MONITORING REPORT

for the Isle of Wight Council's planning policies

2015 – 2016

Executive summary

The year 2015/16 was the fourth complete monitoring year with the adopted Island Plan Core Strategy in place.

The completions of residential units on the Island for the year totalled 417. During the monitoring year a review of completions since 2011/12 was undertaken. The findings of the review are included within this report. There were also 661 permissions, which represents a significant increase on the previous year's figure (526).

Whilst there are ongoing structural difficulties in the development sector on the Island (such as the cost of materials and lack of skilled labour), the completions figures suggests that there currently seems to be a natural ceiling for the delivery of new housing within the unique Isle of Wight housing market area. The Isle of Wight Council is working on a range of different measures (across a range of different services and departments) to help boost the supply of housing, and to deliver the housing it's residents need and that there is market capacity for.

Through the permissions that were granted, the capacity for 339 jobs on the Island was created, with a net gain in employment floorspace provision of 3,700.68m^2 and a net loss of 1,046.74m^2 of retail floorspace.

Current levels of aggregate extraction on the Island are below the core strategy target of 0.1mtpa. However, the target not being met should be viewed positively as sales for land-won sand and gravel in 2015 reports an increase for the second consecutive year and when considered within the context of the most recent three years[1] (2013, 2014 & 2015) the picture locally appears to be one of recovery through increasing sales.

When considering the overall tonnages of waste handled in 2015/16 compared to the previous monitoring year, there is relatively little change (73,060 and 76,215 tonnes respectively), and when considering the 5 year trend overall tonnage has increased by 4,230 tonnes or 5.8 per cent.

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.

- **1,286** planning applications were determined during 2015/16.
- **85 per cent** of these were **approved** and **7 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.
- **661** dwellings were granted permission in 2015/16.

[1] 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.

- In key regeneration areas, Newport, Cowes, and Shanklin experienced the highest levels of planning permissions related to new housing units with 128, 103, and 56 **dwellings permitted** respectively.

- In rural service centres, Bembridge and the Wider Rural Area experienced the **highest level of** completions of housing units with 46 and 32 respectively.

- **76.7** per cent of housing completions were on brownfield land and **94.5** per cent of housing permissions were on brownfield land.

- Permission was granted that supported the potential for an additional **339 jobs** on the Island.

- There was a net gain of **3,700.68m^2** of employment provision.

- **No** planning permissions were granted which resulted in the loss of employment sites of one hectare or above in the period 2015/16.

- There has been a net loss of **1,046.74m^2** of retail floorspace within the monitoring period.

- **43 applications** relating to tourist accommodation were determined in 2015/16.

- Of these **86.05 per cent** were permitted resulting in the loss of **139** bedrooms and the gain of **107** bedrooms and **three** mobile homes, **19** tents/yurts and wigwams, **15** eco pods and **one** shepherd hut.

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

- The South East England Aggregate Working Party was consulted in April 2016 on the final draft of the Isle of Wight Local Aggregate Assessment (LAA) 2015. Following this consultation **SEEAWP approved the LAA**.

- Marine-won aggregates continue to play a significant role in the supply of aggregates to the Island and there is currently **sufficient wharf capacity**.

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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), and, where relevant, neighbourhood development plans 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 2015 to 31 March 2016. The core strategy has now been in place four years (and will run until 2027), so the picture painted by this monitoring report is an emerging one that is heavily influenced by external forces.

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.

The information in this monitoring 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), was published in May 2015 and sets out the timetable for when our main planning documents will be produced. The targets for the draft plan consultation mas met. The review into SP2 (the council's strategic housing policy in the Island Plan Core Strategy), was put on hold to give time to assess the implications of the publication of sub-national population projections and sub-regional economic projections.

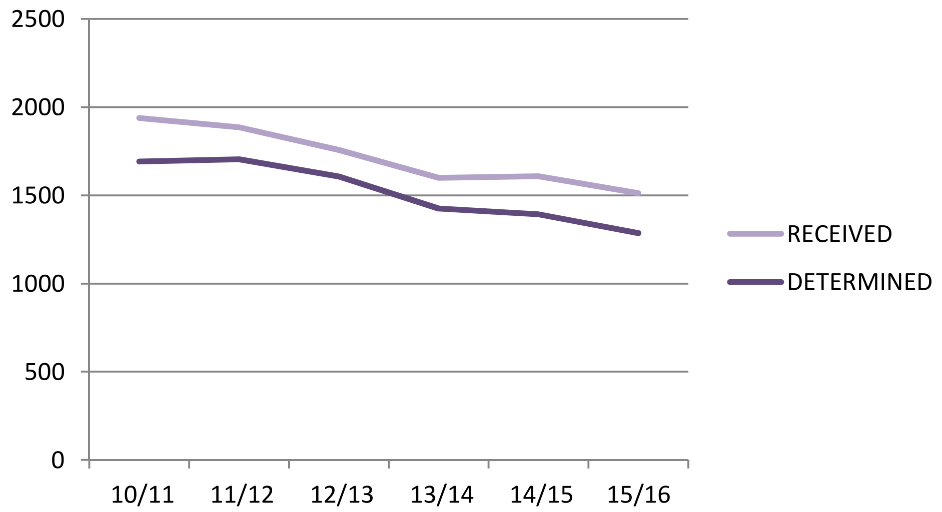
Processing planning applications

The LPA received 1,512 planning applications and we determined 1,286 (85 per cent) within the monitoring year. This is shown in Graph 1, with the number of applications received in **dark purple** and the number of applications determined in **light purple**.

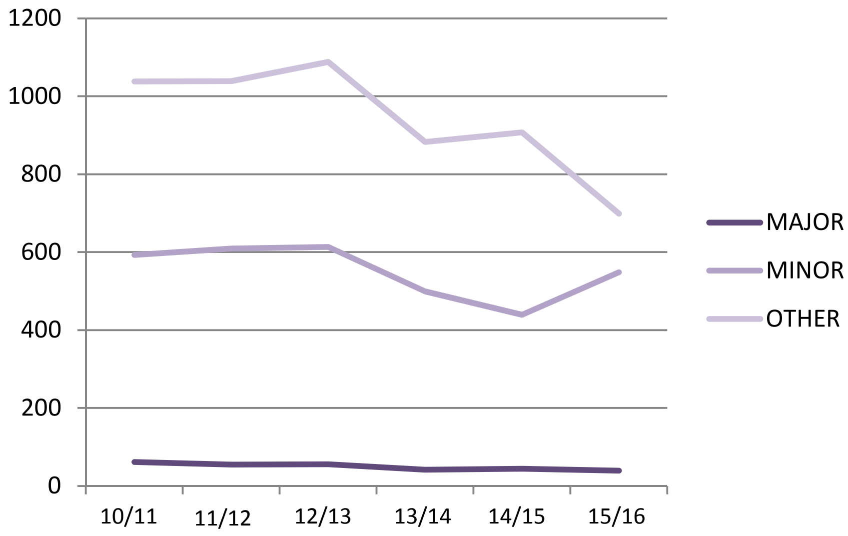
Over the last five years the number of applications the LPA has received and determined has decreased, which reflects the wider economic conditions experienced over that period. Another reason for this is are the changes to permitted development rights, which reduced the need for planning permission in certain circumstances. This is also indicated in the number of 'other' applications shown in graph 2.

The gap between applications received and determined has remained broadly the same as the previous year, even though Planning Services experienced a significant reduction in staffing levels within the monitoring year.

Graph 1: Number of applications received and determined



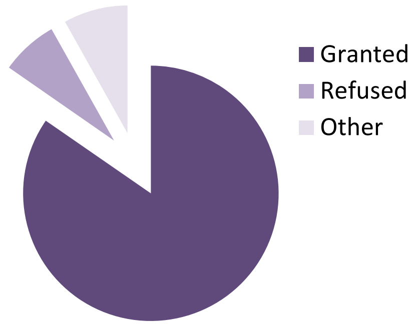
Graph 2: Determined applications by type



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 decreased over the last six years by almost a third. Minors have increased, perhaps suggesting an improvement in economic conditions. Increasing permitted development rights since 2013 is likely to be the reason for the significant decrease in other applications.

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 1,286 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.

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 four 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%
15/16	55.88%	74.70%	86.05%

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

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 take over the decision-making function and take the associated planning fees.

Whether a council has a "poor track record" is determined on two measures; one being if it failed to determine less than 50 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 2016, show that our figure relating to the time taken to determine major applications within 13 weeks (or agreed time) is 56.4 per cent and for "county matters"[4] the figure is 85.7 per cent.

The council is close to the poor track record threshold (of 50 per cent) in relation to determining major (non-county matters) applications. Of the 339 LPAs assessed, DCLG figures show we rank 324 which is in the bottom five per cent.

While this is concerning, it must be recognised that the LPA is operating within the Isle of Wight Council's financial limitations, and ultimately is currently performing above the threshold. It is, however, a significant risk to the council that the potential fee income from majors (which was just under £290,000 in 2015/16) could be lost.

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 has targeted and improved how extensions of time for majors are agreed, which will help manage the situation.

In relation to the quality of the decision making, the LPA continued to perform well against the national appeal target (based on the information available – see footnote 3) with only 3.3 per cent of major decisions overturned on appeal and nought per cent on county matters.

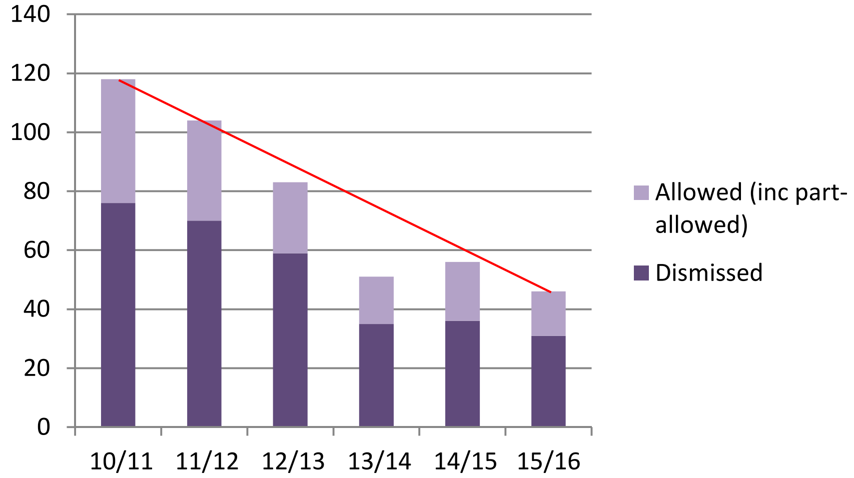
Appeal performance

Within the monitoring year there were 45 appeals lodged against the council's decisions, with the Planning Inspectorate issuing 46 decisions. Graph 4 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 in terms of percentage of appeals dismissed. Within the monitoring year the overall figure was 67.40 per cent.

[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)

Graph 4: Planning Inspectorate appeal decisions



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 2015/16 there were 40 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, 13 were allowed or part allowed which equates to 32.5 per cent. While this is below the national average of 34.4 percent[5] it still exceeds the target maximum of 30%.

Four of the 13 allowed appeal decisions issued within the monitoring year were refused by the planning committee, contrary to the officer recommendation. These included major schemes P/01307/13 (Land fronting Place Road, Cowes) and P/00966/14 (Land adjacent to Blanchards, Moortown Lane and between Upper Lane and Main Road, Brighstone).

It is notable that if the four cases that were refused against officer recommendation, were excluded, the LPA's performance improves significantly and would result in 24.9 per cent of appeals allowed. This would be comfortably below the national 30% target maximum.

Table 2: Percentage of appeals by type of appeal

	11/12	12/13	13/14	14/15	15/16
Refusal of planning permission[6]	92 88.5%	74 89.2%	39 76.5%	50 89.3%	40 (87%)
Non-determination	1 1%	1 1.2%	2 3.9%	0 0%	4 (8/7%)
Refusal of Lawful Development Certificate	4 3.9%	0 0%	3 5.9%	1 1.8%	0 0%
Enforcement Notice	7 6.7%	7 8.4%	5 9.8%	4 7.1%	2 4.3%
Conditions (direct appeal against conditions)	0 0%	0 0%	2 3.9%	0 0%	0 0%
Refusal of Advert Consent	0 0%	1 1.2%	0 0%	1 1.8%	0 0%

The number of Enforcement Notice appeals determined remained relatively low (in single figures for the sixth year in a row). Of the two Enforcement Notices challenged at appeal in 2015/16, one was upheld (dismissed) and one was quashed (allowed). This equates to 50 per cent

[5] Based on 2014/15 figures, which at time of publication were the most up-to-date and available.

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

of notices being fully upheld at appeal which is above the national average of 46 per cent[7].

Of the five costs applications made against the LPA in 2015/16, two were awarded. One of these, P/00966/14 (Land adjacent to Blanchards, Moortown Lane and between Upper Lane and Main Road, Brighstone), had been refused by the planning committee contrary to officer recommendation. In the context of current council finances

The invoice for this award has not yet been received, but is likely to be substantial and comparable to a similar case in the previous year which was settled at £31,800[8].

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 eight complaints were received and considered by the LGO, with six not being progressed. Of the one complaint upheld it was found that an apology was required due to the length of time taken by the LPA to change position.

[7] Based on 2014/15 figures, which at time of publication were the most up-to-date and available.

[8] including VAT

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 the LGO with no maladministration or premature complaint has increased.

Table 3: Number and type of complaints 2010/11 – 2015/16

	10/11	11/12	12/13	13/14	14/15	15/16
LGO Complaints	9	8	11	13	9	8
Not Progressed	7	6	8	9	7	6
Complaints Upheld	2	2	1	1	2	1
Local Settlement	2	1	1	1	0	0
Not Finalised	0	0	2	0	0	1

Neighbourhood planning

No neighbourhood development plan areas were designated in 2015/16, meaning the number of designated areas on the Island remained at five. These cover the parishes of Bembridge, Brading, Brighstone, Gurnard and Freshwater.

No neighbourhood development plans were made (brought into force) during the monitoring year. More information regarding neighbourhood planning on the Isle of Wight can be found on the council's website.

The draft Brighstone Neighbourhood Development Plan was published for regulation 16 consultation from 22 January 2016 until 7 March 2016. It was then submitted to an independent examiner on 10 March 2016.

The communities of the other two 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 (2016/17).

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.

One SPD, the Godshill Parish SPD, was adopted by the Isle of Wight Council within the monitoring year. It was adopted at its Executive meeting on 23 June 2015 and came into force on 2 July 2015. 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*."

The Solent Deal

A significant development since the previous monitoring report, which has the potential (subject to local endorsement and Government approval), to influence multiple areas of strategic working, is the Solent Deal. The Isle of Wight Council, Portsmouth City Council and Southampton City Council are negotiating the deal with government to secure extra powers and funding for the area. The deal would give the region £900 million over the next 30 years to improve infrastructure, transport and housing, and provide training and skills and support for business. The deal would also mean significant decision making powers and funding, currently held by central government, being passed down to give more local control over local issues. The aim is to improve economic prosperity by bringing decision-making and accountability closer to local people and enabling funds to be spent on tackling local problems and taking advantage of local opportunities to improve economic growth.

Specific elements in relation to strategic areas of work likely to be effected by the deal are highlighted in Table 4, and further information is available at http://www.solentdeal.co.uk/.

The three councils are planning to submit the Draft Scheme to the Secretary of State for approval in the autumn (2016). Assuming it is approved, the Secretary of State will lay an Order before Parliament to create the Solent Mayoral Combined Authority, which would come into being early in 2017.

Table 4: Strategic areas of work reported in this year's (2015-16) monitoring and the bodies with whom collaborative working has been sought

Monitoring report area	Strategic area of work	Relevant body engaged	Actions & Outcomes
Housing	Objectively Assessed Housing Need Update	Partnership for Urban South Hampshire (PUSH)	An Objectively Assessed Housing Need Update was undertaking by PUSH within the monitoring year, and reported to the Joint Committee on 7 June 2016. IWC was a LPA partner involved in the preparation and steering of the document. It is key evidence base document that informs the PUSH Position Statement.
	Position Statement.	PUSH	A PUSH Spatial Position Statement was completed in 2016, and is supported by wide ranging evidence. It sets out the overall need for development to 2034 and proposes development targets for each Council. It helps Councils meet their duty to co-operate with each other. It replaces the earlier South Hampshire Strategy (2012) which looked to 2026.
	The Solent Deal	Isle of Wight Council, Portsmouth City Council, Solent Local Enterprise Partnership, Southampton	Initial work has been undertaken within the monitoring year and beyond relating to a Solent Mayoral Combined Authority. Should the bid be successful a single Spatial Plan for the area giving a consistent approach across the combined authority area for planning things like new transport links and new housing, leisure and business

Monitoring report area	Strategic area of work	Relevant body engaged	Actions & Outcomes
		City Council	developments. The Solent deal would include a housing target to help ensure more new homes are provided for local people.
Economy and Tourism	Marine Futures: Solent Waterfront Sites	PUSH	The council worked with PUSH and shared local evidence base work to inform this sub-regional study.
	Economic and Employment Land Evidence Base Paper	PUSH	During the monitoring year the council was involved in the preparation of a Economic and Employment Land Evidence Base Paper, which was published by PUSH in March 2016
	Various projects aligned to the Local Growth Deal programme and the Solent Strategic Economic Plan (SSEP)	Solent Local Enterprise Partnership (SLEP)	**Cross-Solent connectivity** (Solent Gateways) – to modernise and relocate the ferry terminals in East Cowes and Southampton. *Just for reference Solent Gateways funding is now under threat and so we may need to choose our words carefully. The latest approach seems to be to separate out the Red Funnel's Southampton plans from the main project and an appeal has been submitted on the East Cowes element.* **IoW College –** a centre of excellence for composites, advanced manufacturing and marine technology is now in build and will be delivered in 2016.
	The Solent Deal	Isle of Wight Council, Portsmouth City Council, Solent Local Enterprise Partnership, Southampton City Council	The Solent Mayoral Combined Authority (SMCA) would control funding for adult skills and training. This money is currently controlled by Government and is spent in line with national skills policies, rather than to meet the particular need for different types of skills in different areas. The SMCA would work with the government and local colleges to improve education and training for 16-18 year olds and fund and design training specifically for adults. This will ensure the training on offer is right for those who live and work in our area, enabling them to secure jobs and further their careers, and ensure employers can recruit from a local workforce with the skills they need to grow their businesses and create more jobs.
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.

Monitoring report area	Strategic area of work	Relevant body engaged	Actions & Outcomes
Renewables	Perpetuus Tidal Energy Centre (PTEC)	Marine Management Organisation (MMO) Crown Estate	Continue to work with both the MMO and Crown Estate on the tidal energy project
	Cross-Solent renewable and low carbon energy projects	HCC, PCC, SCC, SLEP and PUSH. MoU with University of Southampton. Portsmouth University, Newcastle University, Southern Energy Power Distribution (SEPD), Marine SE.	Economic development, job creation, reduced carbon emissions and reduced fuel poverty. Work with Future Solent on the low carbon economy and Solent Energy Strategy and with other bodies on the Island's grid constraints, energy storage smart grid, skills and supply chains. European projects; "InteGRIDy" (Horizon 2020) testing smart grid solutions.
Travel	Sub-regional transport modelling and planning	Solent Transport (Hampshire County Council, Portsmouth City Council, Southampton City Council) / PUSH	The council has inputted into sub-regional modelling work to inform the PUSH spatial strategy. The outputs were also used to inform the emerging Area Action Plans.
	Local Transport Body (LTB)	SLEP	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)	SLEP, SCC, and transport operators	The council is actively involved with SCC, Red Funnel and others to improve cross-Solent links between East Cowes and Southampton. Due to various complications, including refusal of the outline planning application TCP/32391 - P/01065/15, the original Solent Gateways project has not progressed as had been expected. Elements of the project, on both sides of the Solent, may progress without support through Local Growth Deal and therefore there may be a refined resubmission within the next monitoring year. The chain ferry renewal has received funding under Local Growth Deal and will be delivered in 2017.
	The Solent Deal	Isle of Wight Council, Portsmouth City Council, Solent Local Enterprise Partnership, Southampton	The Solent Mayoral Combined Authority (SMCA) would be able to pool existing transport budgets to create a better and more integrated transport system for the area. The funding would cover several years, which would allow spend on big projects (such

Monitoring report area	Strategic area of work	Relevant body engaged	Actions & Outcomes
		City Council	as roads or light railway systems) which take time to build. Subject to the Buses Bill being approved by Parliament in 2017, the SMCA would also be able to 'franchise' local bus services. Bus services in places outside of London are currently 'deregulated' which means private companies run local bus services and local councils have very little power to influence where buses run to and from. By franchising, the SMCA would be responsible and accountable for setting out bus services that best meet the needs of local people and the economy. Bus companies would then provide services to meet the plan set out by the elected Mayor.
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 waste management, and the Waste Management Plan for England.	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.

Permitted Development Rights and Prior Notification

The changes introduced through amendments 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 as a matter of course be recorded as part of the council's annual monitoring activity (or recorded in the same detail as a planning permission).

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 66 prior approval notices (an increase from the 47 issued the previous year). Of these, 61 were granted prior approval and five were refused. Prior approval notices granted included 20 applications for the equivalent of 'householder' work, 17 applications for a change of use from agricultural buildings to residential (creating 21 dwellings), eight applications for a change of use from A1/A2 uses to residential (creating eleven dwellings) and seven for flexibility between non-residential 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 (around 10 per cent). The main source of new residential dwellings through the prior notification process is from agricultural buildings, rather than offices or town centre uses.

New Homes Bonus

The new homes bonus is a grant paid by central government to local councils to incentivise housing growth in their areas.

The bonus is currently paid each year for 6 years. It is based on the amount of extra Council Tax revenue raised for new-build homes, conversions and long-term empty homes brought back into use. There is also an extra payment for providing affordable homes.

Permitting new homes is the key way of obtaining the bonus, and this highlights the importance of Planning Services in enabling the council to access this grant.

During the monitoring year the provisional allocations for the 2016/17 new homes bonus was published, with the Isle of Wight Council being allocated £864,199.

Planning performance key facts/Issues:

- **1,286** planning applications were determined during 2015/16.
- **85 per cent** of these were **approved** and **7 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.
- **40 appeals** relating to the refusal of planning permission were determined within 2015/16, with **67.5 per cent dismissed** and **32.5 per cent permitted**.
- **8** complaints were escalated to the LGO in 2015/16 and of these only **1** was upheld.
- **1** draft neighbourhood development plan was consulted on and submitted within the monitoring year.
- **1** supplementary planning document was adopted by the council and is now a material consideration in planning decisions.

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 69,724 at 29 March 2015 to 70,332 at 31 March 2016[9].

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 8.14[10] on the Isle of Wight in 2015. This ratio has increased since 2013, when it was 7.62.

These effects have the impact of increasing the demand[11] for housing, reducing the availability of first time buyer accommodation and exacerbating the need[12] for affordable housing for people on low incomes.

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 cash-flow in this sector as opposed to the recent restrictions in funding for open market housing. Funding for affordable housing from the HCA[13] 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. This year has also seen a number of the larger sites complete their affordable housing element.

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

9 Isle of Wight council tax records, 31 March 2016.

10 Table 577 Ratio of median house price to lower quartile earnings by Local Authority, 2013 to 2015

11 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.

12 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.

13 Homes and Communities Agency

met and this action is confirmed as one of the key objectives of the Core Strategy.

The key areas that the council needs to help facilitate are:

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

Contingency planning

If the delivery of policy targets, including housing delivery and supply falls below the cumulative and annual target by more than 20 per cent over a three year period, the core strategy identifies ways to address the shortfall. The monitoring figures show that the council was just below this monitoring indicator in 2015/16, with 77.9 per cent.

The council considers that this slight (2.1 per cent) shortfall on the monitoring indicator is due to a number of reasons; 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.

Notwithstanding the slight improvement in the completion the rate the council continues to undertake 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 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.
- Increased the number of dwellings granted permission in 2015/16 by 26% of that permitted in the previous monitoring year.
- Granted permission[14] 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[15], 22 at Alvington Manor View, 128 at Harcourt Sands and 99 at the Folly Reach.
- Publish three consultation draft Area Action Plans, which proposed allocating land for over 2000 dwellings.

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

[14] Or resolved to permit
[15] This is not included with the overall figure for 15/16,

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.

Because of the reasons given above the council does not consider it necessary to undertake the contingency measures identified in the core strategy at this time. This may, however, change in the future.

Number of new homes – SP2

Target	520 dwellings built per annum over the plan period

Indicator	Net annual dwellings provided		
Outcome	417 dwellings were provided		
Target met	N	Trend	↑

Trend information

In 2016 the council undertook a review of completions since the adoption of the Island Pan Core Strategy (in the monitoring year of 2011/12). This exercise has identified a relatively small decrease in completions since 2011/12 (124 dwellings), although this may not be an overall decrease in completions over a longer period (as the completions may be recorded more accurately in an earlier year).

Table 5 below shows the current figures in bold and the previously published figures in brackets.

The figures show a greater level of consistency in terms of both the annual totals and the split between small and large sites. This consistency in annual totals seems to suggest that there is a ceiling in the delivery of housing on the Isle of Wight. The reasons for such a ceiling are difficult to confirm, but are likely to be linked to lack of availability of skilled tradespeople and housebuilders; increased material costs (due to non-indigenous materials being required); difficulty in accessing finances (to both build and purchase), and the Island's house price to income ratio.

Cumulatively the last three years have seen a total of 1224 dwellings provided (completed), which represents 78 per cent of the overall dwellings target for that period.

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 2011/12 to 2015/16

Year	Small	Large	Total
2011/12	**126** (203)	**292** (332)	**418** (535)
2012/13	**204** (126)	**205** (311)	**409** (437)
2013/14	**150** (65)	**260** (240)	**410** (305)
2014/15	**138** (94)	**258** (386)	**396** (480)
2015/16	**159**	**258**	**417**
Total	779	1272	2051

Five year land supply

Table 6 shows that the council can demonstrate a 5 year land supply at 31 March 2016, incorporating a five percent buffer, as required by national planning policy. A full update on the position will be published by the council in April 2017.

Table 6: Five year land supply summary figures as at 1 April 2016

	Policy Requirement	
a	5 year land supply policy requirement	2625
b	5 year requirement (525 x 5 years) + 5% buffer	2756
	Backlog	
c	Requirement (01/04/11 - 31/03/2014) - 520 units per annum & (01/04/14 - 31/03/2015) - 525 units per annum	2610
d	Completions (01/04/11 to 31/03/16)	2050
e	Shortfall in provision (01/04/11 to 31/03/15)	560
	Dealing with the shortfall	
f	Shortfall since the adoption of the CS to be made up each year in current 5YLS period	112
g	Annual requirement for period 01/04/15-30/03/20 (providing for the backlog)	663
h	Overall requirement 01/04/15-30/03/20	3316
	Supply	
i	Supply from SHLAA sites	692
j	Supply from proposed allocations	170
k	Supply from large sites	1259
l	Supply from small sites	803
m	Supply from windfall	450
	Overall supply	3374
	Overall requirement - Overall supply	**-58**
	Overall supply as a % of Overall requirement	**101.74%**

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[16]**		

Indicator	Number of new dwellings **permitted** and **completed** within or immediately adjacent to the settlement boundaries of KRAs per annum		
Outcome	353 additional units were **permitted** and 231 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	136 units were **permitted** and 87 units **completed** within or immediately adjacent to the settlement boundaries of the SRAs		
Target met	-	**Trend**	↑ ↑

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

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).

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.*

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).

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 2015/16 financial year by the settlement hierarchy set out in Policy SP1 were as follows:

Table 7: Completions by SP1 location and type of site 2015/16

Area	Small	Large	Total	%
KRAs	73	158	231	55.4%
SRAs	37	50	87	20.9%
RSCs	28	39	67	16.1%
WRA	21	11	32	7.7%
Total	**159**	**258**	**417**	

Table 7 shows completions are occurring in the preferred locations, as demonstrated by over three-quarters of the completions being within the KRA and SRAs.

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

Table 8: Completions by SP1 location 2015/16

	Key regeneration areas	Total	%
Medina Valley	Newport	48	61%
	Cowes	25	
	East Cowes	68	
Ryde	Ryde	28	12%
The Bay	Sandown	25	27%
	Shanklin	36	
	Lake	1	
	Total	**231**	**100%**

Permissions granted

A total of 661 dwellings were granted permission in 2015/16. Table 9 breaks this figure down by settlement type, and shows that of the 661 dwellings permitted, 353 (or 53 per cent) were permitted within KRAs.

Table 9: Permissions granted by SP1 location 2015/16

Area	Small	Large	Total
KRAs	174	179	353
SRAs	76	60	136
RSCs	32	102	134
WRA	14	24	38
Total	**296**	**365**	**661**

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 2015/16

	Key regeneration areas	Total	%
Medina Valley	Newport	128	71%
	Cowes	103	
	East Cowes	20	
Ryde	Ryde	18	5%
The Bay	Sandown	25	24%
	Shanklin	56	
	Lake	3	
	Total	**353**	**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	134 dwellings **permitted** and 99 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 67 completions either within or immediately adjacent to the settlement boundary of a RSC, and 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 2015/16

Rural service centres	Total	Rural service centres	Total
Arreton	1	**St Helens**	3
Bembridge	46	**Wootton**	4
Brading	2	**Wroxall**	0
Brighstone	8	**Yarmouth**	0
Godshill	1	**Wider Rural Area**	32
Niton	2	**Total**	**99**

Rookley	0

In terms of planning permissions granted within the monitoring year in these specific locations, there were 172 dwellings permitted in the rural service centres and the wider rural area, as shown in table 12.

Table 12: Permissions granted in rural service centres and the wider rural area by type of site 2015/16

Rural service centres	Large sites	Small sites	Total
Arreton	0	0	0
Bembridge	13	2	15
Brading	0	2	2
Brighstone	57	9	66
Godshill	0	2	2
Niton	0	11	11
Rookley	0	1	1
St Helens	0	0	0
Wootton	10	1	11
Wroxall	0	3	3
Yarmouth	22	1	23
Wider Rural Area	24	14	38
Total	**126**	**46**	**172**

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	76.68 per cent of completions in 2015/16 were on brownfield land		
Target met	Y	**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).

The following permissions were granted by type of land during 2015/16:

Table 13: Number of units granted by type of land 2015/16

Area	Brownfield	Greenfield	% Brownfield
KRA	359	-6	100%
SRA	119	17	87.5%
RSC	110	24	82%
WRA	37	1	97.4%
Total	**625**	**36**	

The table indicates that 100% of permission in KRAs were on brownfield land. There were in fact 34 dwellings permitted on greenfield land, but a permission was granted that reduced the number of dwellings permitted (but not yet built) on a greenfield site in Ryde, resulting in a net decrease of permissions on greenfield sites in KRAs and the 100 per cent being attributed to brownfield land.

In overall terms brownfield sites accounted for 94.5% of the permissions granted in 2015/16.

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 2015/16

	Bedroom no.	1	2	3	4+
KRAs	Newport	1	13	28	6
	Cowes	2	13	5	5
	East Cowes	23	21	24	0
	Ryde	1	12	15	0
	Sandown	7	9	7	2
	Shanklin	4	20	8	4
	Lake	0	1	0	0
	Total	38	89	87	17
SRAs	Ventnor	2	2	2	1
	West Wight	1	34	43	2
	Total	3	36	45	3
RSCs	Arreton	0	1	0	0
	Bembridge	22	20	4	0
	Brading	0	1	0	1
	Brighstone	0	1	4	3
	Godshill	0	0	1	0
	Niton	0	2	0	0
	Rookley	0	0	0	0
	St Helens	0	0	3	0
	Wootton	0	1	0	3
	Wroxall	0	0	0	0
	Yarmouth	0	0	0	0
	Total	22	26	12	7
WRA	WRA	5	16	4	7
	TOTAL	68	167	148	34

The following permissions were granted per bedroom size in 2015/16:

Table 15: Permissions granted by bedroom size and SP1 location 2015/16

Bedroom numbers	1	2	3	4+
KRAs	83	158	71	41
SRAs	13	81	23	19
RSCs	23	58	36	17
WRA	1	17	20	0
Total	120	314	150	77
%[17]	18.1%	47.5%	22.7%	11.6%

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

The council published a 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

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[18]. 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**

[18] 2007-2012 Housing Strategy

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	35 dwellings out of 416 completions or 8.4% per cent		
Target met	N	**Trend**	↓

Indicator	Number of social/affordable rented affordable housing units delivered		
Outcome	35 out of 35 = 100 per cent		
Target met	N	**Trend**	↑

Indicator	Number of intermediate tenures affordable housing units delivered		
Outcome	0 out of 35 = 0 per cent		
Target met	N	**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 35 affordable housing dwellings being delivered in the monitoring year, all of which were for rent. This means that the indicative split set out in policy DM4 has not been achieved.

There has been a significant decrease in the number of affordable housing completions from previous years. This can be attributed to a number of factors, broadly summarised as being all affordable units on Pan Meadows having been completed; changes in national planning and housing policy; and a lack of larger sites delivering affordable housing being completed within the monitoring year.

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

No applications have been received for gypsy or traveller sites during the 2015/16 monitoring year, or indeed the preceding two years.

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[19].

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[20], 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.

[19] See paragraphs 5.71-3 of the Island Plan Core Strategy
[20] Page 10

Within the monitoring year, the permitted employment uses have generally tended to be smaller in scale and changes of use and extensions to existing business. Examples of these include:

- new Aldi foodstore, off Newport Road, Sandown, with the potential creation of 15 full-time and 25 part-time jobs.

- proposed construction of 16 industrial units on an existing site, off Prospect Road, Cowes. The units were given permission for B2 (General Industrial) employment.

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 15 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 of a retail unit, High Street, Ryde to two residential units with the loss of 116m^2 of A1 retail floorspace.

- The change of use of agricultural building at Mill Bank Farm, Sandford, (Wider Rural Area), to employment land with the gain of 446m^2 of B8 (Storage & Distribution) floorspace.

- 102 High Street, Newport, change of use from a shop to cafe, with the gain of 88m^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 339 additional jobs		
Target met	-	Trend	↑

It is calculated that the granting of planning permissions has resulted in the potential for an additional 339 jobs on the Island (a decrease from 732 on the previous monitoring year), with 203 being full-time (304 in 14/15) and 136 part-time (428 in 14/15). 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 339 potential jobs by use class and full/part-time and it highlights two features: firstly 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 A3 (Restaurants & Cafes).

34 full-time and 23 part-time jobs were created in A3 (restaurants and cafes), (an increase from 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 339 potential jobs, is short of this annualised target so 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 **339 jobs on the Island**.
- Of these **203 were full-time** and **136 part-time**.
- **55.8 per cent** (76) of part-time jobs were in A1 uses.
- **22.6 per cent** (46) of full-time jobs were in A1 uses.
- **12.3 percent** (25) of full-time jobs were in B1c uses.
- **14.2 percent** (29) of full-time jobs were in C2 uses.

Table 17: Potential jobs by use class and type

	11/12	12/13	13/14	14/15	15/16
A1	FT 32 PT 11	FT 32 PT 23	FT 82 PT 4	FT 190 PT 380	FT 46 PT 76
A2	FT 1 PT 2	FT 6 PT 0	FT 2 PT 1	FT 0 PT 4	FT 8 PT 2
A3	FT 29 PT 28	FT 22 PT 24	FT 15 PT 18	FT 7 PT 23	FT 34 PT 23
A4	FT 2 PT 2	FT 6 PT 18	FT 2 PT 1	FT 0 PT 0	FT 0 PT 0
A5	FT 0 PT 0	FT 0 PT 0	FT 7 PT 1	FT 0 PT 0	FT 2 PT 2
B1	FT 148 PT 2	FT 127 PT 34	FT 23 PT 14	FT 14 PT 3	FT 25 PT 0
B2	FT 105 PT 13	FT 11 PT 0	FT 3 PT 0	FT 30 PT 4	FT 2 PT 0
B8	FT 2 PT 3	FT -8 PT -1	FT 8 PT 3	FT 8 PT 4	FT 6 PT 0
C1	FT 1 PT 3	FT 7 PT 10	FT 7 PT 8	FT 0 PT 0	FT 18 PT 12
C2	FT 0 PT 0	FT 0 PT 0	FT 0 PT 0	FT 0 PT 0	FT 29 PT 0
C3	FT 0 PT 0	FT 0 PT 0	FT 6 PT 6	FT 0 PT 0	FT 2 PT 2
D1	FT 7 PT 2	FT 0 PT 0	FT 17 PT 0	FT 16 PT 0	FT 21 PT 12
D2	FT 3 PT 4	FT 4 PT 1	FT 0 PT 3	FT 27 PT 4	FT 0 PT 0
SG[21]	FT 2 PT 3	FT 11 PT 17	FT 46 PT 11	FT 12 PT 6	FT 10 PT 7

[21] 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 gain of less than one hectare (3,700.68m^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:

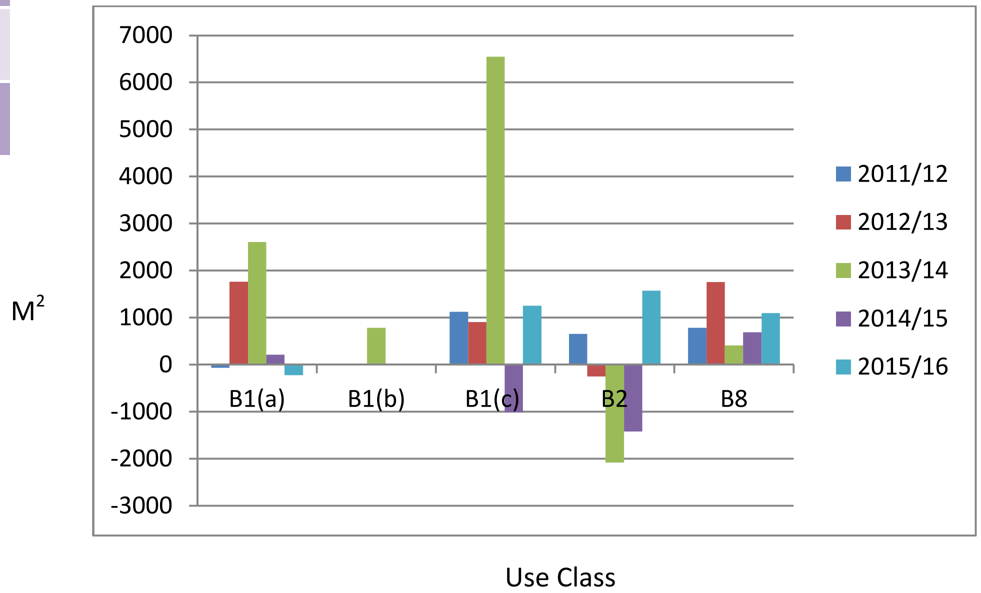
- at least nine hectares of B1b, B1c and B2 uses;
- around 13 hectares of B8 uses; and
- around 20 hectares of B1a uses.

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 - 2015/16



The permissions granted in 2015/16 resulted in a net gain of 3,700.68m^2, which is a significant increase on the net loss permitted in 2014/15 (1,507.1m^2). The 2015/16 figure was underpinned by permissions for a gain of 1,255m^2 of B1(c), 1,573m^2 of B2 and 1,098.68m^2 of B8. Only B1(a) experienced a net loss of 226m^2 and B1(b) experienced neither a net gain or a net loss.

A single permission was granted that resulted in the gain of 1,440 m^2 of B2 use. The permission was for the construction of 16 industrial units off Prospect Road, Cowes within the Medina Valley.

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 below 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 2015/16

	Gained	Lost	Net total
KRAs	6,058.52m^2	2,562m^2	3,496.52m^2
SRAs	-	147m^2	- 147m^2
RSCs	-	-	-
WRA	446m^2	94.84m^2	351.16m^2
Total	**6,504.52m^2**	**2,803.84m^2**	**3,700.68m^2**

As with the 2014/15 monitoring report, it is interesting to note that again 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. Based on the submitted information there were no applications relating to a gain or loss of B use class employment uses in RSCs.

Delivering employment land key facts/issues:

- There was a net gain of **3,700.68m^2** of employment provision.
- There were net gains for **B1(c) (1,255m^2), B2 (1,573m^2) and B8 (1,098.68m^2)**.
- A **single permission** was granted that resulted in the gain of **1,440m^2** of B2.
- **Small net loss** in employment floorspace in the Key Regeneration Areas, particular **B1(a)** floorspace in **Newport.**
- **No** net gain in employment floorspace in the Smaller Regeneration Areas.
- **No** B class uses were **lost or gained** 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 no employment site of one hectare or above lost		
Target met	Y	**Trend**	⇔

No planning permissions were granted for the loss of employment sites of one hectare or above in the period 2015/16.

The largest area where permission was granted for a change of use involving a B use class was 386m^2 at the mainly vacant Spithead Business Centre, Sandown (as already referred to on the previous page), which saw B2 being replaced by A1. Although there has been a change of use to a supermarket (A1 use), this has included the provision of a significant number of jobs in the locality.

A further permission was granted (resulting in a net gain of 3,060m^2 of D1 use) for a Centre of Excellence for composites, manufacturing and marine technology at land adjacent to Osborne Works, East Cowes. Although the site had existing outline permission for a Technology Park with 4,450^{2}m of B uses approved on site, by approving a new employment led training facility for students, it is hoped the Island will have a skilled workforce that can meet the needs of employees and create an environment for inward investment.

Thirteen permissions were granted for the loss of B class uses, although there was a net gain (3,700.68m^2) in terms of floorspace provision.

The section relating to jobs (see page 28) also establishes that permission was granted for planning applications supporting the creation of the potential for an additional 339 jobs on the Island.

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

Protecting employment land key facts/issues:

- **No** planning permissions were granted for the loss of employment sites of one hectare or above in the period 2015/16.
- **Thirteen** permissions were granted for the loss of B class uses although there was **a net gain (3,700.68m^2)**, in terms of floorspace provision.
- At least **eight** of these retained or created some form of employment provision on the site.
- **7** of these applications related to buildings that were **vacant** at the time of the application.
- Only **5** of the permissions granted for the loss of B class uses (two 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	1,046.74m^2 net loss of 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 and 9 prior notification approvals, for the loss of at least 4,401.74m^2 of A1 floorspace (an increase on the previous year's figure of 1,572.71m^2), which was an average of 191m^2 loss per application/approval. This loss was mainly focused around the larger retail areas of Newport, Cowes, Ryde 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, 15 were instances of the shop being vacant at the time of the application and 7 potentially created 60 full-time and 65 part-time jobs (either new or replacement). 10 applications were permitted that resulted in the loss of any form of employment provision to residential (6 were prior notification approvals).

Conversely, eight permissions were granted with a gain of at least 3,355m^2 of A1 retail floorspace (which gave an average of 419.37 m^2 of new floorspace per application).

Although the gain of new floorspace is a reasonable amount, given the loss of at least 4,401.74m^2 of A1 floorspace over the monitoring period, there has been an overall net loss of 1,046.74 of retail floorspace (a significant decrease from the previous year's net gain total of 8,342.49m^2) located in Newport, Cowes, Ryde and Sandown. An example of the decrease includes the change if use of the former post office building, High Street, Newport, to use class A3 (Restaurants & Cafes) with the loss of 492m^2 of A1 retail floorspace.

Delivering retail floorspace key facts/issues:

- **Twenty** applications relating to the change of use of retail floorspace (where the information was provided).
- **Fourteen** permissions and **nine** prior notification approvals were granted for the loss of at least **4,401.74m^2** of A1 floorspace. **8** permissions were granted for the gain of at least **3,355m^2** of retail floorspace.
- **15** of these were vacant at the time and **7** retained or created jobs on the premises.
- **10** applications were permitted for a change of use to residential (**6** were prior notification approvals).
- The result has been a net loss of **1,046.74** 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	0 units approved		
Target met	Y	Trend	

Indicator	Number of A1 uses lost in primary retail frontage		
Outcome	7 units were lost		
Target met	Y	Trend	

Records indicate that within the monitoring year there were at least[22] seven application (two were prior notification approvals) relating to A1 uses within the eight primary retail frontages (PRFs) across the Island (an increase of six on the previous year). They all related to the loss of an A1 unit within PRFs, and all were permitted.

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".

The loss of the A1 floorspace was spread across four PRFs, with Newport seeing a significant loss of 580m^2 (two applications), Cowes 203.93 m^2 (three applications), Shanklin 77m^2 (one applications) and Ryde 62m^2 (one applications). See the Delivering Retail Floorspace section above for details of applications approved for the loss of A1 uses in PRFs.

Table 19: *Floorspace gained by use class*

	2012/13	2013/14	2014/15	2015/16
A1	+720.4m^2	-457.9 m^2	+8,342.49 m^2	-1,046.74 m^2
A2	-458.2 m^2	+32.7 m^2	+40.0 m^2	-105.5 m^2
A3	+156 m^2	+304.3 m^2	+1,391.5 m^2	+1,339.72 m^2
A4	+38.3 m^2	+872 m^2	-601 m^2	-90 m^2
A5	+200.6 m^2	+204.5 m^2	-106 m^2	+69.5 m^2
B1(a)	-83 m^2	+40 m^2	+14.71 m^2	-226 m^2
B1(b)	-	+325 m^2	-	-
B1(c)	-4.1 m^2	-	-	+1,255 m^2
B2	-	-	-2,322 m^2	+1,573 m^2
B8	-245.3 m^2	+171.6 m^2	-	+1,098.68 m^2
D1	-	-41 m^2	-	+3,364 m^2
D2	+1 m^2	+254 m^2	-168 m^2	+80 m^2
SG[23]	+100 m^2	-704.5 m^2	-716.5 m^2	-471.3 m^2

Table 19 shows the breakdown of floorspace gained by use class and highlights two features: firstly a significant increase in the amount of A1 floorspace lost against the previous year; and secondly, an increase in the amount of A4 and A5 floorspace gained against the previous year (although an overall loss of A4 floorspace was recorded in this monitoring year). This change in A1 and to a lesser degree A2 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

[22] 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.

[23] sui generis uses

(including the PRFs) every six months. They demonstrate that in October 2015, with the exception of East Cowes and Freshwater, the town centres had vacancy rates below the national vacancy rate of 13.0 per cent (in July 2015)[24].

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[25] 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:

- **Seven** applications relating to the change of use from A1 within PRF received in 2015/16 (2 were prior notification approvals). **Five** maintained other A uses within PRFs, **one** was changed to a beauty salon (sui generis) and **one** to residential.

- With the exception of East Cowes and Freshwater, 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	One A1 use (38m^2) and no public houses were 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 was limited activity in applications relevant to this target within the monitoring year, which is not surprising considering the number and scale of rural service centres (RSC) and the specific uses the target considers.

Looking first at the A1 element of the monitoring target, an increase of 38m^2 was permitted in Bembridge, (the application was for a change of use from residential to retail and café). 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 Totland in West Wight. Although the application involved the loss of a vacant A4 use (140m^2), the proposal introduced employment provision (in various use classes) including other A uses (post office and café) and D1 use (Wellbeing Centre).

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:

- **One application** relating to the provision of A1 uses in RSCs. The application was for **additional shop floorspace**.

[24] The Local Data Company
[25] Part D of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015

- **No applications** relating to public houses in and nearby to RSCs.

Tourism – SP4

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

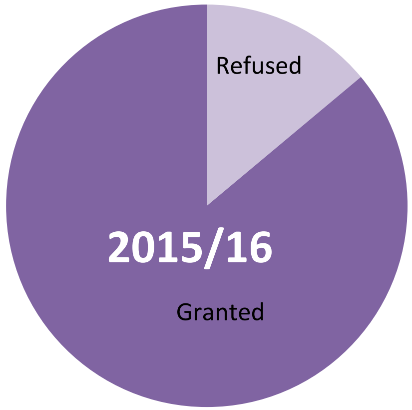
Indicator	Number of tourism bedrooms consented per annum		
Outcome	120 (plus 3 mobile homes, 19 tents/yurts and wigwams, 15 eco pods and 1 shepherd hut.)		
Target met	-	Trend	↓

Indicator	Number of tourism bedrooms lost per annum		
Outcome	139		
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.

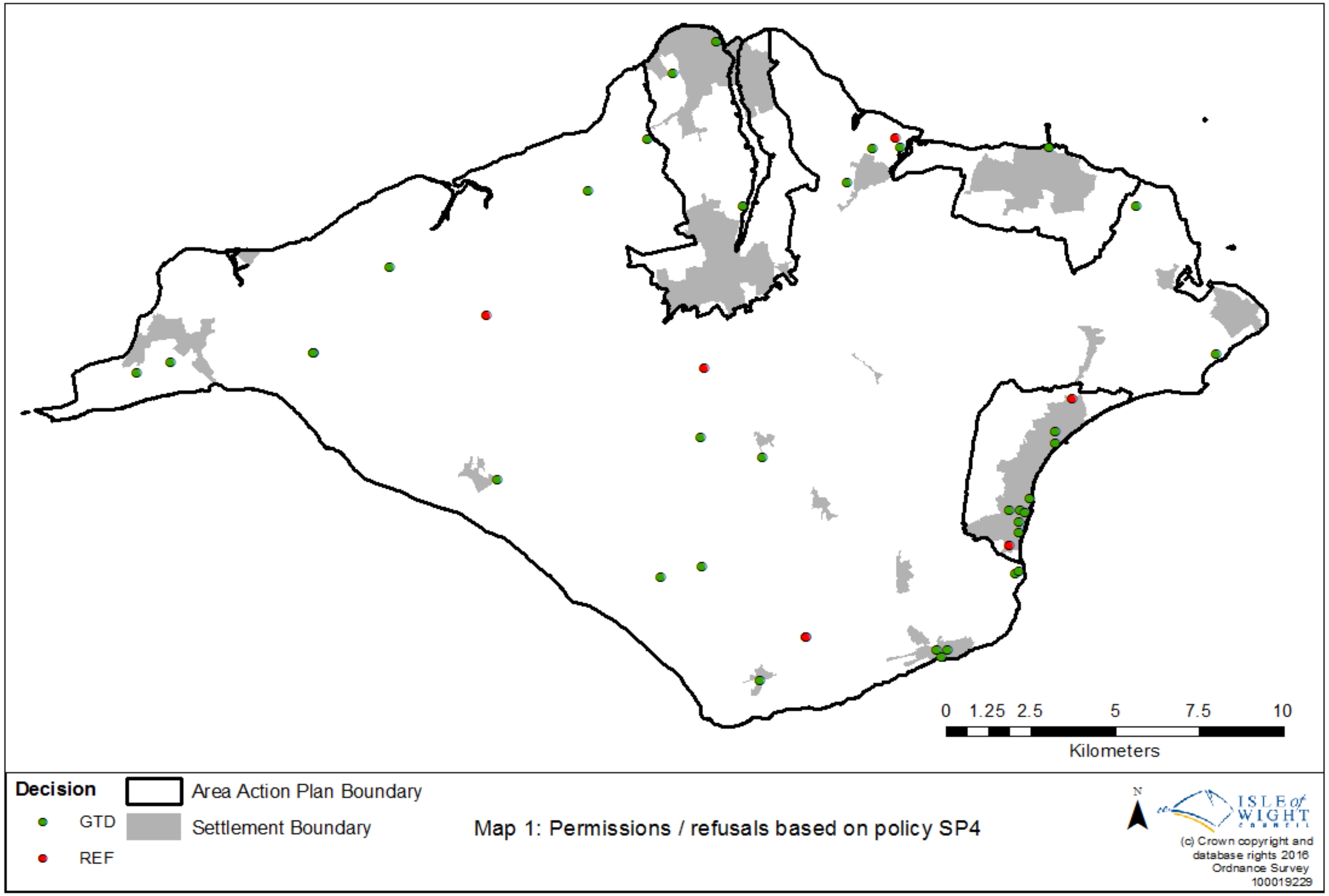
2015/16 saw 43 applications being determined against SP4 (an increase of 16 from the previous year). Of the 43 applications, 37 (86.05%) were granted and 6 (13.95%) were refused. The number of applications determined and those permitted represented an increase from 2014/15.

Graph 6: Applications relating to Tourism Development 2015/16



Within this monitoring year, the LPA permitted the loss of at least 139 bedrooms (a decrease of 42 from the previous year) and creation of 107 bedrooms (a significant decrease of 163 from the previous monitoring year), along with the creation of 3 mobile homes, 19 tents/yurts and wigwams, 15 eco pods and 1 shepherd hut.

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 17 but, where tourism accommodation was permitted, it was five. 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 (quite often as a result of the conversion of farm and outbuildings).

A key issue for accommodation providers is the upgrading of existing stock (often large converted Victorian, Edwardian residential properties or more recent purpose built hotels) 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 invariably the costs involved of extending, this can only be achieved by reducing the number of rooms available at the premises. In some instances, it is recognised that the only viable option (following a period of marketing the property) is to convert part or all of the premises to other types of tourism accommodation (often self-catered holiday apartments) or apply for a change to another use (often to residential) when the cost of maintaining the tourism offer is not viable for the business.

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

P/01261/15 Permission was granted for the change of use of 32 Sun Hill, Cowes from residential to hotel in connection with the adjacent Rawlings Hotel. The permission resulted in a net gain of 125 bedrooms with the potential creation of 18 full-time and 12 part-time jobs.

P/01168/13 The demolition of former hotel (Royal Cliff Hotel, Sandown) to form a four storey block of 26 apartments with parking and associated landscaping was granted. The permission resulted in a net loss of 32 bedrooms and the creation of 26 residential units thus altering the current use of the site from one that was principally tourism related to one that comprised residential. The officer’s written justification noted the poor state of the existing building and that the “quality of the existing tourism units would fall well below that expected by potential customers” and for these reasons, the loss of tourism accommodation was justified.

P/01455/15 The application was for the change of use of a hotel (Beaufort House, Sandown) to form a care home. The proposal resulted in a loss of bed spaces, but its replacement delivered housing specifically designed for residents requiring this type of accommodation with the potential creation of 29 full-time jobs.

P/00252/15 P/00253/15 P/01457/15 Three applications at Tapnell Farm, Newport Road, Yarmouth, were granted permission to expand this relatively new niche centre linking tourism, education and leisure activities to the historic farming operations on the site. Permission was granted for alterations to the gift shop and gallery, conversion of cattle shed to museum, animal encounter and indoor play area, change of use to provide activity centre and extensions to form shop and café and siting of 6 wigwams for holiday accommodation.

Of the six applications refused planning permission by the LPA, there were a number of trends that emerged. One was for the loss of a hotel (which would have resulted in the loss of a number of bedrooms) to residential development, and two were for the removal of conditions (changing the use from tourism to residential).

Tourism key facts/issues:

- **Forty Three** applications relating to tourist accommodation were determined in 2015/16.
- Of these **86.05 per cent** were permitted resulting in the loss of **139** bedrooms and the gain of **107** bedrooms and **3** mobile homes, **19** tents/yurts and wigwams, **15** eco pods and **1** shepherd hut.
- **11** applications related to hotels[26]and of these:
    - **Six** permitted the loss of hotels to residential uses (including a care home);
    - **One** permitted the loss of a hotel to residential with an element of tourism accommodation;
    - **One** refused the loss of a hotel to residential uses;
    - **One** permitted the change of use of residential to a hotel use;
    - **One** permitted extensions, improvements or diversification. (but still retaining the hotel element) of existing hotels;
    - **One** permitted a change of use of part of hotel to other types of tourist accommodation.
- The average number of bedrooms lost per permitted application was **17**, but where tourism accommodation was permitted it was **five**.
- It is believed that the granting of planning permission has resulted in the potential for an additional **82** full-time jobs (an increase of 43 from the previous year) and **36** part-time jobs (a decrease of 5 from the previous year), in the Island's tourism industry.

[26] (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[27] 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[28].

The third LAA, LAA 2015, produced by the council in its role as a mineral planning authority, aims to meet the requirements of both the NPPF and the Managed Aggregate Supply System. The NPPF states that when preparing LAAs mineral planning authorities should take the advice of an Aggregate Working Party into account. The South East England Aggregate Working Party was consulted in April 2016 on the final draft of the LAA 2015. Following this consultation SEEAWP approved the LAA.

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

While the 2015 LAA is the most recent published information on minerals on the Island, more up-to-date figures exist as a result of the annual aggregates monitoring survey. This survey is undertaken by Mineral Planning Authorities each year to provide data to the mineral industry, MPAs and government and is focused on primary aggregates, but also seeks to cover secondary and recycled materials at fixed sites. The most recent survey for which there are return figures covers the calendar year 2015 (as opposed to the 2015 LAA that is based on data up to calendar year end 2014) and these figures have been used in this monitoring report to provide the most up-to-date picture as well as being the basis for the LAA 2016 to be produced later this year.

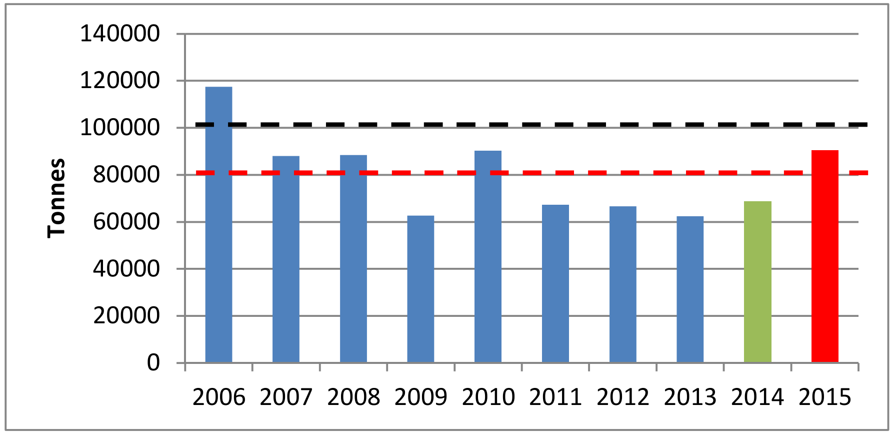
Minerals – SP9, DM20

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	90,306 tonnes of indigenous land-won aggregate (sales in 2015 calendar year)		
Target met	N	**Trend**	

Sales for land-won sand and gravel in 2015 reports an increase for the second consecutive year and when considered within the context of the most recent three years[29] (2013, 2014 & 2015) the picture locally appears to be one of recovery through increasing sales.

The current monitoring period confirms that the overall trend in decreasing sales over the last decade has now stabilised and moved into a period of increasing sales. The target not being met should be viewed positively in light of the most recent returns figure, as this is less than 10% below meeting the planned 100,000 tonnes per annum provision. This is the closest to the planned provision target that sales have been for 5 years (2010 recorded 90,163 tonnes) and the trend can be reported as positive.

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



[29] 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.

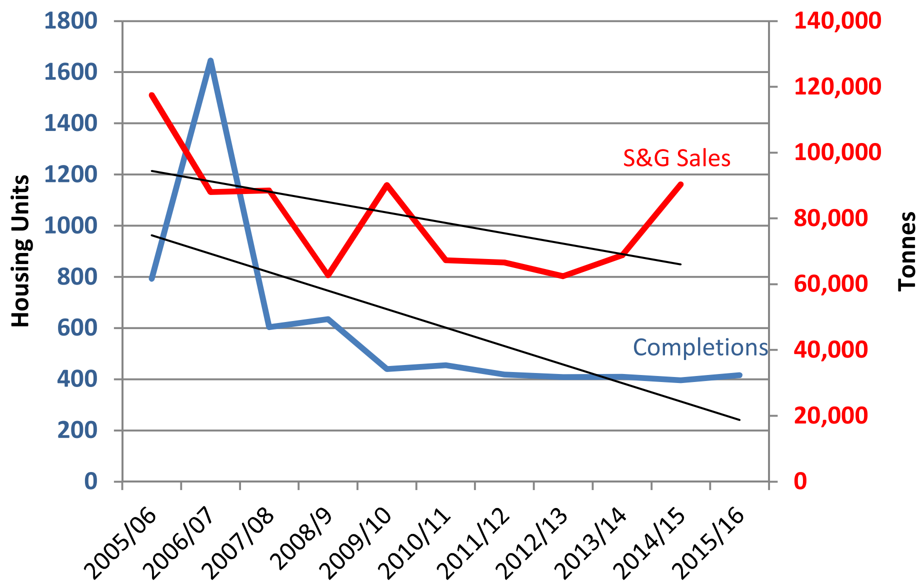
The black hashed line on graph 7 shows the annual target, with the red hashed line showing the average over the last ten years. The anticipated growth in the local economy and physical development associated with such growth does appear to be happening. Similarly aggregate demand (sales) has further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

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 2015/16 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 slight increase in the number of completions in the period 2015/16 (417) than in the preceding year (396). It is too early to say whether the declining trend is changing but this increase in completions, coupled with a significant increase in permissions over the same period (an increase from 526 to 661) may continue and shadow the increase in sales of sand gravel. What is certain is that currently there is no clear correlation between completions and aggregate sales. The next couple of monitoring years will help determine any potential relationship between aggregate sales and local house-building.

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 2015 1,160,424 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 in the previous year. However these remain in excess (by over 4 years in the worst case scenario of 11.6yr landbank) 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 (2015) and the previous year. The three levels of apportionment used are:

- 100,000tpa as agreed through the proposed changes guidelines
- 80,222tpa based on average sales for the last 10 years; and,
- 90,306tpa based on the latest reporting period (AM2015)

When reviewing the current monitoring system for planning consents, there has been one mineral related permission for the monitoring period, as identified against mineral policies SP9 and DM20.

This permission[30] did not involve the provision of aggregates (either virgin or recycled) in addition to that already planned for through permitted sites and/or capacity (e.g. recycling). Therefore the permission will not result in either an increase in permitted reserves (landbank) or a reduction in potential capacity allocated through core strategy policy SP9.

Table 20: Isle of Wight landbank (years)

Permitted Reserve (tonnes)	Date	Proposed Changes Guidelines (0.1mtpa)	2006-15 average sales (80,222tpa)	2015 sales (90,306tpa)
1,354,432	31.12.14	13.5	15.8	19.7
1,160,424	**31.12.15**	**11.6**	**14.5**	**12.8**

A potential wharf capacity issue was raised in a previous (2014) 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.

[30] P/01266/15 Lynbottom Civic Amenity and Waste Transfer Site, Construction of 6 household waste recycling bays/skips rearrangement of vehicle circulation to include 5 additional parking bays relocation of mobile office building creation of new weighbridge skip storage and parking bays.

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. Over the last 10 years the greatest proportion of sand and gravel sales has been via wharves, however for the latest reporting year this split has been the closest (49% landwon against 51% marine-won) recorded split over this time period. The issues of both vessel capacity and modal shifts in transport will be kept under review through the LAA process and reported back through future monitoring reports.

The NPPF allows for MPAs to consider the contribution that secondary and recycled aggregate can make as substitutes for primary materials. There has been a significant increase in sales of secondary and recycled aggregates in the last year (84,552t against a 9 year average of 29,829t and 2014 sales figure of 26,021t). Previous assessments through the LAA process have established significant available capacity, however as the overall capacity has not changed (i.e. no new permitted capacity) the implications of the relatively sudden increase in S&R sales results in similarly sudden decrease in S&R production capacity per annum. The next LAA will seek to determine if the increase in S&R sales is an anomaly or likely to be something more established and thereby what the implications for associated existing mineral infrastructure and sites are.

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. 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 below the core strategy target of 0.1mtpa, but the most recent figures are only slightly below this.

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

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

- Mirroring the proportionate decrease in contribution from marine-won sources is the increase made by recycled and secondary aggregate, more than doubling (from 13% to 29%) its provision to overall sales in 2015.

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.**

National guidance[31] sets out that as a minimum, waste planning authorities should monitor:

- Land allocations
- Changes to waste management capacities and the need for additional waste infrastructure
- Annual waste arisings

Each of these is considered below.

Land allocations

The core strategy makes one allocation in relation to waste, being (policy SP8 Waste) Standen Heath Extension Allocation as the Island's strategic landfill capacity. At the time of adoption the Island's only operational, non-inert landfill site (at Standen Heath) was expected to be full by 2015.

[31] Paragraph: 054 Reference ID: 28-054-20141016, National Planning Practice Guidance

The potential landfill extension provided by the allocation was forecast with a maximum capacity of 770,000m3 of net void space.

The most recent waste capacity modelling[32] 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*."

Current estimates of circa 30-40,000 tonnes per annum of waste is being sent to landfill, but industry has suggested that once the waste management facilities associated with the new contract have been built, the existing landfill site is unlikely to be commercially viable to continue

[32] Isle of Wight Council Evidence Base Update, Review and Update of Waste Need Modelling, 2015, Amec Foster Wheeler Environment & Infrastructure UK Ltd.

to operate as it currently does. Therefore the need for additional permitted capacity is no longer likely to be an issue (the new waste contract aims to deliver just over 92 per cent 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.

Changes to waste management capacities and the need for additional waste infrastructure

Future monitoring reports will provide information on both sites allocated for waste management (for example through the AAP process) and any waste management applications and how they relate to these allocated sites.

Of the two applications determined in 2015/16, one was approved[33] and one was refused[34]. The application granted permission is part of the new waste management contract between the council and Amey LG UK and relates to a reconfiguration of Lynnbottom Civic Amenity leading to operational improvements. The application site currently operates as a HWRC, with 11 bays used for collecting waste from residents.

The development will increase the amount of waste collected and recycled by increasing the capacity at Lynnbottom for household and small scale commercial waste on a single site. By implementing the changes and controls the proposed development will support the increase of the recycling rate to a minimum of 72 per cent during year one of the contract, 75 per cent during year four and 77 per cent in year seven on the Island. There will be an initial annual throughput of c.30,000 tonnes of waste at the site (similar to existing tonnage).

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	One permission was granted that contributed to significant new waste management facilities (0.57ha), that could be recorded as part of this monitoring report		
Target met	-	Trend	↑

[33] P/01266/15 – Lynbottom Civic Amenity
[34] P/00431/15 – land off Briddlesford Road

Looking at performance against the policy indicators, there has been a positive contribution to significant new waste management facilities[35]. Following a neutral performance last year, the previous monitoring report made the observation that;

"*…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 per cent of the total area identified as being required over the plan period*."

Annual arisings

When considering the overall tonnages of waste[36] handled in 2015/16 compared to the previous monitoring year, there is relatively little change (73,060 and 76,215 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 5 year trend overall tonnage has increased by 4,230 tonnes or 5.8 per cent.

Amounts of waste recycled, recovered or going for disposal

While the overall amounts of waste managed per annum have remained constant, how this waste has been managed over the last five years has changed. The critical period for this change has been between the monitoring years 2011/12 and 2012/13, where the following can be observed;

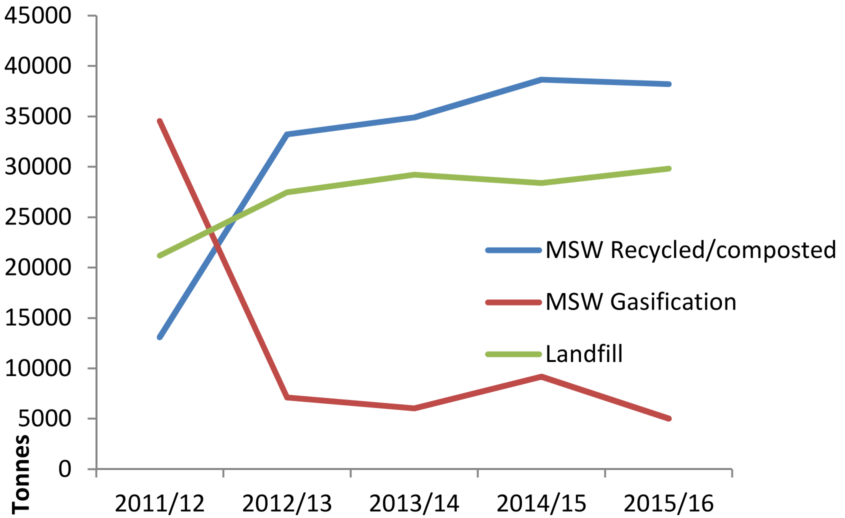
- Recycled/composted goes from 19 per cent to 49 per cent of all MSW managed and then remains relatively static to 2015/16;
- Gasification goes from 50 per cent to 11 per cent of all MSW managed and then remains relatively static to 2015/16; and,
- Landfill goes from 31 per cent to 40 per cent of all MSW managed and then remains relatively static to 2015/16.

Graph 9 illustrates the step change in waste management that occurred over this period.

The move to Kerbside Green Wheeled Bins shifted the recycling and waste distribution significantly. Prior to the introduction of Dry Mixed Recycled (DMR) kerbside bins, recycling was an opt-in service that only 40,000 residents chose to participate in, with the majority of waste and recycling being set out in black bags on a weekly basis. This would all go through the Resource Recovery Facility at Forest Road, with inert materials and some recycling separated and the majority going to gasification. The introduction of the alternate weekly collection service and separated DMR bins split the waste stream at source causing the sudden divergence that can been seen between the monitoring years 2011/12 and 2012/13.

[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] Municipal Solid Waste or MSW

Graph 9: Management of local authority collected waste – Isle of Wight 2012/13 – 2015/16



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 30-40,000tpa, resulting in over ten years' worth of void space[37]. However the new council waste management contract will lead to significant changes in treatment and requirement for indigenous landfill (as detailed above).

- **Gasification plant** – This facility was decommissioned in Oct 2015. New plant associated with the new waste management contract between the council and Amey LG UK will be installed in the coming 24 months. This material treatment facility will sort waste to ensure maximum extraction of recyclates and the proposal is designed to manage up to 80,000 tonnes of waste, the majority of this is anticipated as being municipal waste generated through kerbside collection and Household Waste Recycling Centres

- **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).

Waste key facts/issues:

- The Island Plan has made one allocation (policy SP8 Waste), with a forecast maximum capacity of 770,000m3 of net void space.

[37] Based upon a conversion rate of waste material having a density of 1 Tonne per Cubic Metre, [Waste Conversion Factors – Gov.uk]

- One permission was granted in the last year, associated with the new waste contract with Amey LG UK that resulted in additional new waste management capacity through the reconfiguration of Lynnbottom Civic Amenity.

- When considering the overall tonnages of waste handled in 2015/16 compared to the previous monitoring year, there is relatively little change (73,060 and 76,215 tonnes respectively), and when considering the five year trend overall tonnage has increased by 4,230 tonnes or 5.8 per cent.

- While the overall amounts of waste managed per annum have remained constant, how this waste has been managed over the last five years has changed. The critical period for this change has been between the monitoring years 2011/12 and 2012/13, where the introduction of the alternate weekly collection service and separated DMR bins split the waste stream at source causing the sudden divergence of methods of management over these monitoring years.

- The council's new waste management contract to deliver waste collection and treatment services commenced autumn 2015. Significant waste management facilities associated with the new waste management contract have been approved.