MONITORING REPORT

for the Isle of Wight Council's planning policies

2016 – 2017

ISLE of WIGHT COUNCIL

Executive summary

The year 2016/17 was the fifth complete monitoring year with the adopted Island Plan Core Strategy in place.

Within the monitoring year the council has improved its performance in the speed of its decision making, to the extent that performance is above 90 per cent against the national targets of 60 per cent, 65 per cent and 80 per cent (depending on the type of application).

The completions of residential units on the Island for the year totalled 321. There were also 481 residential units permitted, which represents a decrease on the previous year's figure (661). This reflects the fact that fewer applications for residential development were received in the 2016/17 monitoring year.

The number of new dwellings built on the island reduced significantly from the previous year, and is well below the average for the last five years. It also falls well short of the ceiling of delivery (of around 400 dwellings per year) identified in the previous monitoring report.

The delivery of affordable housing has remained at a worryingly low level, significantly below what is needed. The council will need to work with partners to address this, and to consider new and innovative methods of delivering affordable housing.

By approving new employment developments the capacity for 296 jobs on the Island was created, with a net gain in employment floorspace provision of 1,396m^2 and a gain of 580.75m^2 of retail floorspace.

Marine-won aggregates continue to play a significant role in the supply of aggregates to the Island, consistently providing over half of the total supply between land and marine won sources. 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.

The overall tonnages of waste handled in 2016/17 reduced slightly compared to the previous monitoring year, from 69,657 to 65,567 tonnes. While the overall amounts of waste managed per annum show a slight decrease, how this waste has been managed over the last five years has changed.

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.

- **1,408** planning applications were determined.
- **92 per cent** of these were **approved** and **8 per cent refused**.
- We **exceeded** the national targets for the time for determining major, minor and other planning applications.
- **481** dwellings were granted permission.

- **321** dwellings were completed.
- Only **34** affordable houses were completed.

- **61.5** per cent of housing completions were on brownfield land and **56.7** per cent of housing permissions were on brownfield land.

- Permission was granted that supported the potential for an additional **296 jobs** on the Island.

- There was a net gain of **1,396m^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 2016/17.

- There has been a net gain of **580.75m^2** of retail floorspace within the monitoring period.

- **40 applications** relating to tourist accommodation were determined in 2016/17.

- Of these **87.50 per cent** were permitted resulting in the loss of **169** bedrooms and the gain of **267** bedrooms and **12** yurts, **2** tents and **11** eco pods.

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

- The tonnages of waste handled in 2016/17 reduced slightly compared to the previous monitoring year, from 69,657 to 65,567 tonnes.

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ISLE of WIGHT COUNCIL

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 2016 to 31 March 2017. The core strategy has now been in place five 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

The local development scheme (LDS), relevant to the monitoring year was published in May 2015 and sets out the anticipated timetable for producing our main planning documents. The targets for document production were not met. Following an improved evidence base the review into SP2 (the council's strategic housing policy in the Island Plan Core Strategy) was not progressed. The three area action plans slipped due to the volume of responses and the time taken to process them.

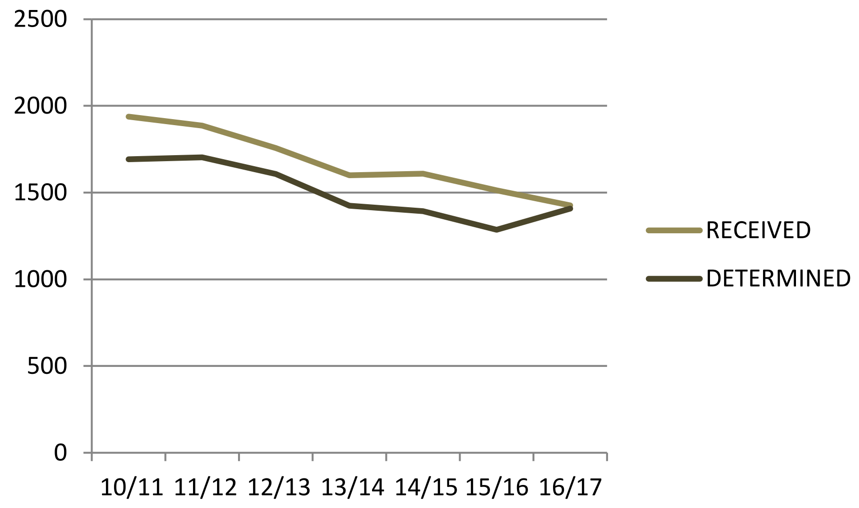
Discussions through this monitoring year contributed to a new LDS being published in November 2017.

Processing planning applications

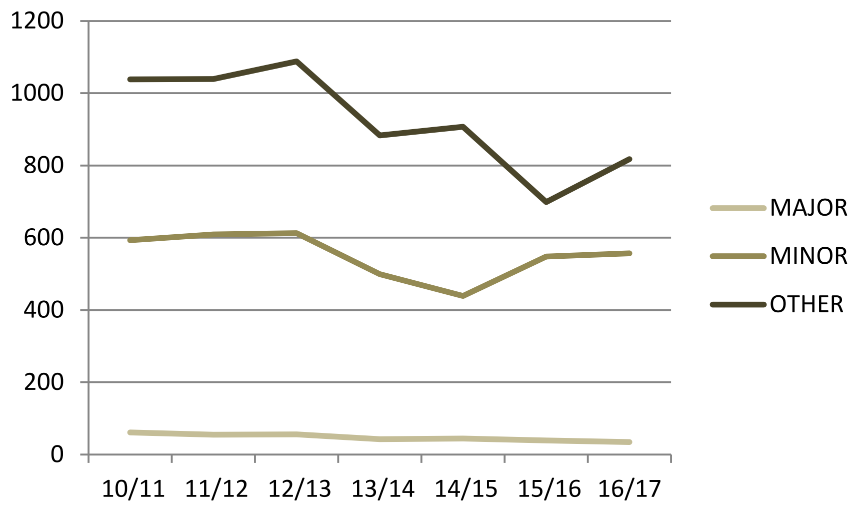
The LPA received 1,425 planning applications within the monitoring year within the same period we determined 1,408 applications. This is shown in Graph 1, with the number of applications received in **light green** and the number of applications determined in **dark green**.

The number of applications received has continued to drop, reflecting the wider economic context and permitted development rights. Whilst the applications determined are not necessarily the same as those received, Graph 1 shows there has been a convergence of the two. This highlights a positive improvement in terms of the number of applications determined within the monitoring year.

Graph 1: Number of applications received and determined



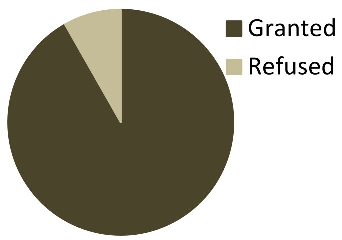
Graph 2: Determined applications by type



Graph 2 shows the number of determined applications split between major, minor and other applications[1] over the same period. The number of major applications determined has continued to reduce, with minors and others increasing. This may reflect a trend of people not moving but improving their existing properties.

A breakdown of the outcome of decisions of the 1,408 determined applications is shown in Graph 3.

Graph 3: Determined applications by decision



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.

There are national targets for 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. There was a marked improvement in the performance relating to majors, which reflects an increase in agreed 'extensions of time'.

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
16/17	92.31%	96.83%	97.91%
15/16	55.88%	74.70%	86.05%
14/15	52.27%	76.54%	87.97%
13/14	61.90%	71.94%	84.82%
12/13	54.90%	76.17%	85.31%
11/12	67.27%	84.73%	88.35%

This has enabled the LPA not only to improve its performance statistics, but more importantly to negotiate improved and better quality schemes. This then benefits the applicant as issues are resolved and applications

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

are being determined under delegated powers, or if they are determined by the planning committee the majority have been permitted. The outcomes are therefore better for both residents and applicants.

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.

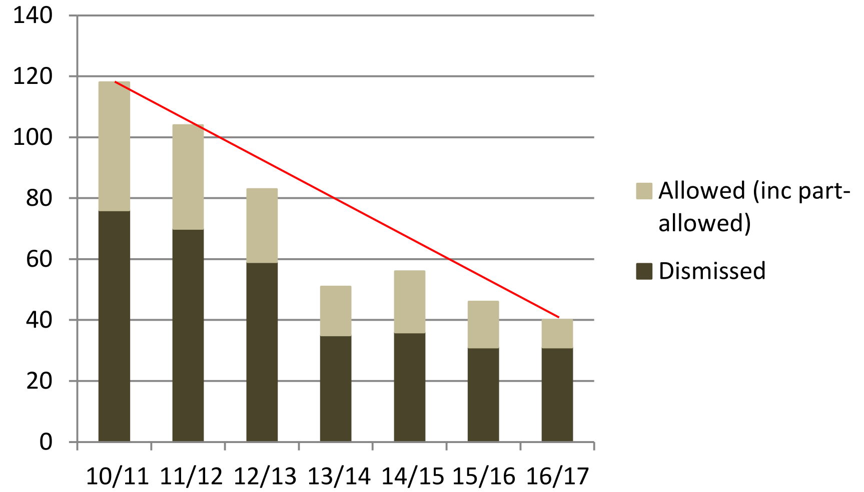
Whether a council has a "poor track record" is determined on two measures; one being if it failed to determine less than 50 per cent of major applications within 13 weeks over a two-year period, the other being if its proportion of major decisions overturned on appeal is greater than 20 percent over two years (although the thresholds used will be kept under review).

Figures published by the Department for Communities and Local Government (DCLG)[2] covering a two year period to the end of June 2017, show that our figure relating to the time taken to determine major applications within 13 weeks (or agreed time) had increased by just over thirteen percentage points to 69.8 per cent. This represents a significant improvement in performance which moves the council away from the threshold of having a 'poor track record'. For "county matters"[3] the figure had increased to 100 per cent (albeit there were only three applications).
In terms of the quality of the decision making, 3.9 per cent of the council's major decisions were overturned at appeal. The national average was 2.6 per cent. Whilst we were above the national average in numerical terms, there were three major decisions overturned at appeal.

Appeal performance

Within the monitoring year there were 47 appeals lodged against the council's decisions, with the Planning Inspectorate issuing 40 decisions. Graph 4 shows the number of decisions issued by the Planning Inspectorate over the last six years and whether they were allowed (including part-allowed) or dismissed.

Graph 4: Planning Inspectorate appeal decisions



The figures show a significant decrease in the number of lodged appeals since 2010/11. During that period the council has performed consistently in terms of percentage of appeals dismissed. Within the monitoring year

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

the overall figure was 77.5 per cent (an increase of ten percentage points on the previous year).

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 2016/17 there were 34 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, seven were allowed or part allowed which equates to 20.5 per cent. This is below the national average of 33 per cent[4] and the target maximum of 30 per cent.

None of the seven allowed appeal decisions issued within the monitoring year were refused (contrary to officer recommendation) by the planning committee.

The number of Enforcement Notice appeals determined remained relatively low (in single figures for the seventh year in a row). All of the Enforcement Notice appeals (in which all four cases concerned the same notice were upheld (dismissed).

Of the four costs applications made against the LPA in 2016/17, one was awarded in part (P/01214/15 – West Wight Alpacas, Main Road, Wellow). The invoice for this award has not yet been received.

Table 2: Percentage of appeals by type of appeal

	11/12	12/13	13/14	14/15	15/16	16/17
Refusal of planning permission[5]	92 88.5%	74 89.2%	39 76.5%	50 89.3%	40 (87%)	34 (85%)
Non-determination	1 1%	1 1.2%	2 3.9%	0 0%	4 (8/7%)	0 0%
Refusal of Lawful Development Certificate	4 3.9%	0 0%	3 5.9%	1 1.8%	0 0%	0 0%
Enforcement Notice	7 6.7%	7 8.4%	5 9.8%	4 7.1%	2 4.3%	4 (10%)
Conditions (direct appeal against conditions)	0 0%	0 0%	2 3.9%	0 0%	0 0%	2 (5%)
Refusal of Advert Consent	0 0%	1 1.2%	0 0%	1 1.8%	0 0%	0 0%

Complaints

During the past seven years the number of complaints about the council relating to planning matters that have been taken to the Local Government and Social Care Ombudsman (LGSCO), following consideration under the corporate complaints procedure, has seen a downward trend. The number of complaints upheld has consistently been low; the latest monitoring period experienced the lowest number since 2010/11.

[4] Based on 2015/16 figures, which at time of publication were the most up-to-date and available.

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

During the monitoring year six complaints were received and considered by the LGSCO, with five not being progressed. The sixth complaint will be reported in 2017/18.

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

	10/11	11/12	12/13	13/14	14/15	15/16	16/17
LGO Complaints	9	8	11	13	9	8	6
Not Progressed	7	6	8	9	7	6	5
Complaints Upheld	2	2	1	1	2	1	0
Local Settlement	2	1	1	1	0	0	0
Not Finalised	0	0	2	0	0	1	1

Neighbourhood planning

No neighbourhood development plan areas were designated in 2016/17, meaning the number of designated areas on the Island remained at five. These cover the parishes of Bembridge, Brading, Brighstone, Gurnard and Freshwater. More information regarding neighbourhood planning on the Isle of Wight can be found on the council's website.

A referendum was held into the draft Brighstone Neighbourhood Development Plan on 15 September 2016. Following a positive result the plan was 'made' (brought into force) on 19 September 2016.

The draft Freshwater Neighbourhood Development Plan was published for Regulation 16 consultation between 13 January to 27 February 2017. It is anticipated that a referendum will be held in 2017/18.

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.

The council adopted three SPDs in the monitoring year – Guidelines for Parking Provision as Part of New Developments SPD, Guidelines for Recycling and Refuse Storage in New Developments SPD and the Affordable Housing Contributions SPD.

Permitted Development Rights and Prior Notification

The changes introduced through amendments to the General Permitted Development Order, 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 required.

In this monitoring year the council issued 76 prior approval notices. Of these 61 confirmed were authorised (a slight decrease from the 66 issued the previous year) and these included 24 requests for a change of use from agricultural buildings to residential (creating 30 dwellings) and five for a change of use from employment and retail uses to residential (creating six dwellings). 15 requests for a prior approval notice were refused.

The information required to be submitted through the prior approval 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). Therefore 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 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.

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.

A Draft Scheme for The Solent Deal was submitted to the Secretary of State for approval in November 2016. A decision has yet to be received, and further information is available at http://www.solentdeal.co.uk/.

Table 4: Strategic areas of work reported 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)	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	It sets out the overall need for development to 2034 and proposes development targets for each Council.
	The Solent Deal	Combined Solent Authorities	Should the bid be successful a single Spatial Plan for the area giving a consistent approach across the combined authority area for strategic planning matters.
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.
	Digital Solent Conference and Digital Strategy	SLEP & Isle of Wight Council	A Solent Local Enterprise Partnership supported event and project that focuses on Island challenges and opportunities in the digital space on the Isle of Wight.
	Various projects aligned to the Local Growth Deal programme and SLEP	Solent Local Enterprise Partnership (SLEP)	Cross-Solent connectivity – to modernise ferry terminals on both sides of the Solent. Isle of Wight College – a centre of excellence for Science, Technology, Engineering and Maths.
	The Solent Deal	Combined Solent Authorities & SLEP	The Solent Mayoral Combined Authority (SMCA) would control funding for adult skills and training.
Environment	Solent Recreation Mitigation Strategy	Solent Recreation Mitigation Partnership	The full mitigation strategy that covers both sides of the Solent is due to be published before the end of 2017, with actual implementation of the new scheme of payments due to commence by April 2018.
Renewables	Perpetuus Tidal Energy Centre (PTEC)	Marine Management Organisation & Crown Estate	Continue to work with both the MMO and Crown Estate on the tidal energy project
Travel	Sub-regional transport modelling and planning	Solent Transport	The outputs are also being used to inform Island baseline work on key junctions and roundabouts that will be used in the emerging Island Planning Strategy.
	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	SLEP, SCC, and transport	The council is actively involved with SCC, Red Funnel and others to improve cross-Solent

Monitoring report area	Strategic area of work	Relevant body engaged	Actions & Outcomes
	to Southampton (Bid to LTB)	operators	links between East Cowes and Southampton.
	The Solent Deal	SLEP & Combined Solent Authorities	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.
Minerals	Isle of Wight Local Aggregate Assessment (LAA)	South East England Aggregate Working Party (SEEAWP)	The council has sought to work collaboratively with other bodies in the preparation of the LAA, in order to satisfy the Duty to Cooperate.
Waste	Strategic planning aspects of waste management	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.

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. The total new homes bonus payment in year for 2016/17 for the Isle of Wight was £3,920,287.

Planning performance key facts/Issues:

- **1,408** planning applications were determined during 2016/17.
- **92 per cent** of these were **approved** and **8 per cent refused**.
- We **exceeded** the national targets for the time for determining major, minor and other planning applications.
- **40 appeals** relating to the refusal of planning permission were determined within 2016/17, with **77.5 per cent dismissed** and **23.5 per cent permitted**.
- **6** complaints were escalated to the LGSCO in 2016/17 and **5** were not progressed (the remaining decision is expected in 2017/18).
- **1** neighbourhood development plan was made (brought into force) in the monitoring year following a positive public referendum and **1** was published for regulation 16 consultation.
- **3** supplementary planning documents were adopted by the council and are now material considerations 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 70,332 at 31 March 2016 to 70,685 at 31 March 2017[6].

Commuting, retirement, a high level of second home ownership and an average wage lower than that of the south east, all contribute to maintaining a relatively high house price to income ratio of 8.14[7] on the Isle of Wight in 2015 (which is the most up to date information available). This ratio has increased since 2013, when it was 7.62.

These effects have the impact of increasing the demand[8] for housing, reducing the availability of first time buyer accommodation and exacerbating the need[9] for affordable housing for people on low incomes. The decrease in the delivery of affordable housing on the island is a significant issue and interventions will be required to ensure that the homes required on the island are being provided.

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[10] is becoming scarce and, as such, delivery on site, as part of s106 agreements, is going to need to be even more of a priority.

In light of these issues, the planning and delivery of an appropriate mix of housing will be critical to ensuring that the needs of Island residents are

6 Isle of Wight council tax records, 31 March 2017.

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

8 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.

9 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.

10 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.

Self and Custom Build Housing

The council introduced its Self and Custom Build Register within the monitoring year. At the 31 March 2017 there were 74 individuals on the register. The council must have regard to the content of the register is informing how it undertakes its planning, housing, land disposal and regeneration functions. The register is publicised on the council's website at www.iwight.com/selfbuildhousing, and it is investigating how it incorporates the information in the register into local planning policy.

Number of new homes – SP2

Target	520 dwellings built per annum over the plan period

Indicator	Net annual dwellings provided		
Outcome	321 dwellings were provided		
Target met	N	Trend	↓

Trend information

Table 5: Completions by year

Year	Small	Large	Total
2011/12	126	292	418
2012/13	204	205	409
2013/14	150	260	410
2014/15	138	258	396
2015/16	159	258	417
2016/17	135	186	321
Total	912	1459	2371

Table 5 breaks down completions into small and large sites[11]. The 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 and the extra cost of transporting goods to the island); difficulty in accessing finances (to both build and purchase), and the Island's house price to income ratio.

The trend since 2011/12 has been for around 400 completions per year, however this reduced to 321 completions in 2016/17. This equates to 61 percent of development was planned for in 2016/17. The current five year land supply update shows that the number of dwellings with planning permission is over five times the number of permission required to meet our objectively assessed need of 525 dwellings per annum.

[11] Small sites are those where the number of dwellings to be constructed is 1-9 and large sites are 10+

This suggests that sufficient dwellings are being permitted, but they are not being delivered to the extent that is required. The council, with partner organisations and housebuilders will need to work together to understand why this is the case especially given the council's regeneration aspiration to speed up the delivery of housing.

Five year land supply

Table 6: Five year land supply summary figures as at 1 April 2017

	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 - 31/03/2016) - 525 units per annum	2610
d	Completions (01/04/11 to 31/03/16)	2050
e	Shortfall in provision (01/04/11 to 31/03/16)	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 01/04/15-31/03/16 (providing for the backlog)	663
h	Overall requirement 01/04/17-31/03/22	3316
	Supply	
i	Supply from SHLAA sites	750
j	Supply from proposed allocations	310
k	Supply from large sites	1060
l	Supply from small sites	750
m	Supply from windfall	450
	Overall supply	3320
	Overall requirement - Overall supply	**-4**
	Overall supply as a % of Overall requirement	**100.11%**

Table 6 shows that the council can demonstrate a 5 year land supply at 31 March 2017, 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 2018.

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**[12]

Indicator	Number of new dwellings **permitted** and **completed** within or immediately adjacent to the settlement boundaries of KRAs per annum		
Outcome	363 additional units were **permitted** and 258 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	39 units were **permitted** and 16 units **completed** within or immediately adjacent to the settlement boundaries of the SRAs		
Target met	-	**Trend**	↓ ↓

[12] 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, and the provisions set out in policy SP2.

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 2016/17 financial year by the settlement hierarchy set out in Policy SP1 were as follows:

Table 7: Completions by SP1 location and type of site

Area	Small	Large	Total	%
KRAs	91	167	258	80.4%
SRAs	11	5	16	5.0%
RSCs	10	11	21	6.5%
WRA	23	3	26	8.1%
Total	**135**	**186**	**321**	

Table 7 shows completions are occurring in the preferred locations.
The total figures for the KRAs shown in Table 7 are further broken down in Table 8.

Table 8: Completions by SP1 location

	Key regeneration areas	Total	%
Medina Valley	Newport	76	62%
	Cowes	25	
	East Cowes	59	
Ryde	Ryde	48	18.6%
The Bay	Sandown	19	19.4%
	Shanklin	31	
	Lake	0	
	Total	258	100%

Permissions granted

A total of 481 dwellings were granted permission in 2016/17. Table 9 breaks this figure down by settlement type, and shows that of the 481 dwellings permitted, 363 (or 75 per cent) were permitted within KRAs.

Table 9: Permissions granted by SP1 location

Area	Small	Large	Total
KRAs	124	239	363
SRAs	20	19	39
RSCs	25	0	25
WRA	33	21	54
Total	202	279	481

Table 9 shows that of the 279 dwellings permitted on large sites, 86 per cent) were permitted in KRAs. This demonstrates that we are permitting development in the preferred locations.

Table 10: new permissions granted by SP1 Location

	Key regeneration areas	Total	%
Medina Valley	Newport	23	22.9
	Cowes	26	
	East Cowes	34	
Ryde	Ryde	244	67.2
The Bay	Sandown	8	9.9
	Shanklin	24	
	Lake	4	
	Total	363	

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	79 dwellings **permitted** and 47 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 21 completions either within or immediately adjacent to the settlement boundary of a RSC, and 26 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

Rural service centres	Total	Rural service centres	Total
Arreton	0	St Helens	0
Bembridge	2	Wootton	2
Brading	3	Wroxall	2
Brighstone	10	Yarmouth	1
Godshill	0	Wider Rural Area	26
Niton	0	**Total**	**47**
Rookley	1		

In terms of planning permissions granted within the monitoring year in these specific locations, there were 79 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

Rural service centres	Large sites	Small sites	Total
Arreton	0	0	0
Bembridge	0	4	4
Brading	0	3	3
Brighstone	0	2	2
Godshill	0	1	1
Niton	0	4	4
Rookley	0	2	2
St Helens	0	0	0
Wootton	0	3	3
Wroxall	0	6	6
Yarmouth	0	0	0
Wider Rural Area	21	33	54
Total	**21**	**58**	**79**

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	56.70 per cent of completions in 2016/17 were on brownfield land		
Target met	N	**Trend**	

The core strategy sets out that the council will prioritise the redevelopment of previously developed (or brownfield) land where such land is available, suitable and viable for the development proposed (policy SP1).

Table 13: Number of units granted by type of land

Area	Brownfield	Greenfield	% Brownfield
KRA	213	150	58.7%
SRA	19	20	48.7%
RSC	10	15	40%
WRA	54	0	100%
Total	296	185	

Table 13 indicates that nearly 60% of permission in KRAs and 100% of permissions in WRAs were on brownfield land. These figures demonstrate that there is still a focus on brownfield land. Furthermore, over the last six years since the Core Strategy was adopted, 55% of permissions granted have been on brownfield. Over the last two years an average figure of 66.7% of permission granted have been on brownfield land.

In overall terms brownfield sites accounted for 61.5% of the permissions granted in 2016/17.

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**	-

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

	Bedroom no.	1	2	3	4+
KRAs	Newport	15	15	46	12
	Cowes	2	6	4	2
	East Cowes	1	23	34	1
	Ryde	16	21	4	5
	Sandown	3	6	10	0
	Shanklin	6	15	8	3
	Lake	0	0	0	0
	Total	43	86	106	23
SRAs	Ventnor	0	8	0	0
	West Wight	1	0	1	6
	Total	1	8	1	6

	Bedroom no.	1	2	3	4+
RSCs	Bembridge	0	1	1	0
	Brading	0	2	1	0
	Brighstone	0	4	3	3
	Godshill	0	0	0	0
	Niton	0	0	0	0
	Rookley	0	0	1	0
	St Helens	0	0	0	0
	Wootton	0	1	1	0
	Wroxall	0	2	0	0
	Yarmouth	0	1	0	0
	Total	0	11	7	3
WRA	WRA	**3**	**9**	**6**	**8**
	TOTAL	3	9	6	8

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. Table 14 provides a breakdown of completions per bedroom size by KRA, SRA, RSC and WRA, and Table 15 sets out permissions granted per bedroom size in 2016/17:

Table 15: Permissions granted by bedroom size and SP1 location

Bedroom numbers	1	2	3	4+
KRAs	63	94	119	87
SRAs	1	12	21	5
RSCs	2	6	12	5
WRA	18	19	9	8
Total	84	131	161	105
%	17.5%	27.2%	33.5%	21.8%

The council published a Strategic Housing Market Assessment, which set out its objectively assessed requirements in June 2014. A further update report was 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%

Affordability of new homes DM4

Target	**Deliver 35 per cent of new dwellings as affordable housing units over the plan period**

Target	**70 per cent of affordable housing to be social/affordable rented**

Target	**30 per cent of affordable housing to be intermediate tenures**

Indicator	Number of affordable housing units delivered per annum		
Outcome	34 dwellings out of 321 completions or 10.6% per cent		
Target met	**N**	**Trend**	

Indicator	Number of social/affordable rented affordable housing units delivered		
Outcome	28 out of 34 = 82 per cent		
Target met	N	Trend	↓

Indicator	Number of intermediate tenures affordable housing units delivered		
Outcome	6 out of 34 = 18 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.

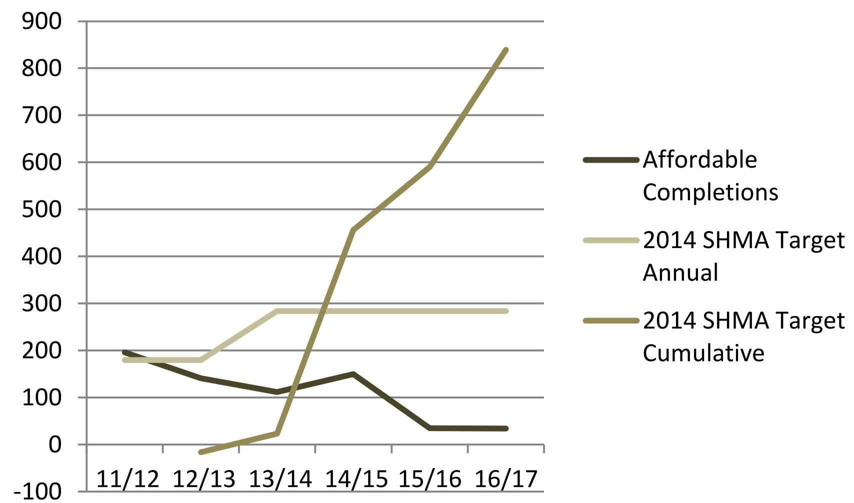
Affordable housing is delivered through three main ways:

1. Conversion of existing accommodation into affordable housing.
2. Purchase of existing open market housing as affordable housing.
3. New build affordable housing.

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[13] (this is shown in Graph 5).

34 affordable housing dwellings being delivered in the monitoring year, 28 of which were for rent and 6 were for shared ownership. 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.

Graph 5: Affordable housing delivery since 2011/12



[13] 2007-2012 Housing Strategy

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.

The council's most recent assessment was undertaken in 2015. No applications have been received for gypsy or traveller sites during the 2016/17 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 three 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[14].

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[15], 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.

[14] See paragraphs 5.71-3 of the Island Plan Core Strategy
[15] 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.

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 3 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. An example of this includes 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.

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 296 additional jobs		
Target met	-	Trend	↓

It is calculated that the granting of planning permissions has resulted in the potential for an additional direct 296 jobs on the Island (a decrease from 339 on the previous monitoring year), with 181 being full-time (203 in 15/16) and 115 part-time (136 in 15/16). 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) or indirect supply-chain jobs.

Table 17 shows the breakdown of these 296 potential jobs by use class and full/part-time and it highlights two features: firstly over a third of the full and part-time jobs were in C1 uses (which are classified as hotel, boarding and guest houses), and of these 75 full-time jobs were created, a significant increase from the previous monitoring year. This can be attributed to the increased prominence of chain hotels on the Island.

In comparison, there has been a significant decrease in jobs in A1 uses (which are classified as shops, post offices and funeral directors amongst others) and A3 uses (which are classified as restaurants and cafes) from the previous monitoring year. 23 full and part-time jobs were created in A3 (restaurants and cafes) and only 9 full and part-time jobs in A1 (shops). This perhaps reflects the more flexible nature of shift work within these types of uses.

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 296 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.

Table 17: Potential jobs by use class and type

	11/12	12/13	13/14	14/15	15/16	16/17
A1	FT **32** PT **11**	FT **32** PT **23**	FT **82** PT **4**	FT **190** PT **380**	FT **46** PT **76**	FT **6** PT **3**
A2	FT **1** PT **2**	FT **6** PT **0**	FT **2** PT **1**	FT **0** PT **4**	FT **8** PT **2**	FT **0** PT **0**
A3	FT **29** PT **28**	FT **22** PT **24**	FT **15** PT **18**	FT **7** PT **23**	FT **34** PT **23**	FT **18** PT **5**
A4	FT **2** PT **2**	FT **6** PT **18**	FT **2** PT **1**	FT **0** PT **0**	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**	FT **3** PT **2**
B1	FT **148** PT **2**	FT **127** PT **34**	FT **23** PT **14**	FT **14** PT **3**	FT **25** PT **0**	FT **20** PT **22**
B2	FT 105 PT 13	FT **11** PT **0**	FT **3** PT **0**	FT **30** PT **4**	FT **2** PT **0**	FT **7** PT **0**
B8	FT **2** PT **3**	FT **-8** PT **-1**	FT **8** PT **3**	FT **8** PT **4**	FT **6** PT **0**	FT **4** PT **0**
C1	FT 1 PT 3	FT **7** PT **10**	FT **7** PT **8**	FT **0** PT **0**	FT **18** PT **12**	FT **75** PT **41**
C2	FT **0** PT **0**	FT **0** PT **0**	FT **0** PT **0**	FT **0** PT **0**	FT 29 PT 0	FT 0 PT 0
C3	FT **0** PT **0**	FT **0** PT **0**	FT **6** PT **6**	FT **0** PT **0**	FT **2** PT **2**	FT **0** PT **0**
D1	FT **7** PT **2**	FT **0** PT **0**	FT **17** PT **0**	FT **16** PT **0**	FT **21** PT **12**	FT **8** PT **0**
D2	FT **3** PT **4**	FT **4** PT **1**	FT **0** PT **3**	FT **27** PT **4**	FT **0** PT **0**	FT **1** PT **3**
SG[16]	FT **2** PT **3**	FT **11** PT **17**	FT **46** PT **11**	FT **12** PT **6**	FT **10** PT **7**	FT **39** PT **39**

[16] See Use Class Order for further details of use class

Jobs key facts/issues:

- Permission was granted that supported the potential for an additional **296 jobs on the Island**.
- Of these **181 were full-time** and **115 part-time**.
- **39 per cent (116)** of full and part-time jobs were in C1 uses.
- **6 per cent (18)** of full time jobs were in A3
- **3 percent (9)** of full and part-time jobs were in A1

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 (1,396m^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:

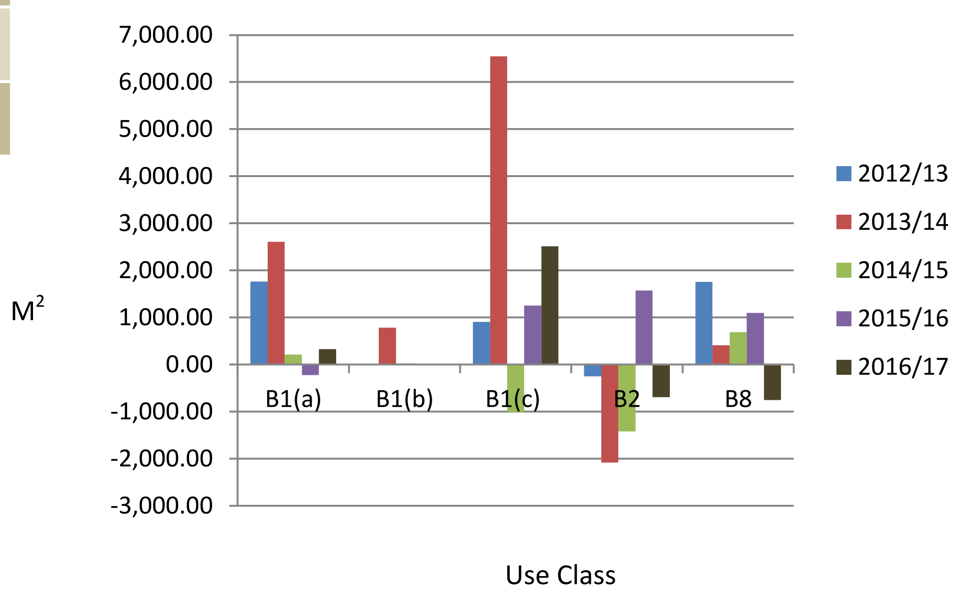
- at least nine hectares of B1b, B1c and B2 uses;
- around 13 hectares of B8 uses; and
- around 20 hectares of B1a uses.

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 6: Net gain/loss of permitted employment land 2012/13



The permissions granted in 2016/17 resulted in a net gain of 1,396m^2, which is a decrease on the net gain permitted in 2015/16 (3,700.68m^2). The 2016/17 figure was underpinned by permissions for a gain of 330m^2 of B1(a) and 2,512m^2 of B1(c). B2 experienced a net loss of 691m^2 and B8 experienced a net loss of 755 m^2.

A single permission was granted that resulted in the gain of 350 m^2 of B1 (c) use and 350 m^2 of B2 use. The permission was for a proposed industrial building to provide 4 units at land adjacent to Seaflex, Seaview Road, Cowes.

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. 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

	Gained	Lost	Net total
KRAs	3,184m^2	3,863m^2	-679m^2
SRAs	1,060m^2	-	1,060m^2
RSCs	-	-	-
WRA	1,375m^2	360m^2	1,015m^2
Total	5,619m^2	4,223m^2	1,396m^2

It is interesting to note that there was a net gain in the employment floorspace in the Smaller Regeneration Areas. This was different from the 2015/16 monitoring report, which saw no net gain and only a small loss in employment floorspace. This net gain is primarily due to a change of use away from A1 floorspace to B1 floorspace in Freshwater. A single permission was granted that resulted in the gain of 1,060 m^2 of B1 c use.

The permission was for the change of use of the vacant Co-Op foodstore building, Hooke Hill, Freshwater to use for clothing manufacturing. The clothing company using the building is Rapnui and the change of use has contributed to a number of full and part-time jobs in the local economy.

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 **1,396m^2** of employment provision.
- There were net gains for **B1(a) (330m^2) and B1(c) (2,512m^2)**.
- A **single permission** was granted that resulted in the gain of **350m^2** of B1(c) and **350m^2** of B2 uses.
- **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.
- **Net gain** in employment floorspace in the Wider Rural Area, particular **B2** floorspace attributed to the change of use of land at Colemans Farm, Porchfield.

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 2016/17.

The largest area where permission was granted for a change of use involving a B use class was 2,027m^2 at land at BAE Systems Cowes, which saw B2 being replaced by a sui generis use. Although there has been a change of use to a car dealership to include sales and workshops (sui generis use), this has included the provision of a significant number of jobs in the locality.

Nine permissions were granted and three prior notification approvals for the loss of B class uses, although there was a net gain (1,396m^2) in terms of floorspace provision.

The section relating to jobs (see pages 24/5) also establishes that permission was granted for planning applications supporting the creation of the potential for an additional 296 jobs on the Island.

Where the loss of, or the change to, alternative B class uses were permitted, at least nine of them retained and/or introduced employment provision (in various use classes). Four of these applications related to buildings/sites that were vacant at the time of the application and only three of permissions granted for the loss of B class uses (all 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 2016/17.
- **9** permissions were granted for the loss of B class uses and **3** prior notification approvals although there was **a net gain (1,396m^2)**, in terms of floorspace provision.
- At least **9** of these retained or created some form of employment provision on the site.
- **4** of these applications related to buildings that were **vacant** at the time of the application.
- Only **3** of the permissions granted for the loss of B class uses (all 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	580.75m^2 net gain 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 13 permissions for the loss of at least 1,395.70m^2 of A1 floorspace (a decrease on the previous year's figure of 4,401.74m^2). This loss was mainly focused around the larger retail areas of Newport, Cowes, Ryde and The Bay and the smaller retail area of Freshwater. Notably 75 per cent of the loss was the result of a single permission granted for the change of use to a B use in Freshwater. Although this resulted in the loss of A1 floorspace, the change of use has contributed to a number of full and part-time jobs in the local economy.

Where an A1 use was lost, ten were instances of the shop being vacant at the time of the application and nine potentially created 22 full-time and 36 part-time jobs (either new or replacement). Four applications were permitted that resulted in the loss of any form of employment provision to residential.

Conversely, two permissions were granted with a gain of at least 773m^2 of A1 retail floorspace (which gave an average of 386.50 m^2 of net floorspace per application). The gain of new floorspace is a small amount, given the loss of 1,395.7m^2 of A1 floorspace over the monitoring period. There has been an overall net gain of 580.7m^2 of retail floorspace (an increase from the previous year's net loss total of 1,046.7m^2) located in the Newport, Cowes, Ryde, Sandown, Shanklin, Ventnor and Bembridge . An example of the increase includes the approval of the Readers retail unit, Place Road Cowes with the gain of 743m^2 of A1 retail floorspace and 190m^2 of A3 retail floorspace.

Interestingly seven out of the 12 A use class gains in retail have been from an existing retail use, notable A1 uses to A3 or A5 uses. This perhaps reflects the increasing prominence of the hospitality sector on the high street and its link to tourism.

Delivering retail floorspace key facts/issues:

- **16** applications relating to the change of use of retail floorspace (where the information was provided).
- **17** permissions and were granted for the loss of at least **1,395.70m^2** of A1 floorspace. **12** permissions were granted for the gain of at least **580.75m^2** of retail floorspace.
- **10** of these were vacant at the time and **8** retained or created jobs on the premises.
- **7** applications were permitted for a change of use from A1 retail uses to A3 and A5 retail uses.
- The result has been a net gain of **580.75m^2** of retail floorspace within the monitoring period.

Town centres – DM9

Target	No net loss of A1 use within primary retail frontage		

Indicator	Number of A1 uses approved in primary retail frontages		
Outcome	0 units approved		
Target met	-	Trend	-

Indicator	Number of A1 uses lost in primary retail frontage		
Outcome	3 units were lost		
Target met	N	Trend	

Records indicate that within the monitoring year there were at least[17] three application relating to A1 uses within the eight primary retail frontages (PRFs) across the Island (an decrease of four 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 two PRFs, with Ryde seeing a loss of 167m^2 (two applications) and Cowes 80.7 m^2 (one application).

[17] 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.

	2012/13	2013/14	2014/15	2015/16	2016/17
A1	+720.4m^2	-457.9 m^2	+8,342.49 m^2	-1,046.74 m^2	-622.7 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	+1,193.45 m^2
A4	+38.3 m^2	+872 m^2	-601 m^2	-90 m^2	-70 m^2
A5	+200.6 m^2	+204.5 m^2	-106 m^2	+69.5 m^2	+80m^2
B1(a)	-83 m^2	+40 m^2	+14.71 m^2	-226 m^2	+330 m^2
B1(b)	-	+325 m^2	-	-	-
B1(c)	-4.1 m^2	-	-	+1,255 m^2	+2,512 m^2
B2	-	-	-2,322 m^2	+1,573 m^2	-691 m^2
B8	-245.3 m^2	+171.6 m^2	-	+1,098.68 m^2	-755 m^2
D1	-	-41 m^2	-	+3,364 m^2	+145 m^2
D2	+1 m^2	+254 m^2	-168 m^2	+80 m^2	+381 m^2
SG[18]	+100 m^2	-704.5 m^2	-716.5 m^2	-471.3 m^2	+2,249.70 m^2

Table 19: Floorspace gained by use class

Table 19 shows the breakdown of floorspace gained by use class and highlights two features: firstly small decrease in the amount of A1 floorspace lost against the previous year and no net gain or loss in A2 floorpsace; and secondly, a gain in A3 floorspace and A5 floorspace. 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 (including the PRFs) annually. They demonstrate that in April 2106, with the exception of East Cowes and Freshwater, the town centres had vacancy rates below the national vacancy rate of 13.2 per cent (in April 2016)[19].

[18] sui generis uses

[19] The Local Data Company

It is also worth noting that whilst permission is required for a change of use away from A1, no permission is required to change an A2, A3, A4 or A5 use to A1. Furthermore, amendments to permitted development rights[20] 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:

- **Three** applications relating to the change of use from A1 within PRF received in 2016/1. **One** maintained other A uses within PRFs, **one** was changed to a nail bar and beauty salon (sui generis) and **one** was changed to a betting office (sui generis).
- 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	No gain of A1 uses or public houses were approved in RSCs		
Target met	-	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.

In relation to A1 uses and public houses, there were no applications within or nearby to RSCs within the monitoring year.

In the terms of this monitoring report, the loss of a public house refers to a change of use of the existing building or its demolition. It does not include public houses closing down and being vacant whilst their future is established.

Rural service centres and wider rural area key facts/issues:

- **No applications** relating to the provision of A1 uses in RSCs.
- **No applications** relating to public houses in and nearby to RSCs.

[20] Part D of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015

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	267 (plus 12 yurts, 2 tents and 11 eco pods).		
Target met	-	Trend	

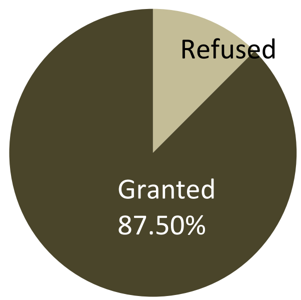
Indicator	Number of tourism bedrooms lost per annum		
Outcome	169		
Target met	-	Trend	

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.

2016/17 saw 40 applications being determined against SP4 (a decrease of 3 from the previous year). Of the 40 applications, 35 (87.50%) were granted and 5 (12.50%) were refused. The number of applications determined and those permitted represented a decrease from 2015/16.

Within this monitoring year, the LPA permitted the loss of at least 169 bedrooms (a increase of 30 from the previous year) and creation of 267 bedrooms (a significant increase of 160 from the previous monitoring year), along with the creation of 12 yurts, two tents and 11 eco pods.

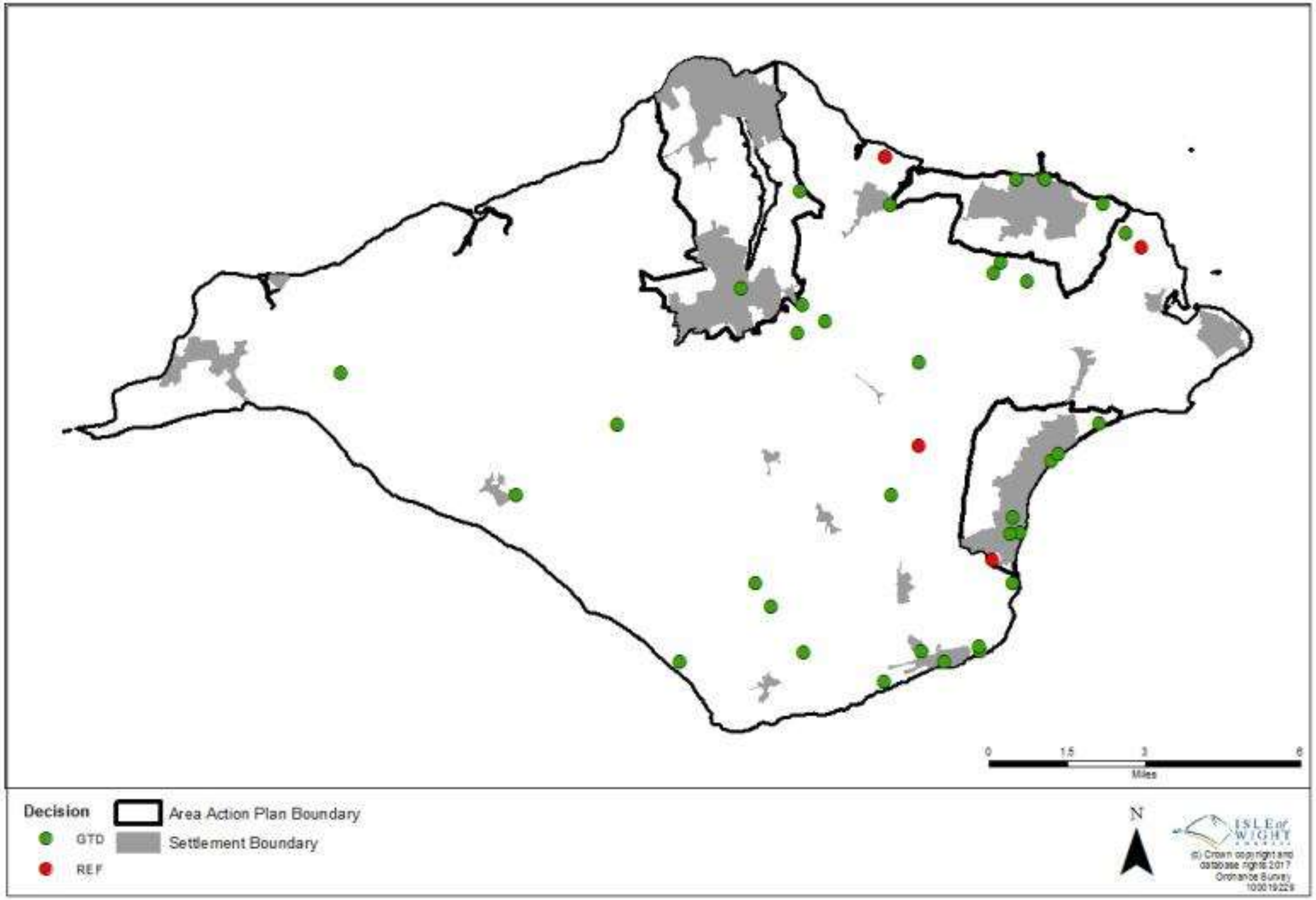
Graph 7: Applications relating to Tourism Development



The map below shows the relatively even geographical distribution of tourism-related applications across the Island, with a reasonable cluster of permissions granted in The Bay area and Ryde, a very small number of tourism-related applications received for the Medina Valley regeneration area. However, this does seem to reflect the wider spatial support for tourism facilities set out in policies SP1 and 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).

Map 1: Permissions / refusals based on policy SP4



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/01089/16 Permission was granted for the demolition of the former Carlton Hotel (Esplanade, Sandown) from a 116 bed hotel to a new five storey 100 bed hotel with associated restaurant on the ground floor and would generate approximately 65 new jobs.

P/00810/16 Permission was granted for the change of use of a former Health and Day Centre and residential to hotel accommodation. The permission resulted in a net gain of 12 bedrooms with the potential creation of 7 full-time jobs.

P/00573/15 Permission was granted for a change of use of the former Harcourt Sands Holiday Park, Puckpool, Ryde to residential development and hotel accommodation. Although the permission resulted in the loss of a derelict holiday park, there was a net gain of a 63 bed hotel with the potential creation of 20 full-time and 15 part-time jobs and 128 units of residential accommodation.

P/00746/16 One application at Tapnell Farm, Afton, was granted for 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 change of use of barn from agricultural to indoor activity and play area space.

Tourism key facts/issues:

- **40** applications relating to tourist accommodation were determined in 2016/17.
- Of these **87.50 per cent** were permitted resulting in the loss of **169** bedrooms and the gain of **267** bedrooms and **12** yurts, **two** tents and **11** eco pods.
- **8** applications related to hotels[21]and of these **4** permitted the loss of hotels and **4** permitted new or improved provision.
- The average number of bedrooms lost per permitted application was **20**, but where tourism accommodation was permitted it was **13**.
- The granting of planning permission has resulted in the potential for an additional **75** full-time jobs and **41** part-time jobs, in the Island's tourism industry.

[21] (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[22] 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[23].

The fifth LAA, LAA 2017, 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 November 2017on the final draft of the LAA 2017. Following this consultation SEEAWP approved the LAA.

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

The 2017 LAA is the most recent information on minerals on the Island. This includes the returns from the annual aggregates monitoring survey. This 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 2016 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 2017.

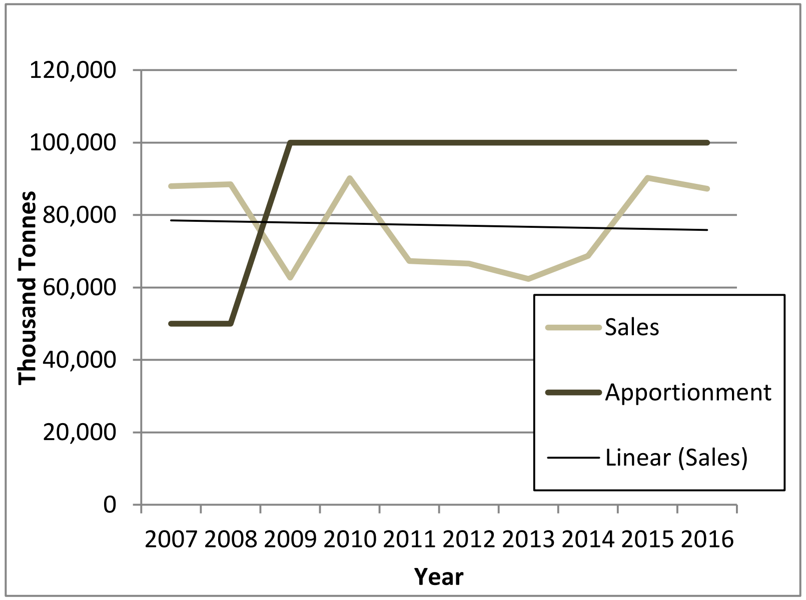
Minerals – SP9, DM20

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	87,263 tonnes of indigenous land-won aggregate (sales in 2015 calendar year)		
Target met	N	**Trend**	↑

While the most recent years sales of land-won sand and gravel is less than the previous year, the three year sales trend differs from this with a more erratic performance that is generally increasing, from 2014 (68,760t) to 2015 (90,306t), with 2016 slightly down (87,263) on the previous year. The picture locally appears to be one of recovery through increasing sales, based upon the most recent monitoring year's figures.

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 15% below meeting the planned 100,000 tonnes per annum provision. This current period is the closest to the planned provision target that sales have been for 6 years (2010 recorded 90,163 tonnes) and the trend can be reported as positive.

Graph 8: Land-won sand and gravel sales (tonnes) set against apportionment target



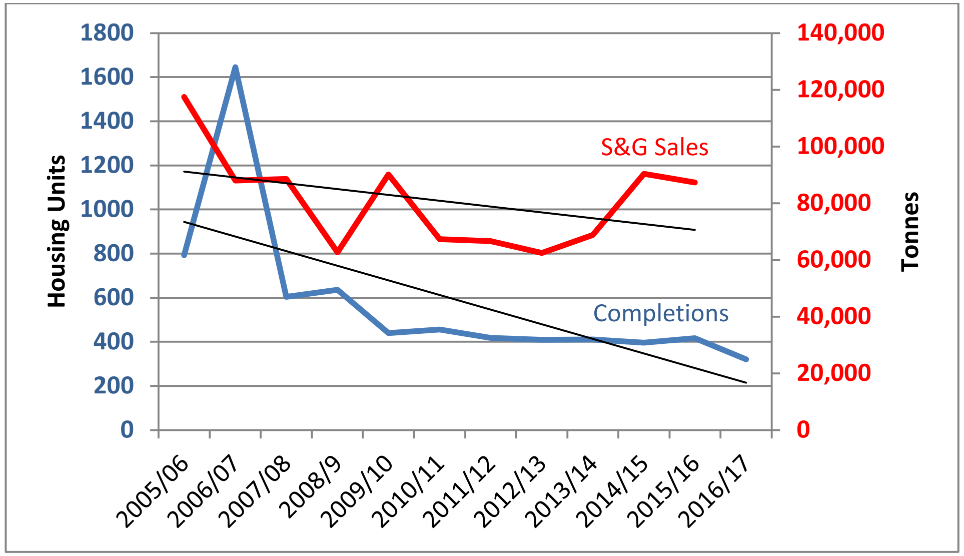
The level of construction, including house building and infrastructure, largely drives the demand for sand and gravel. As can be seen from Graph 8, housing completions on the Island for the period 2005/06 to 2016/17 have overall been in decline (it should be noted that the housing completion figures 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).

Previous LAA work suggests that the level of housing completions mirrors to some extent the demand for sand and gravel. Unfortunately the time period covered by both sets of data is too short to be able to determine any more intimate relationship between these two potential indicators, including any potential time-lag element enabling the reporting of one (e.g. sand and gravel sales) to provide some insight into the other (housing completions). The council will continue to consider the usefulness or otherwise of such comparison.

However, it does seem reasonable to conclude that there is an overall relationship between the two long-term trends, both overall downward, albeit housing completions showing a more significant decrease. Given the erratic, but above average aggregate sales performance over the last three years, it will be interesting to reflect on the state on completions in the next monitoring report.

With sales remaining some way above a declining trend, 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 7 years in the worst case scenario of 14.4yr 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.

Graph 9: 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**	

The Island's permitted reserves remain well in excess (by over 7 years in the worst case scenario of 14.4yr 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.

The fact that the permitted reserve has increased since the previous reporting period highlights an area that will need to be more closely investigated over the next year, either through the monitoring and LAA processes or as part of the evidence base review for the new minerals and waste plan (whichever should occur first). Variations in estimates of remaining reserves may vary from year to year for a number of reasons, including latest production rates and sales (i.e. the relationship between reduced sales and lengthening reserves).

Table 20 presents various landbank lengths for the Island for both the most recent reporting period (2016) and the previous year. The three levels of apportionment used are:

- 100,000tpa as agreed through the proposed changes guidelines
- 77,200tpa based on average sales for the last 10 years; and,
- 87,263tpa based on the latest reporting period (AM2016)

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

Neither of these permissions involved the provision of virgin aggregates in addition to that already planned for through permitted. Therefore the permissions 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)	2007-16 average sales (77,200tpa)	2016 sales (87,263tpa)
1,160,423	31.12.15	11.6	15	**13.3**
1,442,273	31.12.16	14.4	18.7	**16.5**

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 Isle of Wight wharf infrastructure may need to redevelop in order to allow these larger dredgers to berth.

Having subsequently consulted further with the Island's wharf operators it does appear that this may be a future issue, as maximum draft in the operating environment of all the aggregate wharves is limited by both the tidal regime of the estuary and perhaps more significantly (in terms of restraint) the chain ferry at the mouth of the Medina Estuary.

The current mix of sources, i.e. direct from dredge or via a mainland wharf may move to predominately mainland wharf. What would be of greater concern to the MPA would be any modal shift in the transport of minerals across the Solent from marine bulk transfer to road/vehicular ferry. Over the last 10 years the greatest proportion of sand and gravel sales has been via wharves, with the latest reporting year split being 46 per cent land-won against 54 per cent marine won. 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.
While there has been a significant decrease in sales of secondary and recycled aggregates when compared to the previous year (55,363 and 84,552 tonnes respectively) this is still well above the ten year average (of 32,383t).

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**.
- Marine-won aggregates continue to play a significant role in the supply of aggregates to the Island, consistently **providing over half of the total supply** between land and marine won sources.
- Recent sales of recycled and secondary aggregate continue to be **above the long average**, but have decreased from a significant spike in sales in the previous monitoring year.

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[24] sets out that as minimum, waste planning authorities should monitor the following (and each of these is considered below):

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

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. The potential landfill extension provided by the allocation was forecast with a maximum capacity of 770,000m^3 of net void space.

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

The most recent waste capacity modelling[25] 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 to operate as it currently does. Therefore the need for additional permitted capacity is no longer likely to be an issue (the new waste

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

contract aims to deliver just over 92 per cent diversion from landfill with no reliance on landfill capacity on the Island).

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 (1.20ha), that could be recorded as part of this monitoring report		
Target met	-	Trend	↑

Looking at performance against the policy indicators, there has been a positive contribution to significant new waste management facilities[26].

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

Of the four applications determined in 2016/17, three were approved and one was refused. Looking at the 3 approvals, only one of these was related to the management of waste, being the demolition of waste and recycling facility and office construction of new waste and recycling facility to include office and visitor centre alterations and extension to Advanced Thermal Treatment Centre relocation of weighbridge proposed kiosk parking at the existing waste fuels plant on Forest Road, Newport.

The proposal is designed to managed up to 80,000 tonnes of waste, the majority of this is likely to be Municipal waste generated through kerbside collection and Household Waste Recycling Centres, however, in order to maximise the operation of the plant the application will also process commercial and industrial wastes.

Annual arisings

When considering the overall tonnages of waste handled in 2016/17 compared to the previous monitoring year, there is a relatively small decrease (65,567 and 69,657 tonnes respectively).

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 seven years has changed over a number of phases. 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;
- Gasification goes from 50 per cent to 11 per cent of all MSW managed and then remains relatively static; and,

[26] 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.

- Landfill goes from 31 per cent to 40 per cent of all MSW managed and then remains relatively static.

The introduction of the alternate weekly collection service and separated dry mixes recycling (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.

As at September 2017 the new waste management contract is currently achieving a Landfill Diversion of 62 per cent and, 59 per cent of Recycling and Composting of all Contract MSW.

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) 484,600m^3. Current rates of waste going to landfill are estimated at 30-40,000tpa, resulting in over ten years' worth of void space. However the new council waste management contract will lead to significant changes in treatment and requirement for indigenous landfill (as detailed below).

Windrow composting – the green waste that is composted annually by windrow exceeds the tonnages of household green waste because commercial green waste is also processed through windrow. This site is in private ownership.

Gasification plant – This facility was decommissioned in October 2015.

Mechanical Treatment Plant – capacity 80,000tpa planned handover to IWC Dec 2018. The large building seen at the front of the site will house a twin line mechanical recovery facility, all of the collection fleet, staff welfare facilities and staff offices. The processing plant within is being supplied by Stadler and will start to be delivered in March 2018.

Energy Recovery Facility (ERF) - capacity 44,000 TPA 23,000 megawatt hours per annum planned handover May 2019. The Contract with Amey intended to refurbish the Energos Gasification Plant existing at the site to extend its design life for the 25 year contract.
Anaerobic digestion plant (agricultural) - the waste sent here from the Island is a very small proportion of capacity (120,000 tonnes per annum).

Waste key facts/issues:

- **1 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.

- The tonnages of waste handled in 2016/17 reduced slightly compared to the previous monitoring year, from 69,657 to **65,567 tonnes**.

- The five year trend overall tonnage has remained static **averaging 68,088 tonnes.**