratio of 7.44[11] on the Isle of Wight in 2013. This ratio has increased steadily since 2011, and is now almost back to 2010 levels[12].

These effects have the impact of increasing the demand[13] for housing, reducing the availability of first time buyer accommodation and exacerbating the need[14] for affordable housing for people on low incomes.

The Royal Institute of Chartered Surveyors (RICS) provides an annual market forecast for the year ahead. For January 2015[15] the main commentary is as follows:

"we expect the housing market to continue along its current slowing trajectory throughout next year - we are forecasting annual house price growth of 3% by the end of 2015 - the stamp duty changes combined with another year of low borrowing costs do present some upside risks.

[10] Isle of Wight council tax records, 30 March 2015.
[11] Table 577: ratio of median house price to median earnings by district, from 1997
[12] The highest recorded figure is 8.80 in 2006.
[13] 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.

[14] 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.
[15] http://www.rics.org/Global/1.%20RICS%20UK%20Economy%20and%20Property%20Market%20Chart%20Book%20-%20January%202015.pdf

Growth in the construction sector is expected to remain firm at around 5% over the course of 2015. The private sector will remain the driver of activity with the commercial and private housing sectors contributing substantially. The industry is still struggling to regain the capacity it had prior to the onset of recession and one key risk to the growth outlook is the potential for skills shortages to delay projects.

Housing demand continues to be supported by an improving economic outlook, growth in employment, rising consumer confidence and low interest rates.

The recent strengthening in house prices is increasing the amount of equity that many homeowners have in their home. This will potentially encourage and enable more owners to put their property up for sale over the coming year, therefore boosting supply and easing pressure on prices.

Over the last few years the main driver of large sites has been the delivery of affordable housing. This has been due to the availability of cashflow in this sector as opposed to the recent restrictions in funding for open market housing. Funding for affordable housing from the HCA[16] is becoming scarce and, as such, delivery on site, as part of s106 agreements, is going to need to be even more of a priority.

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 Island needs to provide for are:

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

Contingency planning

Section 9.6 of the Core Strategy sets out that the plan has a built-in contingency, should housing delivery and supply fall below the cumulative and annual (520 dwellings) target by more than 20 per cent over a three year period. If this were to occur, the council will identify and allocate (through a review of the appropriate DPDs) contingency areas for growth.

The figures identified in this monitoring report represent the first full three years of monitoring of the core strategy policies. The completion figures over this period fall just below the cumulative and annual target by more than 20% (at 78.3%).

The council considers that this is due to the wider economic conditions (although improvements for the construction industry are being seen), the reliance of a single national housebuilder bringing forward a number of key large housing sites and a reduction in the funding available for affordable housing. In combination these factors contributed to a particularly low year for completions in 2013/14 as shown in Table 5. The

[16] Homes and Communities Agency

completions in the other two years of the three year period are well above the annual 20% threshold, with 2012/13 being 84% and 2014/15 92%. The completions figure for 2014/15 is the highest since 2011/12 and the second highest figure since 2008/09

Notwithstanding the improvement in the completion the rate the council has undertaken a range of measures to boost the supply of housing on the Island, and to bring dwellings forward as quickly as possible. Over the course of the monitoring year and into 2015/16 it has:

- Re-negotiated conditions on large sites on a range of issues including phasing and infrastructure requirements, to enable quicker delivery of residential units.
- Permitted new schemes on stalled sites, where viability had prevented the original permission coming forward.
- Increased the number of dwellings granted permission in 2014/15 by over 10% of that permitted in the previous monitoring year.
- Granted permission[17] through the Planning Committee in the 2015/16 monitoring year to date for a range of residential development, including a maximum of 904 dwellings at Pennyfeathers, 22 at Alvington Manor View, 128 at Harcourt Sands and 99 at the Folly Reach.
- Published for consultation three Area Action Plans proposing land to be allocated for residential and mixed-use schemes.

[17] Or resolved to permit

The above measures clearly demonstrate the council's commitment to bringing forward housing on the Island to meet both need and demand. The council is firmly of the opinion that the above measures are the most likely to result in more completions on the ground at the earliest opportunity, and certainly more quickly than the approach suggested in the core strategy. Because of this the council does not consider it appropriate at this stage to introduce the measures outlined in the monitoring section of the core strategy.

The housing market on the Island is particularly sensitive, primarily due to the fact it is an island, and an oversupply of development sites, particularly if they were to come forward at broadly the same time, could have a significant negative impact by oversaturating the market.

Number of new homes – SP2

Target	**520 dwellings built per annum over the plan period**		
Indicator	Net annual dwellings provided		
Outcome	480 dwellings were provided		
Target met	N	**Trend**	↑

Trend information

In the short-term (over the last three years, including 2014/15) the completions figure has gone down, but then increased with no clear trend identifiable. Cumulatively the last three years have seen a total of 1222 dwellings provided (completed), which represents 78.3 per cent of the overall dwellings target for that period.

Looking at a longer period of five years, completions have totalled 2,212 and averaged 442 units per annum - this is broken down in more detail in Table 5 below. The 520 annualised figure has been in place over this five year period, previously through the South East Plan and then through the Island Plan Core Strategy. Through the 2014 SHMA the council has identified is objectively assessed need for housing to be 525 dwellings per year, and this is the figure being used to inform the council's 5 year land supply.

Table 5: Completions by year 2010/11 to 2014/15

Year	Small	Large	Total
2010/11	190	265	455
2011/12	203	332	535
2012/13	126	311	437
2013/14	65	240	305
2014/15	94	386	480
Total	678	1534	2212

Current activity on sites

Whilst the general trend over the last five years is a decrease in activity on small sites, the completions in 2014/15 represents an almost fifty per cent increase on the previous year. Activity for the last five years shows an average completion on small sites of 135 units per year (down from an average of 189 in 2012/13, and 152 in 2013/14).

Completions on large sites have averaged 307 units per year over the past five years.

Five year land supply

Table 6 shows that the council can demonstrate a 5 year land supply from 1 April 2015, incorporating an appropriate buffer (5 per cent), as required by national planning policy. The figures below update the information published in the SHLAA and Five Year Land Supply April 2015 update, following a mathematical error being identified and the status of a number of sites being updated. The update has been republished with the correct information included.

Table 6: Five year land supply summary figures as at April 2014

	Policy Requirement	
a	5 year land supply policy requirement	2,625
b	5 year requirement (525 x 5 years) + 5% buffer	2,756
	Backlog	
c	Requirement (01/04/11 - 31/03/2014) - 520 units per annum & (01/04/14 - 31/03/2015) - 525 units per annum	2,085
d	Completions (01/04/11 to 31/03/15)	1,757
e	Shortfall in provision (01/04/11 to 31/03/15)	328
	Dealing with the shortfall	
f	Shortfall since the adoption of the CS to be made up each year in current 5YLS period	66 pa
g	Annual requirement for period 01/04/15-30/03/20 (providing for the backlog)	617 pa
h	Overall requirement 01/04/15-30/03/20	3084
	Supply	
i	Supply from SHLAA sites	1485
j	Supply from large sites	1153
k	Supply from small sites	450
l	Overall supply	3088
	Overall requirement - Overall supply	**-4**
	Overall supply as a % of Overall requirement	**100.12%**

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[18]**

Indicator	Number of new dwellings **permitted** and **completed** within or immediately adjacent to the settlement boundaries of KRAs per annum		
Outcome	349 additional units were **permitted** and 395 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	38 units were **permitted** and 42 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).

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

Policy SP2 sets out the following figures for provision for housing over the plan period:

- *3,200 existing permissions and a further:*
- *1,350 dwellings within the Medina Valley.*
- *2,100 dwellings within Ryde.*
- *370 dwellings within The Bay.*
- *240 dwellings within the West Wight.*
- *80 dwellings within Ventnor.*
- *980 through smaller-scale development at the rural service centres and wider rural area.*

There are currently[19] 3,669 permissions identified across the Island and it is from these that the most recent completions are developed. Looking forward, the total number of new dwellings that are planned for in the KRAs and SRAs total 4,140 (over the plan period, which is to 2027). If this total is considered on an annualised basis results in a figure of 276 new permissions for dwellings per year (on average).

Whilst the number of completions in SRA increased (primarily due to the development of the former West Wight Middle School site) the number of permissions dropped markedly (from 186 in 2013/14 to 38).

Ongoing monitoring will help to identify any patterns or trends that may emerge in relation to permissions and completions.

[19] As at 31 March 2015

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 2014/15 financial year by the settlement hierarchy set out in Policy SP1 were as follows:

Table 7: Completions by SP1 location and type of site 2014/2015

Area	Small	Large	Total	%
KRAs	67	328	395	82%
SRAs	11	31	42	9%
RSCs	7	0	7	1%
WRA	9	27	36	8%
Total	94	386	480	

Table 7 shows completions are occurring in the preferred locations, as demonstrated by 91 per cent of completions being within the KRA and SRAs (which is an increase on the previous year's figure of 90 per cent).

The total figures for the KRAs shown in Table 7 are further broken down in Table 8.

Table 8: Completions by SP1 location 2014/15

	Key regeneration areas	Total	%
Medina Valley	Newport	171	69.1%
	Cowes	28	
	East Cowes	74	
Ryde	Ryde	33	8.3%
The Bay	Sandown	16	22.5%
	Shanklin	73	
	Lake	0	
	Total	395	

Permissions granted

A total of 526 dwellings were granted permission in 2014/15. Table 9 breaks this figure down by settlement type, and shows that of the 526 dwellings permitted, 349 (or 66 per cent) were permitted within KRAs.

Table 9: Permissions granted by SP1 location 2014/15

Area	Small	Large	Total
KRAs	191	170	349
SRAs	38	0	38
RSCs	22	102	124
WRA	15	0	15
Total	254	272	526

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

Table 10: new permissions granted by SP1 Location 2014/15

	Key regeneration areas	Total	%
Medina Valley	Newport	109	57%
	Cowes	31	
	East Cowes	59	
Ryde	Ryde	40	11.5%
The Bay	Sandown	47	31.5%
	Shanklin	43	
	Lake	20	
	Total	**349**	**100**

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	139 dwellings **permitted** and 32 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 no completions either within or immediately adjacent to the settlement boundary of a RSC, but 32 relating to the WRA. This figure is broken down by settlement in the following tables.

Table 11: Completions within the rural service centres and the wider rural area 2014/15

Rural service centres	Total	Rural service centres	Total
Arreton	0	**St Helens**	0
Bembridge	0	**Wootton**	0
Brading	0	**Wroxall**	0
Brighstone	0	**Yarmouth**	0
Godshill	0	**Wider Rural Area**	32
Niton	0	**Total**	**32**
Rookley	0		

Whilst the completions trend is shown as a decrease, the decrease was only one dwelling from the 2013/14 figure. As such the council does consider this to be a concern at this time, particularly given the boost in supply through the permissions granted.

In terms of planning permissions granted within the monitoring year in these specific locations, there were 139 dwellings permitted in the rural service centres and the wider rural area, as shown in table 12 overleaf.

Table 12: Permissions granted in rural service centres and the wider rural area by type of site 2014/15

Rural service centres	Large sites	Small sites	Total
Arreton	89	2	91
Bembridge	0	2	2
Brading	0	2	2
Brighstone	13	1	14
Godshill	0	2	2
Niton	0	3	3
Rookley	0	1	1
St Helens	0	0	0
Wootton	0	3	3
Wroxall	0	5	5
Yarmouth	0	1	1
Wider Rural Area	0	15	15
Total	**102**	**37**	**139**

The permissions show a substantial increase from the 2013/14 figure of 26 dwellings, and the majority of this increase can be attributed to the appeal decision granting permission for 89 dwellings in Arreton.

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	47.81 per cent of completions in 2014/15 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).

There was a significant increase in completions in 2014/15 from 2013/14, and of the 480 completions in the monitoring year 229 (or 47.81 per cent) were on brownfield land. This represents an increase from the previous year, in percentage (43.28) and numerical (132) terms, and shows not only the pressure on available land to deliver brownfield targets, but that it is being used and prioritised.

The following permissions were granted by type of land during 2014/15:

Table 13: Number of units granted by type of land 2014/15

Area	Brownfield	Greenfield	% Brownfield
KRA	292	57	84%
SRA	27	11	71%
RSC	25	99	20%
WRA	10	5	67%
Total	354 (67%)	172 (33%)	

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	-

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. The following information provides a breakdown of completions per bedroom size by KRA, SRA, RSC and WRA.

Table 14: Completions by bedroom numbers per dwelling and SP1 location 2014/15

	Bedroom no.	1	2	3	4+
KRAs	Newport	36	87	46	2
	Cowes	3	12	7	6
	East Cowes	8	34	32	0
	Ryde	3	8	18	4
	Sandown	4	5	3	3
	Shanklin	23	37	9	4
	Lake	0	0	0	0
	Total	77	184	115	19
SRAs	Ventnor	2	1	0	0
	West Wight	3	16	20	0
	Total	5	17	20	0
RSCs	Arreton	0	0	0	0
	Bembridge	0	0	0	0
	Brading	0	0	0	0
	Brighstone	0	0	0	0
	Godshill	0	0	0	0
	Niton	0	0	0	0
	Rookley	0	0	0	0
	St Helens	0	0	0	0
	Wootton	0	0	0	0
	Wroxall	0	0	0	0
	Yarmouth	0	0	0	0
	Total	0	0	0	0
WRA	WRA	1	11	19	0
	TOTAL	83	219	154	24

The following permissions were granted per bedroom size in 2014/15:

Table 15: Permissions granted by bedroom size and SP1 location 2014/15

Bedroom numbers	1	2	3	4+
KRAs	127	95	100	27
SRAs	3	22	9	4
RSCs	15	43	39	27
WRA	3	5	5	2
Total	**148**	**165**	**153**	**60**
%[20]	**28%**	**31%**	**29%**	**11%**

The council published a new Strategic Housing Market Assessment setting out its objectively assessed requirements in June 2014. A further update report was also published in August 2014. The documentation included a recommended mix of dwelling size for both market and affordable housing, and these are set out in the table below.

Table 16: 2014 SHMA recommended mix of dwelling size

Bedroom numbers	1	2	3	4+
Market	5-10%	45%	40%	5-10%
Affordable	30-35%	35-40%	20-25%	5-10%

Affordable housing completions

During 2014/15 150 new build affordable housing units were completed, of which 42 were 'home buy products' (which includes discounted market sale and Help to Buy units).

The SHMA indicates that to meet the affordable housing need, an annual figure of 284 dwellings should be provided although the assessment does highlight a number of issues that need to be remembered in interpreting the housing needs analysis. This figure is an increase on the previously identified target of 180 units[21]. Previous monitoring reports show that this target hasn't been met since 2011/12, with 112 in 2013/14 and 141 in 2012/13, and in light of this the latest SHMA target of 284 is challenging.

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	150 dwellings out of 480 completions or 31 per cent		
Target met	N	**Trend**	↓

[20] Due to rounding the totals do not add to 100.

[21] 2007-2012 Housing Strategy

Indicator	Number of social/affordable rented affordable housing units delivered		
Outcome	108 out of 150 = 72 per cent		
Target met	Y	**Trend**	↑

Indicator	Number of intermediate tenures affordable housing units delivered		
Outcome	42 out of 150 = 28 per cent		
Target met	Y	**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.

This resulted in a total of 150 affordable housing dwellings being delivered in the monitoring year, and of these:

- 108 dwellings were affordable housing for rent;
- 15 were shared ownership; and
- the remaining 27 were discounted market sales.

This means that the split was 72 / 28 per cent, which is within 2 percentage points off the indicative split set out in policy DM4. The council considers that because the difference is minimal the targets have in effect been reached.

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 we will meet the identified need for gypsy, traveller and travelling showpeople pitches by allocating sufficient sites within subsequent DPDs.

There were no formal stages of DPDs published within the monitoring year[22], although an updated Gypsy, Traveller and Travelling Showpeople Accommodation Assessment was undertaken and made available.

This assessment will be used to inform the determination of relevant planning applications in accordance with the policies of the development plan.

[22] The timetable for the production of these documents is set out in the council's Local Development Scheme.

No applications have been received for gypsy or traveller sites during the 2014/15 monitoring year, or indeed the 2013/14 monitoring year.

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 two 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[23].

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[24], 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.

Within the monitoring year, the permitted employment uses have generally tended to be smaller in scale and changes of use to existing

[23] See paragraphs 5.71-3 of the Island Plan Core Strategy
[24] Page 10

premises, with the exception of a small number of larger retail stores. Examples of these include:

- new Asda foodstore with associated petrol filling station, off St. Georges Way, Newport, with the potential creation of 150 full-time and 300 part-time jobs.
- the renovation and change of use of the former Readers industrial building, Place Road, Cowes, to The Range retail outlet, with potential creation of 120 jobs.
- new employment provision at Sandown Airport, off Newport Road, Sandown, with potential creation of 12 jobs in use classes B1 (Business), B2 (General Industrial) and B8 (Storage & Distribution).

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 ten prior notification approvals have been issued during the monitoring year relating to employment and retail uses and these changes have 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. Examples of these include:

- the alteration and conversion from Gurnard Newsagent, Worsley Road, Cowes, to a residential unit with the loss of 119m^2 of A1 retail floorspace.
- The change of use of offices at 48 Lugley Street, Newport, to residential with the loss of 170m^2 of B1 office floorspace.
- Keats Cottage, High Street, Shanklin, change of use from a shop to tearoom, with the gain of 83m^2 in use class A3 (Restaurants & Cafes).

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 732 additional jobs		
Target met	-	Trend	↑

It is calculated that the granting of planning permissions has resulted in the potential for an additional 732 jobs on the Island (a significant increase from 288 on the previous monitoring year), with 304 being full-time (218 in 13/14) and 428 part-time (70 in 13/14). 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).

Table 17 shows the breakdown of these 732 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 over three quarters of the full and part-time jobs were in A1 uses (which are classified as shops, post offices and funeral directors amongst others), and; a tenth of the full-time jobs were classified as B2 (general industry).

23 part-time jobs were created in A3 (restaurants and cafes), (a slight increase from 18 part-time jobs on the previous monitoring year). 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 732 potential jobs, is well over this annualised target. The situation will continue to be monitored to get a longer term picture in light of the national economy.

Jobs key facts/issues:

- Permission was granted that supported the potential for an additional **732 jobs on the Island**.
- Of these **304 were full-time** and **428 part-time**.
- **88.7 per cent** (380) of part-time jobs were in A1 uses.
- **62.5 per cent** (190) of full-time jobs were in A1 uses.
- **9.8 percent** (30) of full-time jobs were in B2 uses.

Table 17: Potential jobs by use class and type

	11/12	12/13	13/14	14/15
A1	FT 32 PT 11	FT 32 PT 23	FT 82 PT 4	FT 190 PT 380
A2	FT 1 PT 2	FT 6 PT 0	FT 2 PT 1	FT 0 PT 4
A3	FT 29 PT 28	FT 22 PT 24	FT 15 PT 18	FT 7 PT 23
A4	FT 2 PT 2	FT 6 PT 18	FT 2 PT 1	FT 0 PT 0
A5	FT 0 PT 0	FT 0 PT 0	FT 7 PT 1	FT 0 PT 0
B1	FT 148 PT 2	FT 127 PT 34	FT 23 PT 14	FT 14 PT 3
B2	FT 105 PT 13	FT 11 PT 0	FT 3 PT 0	FT 30 PT 4
B8	FT 2 PT 3	FT -8 PT -1	FT 8 PT 3	FT 8 PT 4
C1	FT 1 PT 3	FT 7 PT 10	FT 7 PT 8	FT 0 PT 0
C3	FT 0 PT 0	FT 0 PT 0	FT 6 PT 6	FT 0 PT 0
D1	FT 7 PT 2	FT 0 PT 0	FT 17 PT 0	FT 16 PT 0
D2	FT 3 PT 4	FT 4 PT 1	FT 0 PT 3	FT 27 PT 4
SG[25]	FT 2 PT 3	FT 11 PT 17	FT 46 PT 11	FT 12 PT 6

[25] 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 loss of more than one hectare (1,507.1m^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:

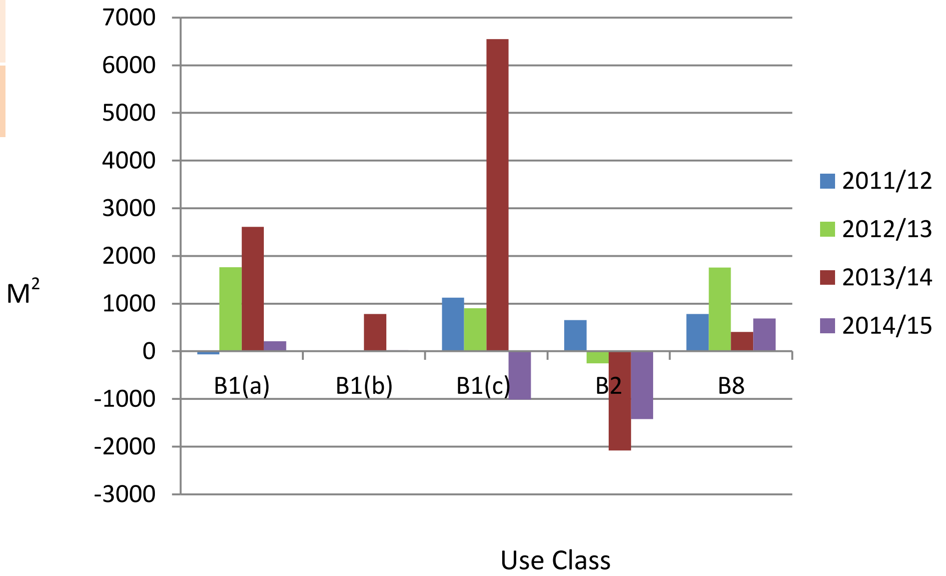
- at least nine hectares of B1b, B1c and B2 uses;
- around 13 hectares of B8 uses; and
- around 20 hectares of B1a uses.

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 5: Net gain/loss of permitted employment land 2011/12 - 2014/15



The permissions granted in 2014/15 resulted in a net loss of 1,507.1m^2, which is a significant decrease on the net gain permitted in 2013/14 (8,269m^2). The 2014/15 figure was underpinned by permissions for a gain of 211.1m^2 of B1(a), 23.75m^2 of B1(b) and 691.43m^2 of B8.

Permission was granted for the alteration and change of use from a flying school at Sandown Airport, within The Bay area, that resulted in the gain of 656m^2 B1(a), 656m^2 of B2 and 656m^{2}of B8 employment floorspace, with the potential creation of eight full-time and four part-time jobs.

A further permission was granted for a commercial unit as part of a mixed use development scheme between Castle Street and Church Path, fronting Old Road, East Cowes. This resulted in 619m^2 of B1(c) within the Medina Valley, although the overall net gain of B1 (c), experienced a loss in floorspace, and is outlined below.

B1(c) experienced a net loss of 1,009.4m^2, although a significant amount of this loss, 790 m^{2,}, was for a change of use to D2 (Assembly and Leisure) to accommodate a gym and fitness centre, at St. Cross Business Park, off Dodnor Lane, Newport, with the potential for an additional 10 full-time jobs. Furthermore, a change of use from light industry, to food production, at Somerton Industrial Park, Newport Road, Cowes, saw the loss of 104m^2 of B1c use, but the gain of 104m^2 of B2 use, with the potential for one additional full-time job and two part-time jobs.

Following on from the net loss experienced in B1 (c), B2 experienced a net loss of 1,424m^2 of employment floorspace, following the renovation and change of use of the former Readers industrial building, Place Road, Cowes, to The Range retail outlet. Although the change of use involved the loss of 2,322m^2 of B2 floorspace, a further 2, 786m^2 of A1 floorspace was permitted with the potential creation of 120 jobs.

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 5 above), we already know that the KRAs particularly the Medina Valley, are often the preferred locations for employers.

Table 18 also demonstrates a net gain in the employment floorspace in the wider rural area. Although the total is small, the provision indicates support for existing and new businesses in rural areas (that have demonstrated a need to be in that particular location).

Table 18: Changes to employment land by SP1 location 2014/15

	Gained	Lost	Net total
KRAs	4,058.7m^2	5,756.9m^2	-1,698.2m^2
SRAs	-	70m^2	- 70m^2
RSCs	23.75m^2	-	23.75m^2
WRA	729m^2	491.6m^2	237.4m^2
Total	4,811.4m^2	6,318.5m^2	-1,507.1m^2

It is interesting to note that there was no net gain and only a small loss in the employment floorspace in the Smaller Regeneration Areas. This was different from the 2013/14 monitoring report, which saw a significant net loss in the employment floorspace, primarily due to a change of use away from B2 floorspace in Freshwater.

Delivering employment land key facts/issues:

- There was a net loss of **1,507.1m^2** of employment provision.
- There were net gains for **B1(a) (211.1m^2), B1(b) (23.75m^2) and B8 (691.43m^2)**.
- **2** permissions were granted that resulted in the gain of **656m^2** of B1(a), **656m^2** of B2, **656m^2** of B8 and **619m^2** of B1(c).
- **Net loss** in employment floorspace in the Key Regeneration Areas, particular **B2** floorspace in **Cowes.**
- **No** net gain in employment floorspace in the Smaller Regeneration Areas.
- **No** B class uses were **lost** in Rural Service Centres in the monitoring year.

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 one employment site of one hectare or above lost		
Target met	Y	**Trend**	⇔

One planning permission was granted for the loss of an employment site of one hectare or above in the period 2014/15. This was for a change to the then Readers industrial building, Place Road, Cowes, to The Range retail outlet (as already referred to on the previous page). Permission was granted for a change of use involving a B use class, which saw 2,322m^2 of B2 being replaced by A1.

The application site was not allocated for employment, but its current use was employment. The application resulted in the loss of an employment site of over one hectare, however, it was considered that this would not prejudice the local economy with the provision of a significant number of jobs in retail (A1 use), being created in the locality. Furthermore, the application related to the change of use of a building on a larger site and the remainder of the land would be retained in employment use therefore resulting in mixed use development on the whole site.

Seventeen permissions were granted for the loss of B class uses, which equated to a net loss (1,507.1m^2) in terms of floorspace provision.

The section relating to jobs (see page 30) also establishes that permission was granted for planning applications supporting the creation of the potential for an additional 732 jobs on the Island.

Where the loss of, or the change to, alternative B class uses were permitted, at least eleven of them retained and/or introduced employment provision (in various use classes). Three of these applications related to buildings/sites that were vacant at the time of the application and only six of permissions granted for the loss of B class uses (five of which were prior notification approvals), involved the complete loss of that employment use to residential development.

Protecting employment land key facts/issues:

- Planning permission was granted for the loss of **1** employment sites of one hectare or above in the period 2014/15.
- **Seventeen** permissions were granted for the loss of B class, which equated to a **net loss (1,507.1m^2)** in terms of floorspace provision.
- At least **eleven** of these retained or created some form of employment provision on the site.
- **3** of these applications related to buildings that were **vacant** at the time of the application.
- Only **6** of the permissions granted for the loss of B class uses (five of which were prior notification approvals), involved the complete loss of that employment use to residential development.

Delivering retail floorspace - SP3, DM9, DM10

Target	**75,159m^2 of net retail floorspace to be delivered over the plan period**		

Indicator	Amount of net retail floorspace delivered per annum		
Outcome	8,342.49m^2 net 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 14 permissions for the loss of at least 1,572.71m^2 of A1 floorspace (an slight decrease on the previous year's figure of 1,850.7m^2), which was an average of 112m^2 loss per application. This loss was mainly focused around the larger retail areas of Newport, Cowes and The Bay. The next section (town centres – DM9) looks in more detail at town centres and the impacts of policies relating to the primary retail frontage.

Where an A1 use was lost, 6 were instances of the shop being vacant at the time of the application and 4 potentially created 6 full-time and 16 part-time jobs (either new or replacement). Two applications were permitted that resulted in the loss of any form of retail provision to residential (both were prior notification approvals).

Conversely, four permissions were granted with a gain of at least 9,915.2m^2 of A1 retail floorspace (which gave an average of 2,478.8 m^2 of new floorspace per application).

This has resulted in a net gain of 8,342.49m^2 of retail floorspace within the monitoring period (a significant increase from the previous year's total of 382.6m^2) located in Newport, Cowes, Ryde and Sandown. If the overall target set out in SP3 of 75,159m^2 was annualised, it gives a figure of 5,010.6m^2 and the net gain experienced this year is over one and a half times this. This significant increase was due to the new Asda foodstore, off St. Georges Way, Newport, and the change to the Readers industrial building in Cowes, to The Range retail outlet (as already referred to on the previous page).

Delivering retail floorspace key facts/issues:

- **Eighteen** applications relating to the change of use of retail floorspace (where the information was provided).
- **Fourteen** permissions were granted for the loss of at least **1,572.71m^2** of A1 floorspace. **4** permissions were granted for the gain of at least **9,915.2m^2** of retail floorspace.
- **6** of these were vacant at the time and **4** retained or created jobs on the premises.
- **2** applications were permitted for a change of use to residential (both were prior notification approvals).
- The result has been a net gain of **8,342.49m^2** 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	1 unit approved		
Target met	Y	Trend	

Indicator	Number of A1 uses lost in primary retail frontage		
Outcome	0 units lost		
Target met	Y	Trend	

Records indicate that within the monitoring year there were at least[26] one application relating to A1 uses within the eight primary retail frontages (PRFs) across the Island (a decrease of six on the previous year). The permitted use was for the gain of an A1 unit within a PRF.

The gain of 269.2m^2 of A1 floorspace was located within Ryde PRF. The application was for an extension to the rear elevation, to provide additional retail floorspace on the ground floor and will contribute to the function and viability of Newport town centre.

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 PRF 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". Within this monitoring year, no A1 uses were lost in primary retail frontages.

Applications determined using policy DM9 resulted in the following net m^2 of floorspace:

	2012/13	2013/14	2014/15
A1	+720.4m^2	-457.9 m^2	+8,342.49 m^2
A2	-458.2 m^2	+32.7 m^2	+40.0 m^2
A3	+156 m^2	+304.3 m^2	+1,391.5 m^2
A4	+38.3 m^2	+872 m^2	-601 m^2
A5	+200.6 m^2	+204.5 m^2	-106 m^2
B1(a)	-83 m^2	+40 m^2	+14.71 m^2
B1(b)	-	+325 m^2	-
B1(c)	-4.1 m^2	-	-
B2	-	-	-2,322 m^2
B8	-245.3 m^2	+171.6 m^2	-
D1	-	-41 m^2	-
D2	+1 m^2	+254 m^2	-168 m^2
SG[27]	+100 m^2	-704.5 m^2	-716.5 m^2

Table 19: Floorspace gained by use class

Table 20 shows the breakdown of floorspace gained by use class and highlights two features: firstly a significant increase in the amount of A1 and A3 floorspace gained against the previous year; and secondly, a decrease in the amount of A4 floorspace lost against the previous year. This change in A3 floorspace perhaps reflects the increasing prominence of the hospitality sector on the high street and its link to tourism.

The council undertakes a survey of non-residential properties in and around the town centre boundaries of the key regeneration areas (including the PRFs) every six months. They demonstrate that in October 2014, with the exception of East Cowes, the town centres had vacancy rates below the national vacancy rate of 13.4 per cent (in June 2014)[28].

[26] 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.

[27] sui generis uses

[28] The Local Data Company

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[29] within the monitoring year allows for a change of use to A1, A2 and A3 or away from A1, A2, A3, A4 and A5 without planning permission for a period of up to two years, where it is less than 150m^2.

Town centres key facts/issues:

- **1** application relating to the change of use from A1 within PRF received in 2014/15.
- **1** maintained an A1 use within Newport PRF.
- With the exception of East Cowes, the town centres had better vacancy rates than the national average.

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 A1 uses or public houses approved in RSCs		
Target met	Y	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 were no A1 uses approved or lost in RSC's. This limited activity in applications, relevant to this target within the monitoring year is not surprising considering the number and scale of rural service centres (RSC) and the specific uses the target considers.

In relation to public houses, there were no applications within or nearby to RSCs within the monitoring year. The only application for the loss of a public house was in the settlement boundary of Freshwater. Although the application involved the loss of a vacant A4 use (400m^2) to residential, it was not considered that the loss would be of detriment to the amenity and viability of the local community. 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.

[29] Part D of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013

Tourism – SP4

Target	Improve and maintain the quality of existing tourism destinations by managing the number of bedrooms		

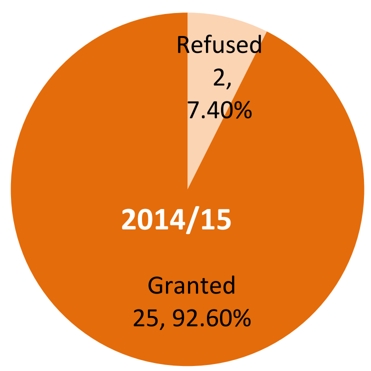
Indicator	Number of tourism bedrooms consented per annum		
Outcome	270 (plus 2 caravanning pitches, 7 tents/yurts and 2 'eco-lodge' units).		
Target met	-	Trend	↓

Indicator	Number of tourism bedrooms lost per annum		
Outcome	181		
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.

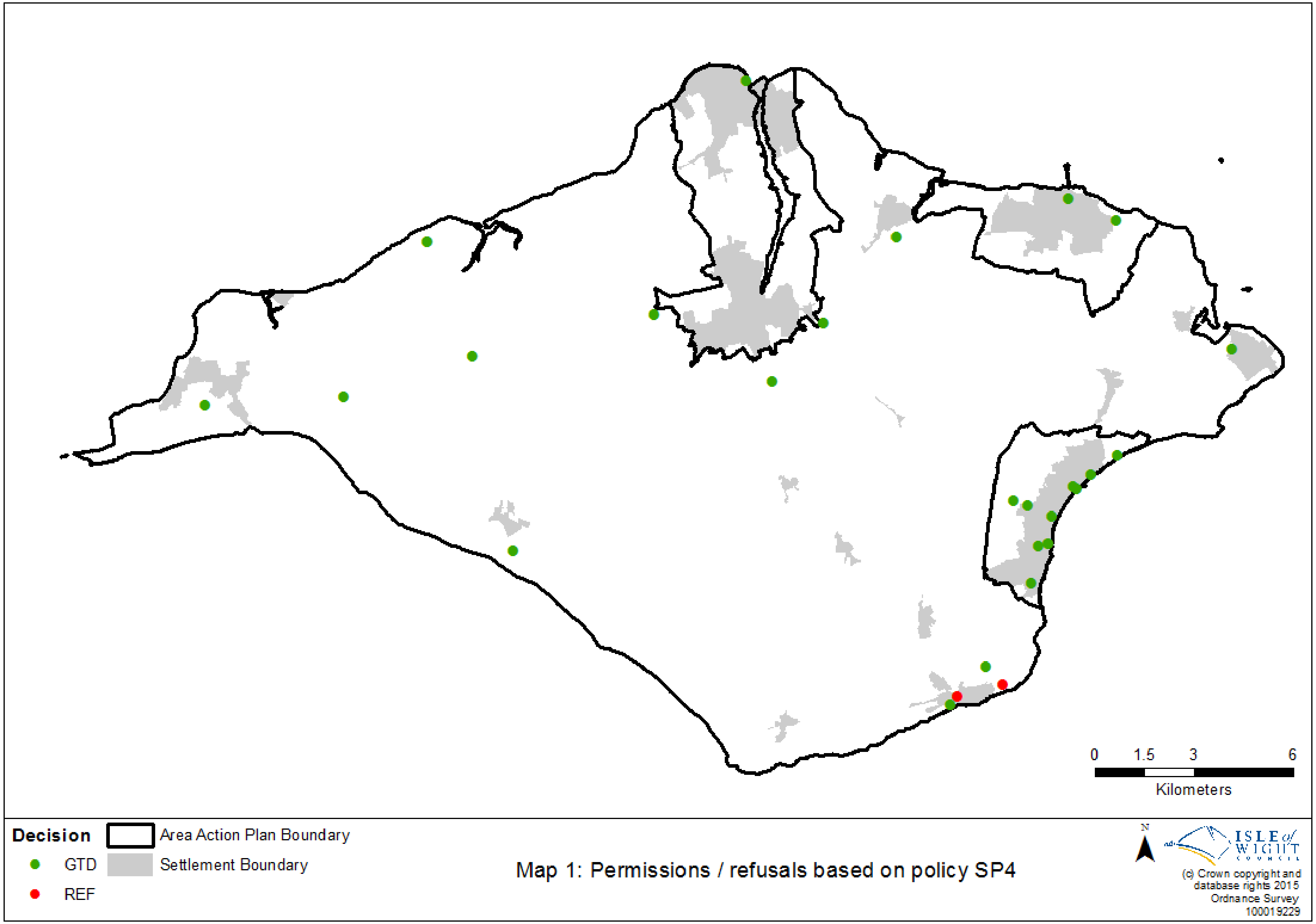
2014/15 saw 27 applications being determined against SP4 (a decrease of 67 from the previous year). Of the 27 applications, 25 (92.60%) were granted and 2 (7.40%) were refused. The number of applications determined represented a significant decrease from 2013/14.

Graph 6: Applications relating to Tourism Development 2014/15



Within this monitoring year, the LPA permitted the loss of at least 181 bedrooms (an increase of 42 from the previous year) and creation of 270 bedrooms (an increase of 144 from the previous monitoring year), (along with the creation of 2 caravanning pitches, 7 tents/yurts and 2 'eco-lodge' units).

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 very 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.



Map 1: Permissions / refusals based on policy 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 22 but, where tourism accommodation was permitted, it was 16. 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 (including the conversion of farm outbuildings).

A key issue for accommodation providers is the upgrading of existing stock (often large converted Victorian or Edwardian residential properties) 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 the costs involved of extending, this can only be achieved by internal alterations and by increasing room sizes, invariably the number of rooms available at the premises is reduced.

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

P/00918/14 This application was for a proposed hotel with associated facilities (land adjacent to Blackpan House, Blackpan Cottage, and Merrie Gardens Public House, Newport Road, Sandown). The permission resulted in a net gain of 80 bedrooms.

P/00928/14 Permission was granted for the demolition of the former Grand Hotel (Culver Parade, Sandown), from a 62 bed hotel to a four storey 30 bed ''Boutique'' hotel with restaurant, bars, lounges, internal swimming pool and parking. The officer’s written justification for the decision concluded that the “purpose built hotel would enhance the quality of the tourism offer on the site and within this beachside location more generally” and “although the application would result in a loss of bed spaces, this could be more than justified by the improvements in the quality of accommodation that the proposed re-development would result in”.

P/00560/14 This application was for the change of use of a redundant hotel (Rowanhurst Christian Hotel, Lake) to form 14 units as a house in multiple occupation. This proposal resulted in a loss of a 32 bed hotel, but its replacement delivered housing specifically designed for residents requiring this type of accommodation.

P/01066/14 The demolition of former hotel (Belgrave Hotel, Sandown) to form 3 pairs of semi-detached dwellings with parking was granted. The permission resulted in a net loss of 26 bedrooms and the creation of six houses. The officer’s written justification set out that “the cost of refurbishing the hotel to a level which would be consider appropriate for modern tourism needs as well as contributing positively to the tourism offer of the Island, would be cost restrictive and unviable” and given the hotel’s location, “it was considered that its loss would not prejudice tourism on the Island and therefore would be acceptable”.

P/01358/14 The application at Tapnell Farm, Newport Road, Yarmouth, was for a change of use, alterations and extension to existing barns to create a new niche centre linking tourism, education and leisure activities to the historic farming operations on the site. Permission was granted for a café, shop, conference/multi-purpose space and indoor activity area for children. The officer's written justification concluded that "this scheme would represent a unique opportunity to provide a new tourism and leisure destination which would provide an attraction for both local people and tourists".

Of the two applications refused planning permission by the LPA, there were a number of trends that emerged. Both were for the loss of a hotel (which would have resulted in the loss of a number of bedrooms) to residential development, and one of these applications was for a change of use to residential with an element of bed and breakfast accommodation.

Tourism key facts/issues:

- **Twenty Seven** applications relating to tourist accommodation were determined in 2014/15.
- Of these **92.60 per cent** were permitted resulting in the loss of **181** bedrooms and the gain of **270** bedrooms and **2** caravanning pitches, **7** tents/yurts and **2** 'eco-lodge' units.
- **Thirteen** applications related to hotels[30]and of these:
    - **3** permitted the loss of hotels to residential uses;
    - **2** refused the loss of hotels to residential uses;
    - **2** permitted the gain of new hotels with associated facilities;
    - **5** permitted extensions, improvements or diversification. (but still retaining the hotel element) of existing hotels;
    - **1** permitted a change of use from hotel to other types of tourist accommodation.
- The average number of bedrooms lost per permitted application was **22**, but where tourism accommodation was permitted it was **16**.
- It is believed that the granting of planning permission has resulted in the potential for an additional **39** full-time jobs (an increase of 24 from the previous year) and **41** part-time jobs (an increase of 27-29 from the previous year), in the Island's tourism industry.

[30] (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.

The following mineral specific issues are identified in the Core Strategy:

- Ensuring that there is the appropriate supply of land-won aggregates to serve the expected development on the Island.
- To ensure that there is the ability to move aggregates to and from the Island using the River Medina.

Mineral monitoring

The following targets relate directly to core strategy policy SP9 Minerals and are reported annually in this monitoring report. However, the NPPF requires mineral planning authorities (MPAs), to plan for a steady and adequate supply of aggregates in a number of ways, including annual production of a Local Aggregate Assessment (LAA), which includes reporting on the targets below.

On the issue of what sources of information to include in a LAA, Government guidance[31] identifies, "*any Annual Monitoring Reports prepared by mineral planning authorities setting out the effectiveness of mineral policy and providing information to be used in reviewing and preparing new policies*;". This iterative link between the LAA and MPAs annual monitoring reports and the benefit of considering wider sources of information reported in annual monitoring reports, within LAAs is recognised in LAA guidance[32].

The current (draft) LAA for the Isle of Wight was published in late 2015 for consultation and covers the monitoring period 2014 (calendar year). A

[31] National Planning Practice Guidance, Department for Communities and Local Government, 2012, '*Guidance on the Managed Aggregate Supply System*'
[32] Planning Officers Society & Mineral Products Association, Practice Guidance on the Production and Use of Local Aggregate Assessments, Living Document April 2015.

final adopted version will be available on the council's mineral planning webpages from Spring 2016.

Minerals – SP9, DM20

Target	**To secure a continued supply of aggregate to the Island over the plan period**

Target	**Producing 0.1mtpa of recycled and secondary minerals by 2016**

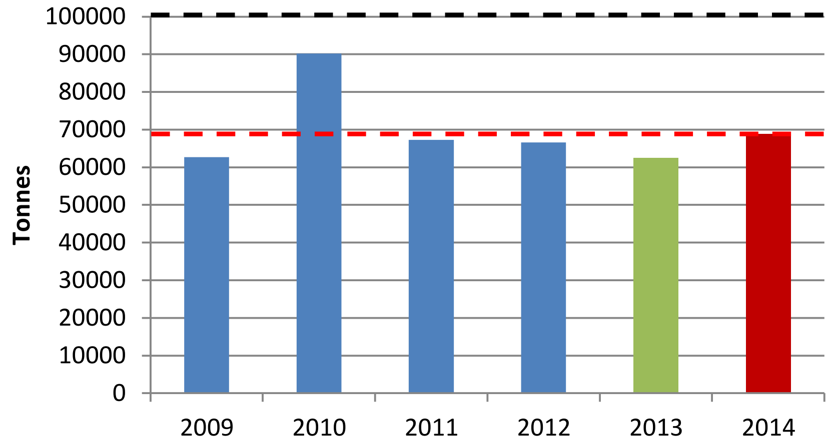
Indicator	Amount of indigenous land-won aggregate produced per annum (sand and gravel)		
Outcome	68,760 tonnes of indigenous land-won aggregate (sales in 2014 calendar year)		
Target met	N	**Trend**	↑

Sales for land-won sand and gravel in 2014 report the first increase in four years and when considering the most recent three years[33] (2012, 2013 & 2014) the picture locally appears to be one of stabilization and even a slight increase in sales. The next two to three year monitoring period will be important in determining if the overall trend in decreasing sales over the last decade has now stabilised, with the prospect of growth. The target not being met reflects the current reduced demand being some way below planned (100,000 tonnes per annum) provision.

[33] A 10 and 3 year period of review has been used in this report in line with the approaches detailed in both the NPPF and the MASS guidance. For further detail on this please see '*Isle of Wight Sales*' under the '*Land-won Sand and Gravel*' section.

The black hashed line on graph 7 shows the annual target, with the red hashed line showing the average over the last six years. The anticipated growth in the local economy and physical development associated with such growth does appear to be happening. Similarly aggregate demand (sales) has increased in the last year.

Graph 7: Land-won sand and gravel sales (tonnes) set against apportionment target (black dashed line)



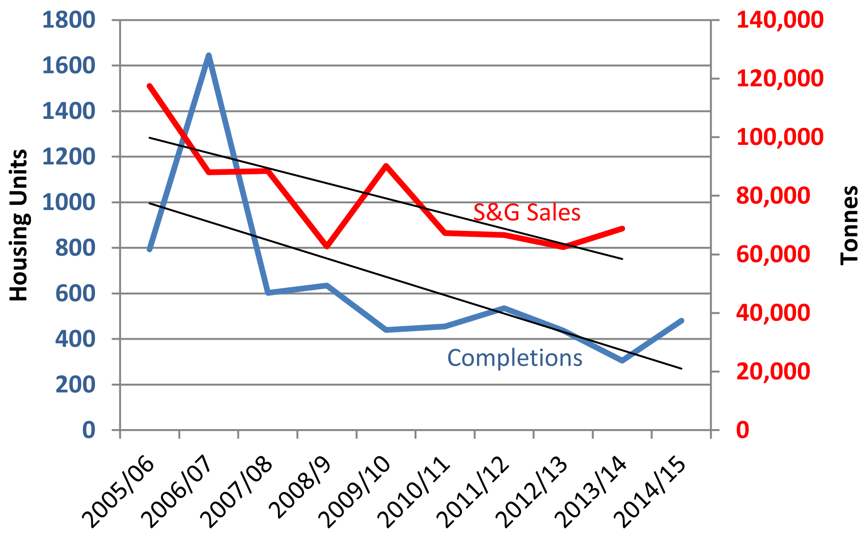
The level of construction, including house building and infrastructure largely drives the demand for sand and gravel. As can be seen from Graph 8, housing completions on the Island for the period 2005/06 to 2014/15 have overall been in decline (it should be noted that the housing completion figures for 2006/07 are an anomaly due to the inclusion of accumulated missed data from previous years and therefore do not truly reflect the actual completions for that reporting year).

Notwithstanding this, there was a significant increase in the number of completions in the period 2014/15 (480) than in the preceding year (305). It is too early to say whether the declining trend is changing but this increase in completions, coupled with an increase in permissions over the same period (an increase from 471 to 537) and a significant level of residential development permitted (or resolved to permit, subject to legal agreements being signed) already in 2015/16, indicates that the development industry is likely to perform more strongly in 2016/17.

Previous LAA work suggests that the level of housing completions is relatively closely mirrored by the demand for sand and gravel. Unfortunately the time period covered by both sets of data is too short to be able to determine any more intimate relationship between these two potential indicators, including any potential time-lag element enabling the reporting of one (e.g. sand and gravel sales) to provide some insight into the other (housing completions). The council will continue to consider the usefulness or otherwise of such comparison. However, in light of the increase in completions and permissions identified above, there is likely to be a greater demand on construction materials, particularly sand and gravel.

While it can be useful to make a comparison between an activity associated with aggregate consumption and aggregate sales, any inferred relationships need to be treated with caution, being just one potential demand from a much broader aggregate market (this issue has been raised by the Mineral Products Association through the South East England Aggregate Working Party).

Graph 8: A comparison of housing completions and sand & gravel sales



Indicator	Maintenance of a seven year land bank (tonnes of permitted sand and gravel) per annum		
Outcome	Permitted reserves for sand and gravel as at 31 December 2013 1,709,900 tonnes, which is in excess of the seven year landbank indicator of 700,000 tonnes		
Target met	Y	**Trend**	⟺

With an increase in sales of Island won aggregate as detailed in the previous indicator, it is to be expected that the Island's permitted reserves fall from the amount recorded last year. However these remain in excess of the seven year landbank indicator. Currently it is unlikely that the Island's permitted reserves will fall below the seven years' worth of permitted reserves indicator.

Table 20 presents various landbank lengths for the Island for both the most recent reporting period (2014) and the previous year. The three levels of apportionment used are:

- 100,000tpa as agreed through the proposed changes guidelines
- 85,631tpa based on average sales for the last 10 years; and,
- 68,760tpa based on the latest reporting period (AM2014)

Table 20: Isle of Wight landbank (years)

Permitted Reserve (tonnes)	Date	Proposed Changes Guidelines (0.1mtpa)	2005-14 average sales (85,631tpa)	2014 sales (68,760tpa)
1,709,900	31.12.13	17.1	20	**24.9**
1,354,432	31.12.14	13.5	15.8	**19.7**

When reviewing the current monitoring system for planning consents, there have been six mineral related permissions for the monitoring period, as identified against mineral policies SP9 and DM20. Table 21 below summarises these.

None of these permissions involved the provision of aggregates (either virgin or recycled) in addition to that already planned for through permitted sites and/or capacity (eg recycling). Therefore none of the permissions will result in either an increase in permitted reserves (landbank) or a reduction in potential capacity allocated through core strategy policy SP9.

Table 21: Summary analysis of permissions related to SP9 & DM20

	Location	Proposal	Material	Likely implications
P/00095/14	Hale Manor Farm	Inert waste transfer station	Inert waste	**No additional aggregate provision**
P/00871/14	Blackwater	Inert waste recycling centre	Inert waste	**Existing facility**
P/01070/14	Knighton Sandpit	Continued siting of mobile crusher	Inert waste	**Existing facility**
P/01515/13	Blackwater Quarry	Variation re asphalt plant	Asphalt	**Variation of approved scheme**
P/00843/14	Land adjacent Hale Manor Farm	Variation to extension of expiry to quarry permission	Sand & gravel	**Extension to allow existing permitted reserves to be won**
P/00378/13	Land rear of Blackhouse Quay	Concrete batching plant	Readymix cement & concrete	**using circa 60,000tpa aggregates imported from the adjoining Blackhouse Quay**

A potential wharf capacity issue was raised in the previous LAA, in relation to bigger (deeper draft) dredges may be required in the long term as the search for resources goes further off-shore. This may mean that IoW wharf infrastructure may need to redevelop in order to allow these larger dredgers to berth. Having subsequently consulted further with the Island's wharf operators it does appear that this may be a future issue, as maximum draft in the operating environment of all the aggregate wharves is limited by both the tidal regime of the estuary and perhaps more significantly (in terms of restraint) the chain ferry at the mouth of the Medina Estuary. The current mix of sources, i.e. direct from dredge or via a mainland wharf may move to predominately mainland wharf. What would be of greater concern to the MPA would be any modal shift in the transport of minerals across the Solent from marine bulk transfer to road/vehicular ferry.

The NPPF allows for MPAs to consider the contribution that secondary and recycled aggregate can make as substitutes for primary materials. An assessment of capacity for recycled and secondary aggregate has already been provided in this LAA and has shown there to be significant available capacity.

In terms of future capacity provision for hard rock imports to the Island, future opportunities do exist, as identified in the current aggregate wharf capacity. As discussed previously, this capacity is shared, primarily with marine-won sand and gravel, so the sum requirements of all resources using the wharves will need to be considered in order to have an understanding of any impacts provision of one material type might have on the supply of another.

Certainly more work can be done to better understand the balance of imports and to see if the identified capacity can be attributed in any way to mineral type. Further investigative work also needs to be carried out to understand the reasons for the zero sales return for crush rock in the latest reporting year. This will help to explain whether this was just an anomaly, with sales returning to expected levels next year, or if this is more permanent what the implications are for the supply and demand of all aggregate types on the Island. This will be reported on in the next LAA and monitoring report.

Minerals key facts/issues:

- Current levels of aggregate extraction on the Island continue to be **significantly below** the core strategy target of 0.1mtpa.

- There is **currently a demonstrable seven year landbank of sand and gravel**.

- Marine-won aggregates are increasingly playing a significant role in the supply of aggregates to the Island. This emphasises the importance of planning policy to **protect aggregate wharves**.

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.**

The monitoring requirements set out in the National Planning Policy for Waste are adopted here due to sharing the same rationalised approach to reporting as the Island Plan. Therefore the following areas of planning for waste management are considered:

- Take-up in allocated sites and areas.
- Existing stock and changes in the stock of waste management facilities, and their capacity (including changes to capacity).
- Waste arisings.
- The amounts of waste recycled, recovered or going for disposal.

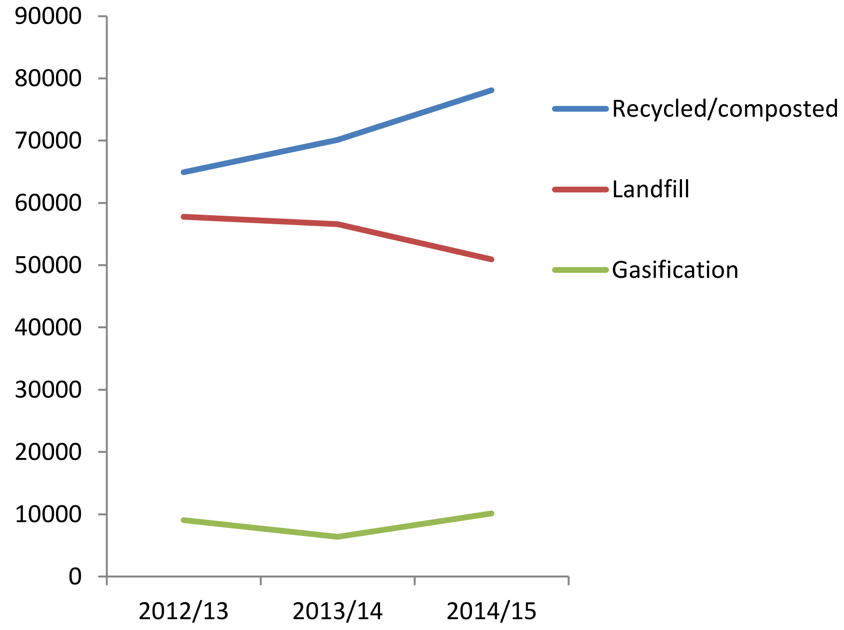
While other council strategies and plans will determine how waste will be managed in the future, it is the role of the core strategy and associated local plan documents to provide a range of site options that give sufficient flexibility to accommodate a range of waste management practices, of different scales, in a variety of locations. Planning to provide adequate provision for as yet unidentified waste technologies remains a waste issue identified in the previous year's monitoring. Therefore with regards to reporting on the take-up in allocated sites and areas it is only possible to report on the Island's future landfill capacity (see below) as this is currently the only adopted waste allocation.

However, the council has progressed work on the Area Action Plans sufficient to be in a position next year to submit for examination in public, plans that include sites for allocation for waste management uses. This is likely to be limited in both number and area and located within the Medina Valley and/or Ryde AAP areas. Future monitoring reports will provide information on both sites allocated for waste management and any waste management applications and how they relate to these allocated sites.

Amounts of waste recycled, recovered or going for disposal

When considering the overall tonnages of waste handled in 2014/15 compared to the previous monitoring year, there is relatively little change (139,143 and 133,061 tonnes respectively). Given the relatively static economic climate over the last couple of years, this is expected and it should be noted that when considering the 3 year trend overall tonnage has increased by 7,390 tonnes or 5.6 per cent.

Graph 9: Management of local authority collected waste – Isle of Wight 2012/13 – 2014/15



There has been a relatively significant change in how waste has been managed over the last 3 years, with an increase in recycled/composted of some 13,185 tonnes or 20%, and a decrease in the amounts landfilled (down 6,875 tonnes or 11.9%), which should be viewed positively in terms of both the total reduction and the movement up the waste hierarchy of waste managed.

Existing waste management capacity and any changes

The following summarises the current waste management capacity situation on the Island and any changes:

- Landfill – estimated remaining void (as at July 2015) 484,600m3. Current rates of waste going to landfill are estimated at 100,000m3 per annum, resulting in 3 to 4 years' worth of void space. However the new council waste management contract will lead to significant changes in treatment and requirement for indigenous landfill (see below for further details).
- Gasification plant – the current plant is designed to treat 30,000 tonnes of floc fuel per year, however an application associated with the new waste management contract between the council and Amey LG UK is likely to result in a change to this facility (eg a significant increase in capacity, see below).
- Windrow composting – the green waste that is composted annually by windrow exceeds the tonnages of household green waste because commercial green waste is also processed through windrow. This is likely to change as a result of the new waste management contract.
- Anaerobic digestion plant – the waste sent here from the Island is a very small proportion of capacity (120,000 tonnes per annum).

Provision of future landfill capacity

The authority has recognised the possibility of a potential need for future landfill requirements and as such has allocated land through the core strategy period that may be utilised in case of this requirement. This landfill capacity would accommodate a maximum of 770,000 m^3 of net void space capacity to 2027.

The most recent waste capacity modelling[34] 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."

It should be noted that while at current rates (estimated at 100,000m3 per annum) the amount of waste going to landfill would suggest a need for additional permitted capacity within 4 to 5 years, the new waste contract aims to deliver just over 92% diversion from landfill (with no reliance on landfill capacity on the Island).

While a commercial need for landfill may remain on the Island, as the contract with the provider of the landfill facility at Standen Heath has ended and this facility remains under the ownership of the former contractor, the waste industry will ultimately determine whether it is viable to develop new waste recycling and treatment facilities, a new landfill, or export waste off-island.

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

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	**N**	**Trend**	**-**

Interrogating the current monitoring system for planning consents, 15 applications were granted where either or both waste policies SP8 and DM19 have been identified as being a policy consideration. For all 15 of these granted applications policy SP8 was a consideration, with 14 of these applications also identifying DM19 as policy considerations.

Of these 15 granted permissions, it is possible to determine that 7 were granted in relation to waste management and 8 were granted where waste management was not associated with the intended primary use of the permission.

Looking at performance against the policy indicators, there has been a neutral contribution to significant new waste management facilities[35], 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. 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 last year's (2013/14) monitoring report recorded 3 significant waste management permissions, which in terms of overall provision, accounts for 15.5% of the total area identified as being required over the plan period.

Looking to the future, the council is in receipt of 3 further waste management applications[36] that, pending determination, will be recorded in the next (2015/16) monitoring year. Two of these are as a consequence of the new waste management contract (point 2) between the council and Amey LG UK and relate to an Advance Thermal Treatment facility at Forest Road and a reconfiguration of Lynnbottom Civic Amenity leading to operational improvements. All 3 applications, if consented as proposed, will lead to an increase in waste management capacity. It is therefore reasonable to conclude that the future provision of waste management facilities through consented development is looking positive.

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. 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.

Waste key facts/issues:

- **7** permissions were granted in relation to waste management, but none of these resulted in additional new waste management capacity.
- The council's new waste management contract to deliver waste collection and treatment services commenced autumn 2015.
- The council is currently in receipt of application for significant waste management facilities associated with the new waste management contract, which it expects to determine within the next monitoring year.

[35] 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.
[36] P/01376/15 – Forest Road, P/00431/15 – land off Briddlesford Road, P/01266/15 – Lynbottom Civic Amenity.