

Island Plan

Annual Monitoring Report 2006- 2007

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1. Introduction

- 1.1 This is the third Isle of Wight Annual Monitoring Report (AMR) produced as part of the Local Development Framework (LDF – ***Island Plan***). Information included within the report covers the period 1st April 2006 through to 31st March 2007.
- 1.2 The aim of the AMR is to:
 - Indicate the progress of the ***Island Plan***, against the timetable and milestones within the Local Development Scheme (LDS).
 - Assess the extent to which current policies within the Unitary Development Plan (UDP) are being implemented.
 - Show the impact that current policies in the UDP are having in terms of national, regional and local targets.
- 1.3 The AMR will be produced annually and submitted to Government in December each year. This is a requirement of the Planning and Compulsory Purchase Act 2004.
- 1.4 This AMR is divided into two parts. Part 1 describes the progress to date of the ***Island Plan*** and the implementation of the LDS. Part 2 assesses the policies of the adopted development plan – Unitary Development Plan (May 2001).

Part 1

2. Progress of the Island Plan

- 2.1 Under the new planning system¹, the Local Development Scheme (LDS) sets out our three year project plan for the ***Island Plan***. Our LDS timetable was submitted to Government in March 2005 and was agreed by the Government Office and the Planning Inspectorate on 8th April 2005.
- 2.2 The LDS contains milestones and it is important for all local authorities to meet the milestones set out in LDS's.
- 2.3 The Council did not meet its milestones for the preparation of the Island Plan from April 2006 – March 2007, as indicated in the table below.

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

Island Plan Document	Progress to Date (April 05 – March 06)	Milestone met
Core Strategy Examination	Due to commence Jan 2007. Examination was due to start on 19 th Jan 2007, but this deadline was not met, as the Inspector at the Pre Exam Meeting highlighted several issues of concern, which he wanted the Local authority to discuss with GOSE and Natural England, and as a result postponed the Examination Hearing. These issues have not been satisfactorily resolved and on 27 th March 2007, the IW Council formally requested that the S of State direct withdrawal of the Core Strategy.	No
The Bay AAP	Preferred Options report - The Preferred options consultation milestone was not met, as the draft consultation report was not presented to Cabinet on the date that was originally programmed, resulting in a delay in publication.	No

- 2.4 The Council will need to review its LDS because it requested that the Secretary of State direct withdrawal of the submitted Core Strategy. Proposed revisions are not included within this document, but will be reported in the 2007/2008 Annual Monitoring Report.
- 2.5 The most recent LDS was agreed with GOSE in June/July 2007 and the Council, at this time remains on track with the timetable for the Core Strategy.
- 2.6 There are however some amendments proposed to the agreed LDS. These are detailed in the table on the following page.

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

Document & Stage	Amendment	Reason
Allocations DPD issues and options	Jul/Aug 2008	To allow more time to assess sites through the SFRA and Habitats regulations process, and to fit in with the Core Strategy milestones in a more appropriate way.
Allocations DPD preferred options	December 2008/Jan 2009	
Ryde Esplanade SPD	Remove	Because of the work on the SFRA and impact of habitats regulations it would be more appropriate to consider a strategic approach to this area though the Core Strategy and develop SPD at a later date.
S106 SPD	Remove	A review of the S106 process and procedures has led to a review of in-house processes and the development of a different approach through the Core Strategy. Once the Core Strategy is adopted, more detailed SPD on S106 will be developed.
Housing Design SPD	Remove	A review of SOG and saved policies has impacted upon decision making. It is intended that the Core Strategy will include more detailed policies and design and location of development, from which SPD will be developed, rather than producing SPD in advance of the Core Strategy.

Part 2

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

Introduction

- 3.1 Monitoring and review are key aspects of the Government's plan monitor and manage approach to the planning system².
- 3.2 This AMR assesses the implementation and effectiveness of the UDP and includes an assessment of:
- Whether policies and their related targets have been met; or whether progress is being made towards them; or where they have not been met, the reasons why.
 - What impact the targets are having in relation to national, regional and local targets.
 - The extent to which any Local Development Order, where adopted, is achieving its purpose.
- 3.3 In future years, once ***Island Plan*** documents have been adopted the AMR will additionally monitor:
- Whether the policies in the ***Island Plan*** need adjusting or replacing because they are not working as intended.
 - Whether the policies in the ***Island Plan*** need changing to reflect changes in national or regional policy, and
 - If policies or proposals need changing, the actions needed to achieve this.
- 3.4 As the ***Island Plan*** is still under preparation, this AMR monitors the objectives and policies of the UDP. It is produced in line with government guidance³. The findings in the AMR will be used to inform production of ***Island Plan*** documents.

Content of this AMR

- 3.5 The Structure of this AMR is divided thematically in accordance with the chapters in the UDP, e.g. Housing, Tourism, and Transport etc.
- 3.6 The format of each theme is the same and is outlined on the following page.

² Planning Policy Statement (PPS) 12, paragraph 4.45.

³ Creating LDF's A Companion Guide to PPS 12 and Local Development Framework Monitoring: A Good Practice Guide.

- 3.7 *Contextual Indicators.* These establish an “area profile” of the Island, e.g. population. They provide a description of the wider socio-economic, environmental and demographic background against which planning policies and strategies are operating, and in many cases are unlikely to have been caused by the implementation of the UDP.
- 3.7 *Core output indicators*³. These measure quantifiable events, which directly relate to or are a consequence of the policies of each theme, e.g. number of houses built within a period. The majority of core indicators are monitored for the period 1st April 2006 until 31st March 2007.
- 3.8 *Local Output Indicators.* These address issues which may not be covered by the core indicators.
- 3.9 Analysis of each indicator will provide an interpretation of the results of the indicators monitored, and if targets have not been met, an explanation as to why.
- 3.10 Throughout the report, illustrations (graphs/tables/charts) will be used to display information/data.
- 3.11 Data for this AMR is mainly compiled from annual monitoring carried out in the Island Plan Team. It is our intention to ensure that where other strategies share common targets with the **Island Plan**, that monitoring is integrated. This report therefore uses other indicators and targets which are linked to other strategies, e.g. Local Transport Plan.

4. Best Value Performance Indicators and Targets

BVPI106: New Homes Built on Brownfield Land

Performance Indicator	UDP Policy: G1	
	06/07 Target	06/07 Actual
Percentage of new homes built on previously developed land.	70%	74.78%

- 4.1 This indicator continues to be delivered above target. The policies within the UDP strongly resist the development of greenfield sites either within or outside development envelopes. Whilst there are greenfield sites allocated, these are not coming on line quickly. The majority of new units come forward from small site approvals (less than 10 units), and in the main, these are small infill plots within gardens (defined as brownfield land in Annex C of PPG3), or the redevelopment of sites. Such sites are causing concern, particularly at Planning Committee because of the impact they are having on the character and identity of smaller towns and villages. Through the emerging Core Strategy we will be looking to develop policy which specifically addresses this issue.
- 4.2 There is not however a finite supply of brownfield sites on the Island, and it is anticipated that, the proportion of dwellings on brownfield land will decline over a period of time. Consequently, the 06/07 target for brownfield land is 70% (which is still above the 60% national target).
- 4.3 This indicator is now monitored on a monthly basis through the performance management process that the Council introduced in 2005/2006.
- 4.4 The Government is proposing to reward the preparation of sound plans and robust programme management.

Performance Indicator	06/07 Target	06/07 Actual	2001-2007
BVPI 200a Did the local planning authority submit the Local Development Scheme (LDS) by 28th March 2005 and thereafter maintain a 3-year rolling programme?	Yes	Yes	Yes
BVPI 200b Has the local planning authority met the milestones which the current Local Development Scheme (LDS) sets out?	Yes	No	No
BVPI 200c Did the Local Planning Authority publish an annual monitoring report by December of the last year?	Yes	Yes	Yes

- 4.5 Whilst the LDS timetable has not been met, the Council has revised its LDS, which was submitted in to GOSE by 31st march 2007.

BVPI204: Appeals

Performance Indicator	UDP Policy: All 06/07 Target	06/07 Actual
The number of planning appeal decisions allowed against the authority's decision to refuse on planning applications, as a percentage of the total number of planning appeals against refusals of planning applications.	30%	26.2%

- 4.6 The introduction of delegated procedures has reduced the number of appeals lost. Small changes in either direction will however impact upon the actual figure, because of the small number of appeals in any 1 year. The national average for appeals allowed is approximately 35% and we continue to perform above this national target.
- 4.7 As with BVPI106 this indicator is monitored and reported on a monthly basis.

BVPI219a: Conservation Areas

Performance Indicator	06/07 Target	06/07 Actual
Total number of conservation areas in the local authority area.	37	26

BVPI219b: Conservation Areas

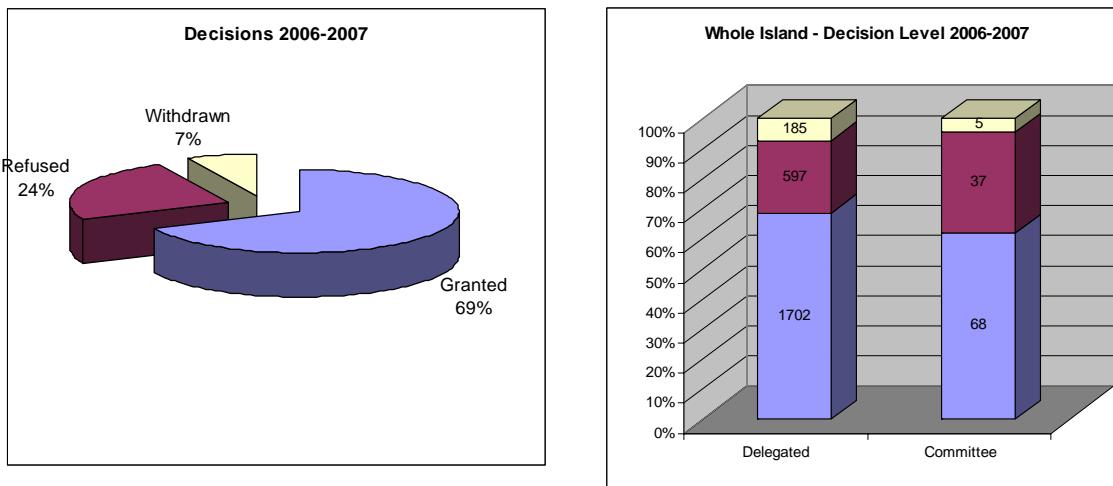
Performance Indicator	06/07 Target	06/07 Actual
Percentage of conservation areas in the local authority area with an up-to-date character appraisal.	50%	26.92%

BVPI219c: Conservation Areas

Performance Indicator	06/07 Target	06/07 Actual
Percentage of conservation areas with published management proposals.	0	0

- 4.8 Targets in 219a and 219b have not been met because of capacity issues within the service, which were encountered throughout the year. Vacant posts have meant that the original target for 06/07 was unrealistic.
- 4.9 Resources are currently focused on reviewing and appraising existing Conservation Areas and identifying potential new conservation areas. Once this programme of work is completed, resources will be focused towards publishing management proposals.

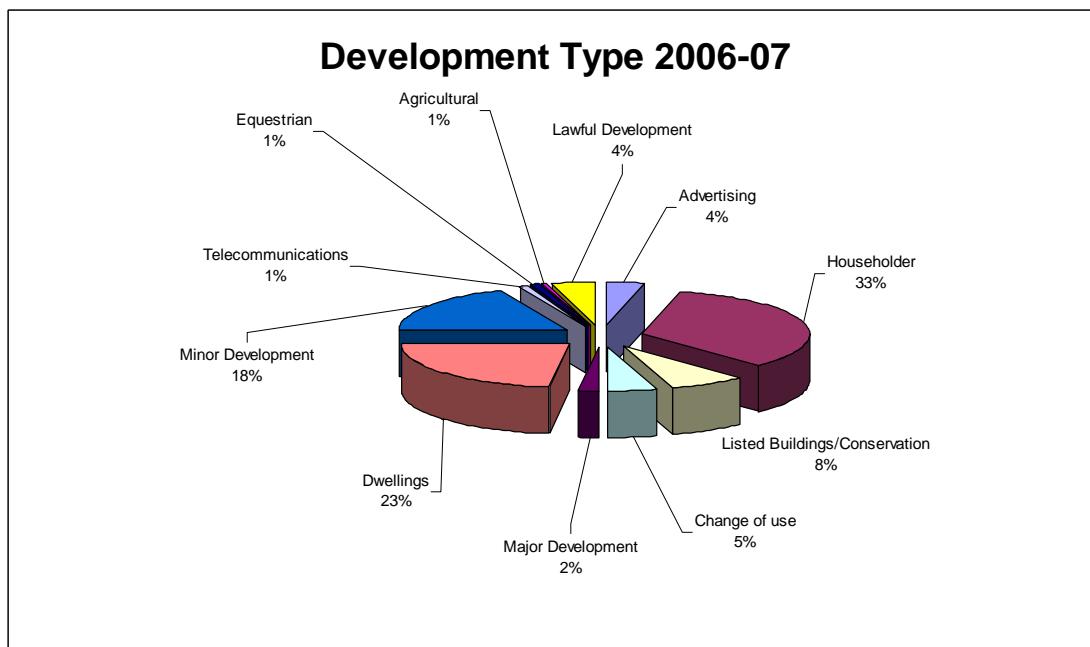
5. Development Pressures



5.1 For the period 2006/2007 the Council dealt with 2594 planning applications, with 69% receiving planning approval.

5.2 Decisions on planning applications are made by delegated process or through the Planning Committee process. The majority of decisions are delegated decisions (2484 of the 2594 decisions). The graphs above illustrate the split between refusals, approvals and withdrawn decisions for both the total applications and the process through which they are considered.

5.3 Development pressures can be grouped into types of use as illustrated in the graph below.



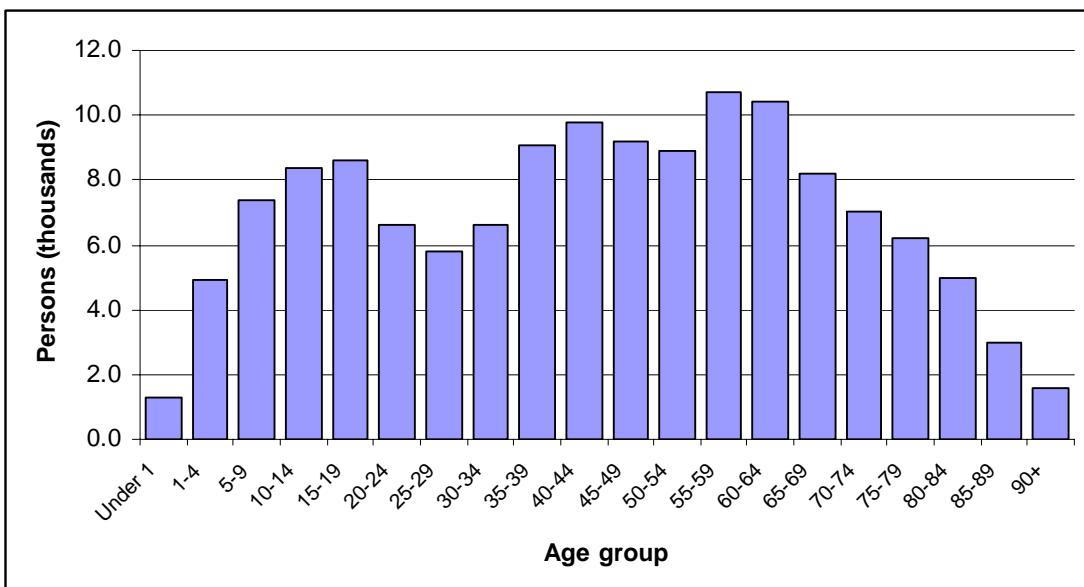
5.4 Major pressure comes from applications for new dwelling units and household applications (extensions, conservatories etc).

6. General Policies

Contextual Indicators

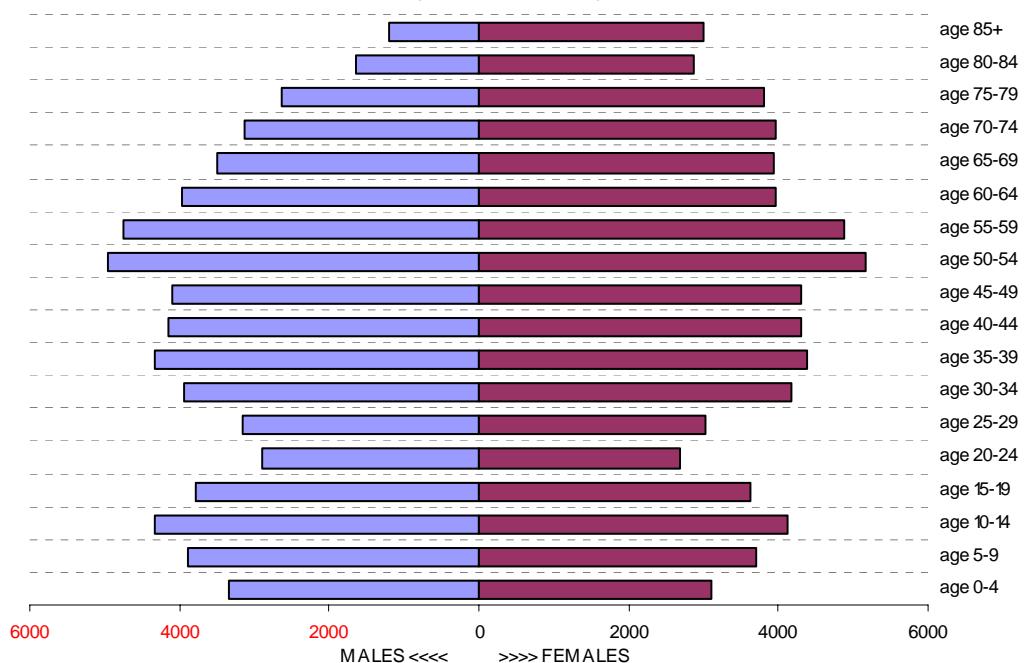
Population

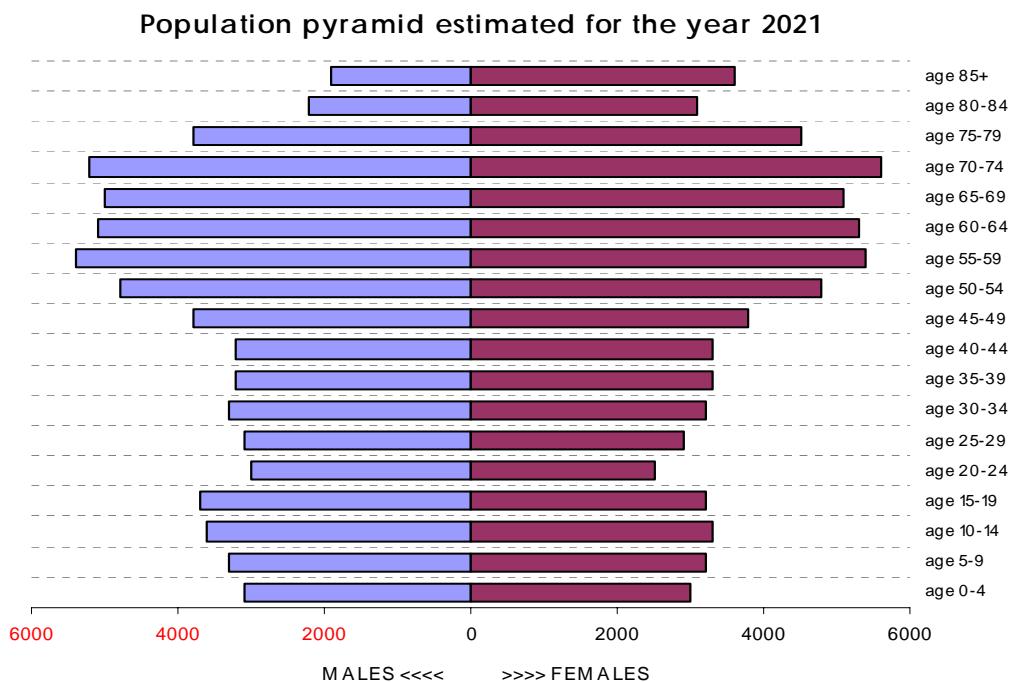
Population of the Isle of Wight 2006: 138,530 (Source: ONS 2006 Mid Year Estimate)



(Source: 2001 Census)

Population pyramid in the year 2001





Source: National Statistics website: www.statistics.gov.uk
 Crown copyright material is reproduced with the permission of the Controller of HMSO

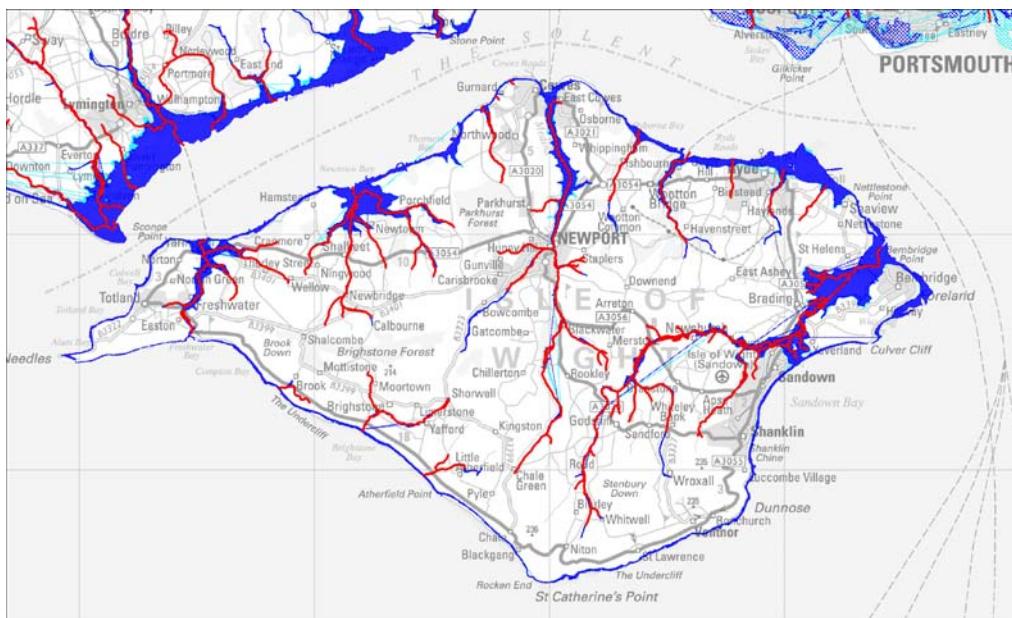
(Source: 2001 Census)

Geographical

Land area: 38,014 ha

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

Areas liable to flooding:



6.1 The mid 2006 population estimate produced by ONS shows that approximately 138,530 people live on the Island. This is equivalent to approx 1.7% of the South East total. Approximately 57% of the Island's population were of working age, below the South East

average of 61%. In contrast the Island has a higher proportion of its population at retirement age (26% of compared with 19% in the region).

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

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

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

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

Monitoring of Objectives, Policies and Core Indictors

Objective (a)

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

Core Output Indicators (COI)

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

Data for this indicator is not available for the 06/07 AMR, but we continue to work on systems to ensure that it can be monitored successfully in future years. This work includes changes to the current Development Control Registration system, and will be dependent upon resources being available to fund required changes.

Regional Output Indicators (ROI)

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

The amount of brownfield (including derelict and vacant land) within urban areas is limited, and this is illustrated by the data supplied from the National Land Use Database (NLUD). This will have implications for future land requirements. The 2005 results from NLUD show that there are approximately 49 hectares of previously developed land on the Island.

Local Indicators (LI)

LI09: New housing units approved outside of development envelopes

There were a total of 42 units granted approval on land outside of development envelopes. Whilst this is a relatively small number, the issue with such sites is that they not likely to be at a high density and therefore not make the most efficient use of land. In total some 1596 units were approved during this year, and the proportion of units approved outside of development envelopes remains low (approx 2.6%).

Whilst the trend for this indicator remains stable, there is no local target set.

Objective (b)

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

Local Indicator (LI)

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

For the monitoring year, the authority received or negotiated the following:

Transport infrastructure £139,750

Affordable housing £381,500

Open Space £36,060

We also have a community pot, for projects such as the expansion of school buildings for sports facilities and meeting places during evenings and weekend, and youth clubs, We did not received any contributions for the last year.

Works that are about to take place which are paid for by 106 funds include:

- New pavement from Ningwood Village car park and to Shalfeet Primary School to prevent parents and children from having to walk on the grass verge.
- Off site Tree Planting at Shanklin Big Mead

The appointment of a Section 106 Officer should continue to ensure successful negotiation with developers. In addition we have undertaken a review of S106 process and procedures. A review of current procedures and process will be underway in early 2008 and will be reported on in the 07/08 AMR.

Island Plan Policy Implications

- Use of the Strategic flood risk assessment will address development in areas at risk of flooding.
- A review of development envelopes will form part of the Allocations DPD.
- The core strategy will include a S106 policy, and an accompanying Supplementary Planning Document (SPD).

7. Design and Conservation and Heritage

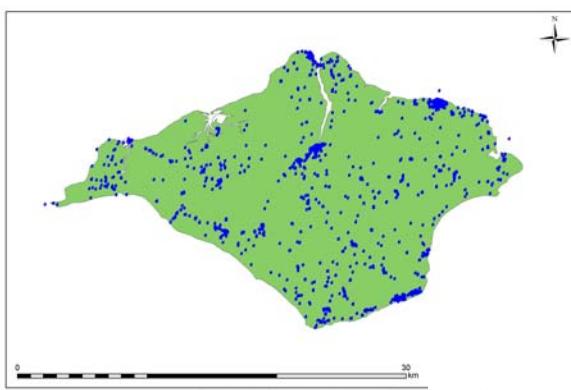
Contextual Indicators

Number of Conservation Area designation: 26

Number of listed buildings:

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

Map illustrating the listed buildings on the Island



Number of designated Scheduled monuments: 119

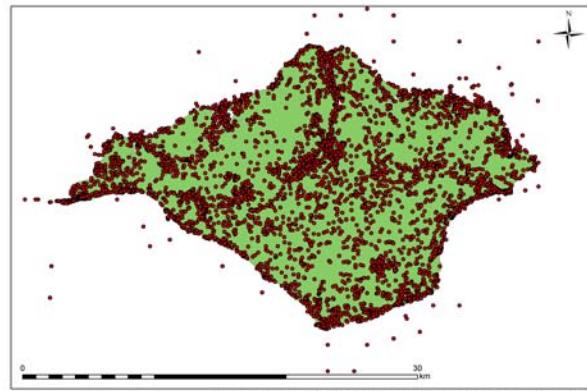
Number of locally important sites of archaeological importance: 11499

Number of Nationally designated parks and gardens: 8

Number of locally important parks and gardens: 29

Total land area covered by National or locally important parks and gardens: 1032 ha/990 acres

Map illustrating the Sites of archaeological importance across the Island.



Monitoring of Objectives, Policies and Core Indicators

Objective (a)

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

Objective (b)

All development will be expected to be of a high standard of design.

Objective (c)

To promote landscaping as part of development proposals.

Local Indicators (LI)

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

1) Nationally designated – No scheduled Monuments were destroyed and none were added to the Buildings at Risk Register in 06/07. English Heritage is currently undertaking a Scheduled Monuments at Risk survey but no data is available at present.

2) The County Sites and Monuments Record is currently being developed into an Historic Environment Record which will be a statutory requirement in future years. A total of 973 sites of local archaeological importance were added to the Isle of Wight Sites and Monuments Record and none were removed.

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

The total number of sites was 104. Prior assessments identify the sites with high archaeological potential which may need preservation in situ or full excavation and are undertaken under the authority of the County Archaeologist. They reduce the risk of unknown archaeological remains delaying the development or producing unexpected costs or legal issues for mitigation works and record archaeological data of sites that would otherwise be destroyed without record. The figure relates to the number of proposed developments (as not all get planning permission). Archaeological remains were recorded at 80% of these sites which would otherwise have been destroyed without our record.

Objective (d)

To ensure uses of historic buildings are appropriate.

Local Indicator (LI)

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

None demolished, none removed, 1 added.

Buildings at risk – we only have the English Heritage list of II* and Grade 1 listed buildings. Our Buildings at Risk register list is not complete. It only has 5 buildings at risk of which 3 are Scheduled Monuments.

Objective (e)

To consider future Conservation Area designation.

Local Indicator (LI)

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

Carisbrooke – no change after review of Feb 2006

Bonchurch – reviewed – March 2006

East Cowes – new – March 2006;

Ventnor – reviewed – March 2006

In progress – Sandown, Shanklin, Newport, Osborne, Brading.

- Island Plan Policy Implications:
- Conservation areas and area appraisals could become SPD.
- The Core Strategy will have direct links with work on the historic Landscape Classification and Historic Environment Action Plans.

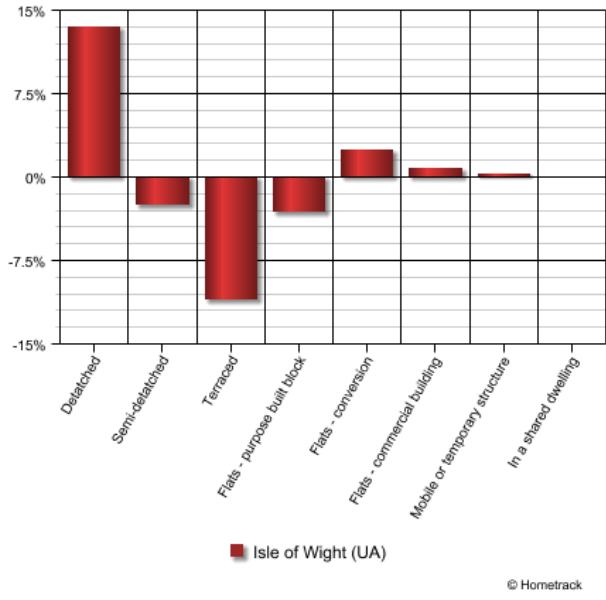
- Local listing of buildings is important in terms of local distinctiveness.

8. Housing

Contextual Indicators

Housing Stock

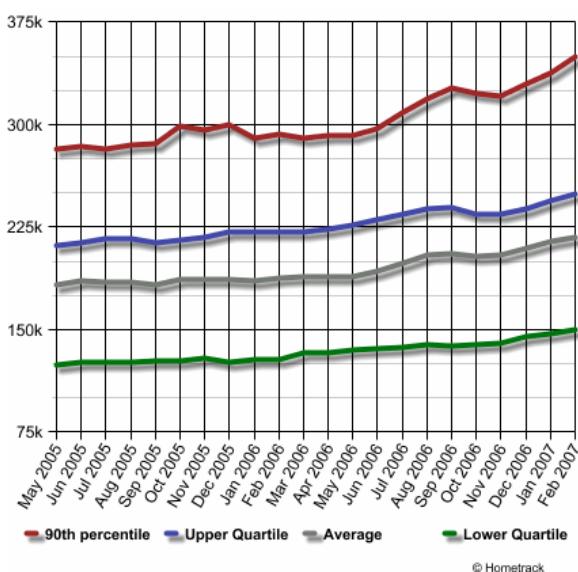
(Source: 2001 Census)



- Housing stock: 64,816 (2006 HIP)
- An average of 580 properties have been built per annum over the last 10 years
- 256 affordable dwellings were delivered between 2005/06
- Number of vacant dwellings: 2295, 722 of which empty for six months or more
- 82% owner occupied
- 8% private rented from landlord/agency
- 10% RSL stock (2006 HIP)
- April 2006 3508 households on the Statutory Housing Register
- 214 families households were accepted as homeless
- 5% of housing stock are second homes/holiday homes

House Prices: Feb 2007

(Source: Hometrack)



- Average: £217,900
- Detached: £337,700
- Semi-detached: £181,500
- Terraced Housing: £168,800
- Flat/Maisonette: £152,300

Monitoring of Objectives, Policies and Core Indicators

Objective (a)

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

Objective (b)

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

Objective (c)

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

Objective (d)

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

Objective (e)

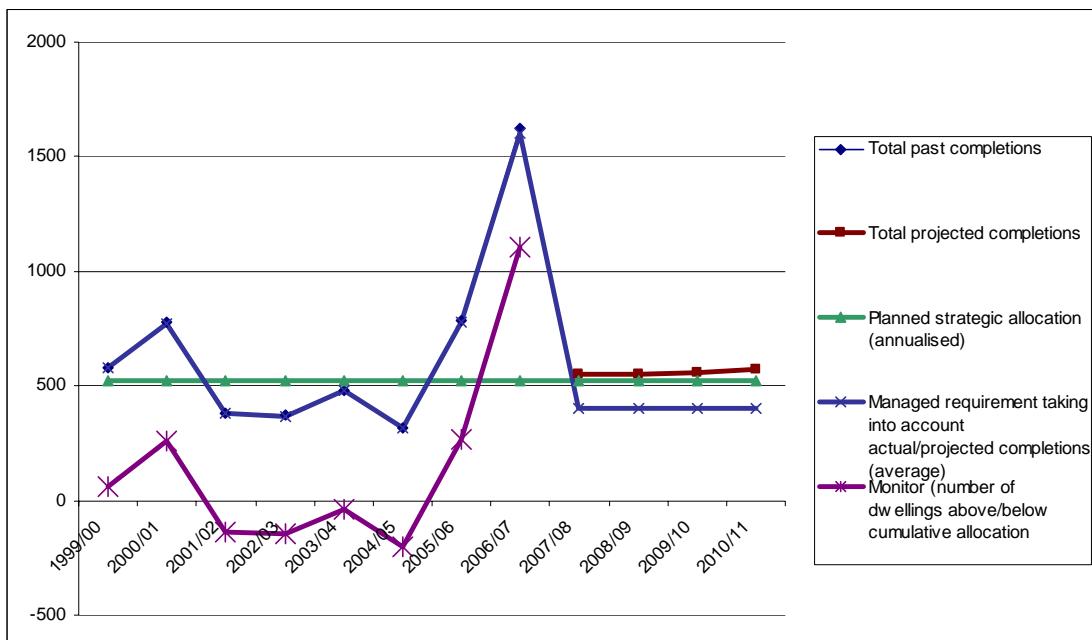
To encourage sustainable housing development in terms of both location and design.

Core Output Indicators (COI)

COI02: Housing Trajectory showing:

- (i) ***net additional dwellings since the start of the UDP.***
- (ii) ***Net additional dwellings for the current year.***
- (iii) ***Projected net additional dwellings to 2011 (end of UDP)***
- (iv) ***Annual net additional dwelling requirement, and***
- (v) ***Annual average of the number of net additional dwellings needed to meet overall housing requirements (having regard to previous years performances).***

In 2006/07 1622 new dwellings were completed, and this was the second year running that the Council delivered at a higher rate than in RPG9. Changes in the way in which information was collected has led to more accurate data being available for calculating this indicator. However it is likely that due to under reporting in previous years, this years figure is likely to include completions that should have been reported over the past 2/3 years.



Core Output Indicators (COI)

COI02d: Affordable housing completions.

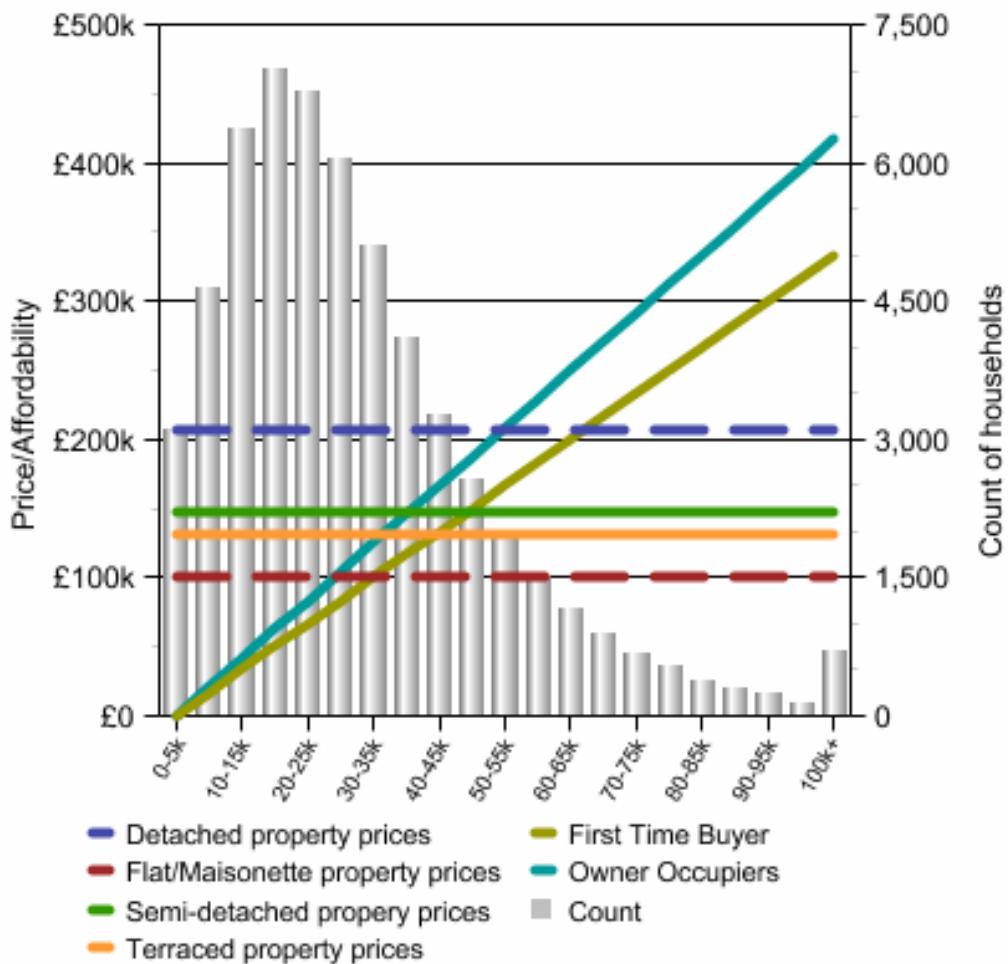
151 units delivered, which is below the annual target of 200 in the Housing Strategy and an LAA target for 06/07 of 164.

The target was not met due to a few factors such as:

- The refusal of planning permission, subject to appeals and resubmissions
- Delays by developers in bringing forward s106 schemes
- The loss of £1M Housing Capital which was subject of reports to the Cabinet informing them of the likely outcome.

An average of 620 new properties per year have been built per year in the last 6 years. This is above the RPG requirement of 520 per annum. Despite this growth, an increasing demand for second homes on the Island and a trend towards smaller households has meant that supply has not kept pace with demand. The affordability of local homes is an increasing problem.

Affordability is a real issue on the Island.



© Hometrack

The graph above illustrates the affordability problem, working on 3 times income.

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

The Island continued to deliver housing on previously developed land at a rate above the national target of 60%. The actual figure for the Island was 74.78%.

Through its policy of development envelopes and the policies within the emerging core strategy it is anticipated that the Island will continue to develop its brownfield sites in preference to using greenfield land. However, there have been some recent greenfield approvals on allocations, which upon commencement will impact upon the proportion being completed on brownfield sites.

COI02c: The percentage of new dwellings completed at:

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

Site type	<30 dph	30-50 dph	>50 dph
% total units	39.4%	28.6%	32%

Over 50% of new units built are at a density of >50 dph. In developing its Core Strategy the Council has stated that where appropriate it will expect to achieve high density high quality development, and in line with new PPS3, will be developing density policies its forthcoming housing and employment DPD. It will take an approach that emphasises that density should be appropriate to the character of a particular area.

Island Plan Policy Implications:

- The Core strategy will adopt a sequential approach to development.
- A policy approach which addresses providing housing to meet the Island's specific needs will be developed, including a mix of type, size and tenure of units.
- A tariff approach to the delivery of affordable housing is being developed.
- Density will need to be addressed through a core strategy policy.

9. Employment

Contextual Indicators

GVA growth averaged 4.5% pa between 1999-2004

Percentage of working age people without qualifications: 10.6%

Proportion of people of working age in employment (Source: NOMIS/ONS): 77.1%

Percentage of population of working age qualified to NVQ Level 3 or above: 42.7%

JSA Claimants

(Source: ONS, Aug 2007 (Experian))

- Isle of Wight: 1.9%
- South East: 1.4%
- England and Wales: 2.3%

Employment by Occupation

Occupation	Numbers
Managers and Senior Officials	9,000
Professional Occupations	6,000
Associate professional and technical occupations	8,000
Administrative and secretarial occupations	6,000
Skilled trade occupations	8,000
Personal Service Occupations	6,000
Sales and Customer Service occupations	4,000
Process plant & machine operatives	3,000
Elementary occupations	8,000

(Source: Local Area Labour Force Survey 2002-2003 (ONS)).

Monitoring of Objectives, Policies and Core Indicators

Objective (a)

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

Core Output Indicators (COI)

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

Mixed B1-B8 district total (gross) 9701 sq m, all of which was within urban areas. 4600sq m was also within town centres.

(Source: SEERA Commercial and Leisure Survey Returns 2006-2007).

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

1811 sq m, relating to one store development at Landguard manor Road, Shanklin.

(Source: SEERA Commercial and Leisure Survey Returns 2006-2007).

COI01d: Employment land supply by type.

B1: 7.82 hectares of which all was within the urban area. Of the total 2.79 hectares represented previously developed land.

B2: 4.7 hectares, all of which was non-urban, and 1.3 hectares were previously developed land.

Mixed B use classes: 18.36 hectares, all of which were within urban areas, of which 2.1 hectares were previously developed land.

(Source: SEERA Commercial and Leisure Survey Returns 2006-2007).

COI4a: The amount of completed office development.

Mixed B1-B8: 1.396 hectares at the Apex Development at St Cross Business Park, Dodnor Industrial Estate.

(Source: SEERA Commercial and Leisure Survey Returns 2006-2007).

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

No office development was constructed or under development.

Core Output Indicators (COI)

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

We do not currently have areas of development or regeneration defined within the LDF.

Objective (c)

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

Core Output Indicators (COI)

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

0.71 hectares of Mixed B1-B8 use land.

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

0.71 hectares of Mixed B1-B8 use land.

Island Plan Policy Implications:

- **The Employment Needs Survey** will be used to develop policies which address supply and demand for employment land.

10. Tourism

Contextual Indicators

Bed space occupancy rates; 21% (winter months; 71%
Volume of tourists: 2.63 million visitors (by ferry)
Average length of stay: 4.4 nights
Monetary value of tourism: £339 million
Hotels and catering employ 8% of the working population
Related employment accounts for 15% of the working population
2004 GVA output was £78.17 million

Hotel Supply – by Standard of Hotel

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

Monitoring of Objectives, Policies and Core Indicators

Objective (a)

To promote tourism as a growth industry.

Objective (b)

To protect existing tourism assets.

Objective (c)

To improve local amenities and access to wider facilities.

Objective (d)

To promote rural/sustainable tourism.

Objective (e)

To promote the regeneration and revitalisation of resort areas.

Regional Output Indicator (ROI)

ROI02: The location and number of new hotel bedrooms.

Kasbah, Ryde – 10 double en-suite bedrooms completed in early 2006.

41 Lugley Street, Newport – 65 bedroom hotel given planning permission in 2006.

ROI03: The location and number of new visitor attractions.

No new visitor attractions developed.

Island Plan Policy Implications

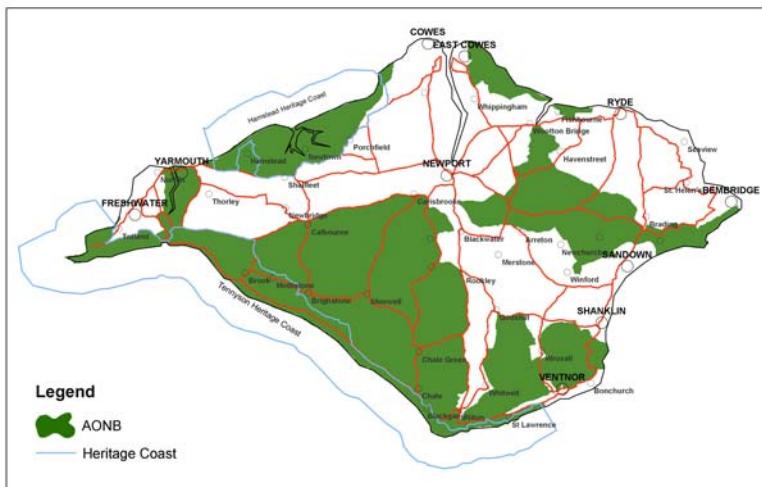
- The Tourism Development Plan promotes the development of a quality tourism offer.
- Quality offer will need to be reflected in the Core Strategy.

11. Environment

Contextual Indicators

Percentage and total area of land within Area of Outstanding Natural Beauty (AONB): 50%; 191 sq.km (Source: GIS analysis of MAGIC data)

Total area covered by Heritage Coast designation: 12124 ha
97.3% of the Island's coastline is designated as either SSSI or SAC.

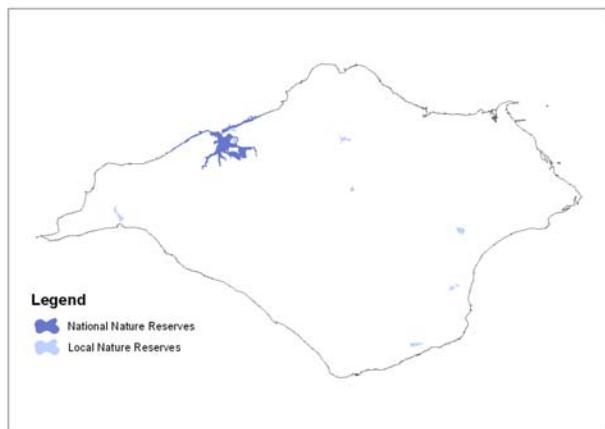
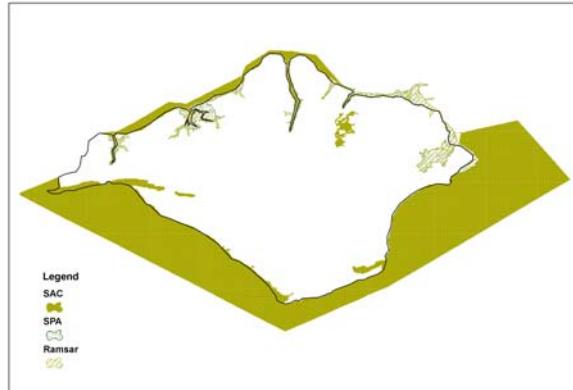


Internationally important sites:

- Special Areas of Conservation – 22,329.8 ha
 - Special protection areas – 1,736ha
 - Ramsar Sites – 1,620ha

Nationally important sites:

- Sites of Special Scientific Interest – 4220 ha
 - National Nature Reserves – 286ha

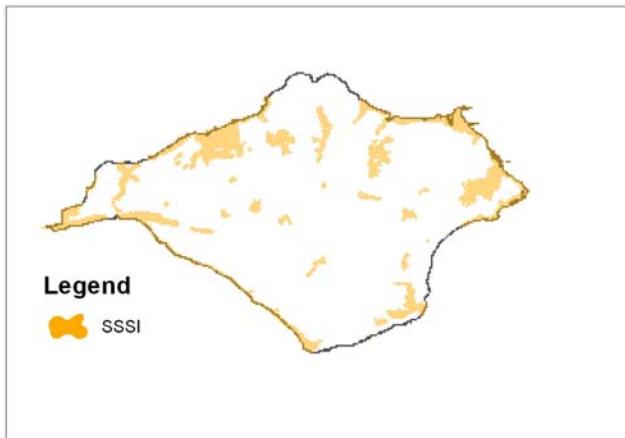


Locally important sites:

- Local Nature Reserves 79ha
 - Sites of Importance for Nature Conservation – 4295ha

72 national BAP priority species

457 Species which are locally distinctive



69% of land designated as SSSI which is found to be in favourable condition.

45.66% rivers assessed as good biological quality.

60.34% of rivers assessed as good chemical quality.

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

Monitoring of Objectives, Policies and Core Indicators

Objective (a)

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

Objective (b)

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

Objective (c)

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

Objective (d)

To safeguard and enhance wildlife and wildlife habitats.

Core Output Indicators (COI)

COI08a: The change in areas and populations of biodiversity importance, including:

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

Changes in priority habitats

The areas reported here have been drawn from GIS polygons. There are likely to be relatively modest changes from year to year resulting from plotting errors, refinement of plotting areas and from new areas of habitat being identified and added to the data sets. Additional survey is likely to result in increased estimates of habitat extent. The areas quoted here are those which have been submitted as a component of the South East Regional Habitat Data Set (2007).

A total of 27 BAP priority habitats are recorded as occurring in the Isle of Wight, in light of the amended (2007) national list. There has been a loss of 0.88 ha of BAP priority habitat as a result of development.

Priority Habitat	Area (ha)	Change in extent*	Reason for change
Lowland mixed deciduous woodland	3841.68 ha There are 1648.07 ha of ancient woodland	Increase in woodland. No change (ancient woodland)	New planting

Wet woodland	142.81 ha	No change	
Lowland meadows	204.29 ha (unimproved)	Loss 0.5 ha	Development. Ryde House, new units
Lowland calcareous grassland	668.89 ha	No change	
Lowland dry acid grassland	115.21 ha	No change	
Coastal & floodplain grazing marsh	593.73 ha	No change	
Lowland heathland	69.71 ha	No change	
Reedbeds	53.06 ha	No change	
Hedgerows	Not recorded	No loss of important hedgerow	
Maritime cliffs & slopes	573.42 ha	No change	
Coastal vegetated shingle	4.51 ha	No change	
Coastal sand dunes	16.80 ha	No change	
Coastal salt-marsh	161.81 ha	Loss 0.02ha	Development. Island Harbour housing.
Saline lagoons	12.49 ha	No change	
Intertidal mudflats	387 ha	No change	
Subtidal sands & gravels	Not recorded	Loss 0.66 ha¹ Gain 0.3 ha	Development. 1/ Venture Quays apron extension. 0.5 ha loss. 2/ Phase 1 marine works, E.Cowes. 0.16 ha loss 3/ Shephard's wharf marina, Cowes. 0.2 ha gain 4/ Town Quay, Cowes. 0.1 ha gain

* No change in recorded extent as a result of development or other defined man-made activities. Our data sets do not enable us to monitor change in extent as a result of natural processes, nor does it enable us to monitor change in condition of habitats.

¹ Developments on the coast at the mouth of the Medina Estuary have resulted in both losses and gains to the extent of sub-littoral sands and gravels, and minor losses and gains to intertidal muds. This has resulted in total to the loss of approximately 0.3ha of sub-littoral sands and gravels to development.

Change in priority species

A total of 189 BAP priority species are recorded as currently occurring in the Isle of Wight in light of the amended (2007) national list.

Three DEFRA development licences were successfully applied for and implemented during 2006/7. These comprised one for Great Crested Newts (Sylvan Road, Carisbrooke) and two for bats (Whitecroft and Redway Farm). Monitoring to date has shown that favourable conservation status has been maintained in each instance.

Change in areas designated for their intrinsic environmental value including international, national, regional or sub-regional significance

This could be reported as 'Impact of Greenfield development on designated sites'. There has been a loss of 1.03 ha of non-statutory nature conservation sites (SINCs) as a result of development.

Environmental site	Area (ha)	Change in extent	Reason for change
Solent Maritime SAC	1829 ha (partly subtidal)	No change	
South Wight SAC	19, 866 ha (mostly subtidal)	No change	
Solent Lagoons SAC	9.8 ha	No change	
Isle of Wight downs SAC	458 ha	No change	
Briddlesford Copses SAC	167 ha	No change	
Solent & So'ton Waters SPA	1736 ha	No change	
Solent & So'ton Waters Ramsar	1620 ha	No change	
SSSIs	4220 ha	No change	
National Nature Reserves	286 ha	No change	
Local Nature Reserves	79 ha	No change	
SINCs	4295 ha	Loss 1.03 ha	Development. Ryde House units. 0.5 ha loss. Island Harbour housing. 0.45 ha loss. Calbourne Mill holiday units. 0.08 ha loss.

The data presented here is a contribution towards the Annual Monitoring Review of biodiversity but it is seen as a first step towards a more comprehensive report. The local authority has an objective to ensure any new development results in appropriate provision for the protection and enhancement of native biodiversity in order to contribute towards biodiversity gain, whilst having regard to the site's current biodiversity value.

We aim to develop local output indicators over the coming months. It is likely that, in due course, we will be able to report on the following indicators:

- Number of planning applications resulting in adverse effects upon designated sites or habitats and species of principal importance for biodiversity.
- Number of planning applications delivering enhancement of biodiversity.
- Condition of SSSIs
- Condition of SSSIs under local authority control
- Area of SINCs under grant aided land management schemes
- Condition of ancient woodland
- Extent of important hedgerows
- Status of farmland birds
- Distribution of water voles
- Status of key priority species

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

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

Objective (e)

To maintain landscape diversity.

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

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

The main rivers on the Island are the Eastern Yar and Medina. Almost all of the southern half of the Island is located over a major aquifer.

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

Island Plan Policy Implications:

- Local environmental distinctiveness will be addressed by reference to the AONB Management Plan review and other local strategies and plans.

12. Minerals/Waste and Pollution

Contextual Indicators

Kg of household waste collected per head: 525.39
% of household waste recycled: 13.2% (9,712 tonnes)
% of household waste composted: 21.39% (15,732 tonnes)
% of household waste used to recover heat, power, and other energy sources: 4.5% (3,303 tonnes)
% landfilled: 60.92% (44,808 tonnes)
% change in household waste collected: -4.61%

Monitoring of Objectives, Policies and Core Indicators

Objective (a)

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

Core Output Indicators (COI)

COI05a: The production of primary land won aggregates.

140,000 tonnes (approximately). (Source: SEERAWP Aggregates Monitoring Survey 2004). More up-to-date information is not currently available.

Objective (b)

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

Core Output Indicators (COI)

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

No new waste facilities were developed. The Council, in partnership with the Chamber of Commerce Tourism and Industry (CCTi) is commissioning a commercial waste strategy, which will investigate ways in which the Council can begin to tackle the issues of commercial waste that currently goes to landfill.

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

Objective (c)

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

Core Output Indicators (COI)

COI05b: The production of secondary/recycled aggregates.

Approximately 40,000 tonnes.

It should be noted that for both 105a and b the figures stated are rounded quotes. This is to preserve the confidentiality for the industry where there are fewer than 3 sites. For Aggregates Monitoring 2003 there are no complete published figures to refer to, so these

cannot be used as an interim measure (as other MPA's have done in agreement with GOSE), nor is it possible to identify trends and draw any conclusions from this, as any changes are potentially the result of partial returns. This issue has been reported to GOSE.

Island Plan Policy Implications

- A policy which maintains and landbank of minerals will be developed.
- There is a need to consider and address provision of a site for additional landfill capacity in the latter half of the plan period.
- We are undertaking joint working on the Minerals and Waste DPD and the Island's Municipal Waste Strategy with Engineering Services.

13. Transport

Contextual Indicators

Percentage of Households with 2 or more cars: IW 27.7%, Nationally: 22%

Percentage of households without a car: IW: 24.7%, Nationally: 27%.

(Source: 2001 Census)

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

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

Public transport users in households with a car or van: 68%

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

Length of principal roads: 125 Km

Length of non-principal roads: 270 Km

Length of unclassified roads: 402 Km

Monitoring of Objectives, Policies and Core Indicators

Objective (a)

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

Core Output Indicators (COI)

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

This indicator is not currently monitored. However the Council is looking to produce a car parking strategy, through which it may be possible to ensure monitoring can be undertaken.

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

For this year we have not been able to monitor the indicator as relating to new residential development. The indicator is being reported as it relates to households, and it taken from 2001 Census data and January 2007 ATCO Public Transport Data using Accession software. (Criteria are set according to Department for Transport Core Accessibility Indicators).

- a) **GP Surgery** - 85.4% of households able to access a GP surgery within 15 minutes by walking/public transport and 98.9% within 30 minutes.

- b) **Hospital** - 38.4% of households able to access a hospital within 30 minutes by walking/public transport and 99.6% within 60 minutes.
- c) **Primary School** - 95.8% of 5-9 year olds able to access a primary school within 15 minutes by walking/public transport and 99.4% within 30 minutes.
- d) **Secondary School** - 97.9% of 10-15 year olds able to access a secondary school within 20 minutes by walking/cycling/public transport and 99.9% within 40 minutes.
- e) **Employment** - 95.0% of residents of working age able to access defined key employment locations within 20 minutes by walking/cycling/public transport and 96.7% within 60 minutes.

Local Transport Plan 2 Indicators (LTP)

The Isle of Wight Council have recently compiled their second Local Transport Plan covering the period 2006 to 2011. The plan is to be monitored according to key transport related performance indicators, some of which are reported here.

(Figures relate to 2006/07 financial year unless otherwise stated).

- a) **LTP T1: Bus patronage** - 7.284 million passenger journeys on local buses.
- b) **LTP T4: Train patronage** - 1.008 million annual train passenger journeys.
- c) **LTP T7: Ferry patronage** - 9.279 million passenger journeys on Isle of Wight ferries (2006).
- d) **LTP T8: Cycling trips** - 203,000 cycling trips on key cycling corridors.
- e) **LTP T10: Access to Newport Town Centre** - 87.0 % of households able to access Newport town centre within 30 minutes by walking, cycling or public transport.
- f) **LTP T15: Air quality** - No designated Air Quality Management Areas (AQMAs).
- g) **LTP T17: Area wide mileage** - 224,000 vehicle movements recorded during 24 hour period on 21 Islandwide counters.

Island Plan Policy Implications

- A policy which covers strategic transport needs.
- The need to develop a policy which promotes use of alternative modes of transport.

14. Retail

Contextual Objectives

Main shopping centre: Newport
Total sqm of comparison shopping in town centres: 57,906

Monitoring of Objectives, Policies and Core Indicators

Objective (a)

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

Objective (b)

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

Core Output Indicators (COI)

COI04a: The amount of completed retail development.

Total-6732.46sq.m

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

Total-96.58%

Island Plan Policy Implications:

- The retail capacity study will feed directly into the development of policy in the Core Strategy.

15. Community and Utility Services

Contextual indicators

Education Facilities

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

Health and Community Facilities

- Hospitals: St Mary's, Newport; Private Hospital, Newport

Monitoring of Objectives, Policies and Core Indicators

Objective (a)

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

Core Output Indicators (COI)

COI09: Renewable energy capacity installed by type.

Medina High School
Technology Type-Solar photovoltaic roof
Installed capacity: Electric 13.8 KWe

St Lawrence Village Hall
Technology Type-BW-106M air source heat pump
Installed Capacity: Thermal: 9.3 KWth

Through policies in the Core Strategy it will be possible to monitor this indicator in more detailed.

Island Plan Policy Implications

- Review of the education provision and development of accompanying core strategy policy are being undertaken in parallel.
- The core strategy will make provision for strategic education sites if considered necessary.

16. Leisure and Recreation

Monitoring of Objectives, Policies and Core Indicators

Objective (a)

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

Core Output Indicators (COI)

COI04a: The amount of completed leisure development.

Total-2.51ha

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

No completed leisure development in town centres for 2006-2007

Objective (b)

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

Core Output Indicators (COI)

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

All parks and open spaces owned or managed by the Isle of Wight Council are managed to a British Standard. These parks and open spaces are also maintained to a Green Flag standard. The current % is 100%. However more work needs to be carried out to meet this standard for signage and facilities on site, for example the provision of toilets.

Local Indicator (LI)

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

Lost: 0.22ha

Island Plan Policy Implications:

- Provision and protection for green infrastructure/open spaces.
- Provision for the 2011 Island Games and sustained use of facilities required will need to be addressed within the Core Strategy.