

# Residential Development

## **Monitoring Report**

**(as @ 31<sup>st</sup> March 2006)**

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## 1. Introduction

- 1.1 This report gives details of sites for residential development on the Isle of Wight. This list has been prepared to show the position at the end of March 2006, and subsequent changes have been excluded. It is intended that the report will be produced annually, and monitored through the *Island Plan* Annual Monitoring Report.
- 1.2 The format and content of the report includes information with regard to Brownfield/Greenfield development and the location of approved units. Sites are categorised by their location in terms of the type of area they are within, i.e. larger urban, smaller urban, rural and by the type of site, i.e. brownfield (previously used) or greenfield land. This document does not list individual small sites.
- 1.3 The schedule lists all committed sites with an original capacity of 10 units or more residential units (this includes houses and flats). On some of the sites, development has already begun, and the total amount of units remaining to be built may be less than 10. The sites listed, either have planning permission; are allocated in the Unitary Development Plan (UDP); or have a lapsed permission. Individual large sites are listed by geographical area, and information is included on the type of approval, the site area (in hectares) and the number of units proposed. For sites which have been allocated for housing in the UDP, but do not have planning permission, an estimate has been made of the likely number of units to be built. This estimate has been at a rate of at least 30 dwellings per hectare (dph). Sites which have had a planning approval, which has subsequently lapsed, are included, where it is considered they remain suitable for development. For small sites (i.e. less than 10 units), the total area and number of units is listed for each geographical area.

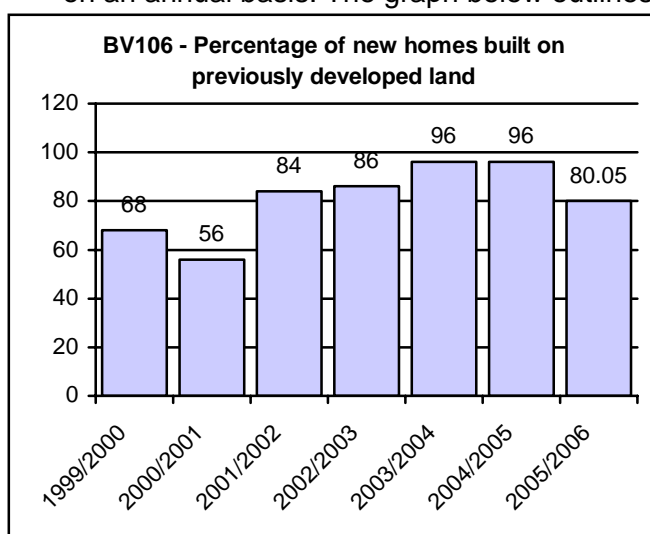
## 2. Completions

- 2.1 The table on the following page gives details of the numbers of completions on an annual basis. Between 1996 until 2005/06, the total completions have been calculated using assumptions about sites. Since 2001, detailed completion data has been collected on a regular basis.
- 2.2 Dwellings are considered to be complete when the building is roofed and fully fitted-out, although not necessarily occupied.

Table 1. Housing Completions 1996 – 2006			
Year	Small-Sites	Large Sites	Total
1995/96	363	374	737
1996/97	est	est	660
1997/98	est	est	650
1998/99	est	est	650
1999/00	est	est	580
2000/01	est	est	777
2001/02	144	239	383
2002/03	est	est	316
2003/04	13	466	479
2004/05	est	est	316
2005/06	193	554	747

2.3 Government guidance in PPG3 highlighted the Government's commitment to promote more sustainable patterns of development, by maximising the re-use of previously developed land. The reasoning behind such an approach is twofold. Firstly, it will promote urban regeneration; and secondly it will reduce the amount of greenfield land being taken for development. The national target for the re-use of previously developed land is that by 2008 60% of additional housing should be provided on previously developed land and through conversion of existing buildings. This figure has also been included in consultation draft PPS3 which was published in 2005.

2.4 The Council has to monitor its performance with regard to development on brownfield land, and in particular monitor the percentage of new homes built on previously developed land. The results of monitoring performance are published in the IW Council's Best Value Performance Plan (Indicator BV 106), on an annual basis. The graph below outlines the Council's performance.



The results for 99/00 and 00/01 were based upon assumptions made about the rate at which units on brownfield sites were being completed. New methods in data collection now mean that from 2001/2002 the figures are a more accurate reflection of what is happening on the ground. Completions notified to the IW Council Building Inspectors and information from the Council's revenue services with regard to new

properties on which Council Tax is being collected is now being fed into the

system.

- 2.5 For 2005/2006, the large number of completions being notified from a single Greenfield site affected the final outturn. It is anticipated that the outturn for 06/07 will increase slightly.

### 3. Approvals for Residential Development

- 3.1 The South East Regional Assembly (SEERA) are now undertaking an annual Housing Supply Monitoring Survey for all local authorities within the region. Data collection includes not only information on completions and the Brownfield/Greenfield split, but on the location of approvals. This information, together with additional information collected for the Best Value Performance Plan, gives a clear picture of residential development trends on the Island.

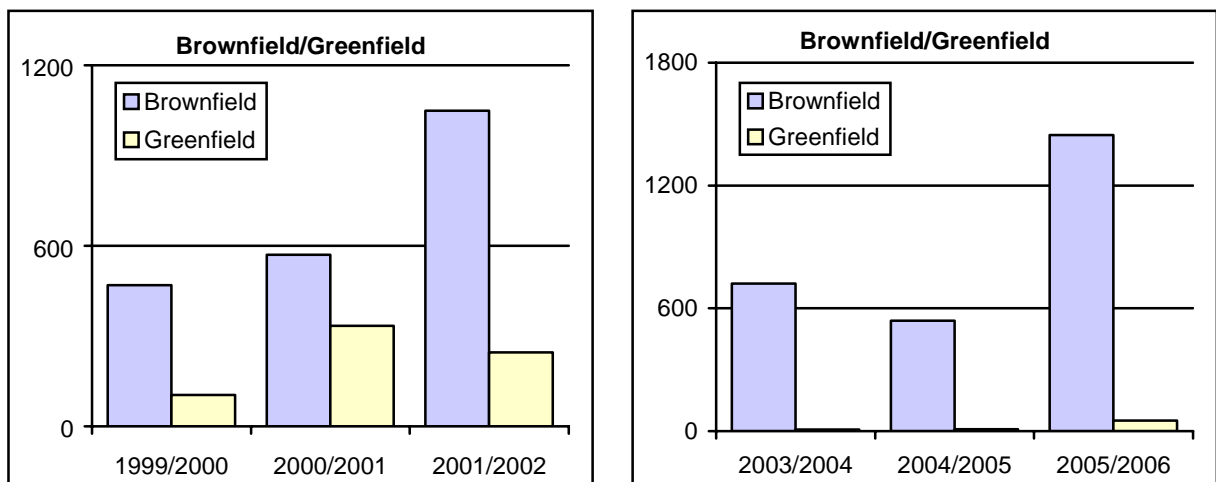
- 3.2 The total number of residential units granted planning permission during 2005/2006 was 1497. The table (table 2) below gives a further breakdown of these units.

Year	Small sites (units approved)	Large sites (units approved)
2005/2006	724 (79.38 ha)	773 (20.63 ha)
Total	1497 (100.01 ha)	

- 3.3 Of the units approved during 2005/2006, 1326 (89.39 ha) were new build units, whilst only 171 (10.83 ha) were conversions. There were 20 large site approvals on sites which had not previously been identified (windfall sites), totalling 599 units (16.46 ha). This amounted to 77% of all approvals on large sites.

#### *Brownfield/Greenfield Sites*

- 3.4 The graph below illustrates the split between planning approvals for residential units on brownfield/greenfield sites over a six year period.



- 3.5 Since 2003/2004 the Council has been consistent in its approach to the re-use of brownfield sites, as opposed to use of Greenfield land. Taking the last three

years, 97.5% of approvals of residential units have been on brownfield sites, whilst only 2.5% have been on greenfield sites.

3.6 The definition of brownfield development is taken from Annex C of PPG3:

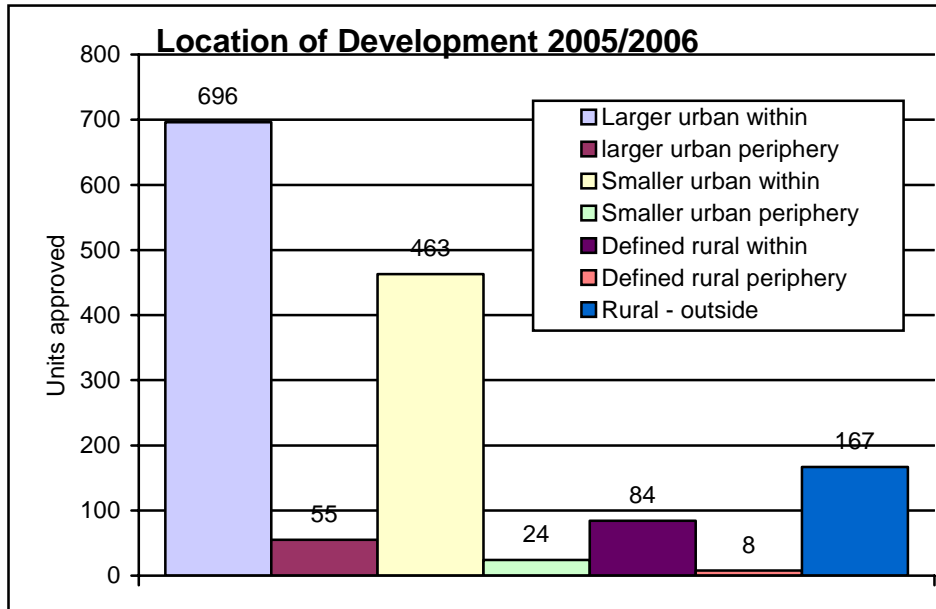
*“previously developed land – previously developed land is that which is or was occupied by a permanent structure (excluding agriculture or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously developed land may occur in both built-up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through the development control procedures. The definition excludes land and buildings that are currently in use for agricultural or forestry purposes, and land in built-up areas which has not been developed previously (egg parks, recreation grounds, and allotments – even though these areas may contain certain urban features such as paths, pavilions and other buildings). Also excluded is land that was previously developed but where remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), and where there is a clear reason that could outweigh the re-use of the site – such as its contribution to nature conservation – or it has subsequently been put to an amenity use and cannot be regarded as requiring development”.*

*Location of Development*

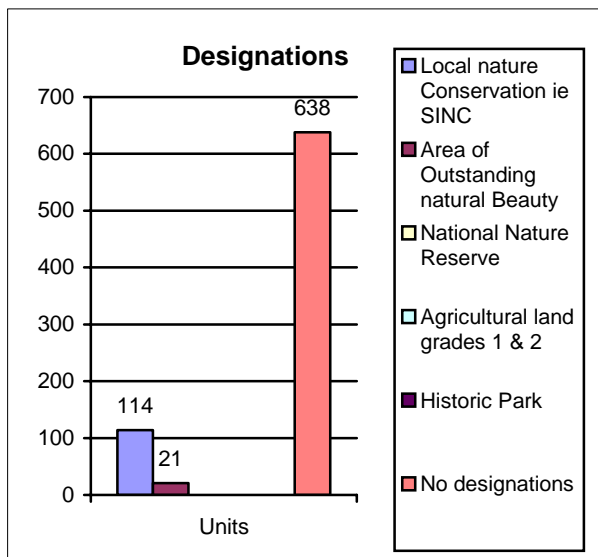
3.7 As well as the type of site, data on the location of sites is also monitored. Areas are defined as being within one of the following locations:

- (1) Larger Urban areas – Urban areas with a population over 25,000 (Newport and Ryde).
- (2) Smaller Urban areas – Areas with a population of between 4,000 and 25,000.
- (3) Defined Rural Settlements – Settlements with a population of fewer than 4,000 which have a defined development envelope.
- (4) Rural settlements – settlements with populations of fewer than 4,000 which do not have a boundary defined within the UDP.
- (5) Within – development that is within the existing development envelope boundary.
- (6) Periphery – development that is adjacent to the development envelope, although within it.
- (7) Outside – development that is wholly outside of the development envelope boundary.

3.8 The graph below illustrates the proportion of units approved within the 4 defined areas. Most residential units are approved within the larger-smaller urban areas, with a much smaller proportion being approved within defined rural or rural areas. The large number of units approved in the rural area is as a direct result of 1 application (Sandy Lane, Whitecroft site).



3.9 As well as the physical location, the impact on designations is monitored (for large sites only at present). Of the units approved in 2005/2006, 82% were on sites that had no nature conservation or environmental designations. This is in conformity with the policies outlined in the UDP.

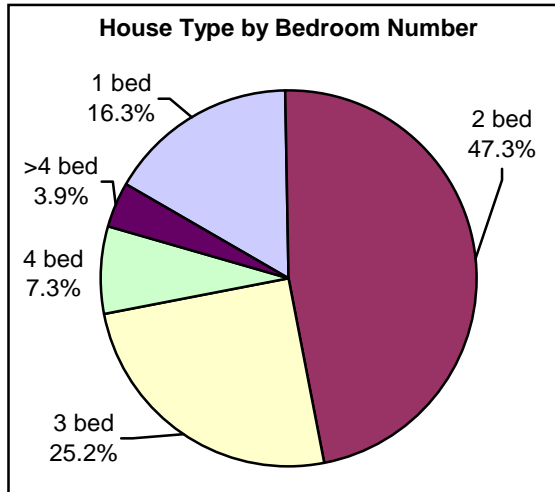


#### Numbers of Bedrooms

3.10 For the period 2005/2006, the Council has also been monitoring the number of bedrooms within dwellings approved. The aim of this is to begin to monitor the type of property being developed and to be able to compare this information with the

known need in the area. The Isle of Wight Council has recently completed a Housing Needs Survey (2003), which outlines in some detail the need within the Island. By monitoring approvals against need, we will be able to determine whether need is likely to be met.

3.11 The graph below gives a breakdown of the type of dwelling (by bedroom numbers) given approval during the period 2005/2006. This only includes full or reserved matters approval, as very often, outline approvals do not provide any information about the proposed number of bedrooms within properties.



The majority of units approved (63.5%) have 1 or 2 bedrooms. However, the highest single bedroom type is 2 bedroom properties.

What is interesting to note is that this is in line with the Housing Needs Survey which states that the shortfall in need is for affordable residential units of 1 and 2 bedrooms.

### Affordable Housing

3.12 For the purposes of the Unitary Development Plan, affordable housing is defined as “housing designed for those in the local area whose income generally deprives them access to open market housing as a result of the relationship between income and market price”. Policy H14 of the Unitary Development Plan (UDP) states that the Council is seeking to achieve 20% of affordable housing on appropriate sites. This has been updated by supplementary planning guidance on affordable housing (2005), which increases the proportion to 30%. The table (table 3) below illustrates the Council’s performance with regard to this target.

Ref_number	Policy Target	SPG Target	Policy Threshold	>/< threshold	Affordable units	% achieved	Commuted payments
C33	20%	30%	15	<	6	50	
C32	20%	30%	15	>	0	0	
C34	20%	30%	15	<	0	0	
C31	20%	30%	15	<	0	0	
WW28	20%	30%	15	<	0	0	
WW29	20%	30%	15	>	7	21	
SE80	20%	30%	15	<	0	0	
N35	20%	30%	25	<	0	0	
N34	20%	30%	25	<	0	0	
N06	20%	30%	25	>	0	0	
N36	20%	30%	25	<	0	0	
N37	20%	30%	25	<	0	0	
N38	20%	30%	25	>	0	0	
N39	20%	30%	25	>	0	0	£500,000
N40	20%	30%	25	<	0	0	
NE54	20%	30%	15	>	13	18	
NE57	20%	30%	15	<	0	0	
NE56	20%	30%	15	>	20	20	
NE58	20%	30%	15	<	0	0	

SE86	20%	30%	15	<	0	0
SE85	20%	30%	15	<	0	0
SE90	20%	30%	15	>	0	0
SE89	20%	30%	15	<	0	0

3.13 There is however a strong relationship between the size of sites and the amount of affordable housing that can be negotiated. The nature development on the Island is such that a relatively high proportion of sites that come forward are small sites, upon which the Council is not able to negotiate affordable housing units.

3.14 In addition to units which can be negotiated on H14 sites, some sites are also developed by housing associations. For the period 2005/2006, a total of 45 units were approved where the developer was a housing association.

3.15 In terms of delivery, the table below illustrates the numbers of units constructed and handed over by quarter (table 4).

**Table 4: Affordable Units Constructed/Handed Over 2005/2006 Units**

<b>Q1</b>	11
<b>Q2</b>	56
<b>Q3</b>	122
<b>Q4</b>	67

*Density*

3.16 Finally, information is collected with regard to housing density on new approvals. Whilst there is no common definition for net housing density, it is widely accepted that density should include access roads within the sit; private garden space; car parking areas; incidental open space and landscaping and children's play areas where these are to be provided. The calculation should exclude major distributor roads; primary schools; open spaces serving a wider area; and significant landscape buffer strips.

3.17 Government policy on housing density is provided in PPG3. It states that authorities should avoid the inefficient use of land (less than 30 dwellings per hectare net) and encourage densities of between 30 and 50 dwelling per hectare net. In areas where there is good transport accessibility, local authorities should seek even greater density. The table (table 5) below illustrates the average density achieved on housing developments on large sites (over 10 units) and small sites.

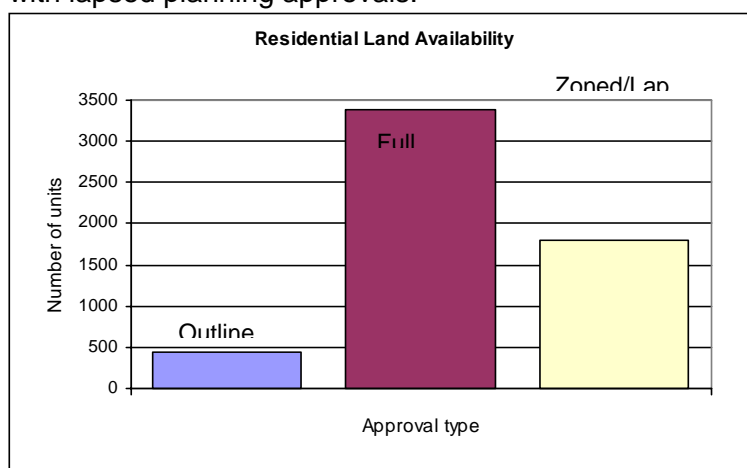
<b>2005/2005</b>	<b>Units</b>	<b>Hectares</b>	<b>Average Density</b>	<b>Density Range</b>
Large sites	773	20.63 ha	37 dph	11 dph – 400 dph
Small Sites	724	79.38 ha	10 dph	1 dph – 600 dph

## 4. Island Residential Land Availability

- 4.1 The total amount of land available for residential development on the Isle of Wight as @ 31<sup>st</sup> march 2006 was 292.53 ha, with a capacity for 5830 units. This included land with full or outline planning approval, or zoned for residential use (see table6).

Site type	Outline		Full		Zoned/Lapsed		Total	
	Area	Units	Area	Units	Area	Units	Area	Units
Small sites	12.91	253	140.01	1515	0	0	152.92	1768
Large sites	11.99	395	70.865	1863	56.75	1804	139.605	4062
<b>Total</b>	<b>24.90</b>	<b>648</b>	<b>210.875</b>	<b>3378</b>	<b>56.75</b>	<b>1804</b>	<b>292.525</b>	<b>5830</b>

- 4.2 The graph below shows land availability by type of commitment. The most notable feature is the proportionally high number of units allocated on zoned sites, or with lapsed planning approvals.



## 5. Residential Land Availability by Geographical Area

- 5.1 Tables 7 and 8 below indicate the distribution of land available for residential development by geographical area.

Area	Type of allocation				TOTALS	
	Outline		Full		Area	Units
	Area	Units	Area	Units		
Alverstone Garden Village	0	0	0.10	1	0.10	1
Apse Heath	0	0	0.03	1	0.03	1
Arreton	0	0	3.19	6	3.19	6
Bembridge	0.42	16	2.15	55	2.57	71
Brading	0.37	11	1.69	13	2.06	24
Brighstone	0.13	2	1.5	6	1.63	8
Calbourne	0	0	0.01	1	0.01	1
Chale	0.15	2	3.89	5	4.04	7
Chale Green	0	0	0.06	2	0.06	2
Chillerton	0	0	7.47	19	7.47	19
Cowes	0.37	17	5.05	113	5.42	130
East Cowes	0.19	3	4.63	65	4.82	68
Fishbourne	0	0	0.73	10	0.73	10

Freshwater	0.31	13	6.13	54	6.44	67
Godshill	0	0	0.22	9	0.22	9
Gurnard	0	0	0.35	5	0.35	5
Havenstreet	0	0	0.12	2	0.12	2
Lake	0.49	10	2.58	51	3.07	61
Newbridge	0	0	0.04	1	0.04	1
Newchurch	0	0	0.51	6	0.51	6
Newport	0.82	41	22.22	190	23.04	231
Ningwood	0	0	1.21	2	1.21	2
Niton	0.06	1	1.2	8	1.26	9
Northwood	0.05	1	0.37	9	0.42	10
Porchfield	0	0	35.34	2	35.34	2
Rookley	0.09	2	0.15	4	0.24	6
Ryde	1.94	49	10.14	331	12.08	380
Sandown	0.54	27	2.86	111	3.4	138
Seaview	0.08	2	0.62	14	0.7	16
Shalfleet	0	0	1.37	9	1.37	9
Shanklin	0.59	16	6.21	153	6.8	169
Shorwell	0.09	1	0.06	5	0.15	6
St Helens	0.22	8	0.4	8	0.62	16
Totland	0.46	6	3.42	70	3.88	76
Ventnor	0.41	14	3.42	92	3.83	106
Whitwell	0	0	0.96	16	0.96	16
Wootton	4.92	6	2.07	37	6.99	43
Wroxall	0.21	5	0.87	13	1.08	18
Yarmouth	0	0	6.67	16	6.67	16
<b>TOTAL</b>	<b>12.91</b>	<b>253</b>	<b>140.01</b>	<b>1515</b>	<b>152.92</b>	<b>1768</b>

<b>Table 8: Large sites by Geographical area</b>			
<b>Sites with original capacity or accumulative capacity 10 units or more</b>			
<b>Location</b>	<b>Type</b>	<b>Area</b>	<b>Units</b>
Cowes & East Cowes	Full	23.32	707
	Outline	0.30	37
	Lapsed	0	0
	Zoned	12.1	363
North East Wight	Full	7.35	223
	Outline	1.50	23
	Lapsed	1.03	70
	Zoned	5.72	181
West Wight	Full	15.165	252
	Outline	0.17	11
	Lapsed	0	0
	Zoned	1.87	48
Wootton	Full	0.79	13
	Outline	0.16	1
	Lapsed	0	0
	Zoned	0	0
South East Wight	Full	10.45	307
	Outline	0.34	31
	Lapsed	2.32	134
	Zoned	1.56	47
Rural Areas	Full	1.24	20

	Outline	2.57	33
	Lapsed	0	0
	Zoned	0.85	33
Newport	Full	12.55	341
	Outline	6.95	246
	Lapsed	0	0
	Zoned	31.3	928
Sites with Outline Approval		11.99	395
Sites with Full Approval		70.865	1863
Lapsed Sites		3.35	204
Zoned Sites		53.4	1600
<b>Total</b>		<b>139.605</b>	<b>4062</b>

5.2 Approximately 30% of units are available on small sites (under 10 units).

## 6. Urban Potential and Capacity

6.1 This update needs to be read along with the original study, which outlines the methodology used in the Urban Capacity Study.

### *Site Availability*

#### Large Capacity Sites (over 1 ha)

6.2 A total of 9 sites have been identified, amounting to some 22.24 hectares of land. Current trends show that large housing sites are being developed at densities of approximately 40 dph. This figure is based on all sites with extant permission, currently included within the housing land availability database. Assumptions have therefore been based upon a minimum density of 30 dph and maximum density of 50 dph (as set out in paragraph 50 of PPG3). Although the UDP refers to the fact that 40 dph is considered to be high-density development, PPG3 refers to densities of between 30-50 dph as being appropriate development standards, depending upon the nature of the area of development (i.e., town, rural etc). The Urban Capacity Study takes the approach laid out in PPG3 that a density range of between 30-50 dph will provide housing development, which makes more efficient use of land. The Council will seek to provide greater intensity of development at places with good public transport accessibility, such as towns or local centres and around major nodes along good quality public transport corridors.

6.3 An assessment has been made on the housing potential for each site, having taken into account any obvious constraints on development. The approach taken was consistent with the guidance in "Tapping the Potential", in that a density multiplier was applied to each site. The density multiplier used was dependant upon the site size: 1-2 ha 75-90%; and under 1 ha 100%. On larger sites there may be a need to take account of the provision of distributor roads, schools, open space serving a wider area and landscape strips, all of which reduce the developable area of a site.

6.4 This methodology has the benefit of being a practical way of dealing with sites and makes assessment more manageable because figures may be produced quickly and are consistent. The assessed capacity of this source amounts to

between 500-850 units at a net density of 30dph and between 600-1000 units at a net density of 50 dph.

- 6.5 Not all large sites identified as suitable for housing are likely to be released and will be affected by factors such as willingness of owners to release land, infrastructure capacity, market viability and site amalgamation. They could also be affected by policy decisions such as compulsory purchase or revised parking standards.
- 6.6 Taking the assumption that such sites will be released in line with past trends. Large windfall sites are currently yielding an average of 45 dwellings per annum (based on data from the last 4 years). These sites have been single ownership sites that have been “easy” to develop. Only a small proportion of the urban capacity sites identified are single ownership, and it is felt that this will have an impact on the likelihood of the sites coming forward. Taking into consideration the multiple ownership issue, and assuming that the trend will continue, approximately 40% of assessed capacity is likely to come forward.
- 6.7 Using past trends the assessed capacity of this source amounts to between 200 and 400 units.

#### Windfall Sites (under 1 ha)

- 6.8 A total of just over 1300 sites were identified, covering some 216 hectares. The average site size was 0.15 ha. The study assumes that the majority of these sites will yield only 1 dwelling. Small windfall sites make up the largest proportion of capacity on the Island.
- 6.9 In particular, this could have implications for the provision of affordable housing units, which can only currently be negotiated on sites meeting threshold criteria (outlined in Policy H14 of the UDP and SPG on Affordable Housing).
- 6.10 Projected small site figures based upon the last five years data suggest that an average of 140 dwellings per annum could come forward. Whilst this figure is higher than that identified from the capacity survey, it is considered inappropriate to use this trend, because the supply of small sites will be declining over the years.
- 6.11 This gives a potential assessed capacity of 1000 units.

#### Vacant/Empty Properties

- 6.12 The scope for bringing a significant number of vacant dwellings back into use is considered to be limited. The vacancy rate on the Island is comparable with the national rate. For this reason the Housing Section target figures have been used to make assumptions about the number of dwellings likely to come back into use. The target figure for re-use of empty properties is 26 dwellings per annum; however, the Housing Section is actually achieving approximately 30 dwellings per annum. It is assumed that this rate will continue for the foreseeable future. Vacant properties are not included within the windfall capacity or large site capacity (paras 2.12-2.20), and are dealt with as an entirely separate source.
- 6.13 The assessed potential of this source amounts to 300 dwellings.

## Conversions

- 6.14 These are usually small sites, providing between 1 and 9 units per site. Conversions of non-residential properties and conversions of residential properties are currently providing an average of 75 units per annum. This study assumes that this rate will continue.
- 6.15 The assessed potential of this source amounts to 750 units.

## Other Potential Sources

- 6.16 These sources include existing employment uses, allocated employment sites and existing car park sites. Open spaces and other green sites within development envelopes have been excluded from this study. The amount of employment land currently used for car parking totals 86.35ha.
- 6.17 Car parks in particular are a sensitive subject, with PPG13 seeking less car parking and “Tapping the potential” advising that even well used car parks can yield capacity. On the other hand, local businesses and town centre users often call for more car parking.
- 6.18 Existing employment uses and employment allocations probably offer the only real opportunity for large brownfield sites to come forward. However, the UDP includes employment policies that seek to retain existing employment uses and promote the employment allocations. Whilst mixed use is also promoted on some sites, it is difficult to estimate the potential from such sources; therefore it has been assumed that a minimum of 7% of the total area of car parks and employment uses will become available for residential development, at an average net density of 40 dph.
- 6.19 The assessed potential of this source amounts to 240 units.
- 6.20 The table below illustrates the total assessed yield from capacity sources.

Table 9: Capacity Source	Assessed Yield
Large Sites	200-400
Windfall sites	1000
Empty Properties	300
Conversions	750
Car Parks/Employment Sites	240
Total	2490 – 2690

## *Overview of Supply of Housing Land*

- 6.21 Current completion rates are falling short of the minimum provision required by RPG9. This means that completion rates are below 520 per annum, but the total requirement from RPG9 could still be met, because of changes in the market over a longer time period.
- 6.22 The elements of urban capacity discussed above are all subject to potential variations. The overall picture of supply of housing land also involves the housing allocations and extant approvals, which combine to make up the residential land availability database (not including greenfield sites). Assumptions have been made that 70% of residential land availability will be developed during the UDP

period (through until 2011. Housing allocations were revised as part of the UDP, on the basis of the principal of sustainability.

6.23 The overall picture is shown in the table below:

Table 10: Capacity Source	Yield (2001/2011)
Residential Land availability small sites with extant permission	1417
Residential land availability large sites	3707
Large urban capacity sites	200-400
Windfall sites	1000
Empty properties	300
Conversions	750
Car parks/employment sites	240
Provision	7614 – 7814
RPG9 requirement to 2005 - 2011	3640
RSS @520 per annum 2012 - 2026	7800

6.24 The Council recognises that the potential identified on previously developed land through the urban capacity study may not be as great as some parties would wish; conversely it will be seen as an overestimate by others. The Council believes it is a realistic assessment.

#### *Implications of the Urban Capacity Study for the LDF*

6.25 The Urban capacity study cannot be seen in isolation. The results of the Urban Capacity Study will inevitably have implications in a number of areas, including the Council's development resources, bids to other agencies, land assembly requirements, decontamination and parking and density standards and more importantly the potential revision of housing allocations and new housing allocations to be identified through the Local Development Framework.

6.26 PPG3 provides guidance on a sequential approach to housing development, and the need to phase sites. The urban capacity study has illustrated that there is not enough brownfield land likely to become available to meet our housing need in the long-term.

#### *Conclusion*

6.27 Using the realistic capacity potential, the greenfield allocations contained within the UDP will still be required.

## 7. Definitions and Abbreviations Used

1. CONVERSION – Where conversion or extension of an existing dwelling provides extra units of accommodation, only the additional units are shown and used in the calculation.
2. DWELLING UNIT – Any form of residential accommodation, except caravans and non-private establishments such as hotels and nursing homes.
3. FULL APPROVAL – (Full) The approved development of the site must be begun within 5 years of the date on which planning permission was granted.
4. LAND AVAILABLE FOR RESIDENTIAL DEVELOPMENT – A site, or remaining part of a site, which is undeveloped with dwelling units not completed. For the purposes of this schedule, a dwelling unit is complete when it is roofed, weather tight and internally fitted out.
5. LAPSED APPROVAL – A site on which a previously granted planning approval for residential development has now lapsed. The site remains undeveloped and it is likely that approval for a similar development would be forthcoming, unless there is a future change in policy for the area.
6. LARGE SITE – A site with an original capacity of 10 units or more.
7. OUTLINE APPROVAL – (Outline) Development of this site may not begin until the approval of reserved matters has been granted. This application must be made not later than 3 years from the date outline approval was granted.
8. RESERVED MATTERS – (AORM) The development of the site must be begun no later than 5 years from the outline approval, or two years from the date of approval of reserved matters, whichever is the longer.
9. RETAINED ACCOMMODATION – The provision of dwellings related to and tied to another development or land use. While not generally available to the public for housing accommodation, these residential units will represent an increase in the total housing stock. Retained accommodation is separated into four sections:
  - (a) Elderly persons accommodation – (EA) A separate residential unit for occupation by an elderly person or persons, which cannot be sold for normal residential use.
  - (b) Convalescent accommodation – (CA) A separate residential unit for occupation by a person or persons recovering from an illness.
  - (c) Agricultural accommodation – (AA) A residential unit only for the occupation by someone who is employed within the agriculture or forestry industry.
  - (d) Other retained accommodation – (RA) Any other residential unit which is linked to the employment of the occupier and cannot be sold separately from that business concern.

10. SMALL SITE – A site with an original capacity of less than 10 units.
11. ZONED SITE – A site which has been allocated for residential development in an adopted statutory development plan.

## **Schedule of Large Sites**

*Newport Large Sites*

**Sites with original capacity or accumulative capacity 10 units or more**

UDP Ref	REF	SITE ADDRESS	TYPE	AREA	UNIT	CAT	
19	N04 >	Land north of Carisbrooke Park Estate, Newport	Full	0.66	19	ND	Green
18	N06	North Westminster Lane, Newport	Outline	3	100	ND	Brown
			Zoned	4.28	118	ND	Brown
12	N23	Land east of Parkhurst Road, Newport	Outline	1.05	46	ND	Green
			Zoned	1.62	48	ND	Green
New Site	N28	Prison Land, Hunnyhill, Newport	Outline	2.07	62	ND	Green
New Site	N29 >	Land at St Cross Business Park, Dodnor, Newport	Outline	0.83	38	ND	Brown
16	NZ	Land off Worsley Road, Newport	Zoned	8.8	264	ND	Green
13	NZ	Land SE Pan Estate, Newport	Zoned	16.6	498	ND	Green
New Site	N30 >	Newey & Eyre Ltd, St Johns Road, Newport	Full	0.5	8	NF	Brown
			Full	0.32	14	ND	Brown
New Site	N32	St Mary's Hospital (Key worker)	Full	0.21	21	ND	Brown
New Site	N33	Biltmore Services, 22-23 Cross Street, Newport	Full	0.08	14	NF	Brown
New Site	N34	118-120 Gunville Road, Newport	Full	0.11	11	NF	Brown
New Site	N35	1 Clatterford Road, Carisbrooke, Newport	Full	0.14	7	CF	Brown
New Site	N36	Xtreme Play, Drill Hall Road, Newport	Full	0.05	20	NF	Brown
New Site	N37	Former Westmont School, Carisbrooke Road, Newport	Full	0.14	24	NF	Brown
New Site	N38	Pyle Street/South Street, Newport	Full	0.21	69	NF	Brown
New Site	N39	Whitcroft, Sandy Lane, Newport	Full	10.07	115	NF	Brown
New Site	N40	52 South Street, Newport	Full	0.06	19	NF	Brown

Sites with Outline Approval	6.95	246
Sites with Full Approval	12.55	341
Lapsed Sites	0	0
Zoned Sites	31.3	928
<b>Total</b>	<b>50.8</b>	<b>1515</b>

Cowes Large Sites							
Sites with original capacity or accumulative capacity 10 units or more							
UDP Ref	REF	SITE ADDRESS	TYPE	AREA	UNIT	CAT	
-	C01	Land off Gurnard Heights, Cowes	Full	0.07	1	ND	Green
54	C02 >	Land adj Hayes Devonian, Baring Road, Cowes	Full	0.98	10	ND	Brown
68	C03 >	Land adj Cadets Walk, East Cowes	Full	0.17	10	ND	Green
58	C04 >	Off Seaview Road, Cowes	Full	3.46	100	ND	Brown
59	C05	Broadfields Farm, Cowes	Full	5.56	176	ND	Green
62	C07 >	Terminus Road, Granville Road, Cowes	Full	0.82	54	ND	Brown
66	C09 >	Marina Site, Clarence Road, East Cowes	Full	1.69	94	NF	Brown
			Full	0.89	19	ND	Brown
56	C10	Land at Arctic Road, Cowes	Outline	0.15	9	ND	Brown
			Outline	0.15	28	NF	Brown
			Full	0.12	4	ND	Brown
101	C11 >	Medham Farm, Medham Farm Lane, Cowes	Full	3.4	16	ND	Green
60	C12 >	South of Frazer Close, Cowes	Full	0.55	23	ND	Brown
			Full	0.1	10	NF	Brown
69	C20	Land at Kingston, East Cowes	Zoned	10.5	315	ND	Green
55	C22 >	Corporation Yard, Victoria Road, Cowes	Full	0.11	3	ND	Brown
65	C23	Westlands Sports Ground, East Cowes	Full	3.2	100	ND	Green
61	C25	South of 282 Arctic Road, Cowes	Full	0.07	7	NF	Brown
			Full	0.3	2	ND	Brown
57	C26 >	Site of Medina Garage, Newport Road, Cowes	Full	0.13	17	NF	Brown
67	C27 >	Site of Glamis Court, Connaught Road, East Cowes	Full	0.94	14	ND	Brown
New Site	C28	1 York Avenue/23 Castle Street, East Cowes	Full	0.03	11	NF	Brown
New Site	C30	Frank James Hospital, East Cowes	Full	0.3	8	CD	Brown
			Full	0.2	3	CF	Brown
New Site	C31	Yvery & Villa Rose, The Grove, Cowes	Full	0.11	13	NF	Brown
64	COZ	Land off Sylvan Avenue, East Cowes	Zoned	1.6	48	ND	Green
New Site	C32	The Boat Yard, Shepherd Wharf, Cowes	Reserved	0.51	48	NF	Brown
New Site	C33	Land rear of 5-15 Pallance Road, Cowes	Reserved	0.28	12	ND	Brown
New Site	C34	Cowes Health Centre, 8 Consort Road, Cowes	Full	0.12	12	NF	Brown

Sites with Outline Approval	0.3	37
Sites with Full Approval	23.32	707
Lapsed Sites	0	0
Zoned Sites	12.1	363
<b>Total</b>	<b>35.72</b>	<b>1107</b>

*North East Wight Large Sites*

**Sites with original capacity or accumulative capacity 10 units or more**

UDP Ref	REF	SITE ADDRESS	TYPE	AREA	UNIT	CAT	
40	NE01	Corner of George Street, Ryde	Zoned	0.08	15	NF	Brown
26	NE03	62/70 Hillrise Avenue, Ryde	Zoned	1	30	ND	Green
47	NE09	St Johns School, Riboleau Street, Ryde	Full	0.23	13	ND	Brown
34	NE13	Off Oakfield High Street, Ryde	Full	0.7	23	NF	Brown
			Full	2	71	ND	Brown
46	NE14	Barfield House, Barfield Road, Ryde	Lapsed	0.3	15	NF	Brown
30	NE15	Westbourne Lodge, 1 John Street, Ryde	Lapsed	0.12	14	NF	Brown
32	NE16	Site of High Park Filling Station, Ryde	Zoned	0.18	12	NF	Brown
37	NE22	Adj Solent House, Corbett Road, Ryde	Zoned	0.64	10	NF	Brown
			Zoned	0.14	4	ND	Brown
38	NE23 >	Rear of 35 Ashey Road, Ryde	Zoned	3.1	95	ND	Green
			Full	1.32	35	ND	Green
29	NE28	Oakleigh, Easthill Road, Ryde	Full	0.21	10	ND	Brown
44	NE33	107 George Street, Ryde	Lapsed	0.07	12	NF	Brown
-	NE36	Land off Simeon Street, Ryde	Full	0.12	6	NF	Brown
35	NE37	Land opp Alfred Street and Quarry Street, Ryde	Lapsed	0.4	18	NF	Brown
45	NE40	10 Winton Street, Ryde	Lapsed	0.14	11	CF	Brown
24	NE41 >	Stonelands, Binstead Hill, Binstead	Full	0.52	5	ND	Brown
New Site	NE46 >	Land at Westridge Cross, Brading Road, Ryde	Full	1.63	41	ND	Green
New Site	NE47 >	Nurses Home, Adelaide Place, Ryde	Full	0.8	15	ND	Brown
New Site	NE48	Land rear of 23-37 Somerset Road, Ryde	Full	0.26	10	ND	Brown
New Site	NE49	Springfield Court, Seaview	Full	0.2	14	NF	Brown
			Full	1	3	ND	Brown
New Site	NE52	Clark Masts, 18-20 Ringwood Road, Ryde	Full	0.38	21	ND	Brown
			Reserved	0.48	18	NF	Brown
			Full	0.02	6	ND	Brown
New Site	NE54 >	Industrial Estate, south of Sherbourne Avenue, Ryde	Reserved	1.38	50	ND	Brown
			Reserved	0.04	16	NF	Brown
New Site	NE55	29-34 Riboleau Street, Ryde	Full	0.12	16	NF	Brown
New Site	NE56 >	Trucast, Marlborough Road, Ryde	Reserved	0.8	23	ND	Brown
			Reserved	0.42	68	NF	Brown
New Site	NE57	Jalna, Appley Rise, Ryde	Full	0.11	10	NF	Brown
New Site	NE58	14 Alexandra Road, Ryde	Full	0.5	6	ND	Brown
			Full	0.04	8	NF	Brown
New Site	NE59	Newlands Hotel, 40 George Street, Ryde	Full	0.02	7	CF	Brown
			Full	0.15	2	ND	Brown

Sites with Outline Approval	1.5	23
Sites with Full Approval	7.35	223
Lapsed Sites	1.03	70
Zoned Sites	5.72	181
<b>Total</b>	<b>15.6</b>	<b>497</b>

*South East Wight Large Sites*

Sites with original capacity or accumulative capacity 10 units or more							
UDP Ref	REF	SITE ADDRESS	TYPE	AREA	UNIT	CAT	
90	SE06>	Silver Trees, Sibden Hill, Shanklin	Full	0.65	6	ND	Green
71	SE07	Millmores Garage, High Street, Ventnor	Lapsed	0.35	32	ND	Brown
75	SE08	Pound Lane Car Park, Ventnor	Lapsed	0.1	32	EA	Brown
72	SE11 >	Site of Heights Hotel, Whitwell Road, Ventnor	Full	2.03	17	ND	Brown
96	SE13	Shanklin Garage, Orchardleigh Road, Shanklin	Outline	0.06	11	NF	Brown
70	SE14 >	Opposite Ventnor Middle School	Full	1.09	32	ND	Brown
78	SE15	Land off Clevelands Road, Wroxall	Zoned	0.16	4	ND	Green
79	SE16 >	Land east of stream, west Wroxall	Zoned	0.2	7	ND	Green
			Full	0.5	7	ND	Green
-	SE20	Land off Windsor Drive/Blythe Way, Shanklin	Full	0.56	14	ND	Green
93	SE26	Highland Lodge, Priory Road, Shankin	Full	0.12	2	ND	Brown
			Full	0.01	1	EA	Brown
			Outline	0.11	10	NF	Brown
92	SE29 >	Wine Lodge, Rectory Road, Shanklin	Full	0.03	2	ND	Brown
-	SE37	62/64 Fritzroy Street, Sandown	Full	0.04	5	NF	Brown
			Full	0.3	2	ND	Brown
-	SE45	Beach Hotel, Esplanade, Ventnor	Lapsed	0.15	12	NF	Brown
-	SE50	Ventnor Holiday Villas, Ventnor	Lapsed	0.3	6	NF	Brown
			Lapsed	0.68	10	ND	Brown
86	SE54	Former Sandown CP School, Broadway, Sandown	Lapsed	0.2	10	NF	Brown
103	SE55 >	Former Builders Yard, Vinings Road, Sandown	Full	0.53	12	ND	Brown
102	SE57	Middle Plateau, Westfield, off Madeira Road, Ventnor	Lapsed	0.4	16	NF	Brown
89	SE59 >	Land at Eastcliff & rear of 9-11 Northcliff Gds, Shanklin	Full	0.2	9	NF	Brown
			Full	0.23	3	ND	Brown
91	SE62	Land at Queens Road, Shanklin	Full	0.3	3	CD	Brown
94	SE65 >	Site of Upper Chine School, Shanklin	Full	0.55	7	ND	Brown
			Zoned	1.2	36	ND	Brown
New Site	SE66	Site of Inglesey Hotel, Prospect Road, Shanklin	Lapsed	0.14	16	NF	Brown
New Site	SE69 >	Elm Tree Close, Off Nunwell St, Sandown	Full	0.1	4	ND	Brown
New Site	SE70	Former Gas Works, East Yar Rd, Sandown	Full	0.11	12	NF	Brown
New Site	SE71	Teknacron, Landguard Manor Road, Lake	Reserved	0.51	15	NF	Brown
			Reserved	1	38	ND	Brown
New Site	SE72	Land adjacent 9/11 Victoria Avenue	Full	0.05	13	NF	Brown
New Site	SE73	81 & rear of 69-81 North Road, Shanklin	Full	0.18	4	ND	Brown
New Site	SE76 >	Downsview Chalets, Sandown	Full	1.01	49	ND	Brown
New Site	SE77 >	Sandown Lodge Hotel, 30 Nunwell Street, Sandown	Full	0.06	9	NF	Brown
New Site	SE79	Metropole Hotel, Esplanade, Ventnor	Full	0.08	11	NF	Brown
New Site	SE80	Marina Car Sales, Lake	Reserved	0.12	12	NF	Brown
New Site	SE81	18 Pier Street, Sandown	Full	0.14	11	NF	Brown

<i>South East Wight Large Sites</i>							
Sites with original capacity or accumulative capacity 10 units or more							
UDP Ref	REF	SITE ADDRESS	TYPE	AREA	UNIT	CAT	
New Site	SE82	Tower House, 2 Lake Hill, Sandown	Full	0.14	10	NF	Brown
New Site	SE83	Former Regal Cinema, High Street, Sandown	Full	0.04	10	NF	Brown
New Site	SE84	4-8 St Johns Road, Sandown	Full	0.2	10	NF	Brown
New Site	SE85	37 Carter Street, Sandown	Reserved	0.12	10	NF	Brown
New Site	SE86	Country Gardens & Summerhill Cottage, Drabbles Lane, Sandown	Outline	0.17	10	ND	Brown
New Site	SE87	Greenfields, Newport Road, Sandown	Reserved	0.02	4	CF	Brown
			Reserved	0.17	6	NF	Brown
New Site	SE88	Site of 17 Alpine Road, Ventnor	Full	0.8	11	NF	Brown
New Site	SE89	Kintore Court, 15 Broadway, Sandown	Reserved	0.15	12	NF	Brown
New Site	SE90	Seacroft, Broadway, Sandown	Full	0.19	19	NF	Brown
New Site	SE91	Fernleigh, Park Avenue, Ventnor	Full	0.21	12	NF	Brown

Sites with Outline Approval	0.34	31
Sites with Full Approval	10.45	307
Lapsed Sites	2.32	134
Zoned Sites	1.56	47
<b>Total</b>	<b>14.67</b>	<b>519</b>

<i>Wootton Large Sites</i>							
Sites with original capacity or accumulative capacity 10 units or more							
UDP Ref	REF	SITE ADDRESS	TYPE	AREA	UNIT	CAT	
49	WF02a	Barge Lane, Wootton	Full	0.06	4	ND	Brown
49	W02b	Barge Lane, Wootton	Full	0.61	8	ND	Brown
New Site	WF05	Land between Ashlake House & Three Oaks, Ashlake Farm Lane, Fishbourne	Outline	0.16	1	ND	Brown
			Full	0.12	1	ND	Brown

Sites with Outline Approval	0.16	1
Sites with Full Approval	0.79	13
Lapsed Sites	0	0
Zoned Sites	0	0
<b>Total</b>	<b>0.95</b>	<b>14</b>

West Wight Large Sites

Sites with original capacity or accumulative capacity 10 units or more

UDP Ref	REF	SITE ADDRESS	TYPE	AREA	UNIT	CAT	
4	WW01 >	Ruskin Lodge, Guyers Road, Freshwater	Full	0.26	3	ND	Brown
2	WW03 >	Stroud Coppice, Freshwater	Full	1.05	20	ND	Green
3	WW04	Off Court Road, Totland	Full	0.06	1	ND	Green
			Zoned	0.9	19	ND	Green
98	WW05	York Lane, Totland	Zoned	0.97	29	ND	Brown
			Full	0.16	1	RA	Brown
1	WW07 >	West Wight Country Club	Full	0.44	24	ND	Brown
			Full	1.24	38	NF	Brown
10	WW13	Station Works, Heytesbury Road, Yarmouth	Full	0.23	10	ND	Brown
6	WW14	Site of Prince of Wales, Princes Road, Freshwater	Full	0.05	6	ND	Brown
5	WW15 >	The Staples, Blackbridge Road, Freshwater	Full	0.02	1	CD	Brown
99	WW17	Fort Warden Holiday Camp, Totland	Full	3.32	13	ND	Brown
			Full	4.83	65	NF	Brown
7	WW18>	Land adj & rear Shamrock, Silcombe Lane, Freshwater	Full	0.38	9	ND	Brown
New Site	WW19	Land adjacent Fort Albert, Monks Lane, F=Water	Full	1.1	10	NF	Brown
8	WW21 >	Land rear of Freshwater Library	Full	0.005	1	ND	Brown
New Site	WW22 >	The Nurseries, High St, Freshwater	Full	0.38	9	ND	Brown
New Site	WW23 >	Readers Fancraft, Amos Hill, Totland	Reserved	0.25	7	ND	Brown
New Site	WW24	Little Orchard, Elliston Road, Totland	Outline	0.17	11	NF	Brown
New Site	WW26	Culverdene, Church Hill, Totland	Full	0.23	10	NF	Brown
New Site	WW27	Golden Hill Fort, Freshwater	Full	1.24	17	CD	Brown
New Site	WW28	Land at Sandpipers Hotel & rear of Sandpipers Glen, Coastguard Lane, Freshwater	Reserved	0.38	14	NF	Brown
New Site	WW29 >	Corner of Heathfield Road & Colwell Road, Freshwater	Reserved	0.82	28	ND	Green
New Site	WW30	Lahai-Roi, High Street, Freshwater	Full	0.15	8	ND	Brown
			Full	0.02	6	NF	Brown

Sites with Outline Approval	0.17	11
Sites with Full Approval	15.165	252
Lapsed Sites	0	0
Zoned Sites	1.87	48
<b>Total</b>	<b>17.205</b>	<b>311</b>

*Rural Large Sites*

**Sites with original capacity or accumulative capacity 10 units or more**

UDP Ref	REF	SITE ADDRESS	TYPE	AREA	UNIT	CAT	
9	RA01 >	Off Warlands Lane, Shalfleet	Full	0.15	3	ND	Green
50	RA06 >	Hillgrove, Kings Road, Bembridge	Full	0.12	1	ND	Brown
			Outline	2.11	27	ND	Brown
			Outline	0.08	2	CD	Brown
11	RA13 >	Adj Recreation Ground, New Road, Brighstone	Full	0.55	11	ND	Green
97	RA17	Winford Waste & adj land, Cupressus Avenue, Winford	Zoned	0.85	33	ND	Green
			Outline	0.38	4	ND	Green
105	RA18>	Port la Salle, Bouldnor, Shalfleet	Full	0.3	3	ND	Brown
51	RA23>	Site of Brambles & Island Cottages, off Foreland Farm Lane, Bembridge	Full	0.12	2	ND	Brown

Sites with Outline Approval	2.57	33
Sites with Full Approval	1.24	20
Lapsed Sites	0	0
Zoned Sites	0.85	33
<b>Total</b>	<b>4.66</b>	<b>86</b>