

Appendix A7

2020/21 Q2 –

PLANNING & HOUSING RENEWAL

Key Activities Q2

Develop and implement the outcomes of the business case for the provision of extra care housing and seek the funding for its delivery, utilising existing public/private development partnerships to bring forward council owned assets, such as Sandham

In March 2020 Regeneration Members Board considered options for progressing with the tender for the Sandham site in the light of current financial circumstances and agreed to progress on the basis of no financial input from the council. Providers have confirmed their continued commitment to the project.

Construction work on Extra Care schemes in Ryde (Ryde Village) and Totland (Green Meadows) ceased in March 2020 due to Covid-19. Occupation of units is now scheduled for October 2020 at Ryde Village and January 2021 for Totland

Develop a Housing Delivery action plan in response to the government's direction by August 2019

Housing delivery company/vehicle established December 2019 but progress delayed due to Covid-19. A Business Plan (including company governance and financial arrangements) is being developed to evidence viability and is scheduled to be completed in December 2020.

Housing campaign has been impacted by resources being redeployed to the Covid-19 response. A review of resources will precede a restart of the campaign in October 2020.

Review the Island Planning Strategy (IPS) so that it is consistent with the aspirations of the council through area-based regeneration policies and develop the policy document and its associated evidence base to ensure that it is successful at examination

The Government has proposed to overhaul the planning system in England. A Planning White Paper and an accompanying document, Changes to the current planning system, have been published with responses invited by 29 October and 1 October respectively.

The Council, through the portfolio holder for Planning and Housing, will respond to these consultations. This gives the Council the opportunity to present the further evidence collected following the public consultation on the draft Island Planning Strategy, which supports a housing number lower than that calculated using the Government's Standard Method.

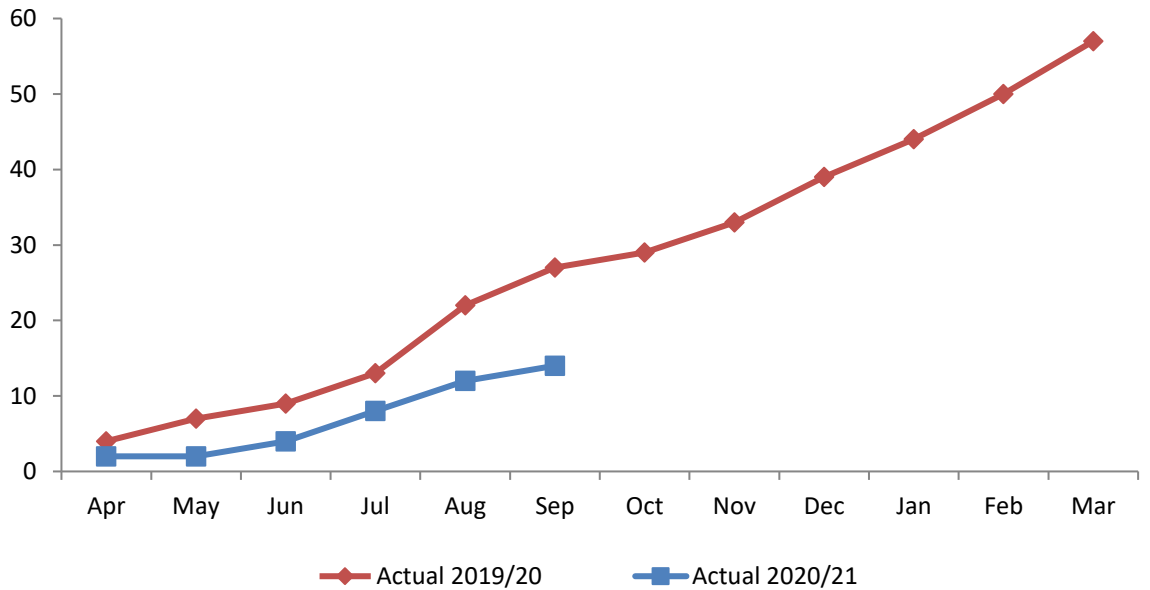
Develop and deliver an Island Housing Strategy for adoption by October 2019.

A draft strategy has been through public consultation and the outcomes arising from that consultation were reviewed by the Policy & Scrutiny Committee for Neighbourhoods and Regeneration in July 2020. Cabinet adopted the Housing Strategy on October 8 2020.

The Housing Strategy has been developed based on a comprehensive review of evidence and consideration of the national and local context, achievements and progress of a range of council strategies as outlined in the report, and detailed consultation with stakeholders over time. Adoption of the strategy will allow resources to be spent on strengthening the housing partnership across the sector and help focus on housing delivery.

Short term measures

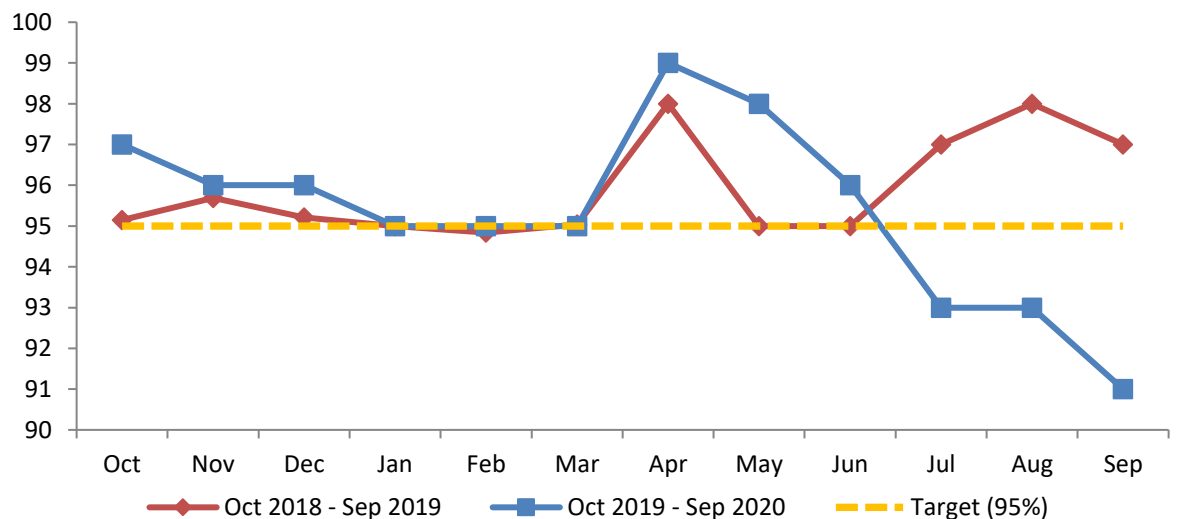
Number of major planning applications received (cumulative)



Whilst there have been fewer major planning applications received (14) than at the same point last year (27) the total number of applications received in 2020/21 so far is 1074 which is not significantly lower than at the same point in 2019/20 which was 1128.

In 2020/21 so far, the IWC has received 171 request for pre-application advice.

Percentage of all planning applications determined within 26 weeks



Benchmarking – The IWC perform well in comparison to other local authorities. For the 24-month ending 30 June 2020 the IWC determined 79.4 per cent of major planning applications within 13 weeks compared with 88.4 per cent nationally. 93.9 per cent of Non-major applications in the same period were determined within 8 weeks compared with 88.8 per cent nationally. Information sourced from Gov.uk