

FACILITATING THE ISLAND'S GROWTH

PLANNING
2018 - 2019



HOUSING



TOURISM



ECONOMY



WASTE



MINERALS

WHAT CAN PLANNING DO?



Planning ensures that the right development happens in the right place at the right time, benefitting communities and the economy. It plays a critical role in identifying what development is needed and where, what areas need to be protected or enhanced and in assessing whether proposed development is suitable.

The Isle of Wight Council has a duty to undertake planning responsibilities, both in terms of the longer-term strategic planning and determining planning applications. This is often about balancing differing points of view and competing aspirations, within the context of local and national planning policies.

Most development that takes place on the island will have been permitted by the council, as the local planning authority (LPA). Because of this Planning Services are crucial in ensuring that communities on the island grow in a sustainable manner, and can share the benefits that the right development can bring.

The LPA also refuses planning permission for development that it considers is inappropriate

(for a variety of reasons, such as impact on neighbours, unacceptable visual impact, and impact on / loss of protected species or habitats).

A pre-application advice service is offered by the LPA to improve proposed schemes, and also reduce the number of unacceptable schemes that are submitted. This service was introduced in 2015 and we are now seeing the benefits of early engagement with applicants. It is also clear when applications have not had the benefit of advice before their submission.

Effective and proactive planning can contribute to the creation of successful places, which in turn can produce considerable economic, social and environmental benefits for society over a long-term.

See how planning contributes to the council's wider corporate aspirations by viewing the corporate plan.

www.iwight.com/Council/OtherServices/Business-Effectiveness-Unit/Corporate-Plan

BEING AN EFFECTIVE PLANNING SERVICE

Having previously stabilised the service after a period of change, we are now focussing on consistently being an effective Planning Service that makes lawful and clear decisions in a timely manner. We think that we are doing this and the stats back this up, with 89% of all planning applications being approved in 18/19 and our performance in relation to speed and quality of our decision-making is very strong. However, we recognise that there is always scope for continual improvement and we are also thinking about how we support the council achieve its regeneration aspirations.





DID YOU KNOW

In 2018/19 we received **1,282 planning applications** and determined **1,170. 89 per cent of those were approved.**

Major planning applications

We were above the government target of determining 60 per cent of major applications within thirteen week. The target was exceeded by determining over 73 per cent of major applications within the timeframe.

Minor planning applications

There is a target of determining 65 per cent of minor planning applications within eight weeks. We exceeded this target by determining over 97 per cent of such applications within the timeframe.

Appeal performance

38 appeal decisions were issued by the Planning Inspectorate, following our refusal of planning applications. 5, or 13.2 per cent of our decisions were overturned, which reflects the subjective nature of the issues being considered. This is well below the national average of 33 per cent and the target maximum of 30 per cent.

Duty to Co-operate

As an LPA the council has a duty to co-operate with other local authorities on a range of issues related to planning. Throughout the year the council has worked with a variety of other authorities and organisations on a mixture of relevant issues.

Neighbourhood Development Plans

No neighbourhood development plan areas were designated in 2018/19, meaning five designated areas on the Island remain. These cover the parishes of Bembridge, Brading, Brighstone, Gurnard and Freshwater and are now used when determining planning applications in their respective parish.

The total new homes bonus payment in year 2018/19 for the Isle of Wight was £1,714,581.

LIKE

COULD DO BETTER!



HOUSING

Objectively Assessed Requirements

The council has a duty to plan for its objectively assessed housing requirements, which is a combination of housing need and demand. The objectively assessed figure is currently **525 dwellings** per year.

Completions

There were **350 new dwellings built on the island** in the monitoring year, which is a slight decrease on the previous year. We have granted more permissions than this and we are trying to understand why they aren't being built.

Best use of Land

Over 44 per cent of completions were on brownfield (or previously developed) land. This is below our target of 60 per cent, but 58 per cent of our permissions were on brownfield land.

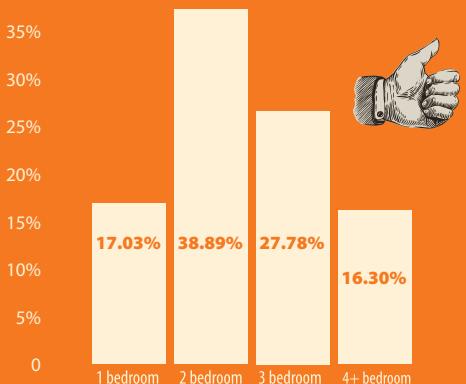
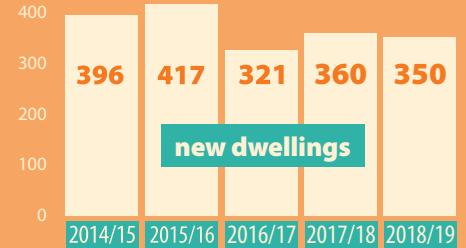
What we permitted

540 new dwellings were permitted in the monitoring year, which is a decrease on the previous year. This is because we received fewer applications for residential development - not because we are refusing more.

What size of dwellings are we permitting?

- 92** one bedroom dwellings
- 210** two bedroom dwellings
- 150** three bedroom dwellings
- 88** four plus bedroom dwellings

This broadly follows what we know we should be planning for to meet the requirements of Island residents.



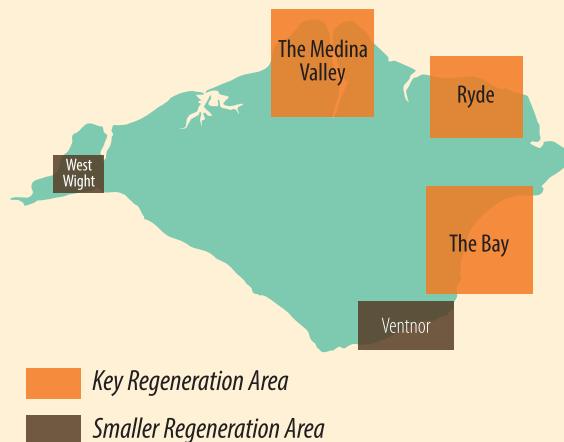
Where stuff is permitted

Just under half of the new houses permitted were in the key regeneration areas (see map opposite), and a further 43 were in smaller regeneration areas.

This means that 57 per cent of newly permitted houses are in the most sustainable locations on the Island.

For more information about the planning boundaries please visit;

www.iwight.com/CSMaps



Affordable Housing

There has been a significant under delivery of affordable units over the last few years, culminating with **zero being delivered** this year. Existing large sites have delivered their requirement, and there are not enough large sites in the pipeline to deliver affordable units. This, coupled with changing approaches from Government on when financial contributions towards affordable housing can be sought, has meant an insufficient development pipeline for affordable units.

With the council's approach to financial contributions introduced in 2017, coming to fruition and bringing in financial contributions to put towards the delivery of affordable units, and an increasing number of developments bringing forward affordable units being permitted or being proposed, the supply situation does look more promising.

The council and partner agencies will need to ensure that the potential of an increased supply is matched with a commitment to delivery, and ensure that developments are brought forward to meet need in a timely fashion.

We need a bigger house but we just can't afford it!

An illustration of a family consisting of a man, a woman, and a child standing together. Above them is a large orange speech bubble with a white border containing the text 'We need a bigger house but we just can't afford it!'.

ECONOMY AND TOURISM

HOTEL

Number of potential new jobs

By granting planning permission **we've helped create the potential for 435 additional jobs** on the Island, along with creating direct and indirect support for supply chain businesses.

This is good, but to achieve our ambitious targets we will need to permit more employment developments to help create more new jobs.

Employment floorspace

We have granted a net increase in employment floorspace of just under 2,300m², which is the equivalent of about 9 tennis courts.

We didn't permit the loss of any employment sites of over one hectare.

Tourism

We are looking to support improving the quality of the island's tourism accommodation offer.

In 18/19 we permitted 118 new tourist bedrooms, plus 60 holiday lodges, 2 glamping pods, and 2 shepherd huts.

To help improve our tourism accommodation and destination offer we granted permission to 85.71 per cent of the applications we received relating to tourism development.



8000
7000
6000
5000
4000
3000
2000
1000
0

GAINED
3,680.65m²

LOST
1,397.9m²





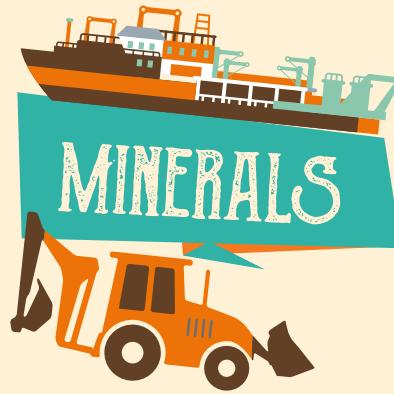
ENFORCEMENT

We registered 256 enforcement cases in 18/19.

Our enforcement policy says that priority one cases will be investigated within five working days of the complaint being received, and within the monitoring year this was achieved for all priority one complaints.

We only undertake enforcement action when it is expedient to do so, and this judgement is made taking into account a range of factors.

Enforcement action is discretionary and must be proportionate to the harm generated by the allegedly unauthorised development.



There were four active sand and gravel quarries in 2018 all focused in the central area of the Island and total sales of sand and gravel increased.

There was an increase in sales of recycled aggregate in 2018 of 24% to 94,000 tonnes. This is the highest recorded sales figure in the last 10 years and continues the general increase in sales since 2009.

Due to the closure of Kingston wharf, marine sand and gravel sales have fallen in 2018. The reduced capacity may prove an issue in the future if an increased reliance on marine won sand and gravel becomes more likely.

No permissions were granted that resulted in either additional provision (mineral deposits) or capacity (infrastructure associated with the production of aggregates) of minerals on the Island.

The overall sales of aggregate on the Isle of Wight have shown a slight increase in sales on previous years.

WASTE



There were no permissions that contributed to significant new waste management facilities, that could be recorded as part of this monitoring report.

Only one permission was granted in relation to waste management and was for a change of use of part of an existing woodyard, to allow the operation of a waste transfer station and skip storage area. According to the planning statement the sites at Brading Road, Ryde, would be used to process up to 5,000 tonnes of waste per year. Furthermore, it was considered that the proposed business would assist in the recycling of wastes and therefore assist the Council's aim in minimising the amount sent to landfill.



FOR FURTHER INFORMATION

please see our full annual monitoring report visit
www.iwight.com/planningmonitoring

THANK YOU



If you have difficulty in understanding this document please contact us on (01983) 821000 and we will do our best to help you.