

APPENDIX 5: PLANNING CONSENTS

PLANNING DATA

The Isle of Wight Council as Local Planning Authority have kept a digital database of planning applications since 2004. This data was analysed to assess change across the Isle of Wight in relation to farming and farmland.

For each planning application details are given of the location (including grid reference); Ward; Parish; a description of the proposal; national statutory code; decision; date of decision; whether decision was taken at committee or delegated to officers; and whether the case went to appeal and the outcome.

A total of 23,761 applications were processed during this period. To simplify data handling, GIS analysis was used and all applications which fell within urban areas (defined as areas within the settlement boundaries of the Key Regeneration Areas, Smaller Regeneration Areas and Rural Service Centres in the Island Plan Core Strategy), were removed.

This initial sift resulted in 8,512 applications within the study area for this research.

Using the national categories, non-agricultural or non-farm related planning applications were removed. For example, applications relating to advertising, and applications for development by householders. The descriptions for the remaining applications were then assessed and those not relating to agriculture, farms or farmland were removed.

A decision was then made to apply a new coding to all the remaining applications to group them within categories which would allow further analysis. The codes are set out in the following table.

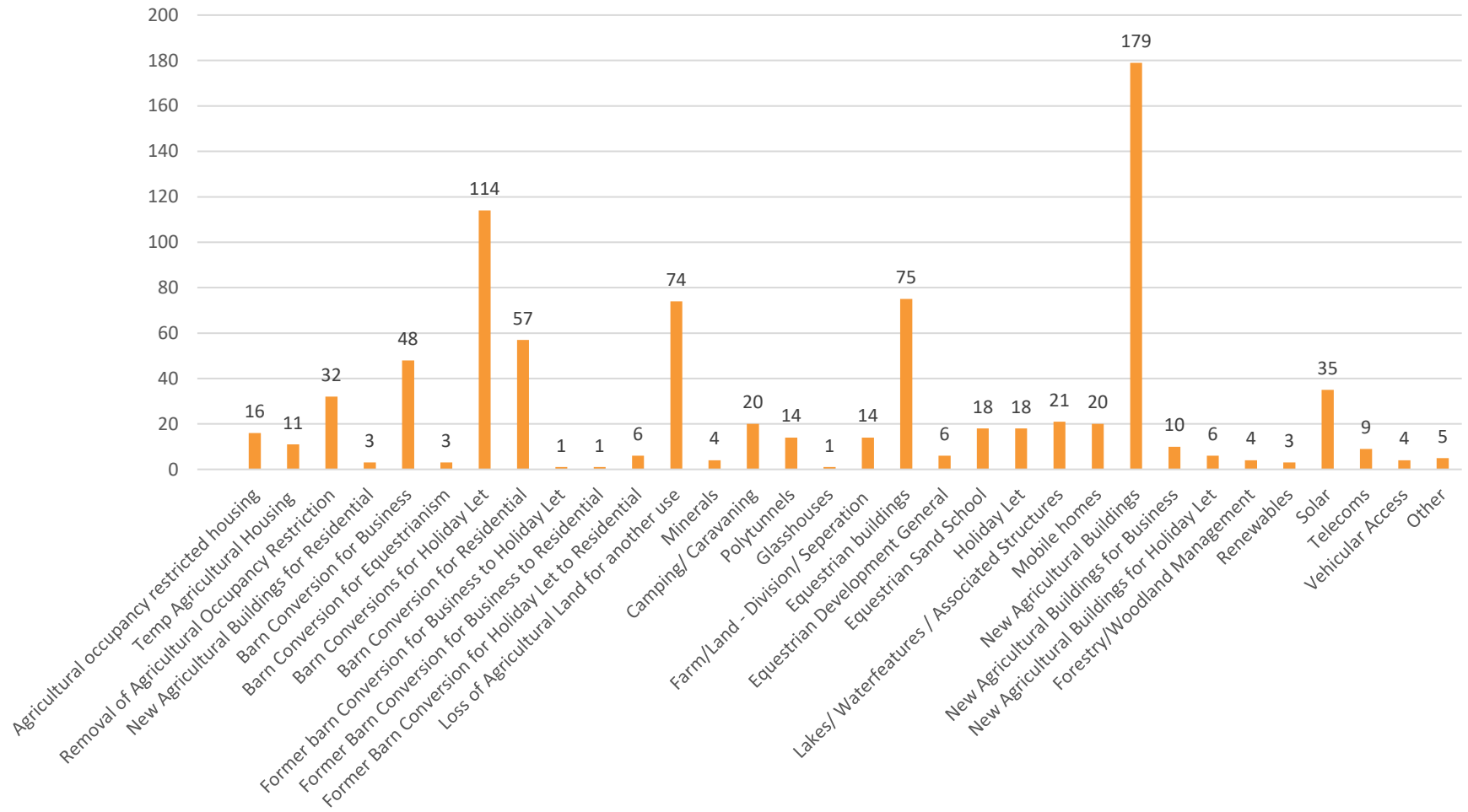
AGHR	Agricultural occupancy restricted housing
AGTMP	Temporary agricultural housing
BCB	Barn conversion for business
BCEQ	Barn conversion for equestrianism
BCH	Barn conversion for holiday let
BCR	Barn conversion for residential
CAMP	Camping / caravanning
CHAG	Loss of agricultural land for another use
EQB	Equestrian development buildings
EQG	Equestrian development general
EQS	Equestrian development sand school
FBCBH	Former barn conversion to barn for holiday let
FBCBR	Former barn conversion to barn for residential
FBCHR	Former barn conversion for holiday let to residential
FEQBR	Former equestrian related barn conversion to barn for residential
FOR	Forestry / Woodland Management
GLA	Glasshouse / Polytunnels
H/HOL	Holiday Let
L/LB	Lakes / Water features and associated buildings
MIN	Minerals
MOBEQ	Mobile homes for equestrian related enterprises
MOBH	Mobile homes

MOBHR	Mobile homes for holiday let
MOBR	Mobile homes for residential
NAG	New agricultural buildings
NAGB	New agricultural buildings for business
NAGEQ	New agricultural buildings for equestrian development
NAGH	New agricultural buildings related to holiday lets
OTH	Other
RAGO	Removal of agricultural occupancy restriction
REN	Renewables
SEP	Division or separation of land or holdings
SOL	Solar farms
T	Telecommunications
VEC	New vehicular access associated with agriculture

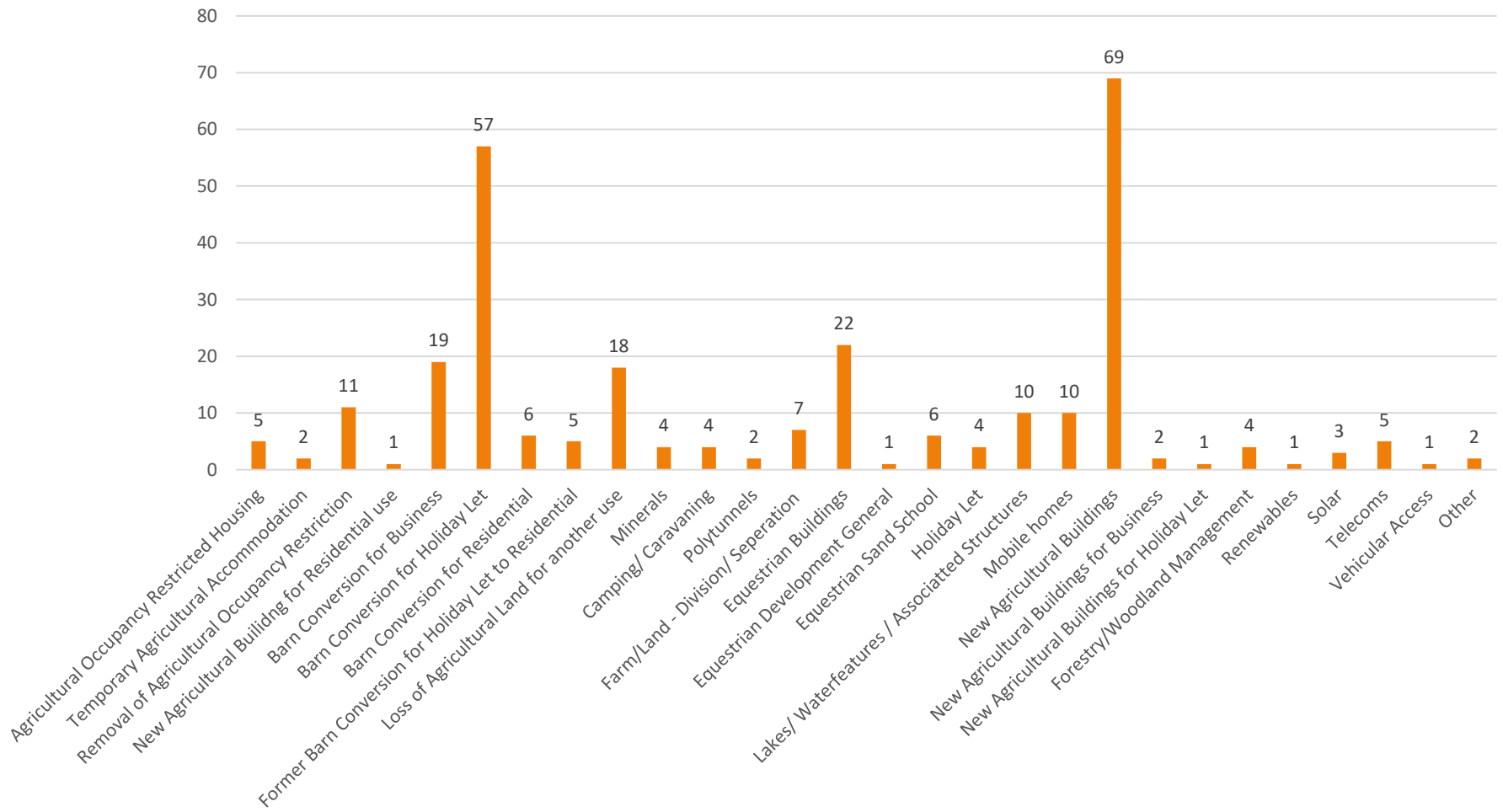
Removal of refusals left a total of 832 planning approvals relating to agriculture and land use change across the Isle of Wight between 2004 and April 2016. Of these, 282 were within the Isle of Wight AONB. Using the new codes above, these consents were grouped into categories in an attempt to identify trends. Data was considered for the Isle of Wight, the Isle of Wight AONB (Wight AONB) and by Historic Landscape Characterisation Areas and Combined Landscape Character Types.

This is set out in the following graphs.

Isle of Wight 1/4/2004 to 31/3/2016 - Agricultural Planning Applications (approved)

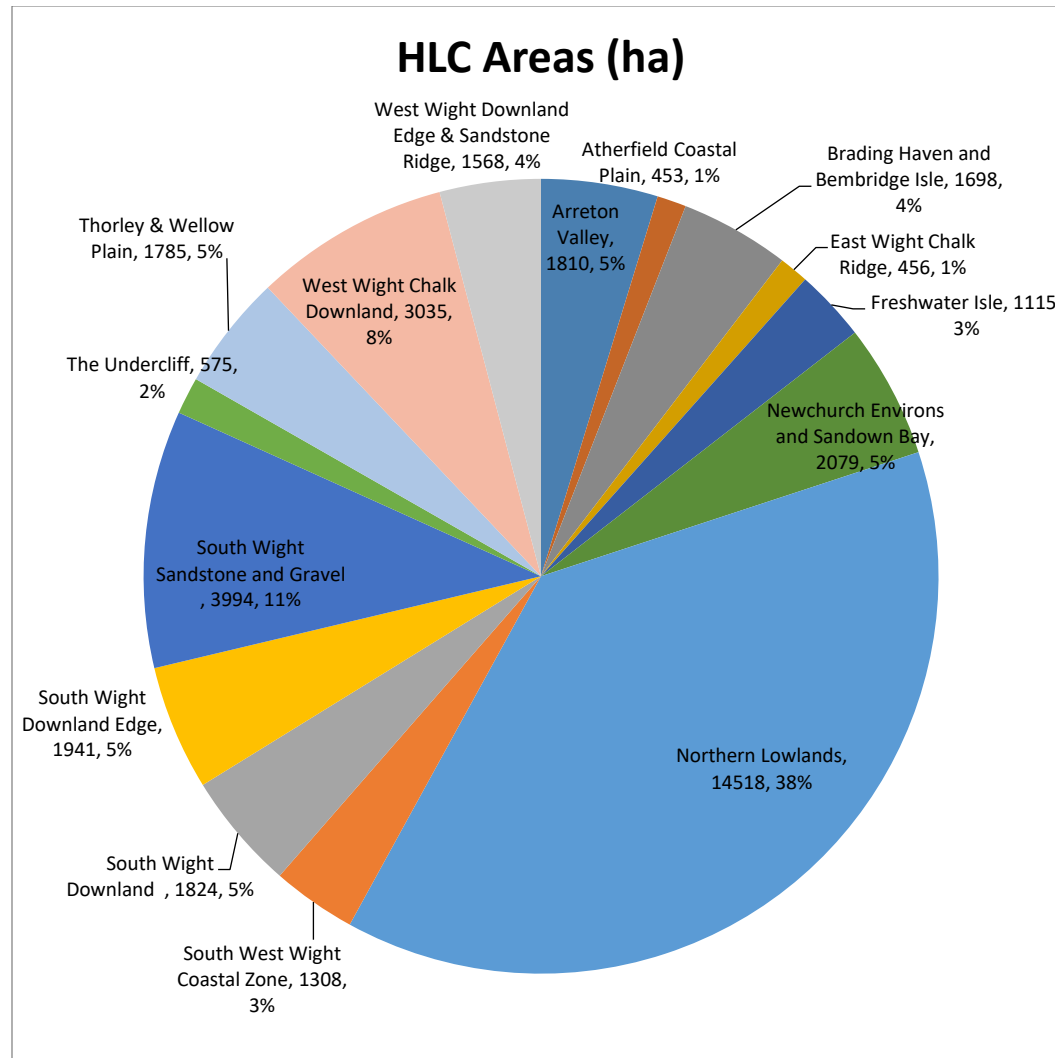


Wight AONB 1/4/2004 to 31/3/2016- Agricultural Planning Applications (approved)



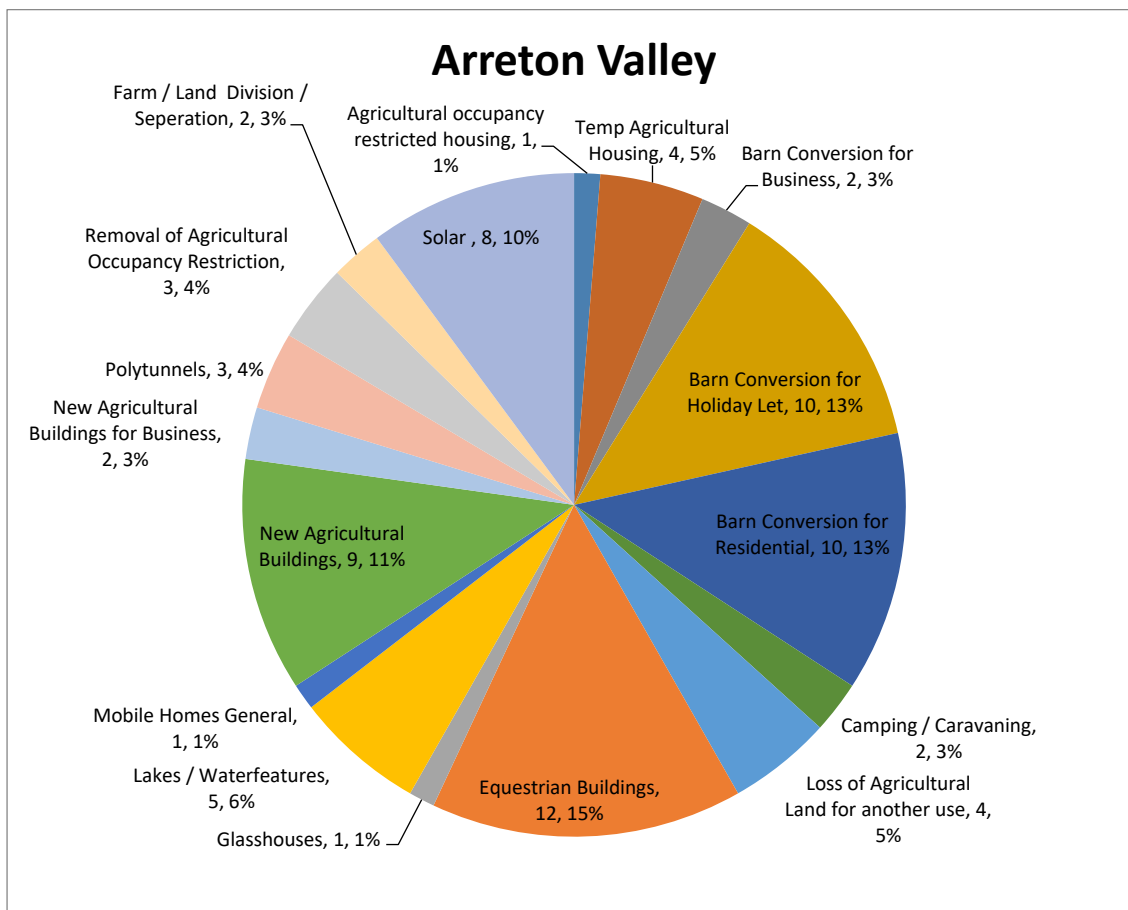
Historic C – Agricultural Planning Applications (approved)

The following pie chart shows the proportion of land within each of the Historic Landscape Characterisation Areas.



The largest HLC area is Northern Lowlands which makes up 38%.

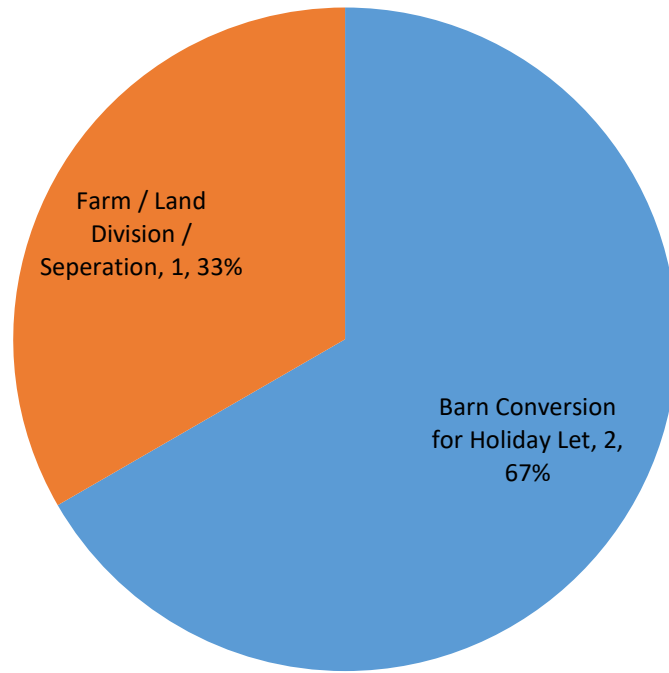
The following set of graphs show the proportion of each category of planning application approvals within each Historic Landscape Characterisation Area.



There was a total of 79 consents in this HLC Area between 2004 and 2016.

Equestrian buildings were the largest category of consents in this HLC Area, followed by Barn Conversions for Holiday Let and Barn Conversions for Residential.

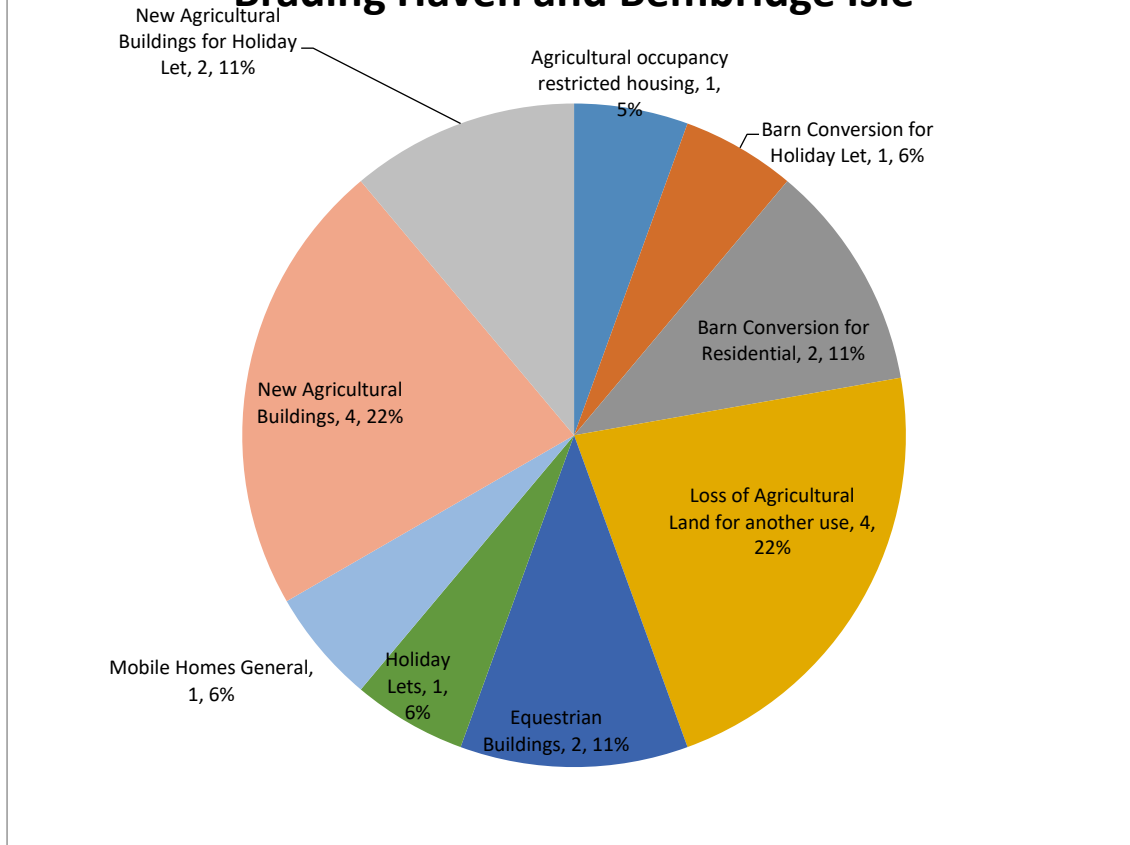
Atherfield Coastal Plain



There was a total of 3 consents in this HLC Area between 2004 and 2016.

There were very few planning approvals in this HLC Area. Barn conversion for holiday let is the largest category.

Brading Haven and Bembridge Isle



There was a total of 18 consents in this HLC Area between 2004 and 2016.

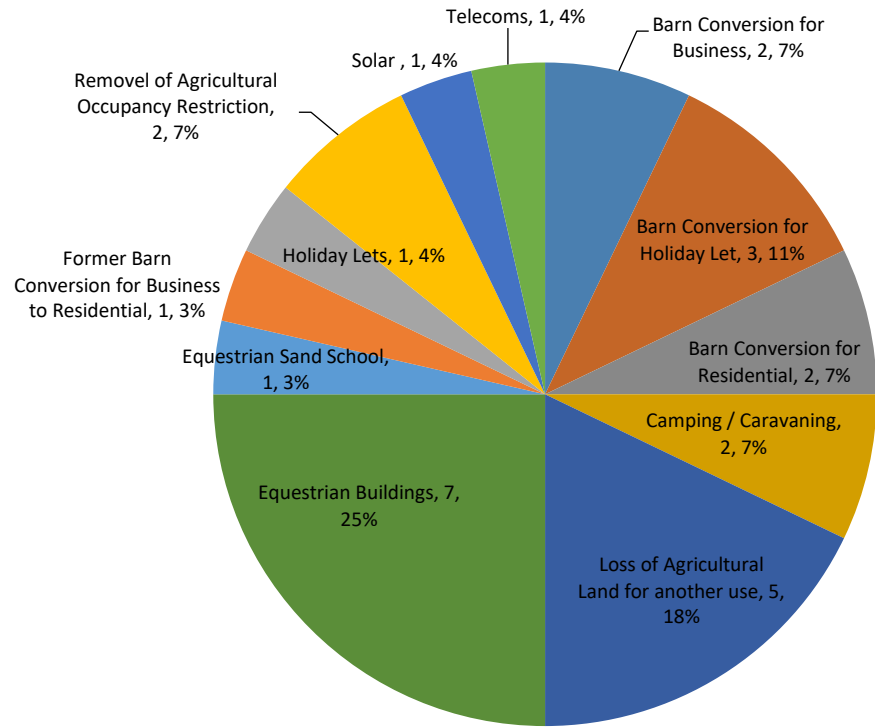
New Agricultural Buildings and Loss of Agricultural Land for another use were the two largest categories.

East Wight Chalk Ridge

No Planning Consents

There were no planning consents in this HLC Area.

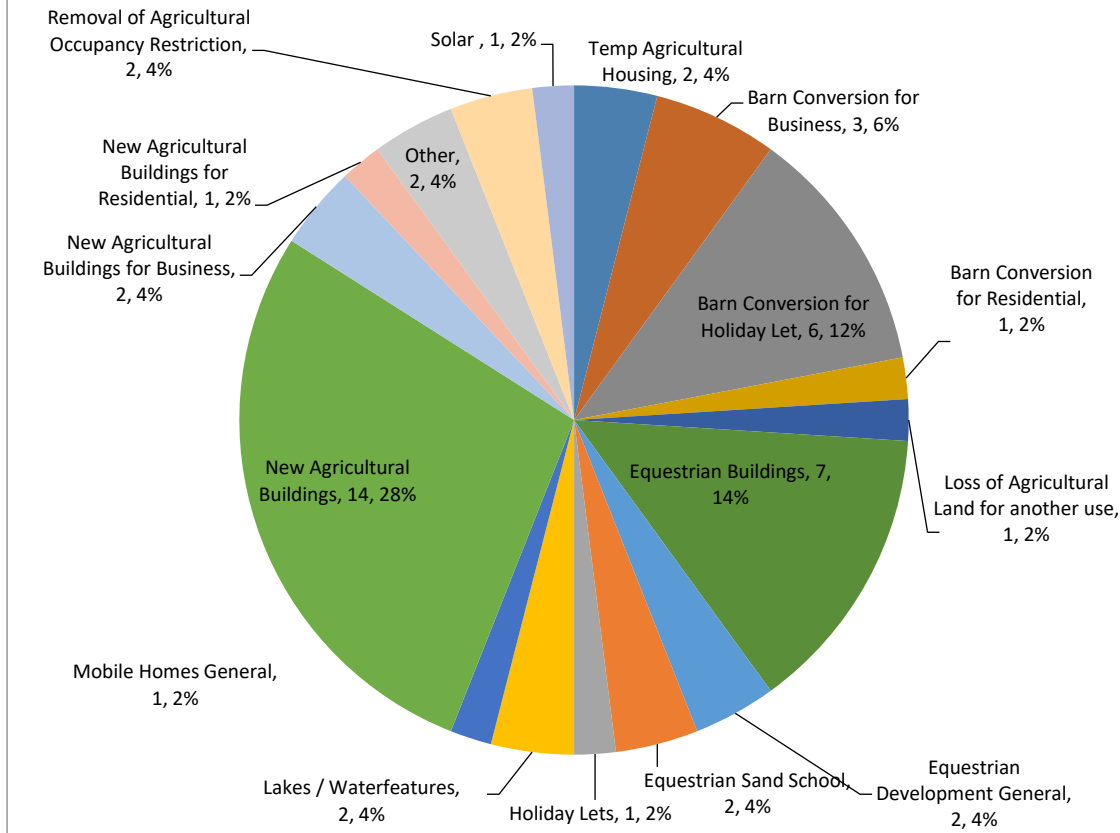
Freshwater Isle



There were a total of 28 consents in this HLC Area between 2004 and 2016.

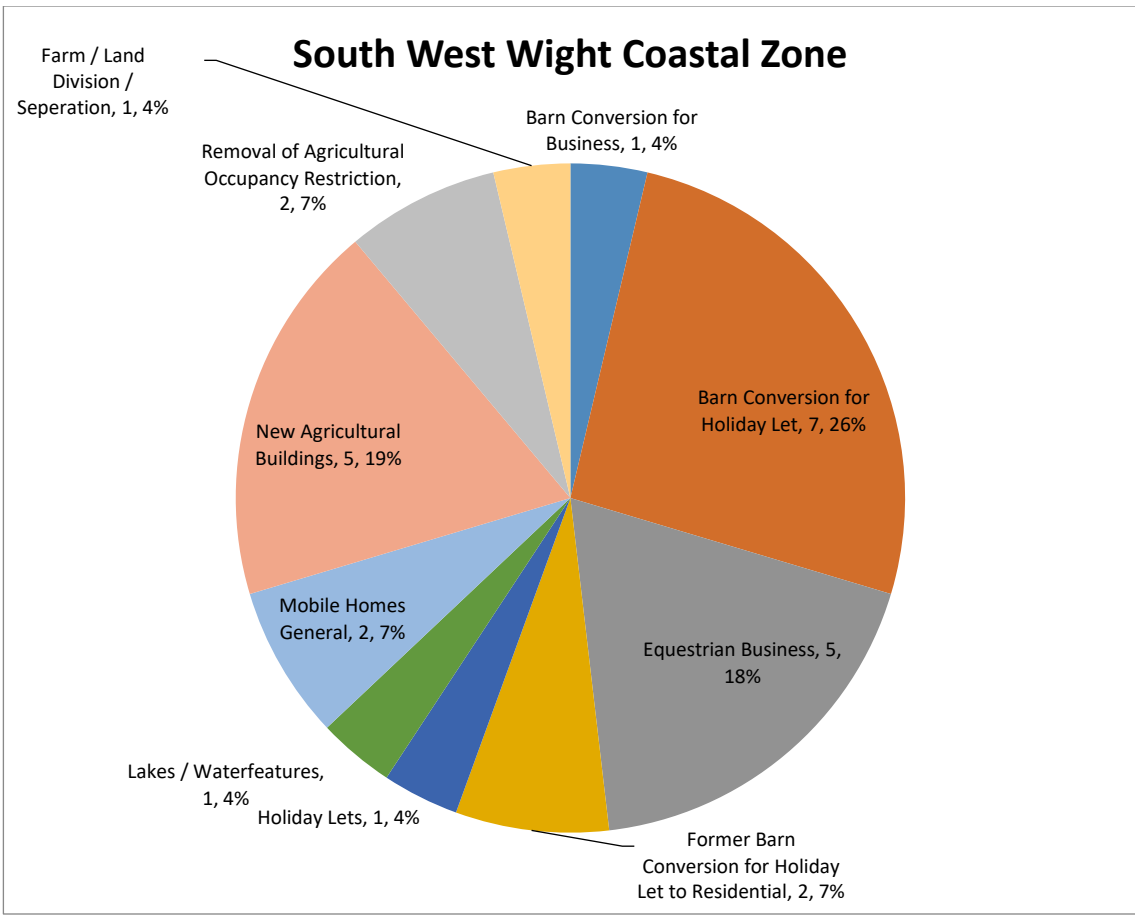
Equestrian buildings and Loss of Agricultural Land for another use were the two largest categories.

Newchurch Environs and Sandown Bay



There were 52 consents in this HLC Area between 2004 and 2016.

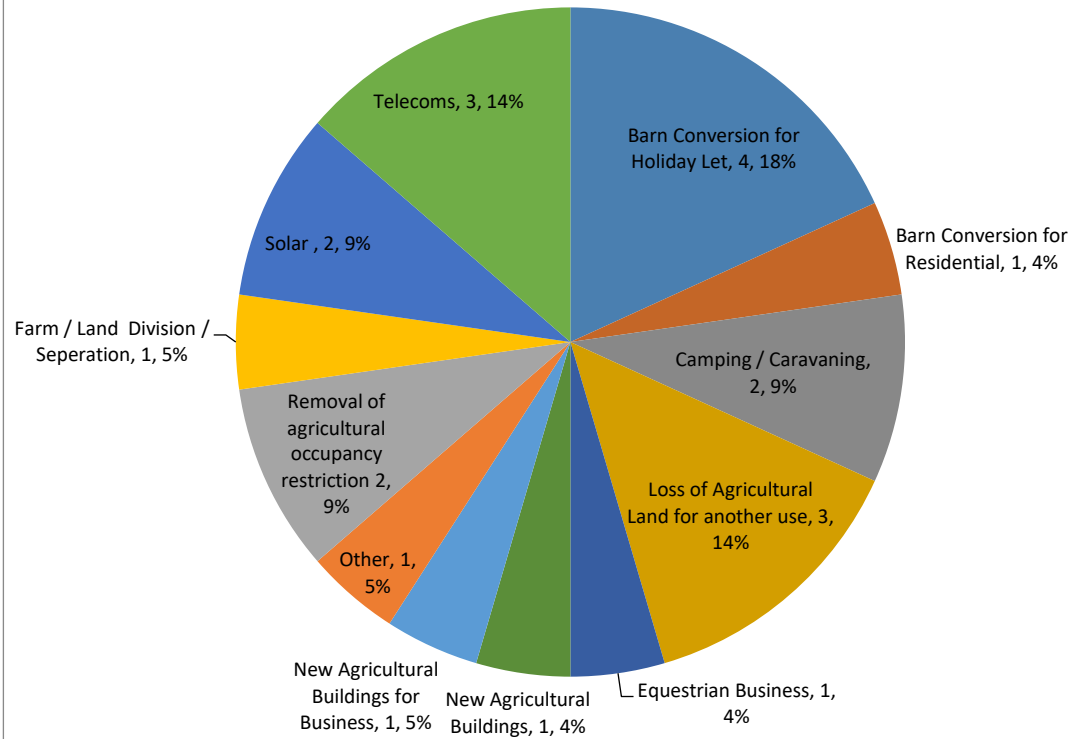
The largest category was for New Agricultural Buildings followed by Equestrian Buildings.



There were 27 consents in this HLC Area between 2004 and 2016.

The largest category being Barn Conversion for Holiday Let, followed by Equestrian Business and New Agricultural Buildings.

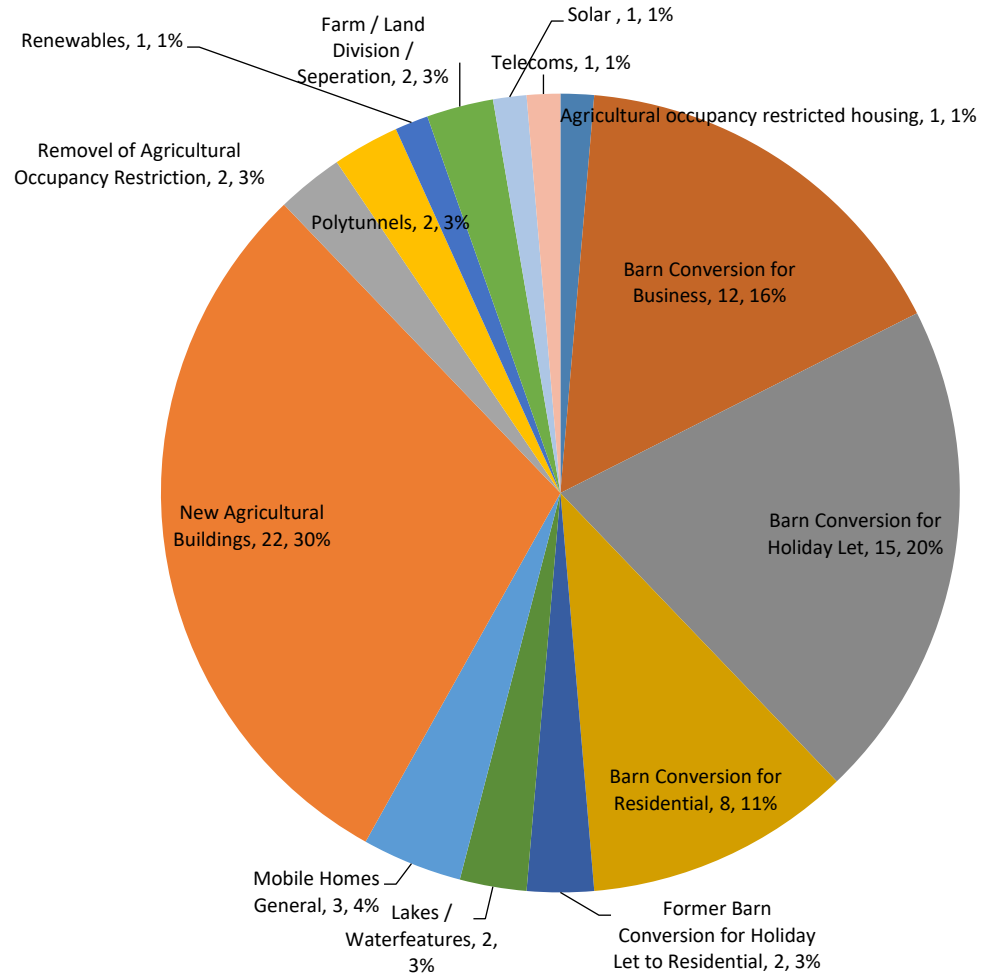
South Wight Downland



There were 22 consents in this HLC Area between 2004 and 2016.

The largest category being Barn Conversion for Holiday let followed by Loss of Agricultural Land for another use.

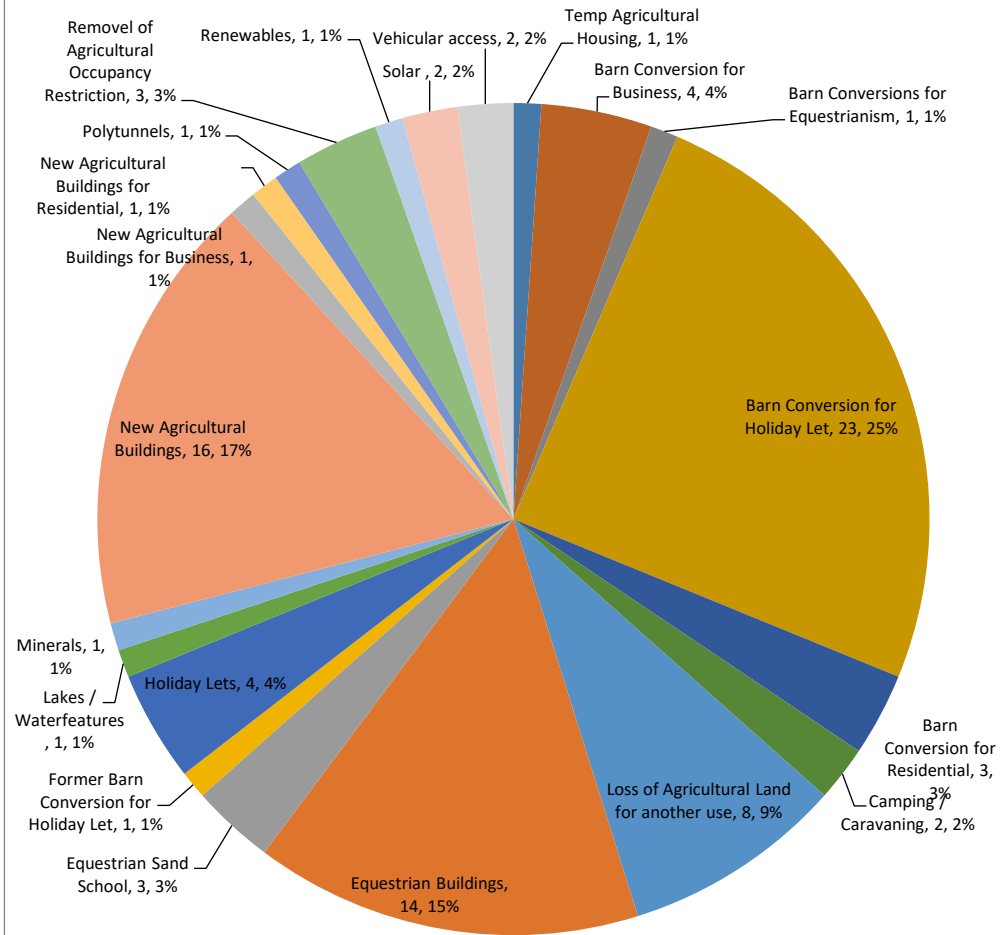
South Wight Downland Edge



There were 74 consents in this HLC Area between 2004 and 2016.

The largest category being New Agricultural Buildings followed by Barn Conversion for Holiday Let.

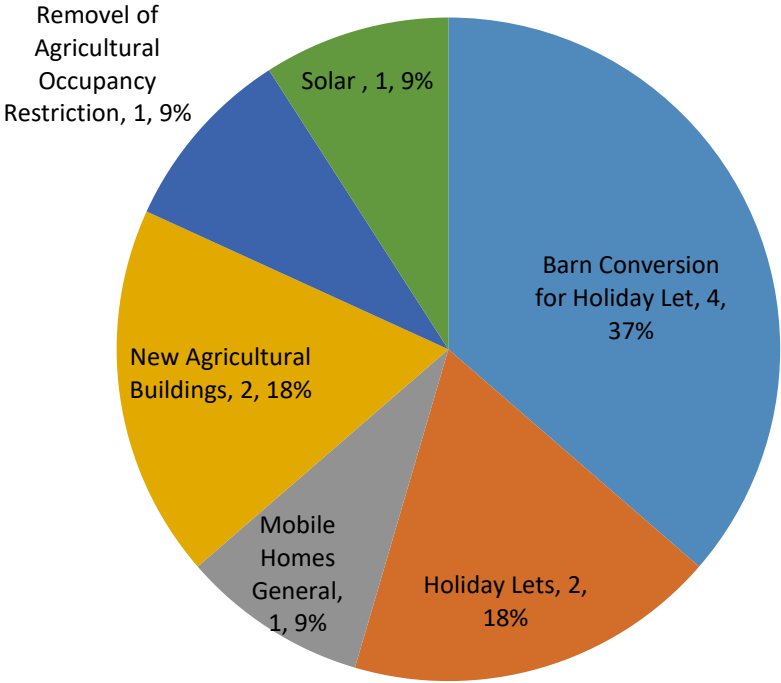
South Wight Sandstone and Gravel



There were 94 consents in this HLC Area between 2004 and 2016.

The largest category being Barn Conversions for Holiday Let followed by New Agricultural Buildings.

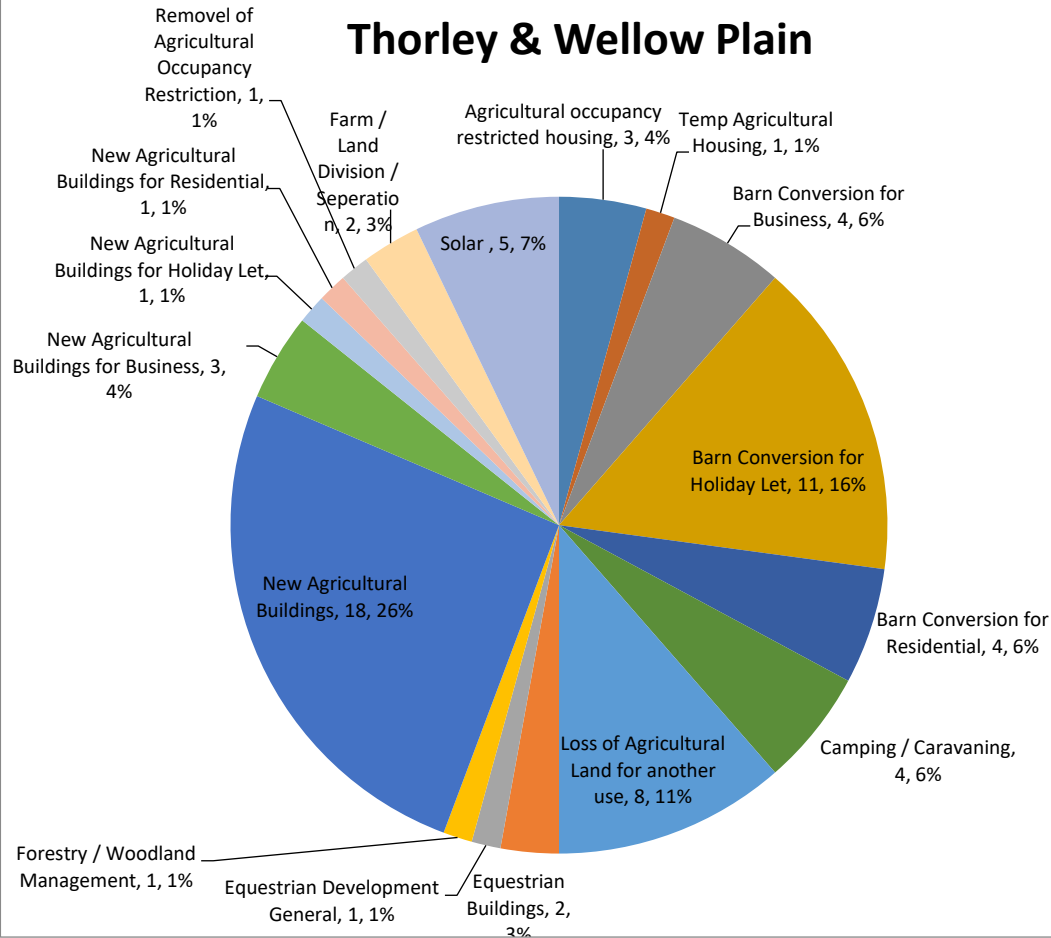
The Undercliff



There were 11 consents in this HLC Area between 2004 and 2016.

The largest category being Barn Conversions for Holiday Let.

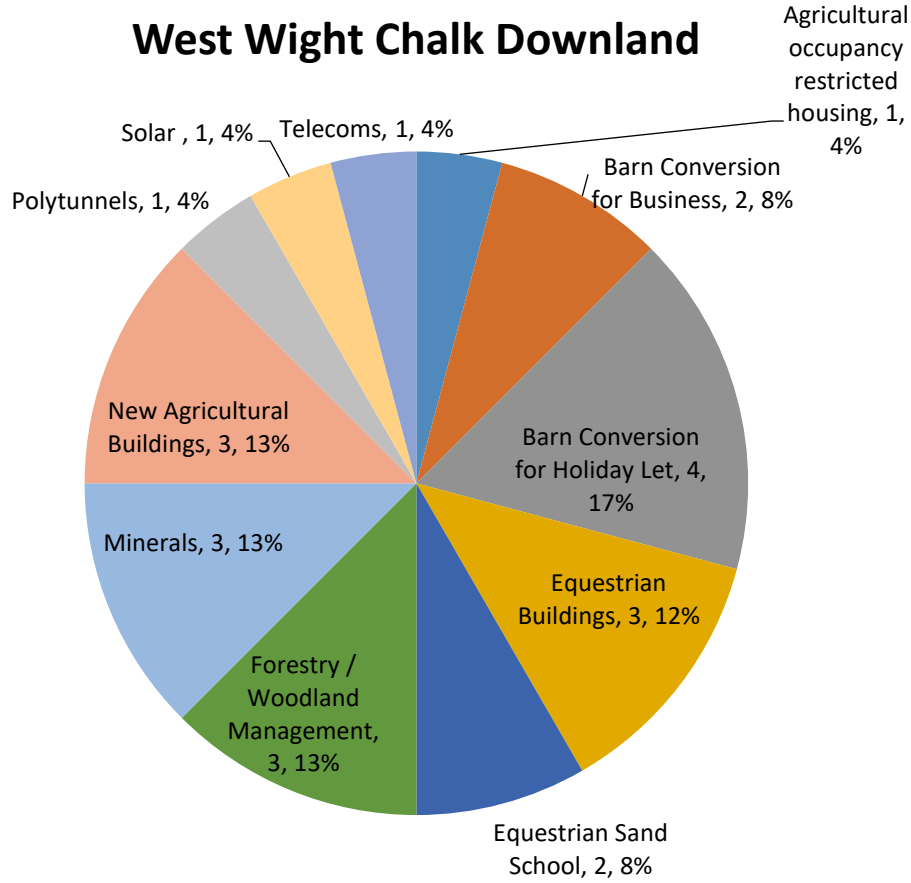
Thorley & Wellow Plain



There were 70 consents in this HLC Area between 2004 and 2016.

The largest category was for New Agricultural Buildings followed by Barn Conversions for Holiday Let.

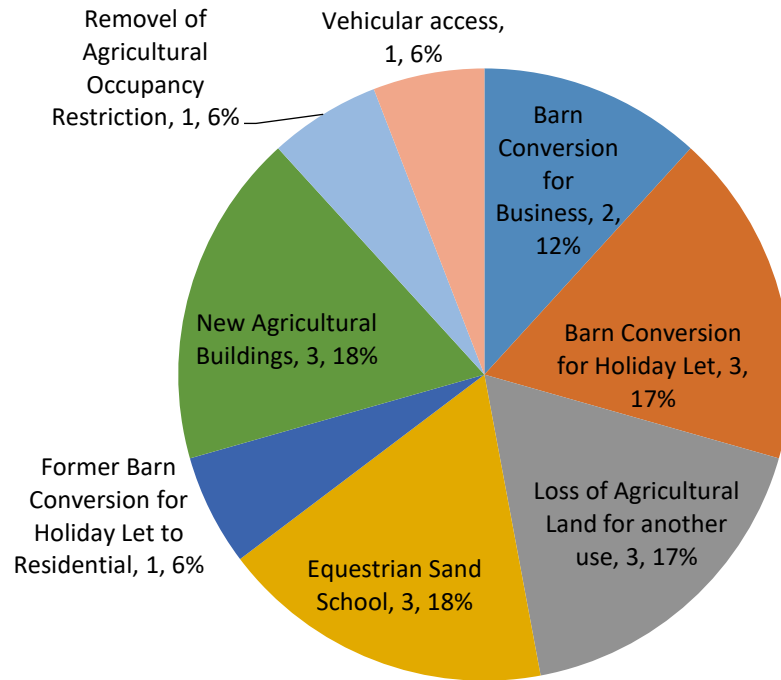
West Wight Chalk Downland



There were 24 consents in this HLC Area between 2004 and 2016.

The largest category was for Barn Conversions for Holiday Let.

West Wight Downland Edge & Sandstone Ridge

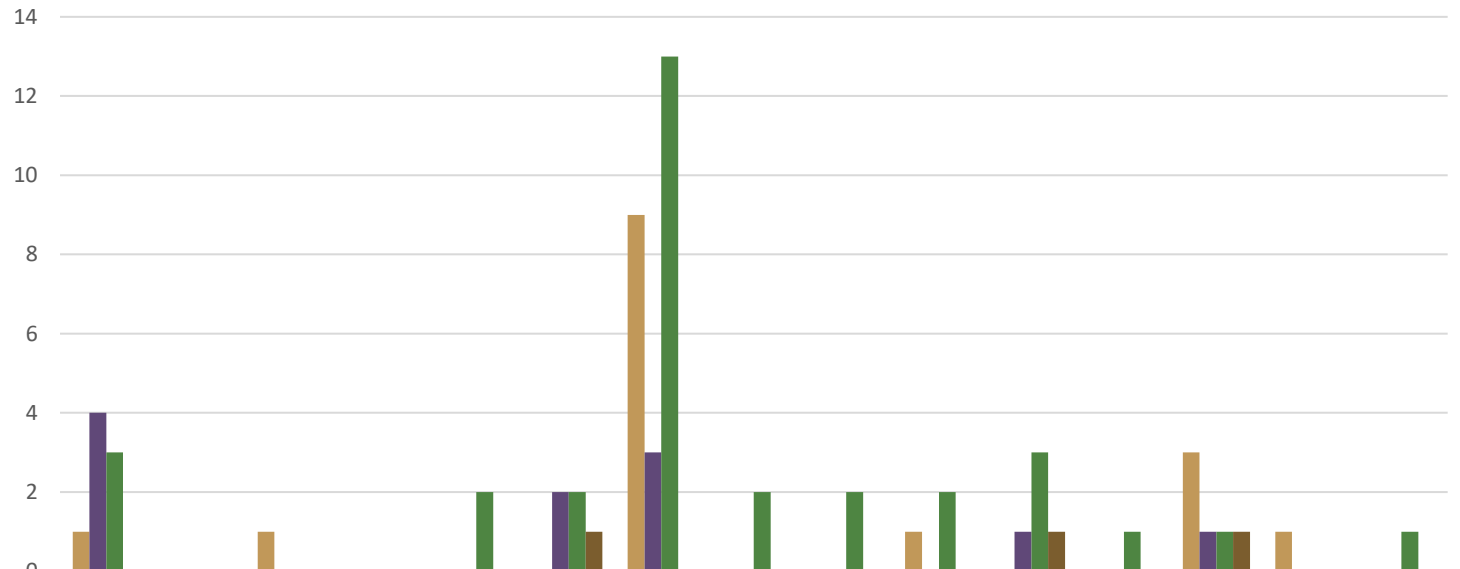


There were 17 consents in this HLC Area between 2004 and 2016.

The largest categories being Barn Conversion for Holiday Let, Loss of Agricultural Land for another use, Equestrian Sand School, New Agricultural Buildings.

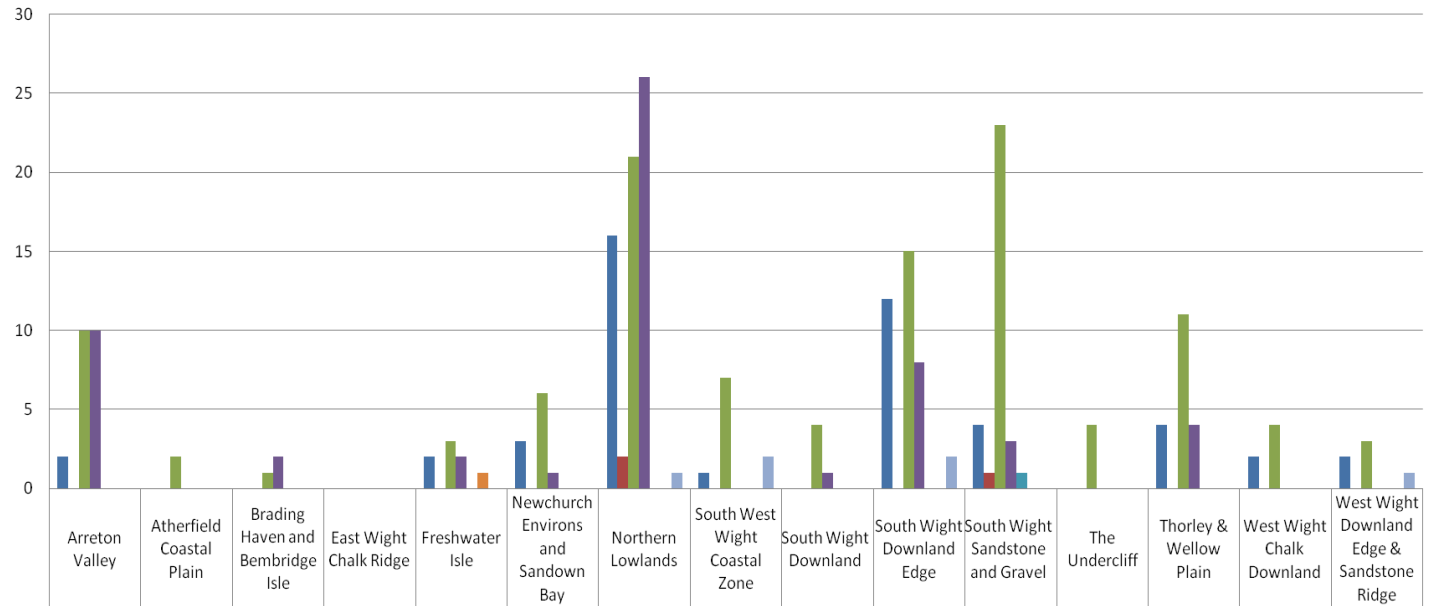
The following show the same data but by agricultural planning application category.

Agricultural Housing Planning Applications (approvals) and HLC Areas



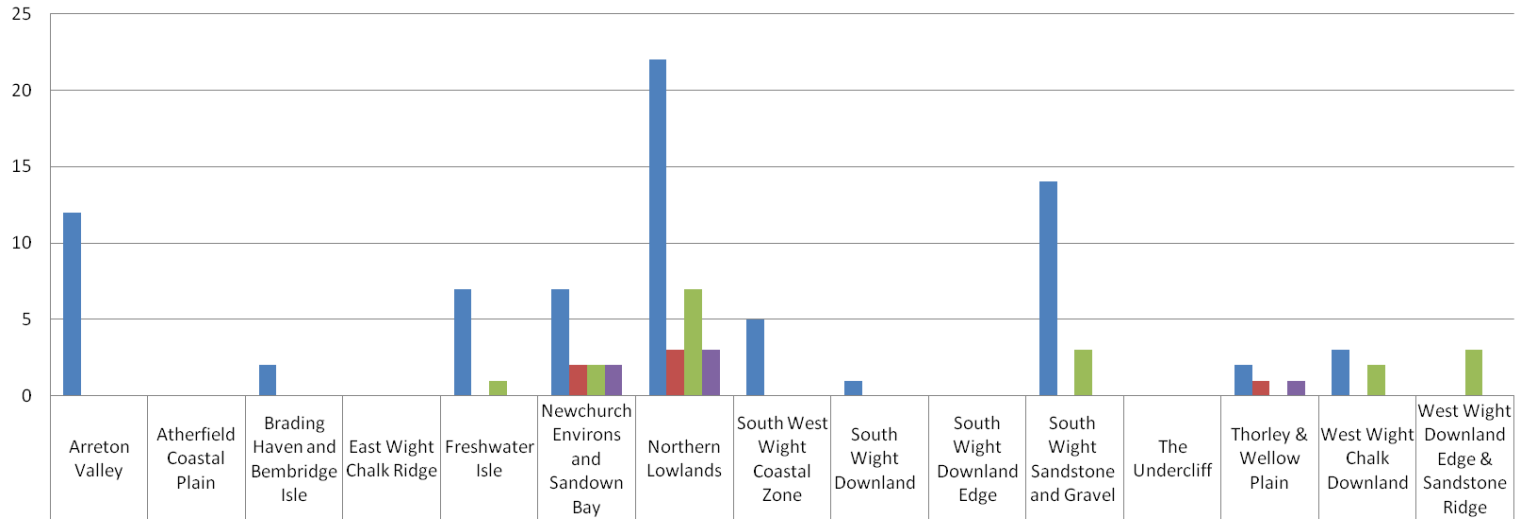
	Arreton Valley	Atherfield Coastal Plain	Brading Haven and Bembridge Isle	East Wight Chalk Ridge	Freshwater Isle	Newchurch Environs and Sandown Bay	Northern Lowlands	South West Wight Coastal Zone	South Wight Downland	South Wight Downland Edge	South Wight Sandstone and Gravel	The Undercliff	Thorley & Wellow Plain	West Wight Chalk Downland	West Wight Downland Edge & Sandstone Ridge
■ Agricultural occupancy restricted housing	1		1				9			1			3	1	
■ Temporary Agricultural Housing	4					2	3				1		1		
■ Removal of Agricultural Occupancy Restriction	3				2	2	13	2	2	2	3	1	1		1
■ New Agricultural Buildings for Residential						1					1		1		

Barn Conversion Planning Applications (Approvals) and HLC Areas



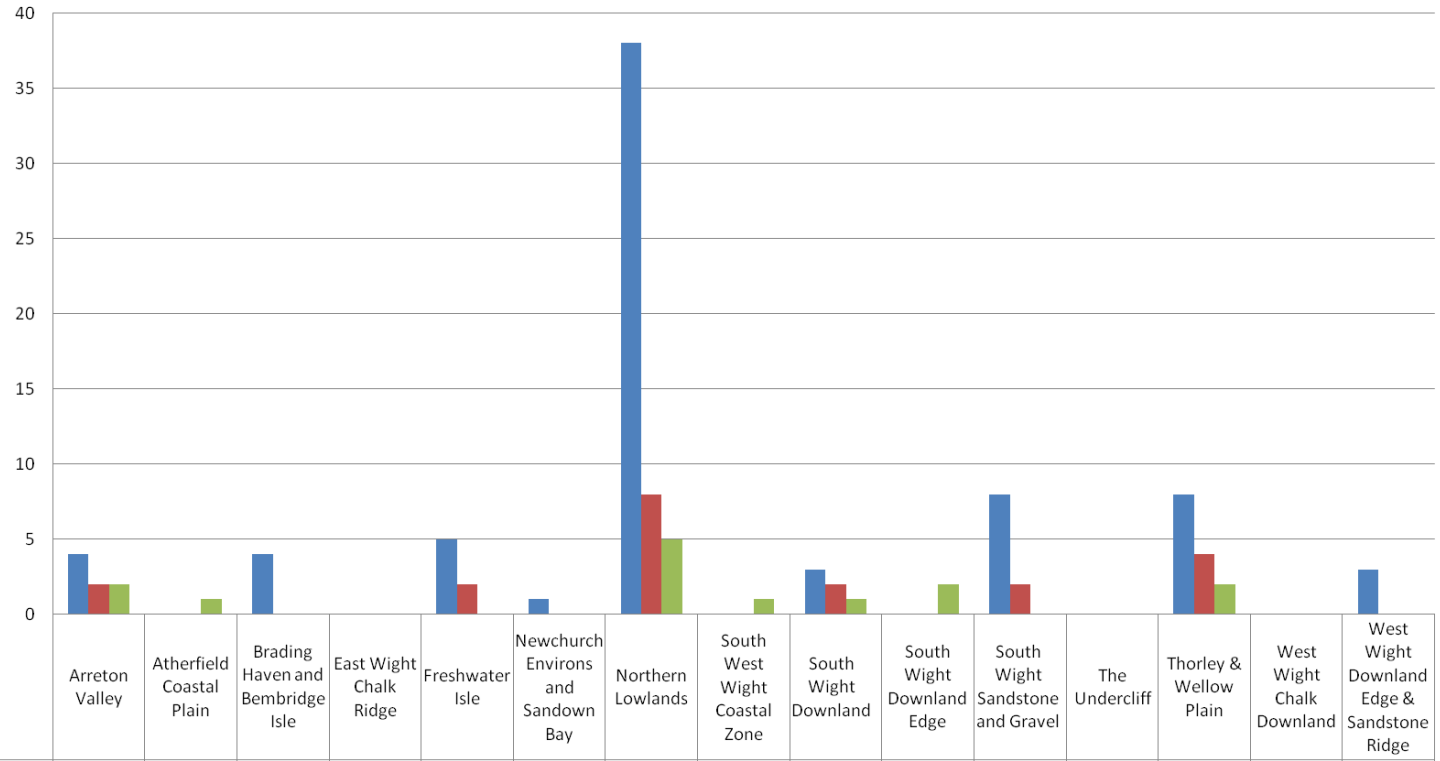
■ Barn Conversion for Business	2				2	3	16	1		12	4		4	2	2
■ Barn Conversions for Equestrianism							2				1				
■ Barn Conversion for Holiday Let	10	2	1		3	6	21	7	4	15	23	4	11	4	3
■ Barn Conversion for Residential	10		2		2	1	26		1	8	3		4		
■ Former Barn Conversion for Holiday Let											1				
■ Former Barn Conversion for Business to Residential					1										
■ Former Barn Conversion for Holiday Let to Residential							1	2		2					1

Equestrian Development Planning Application (approvals) and HLC Areas



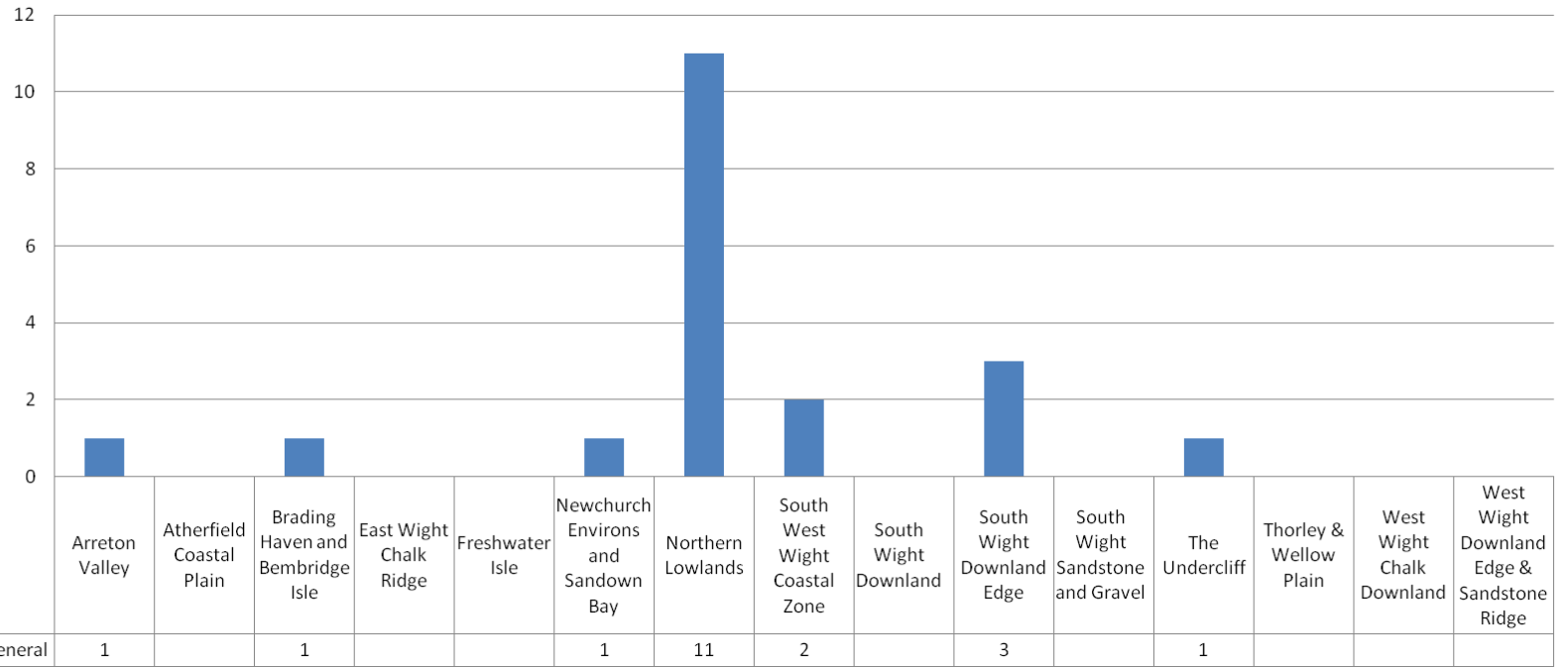
	Arreton Valley	Atherfield Coastal Plain	Brading Haven and Bembridge Isle	East Wight Chalk Ridge	Freshwater Isle	Newchurch Environs and Sandown Bay	Northern Lowlands	South West Wight Coastal Zone	South Wight Downland	South Wight Downland Edge	South Wight Sandstone and Gravel	The Undercliff	Thorley & Wellow Plain	West Wight Chalk Downland	West Wight Downland Edge & Sandstone Ridge
■ Equestrian Buildings	12		2		7	7	22	5	1		14		2	3	
■ Equestrian Development General						2	3						1		
■ Equestrian Sand School					1	2	7				3			2	3
■ Equestrian Development General						2	3						1		

Change of Land Use Planning Applications (approvals) and HLC Areas

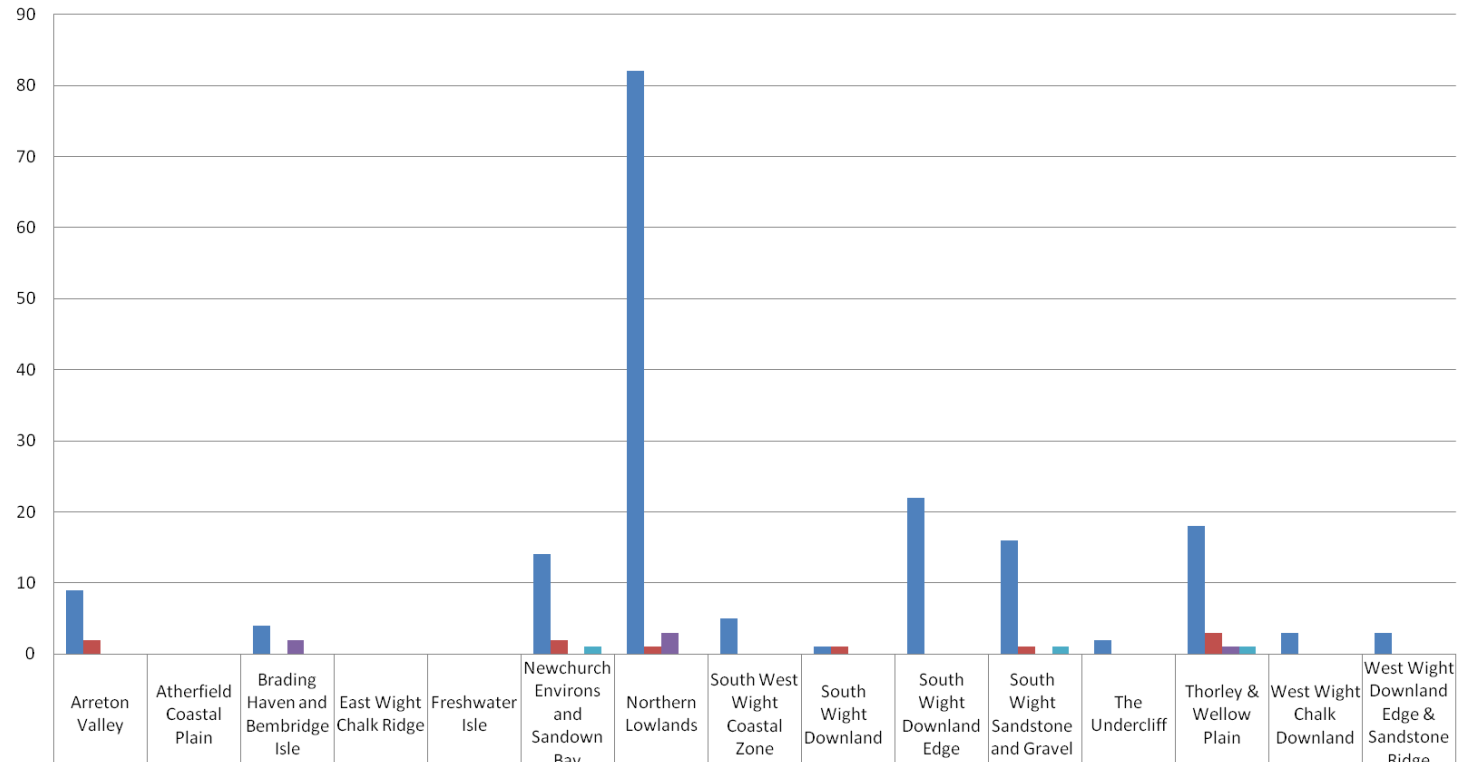


■ Loss of Agricultural Land for another use	4		4		5	1	38		3		8		8			3
■ Camping / Caravaning	2				2		8		2		2		4			
■ Farm / Land Division / Separation	2	1					5	1	1	2			2			

Mobile Home Planning Applications (approvals) and HLC Areas

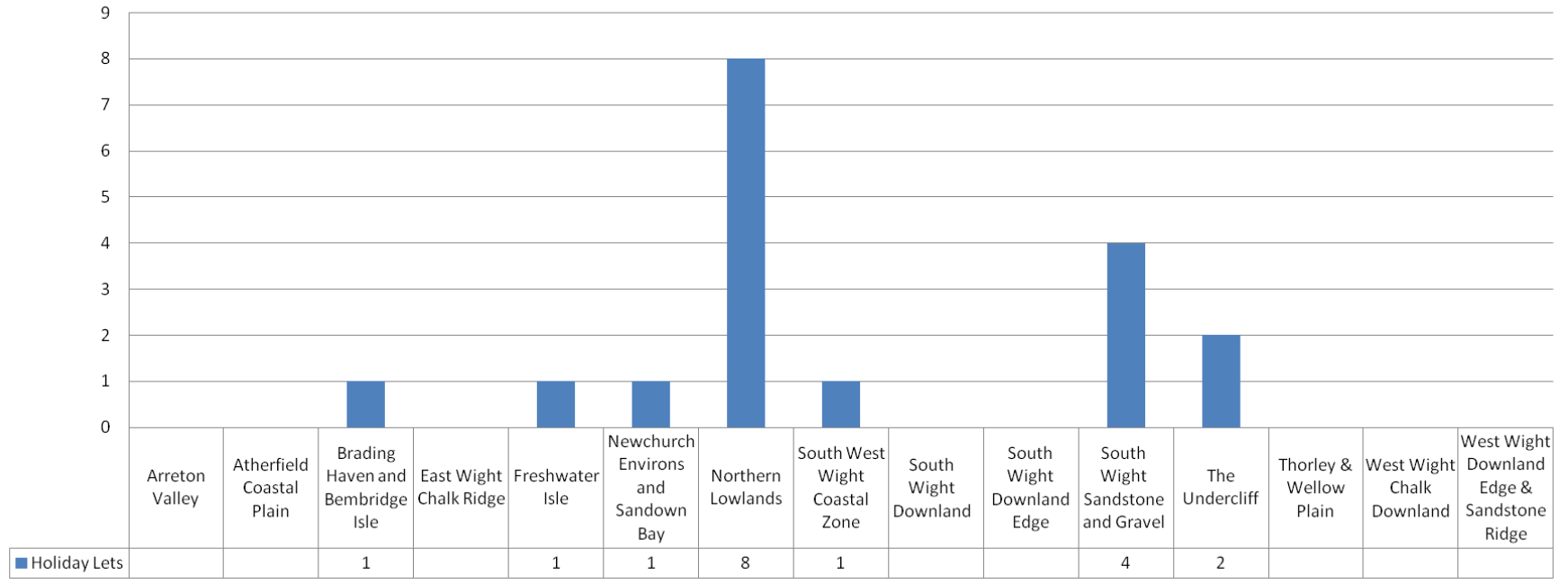


Farm Building Planning Applications (approvals) and HLC Areas

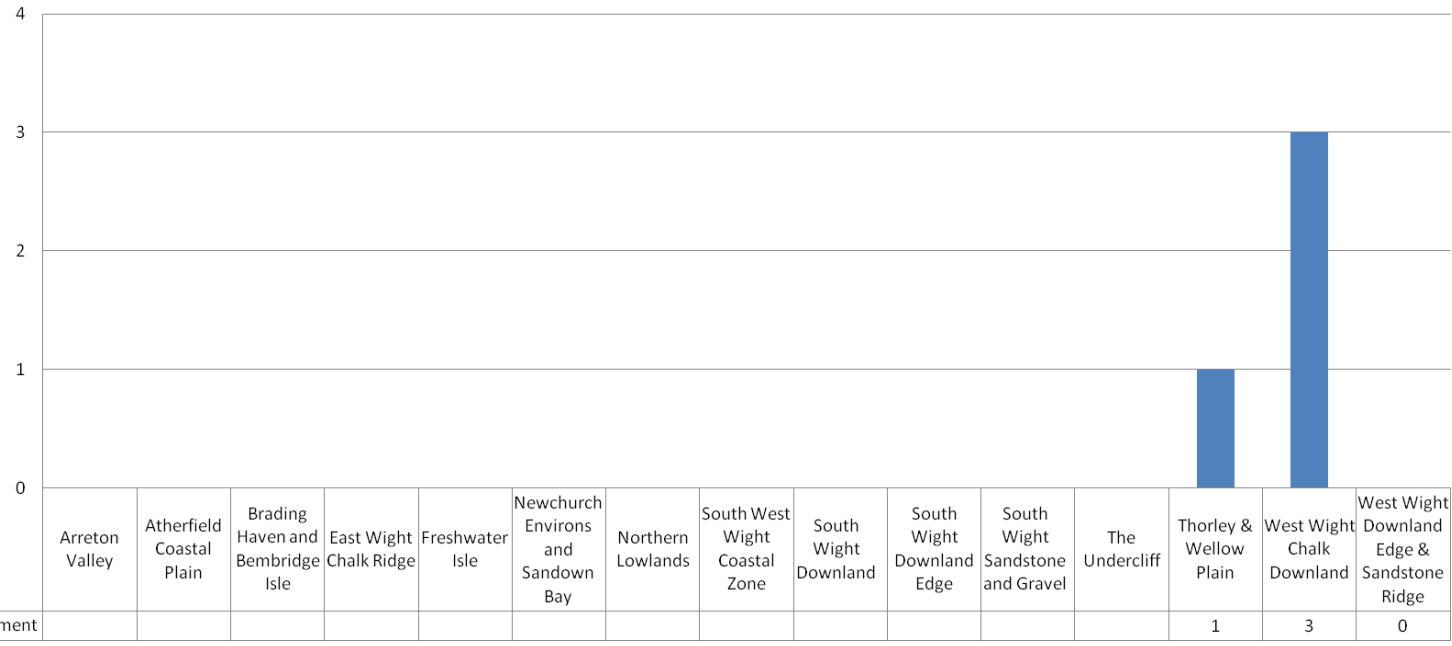


	Arreton Valley	Atherfield Coastal Plain	Brading Haven and Bembridge Isle	East Wight Chalk Ridge	Freshwater Isle	Newchurch Environs and Sandown Bay	Northern Lowlands	South West Wight Coastal Zone	South Wight Downland	South Wight Downland Edge	South Wight Sandstone and Gravel	The Undercliff	Thorley & Wellow Plain	West Wight Chalk Downland	West Wight Downland Edge & Sandstone Ridge
■ New Agricultural Buildings	9		4			14	82	5	1	22	16	2	18	3	3
■ New Agricultural Buildings for Business	2					2	1		1		1		3		
■ New Agricultural Buildings for Holiday Let	0		2				3						1		
■ New Agricultural Buildings for Residential						1					1		1		

Holiday Let Planning Applications (approvals) and HLC Areas

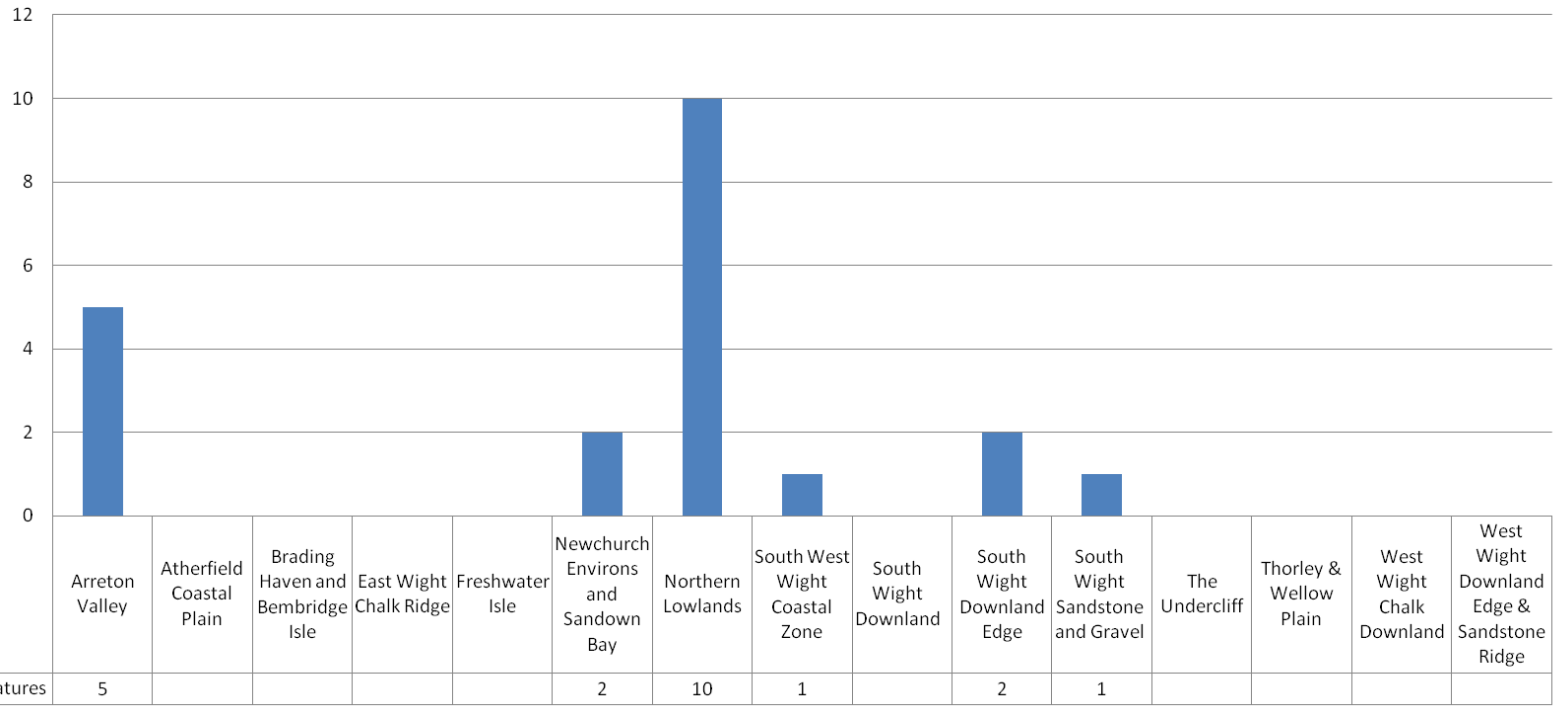


Forestry / Woodland Management Planning Applications (approvals) and HLC Areas

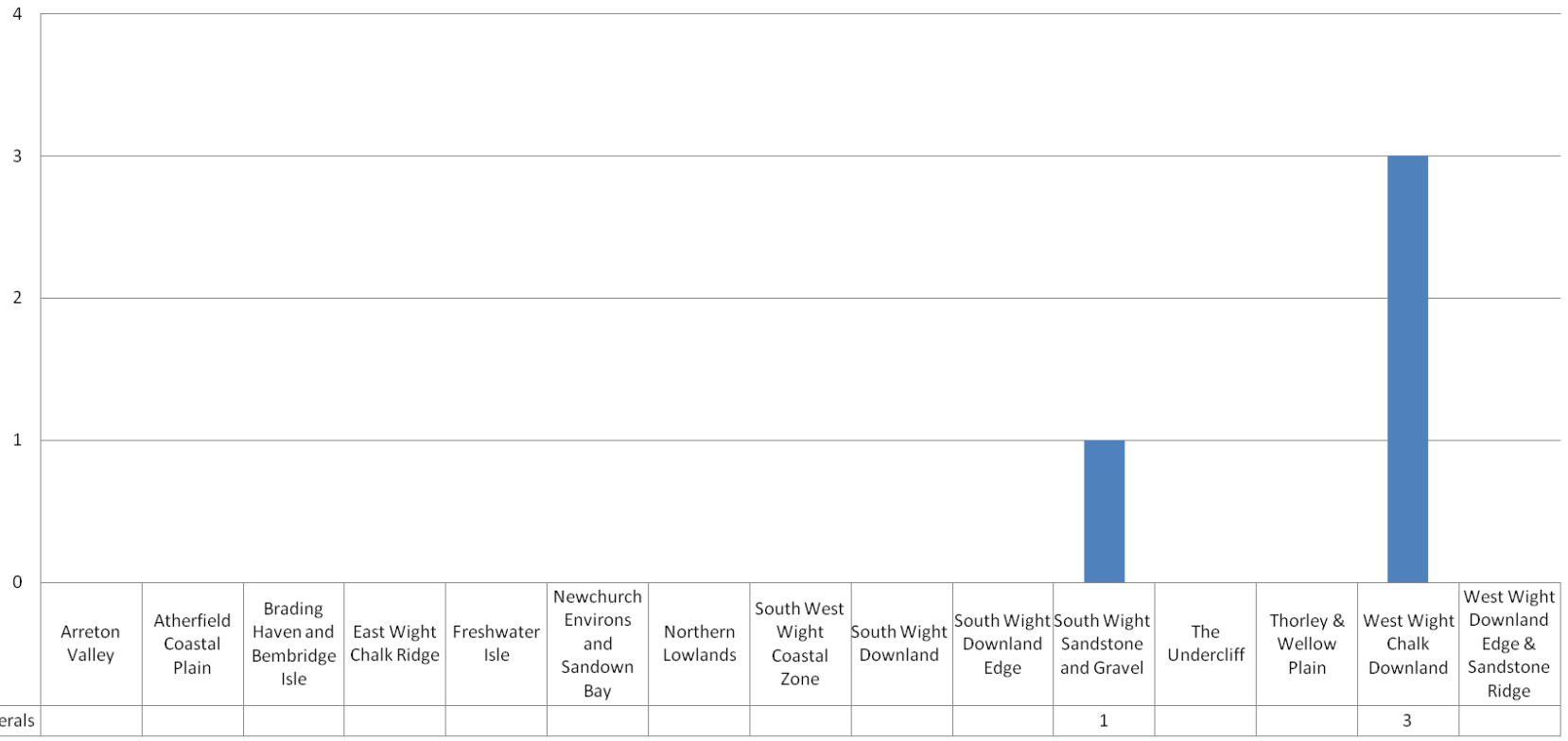


■ Forestry / Woodland Management

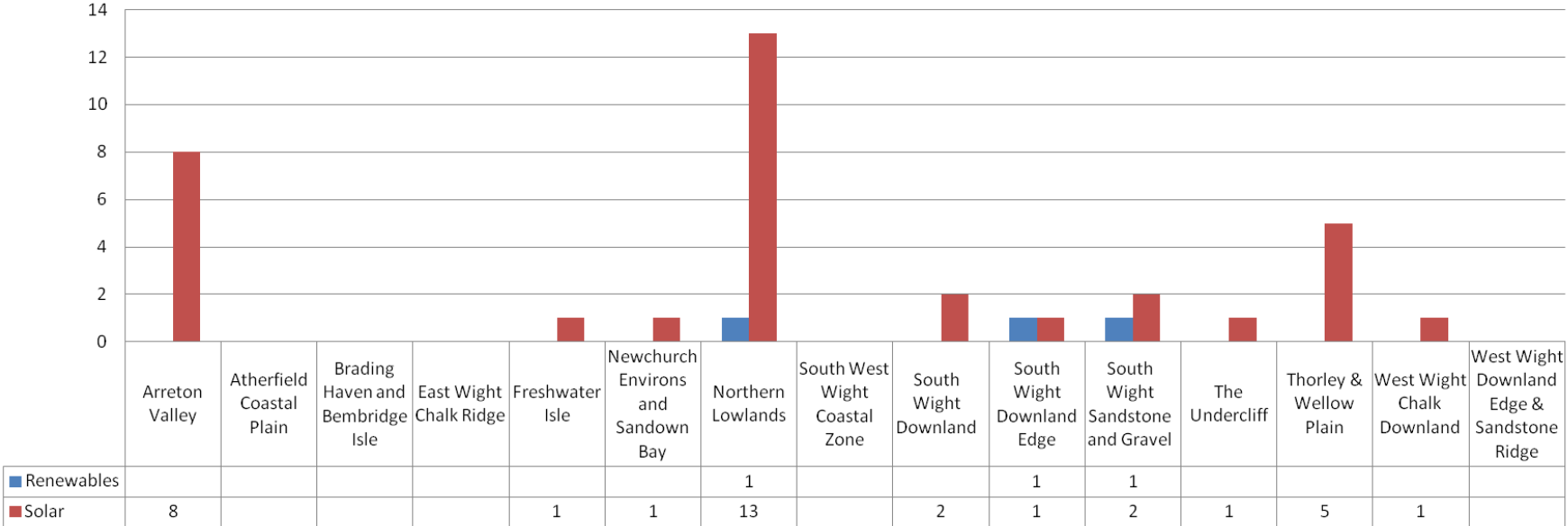
Lakes / Waterfeature Planning Applications (approval) and HLC Areas



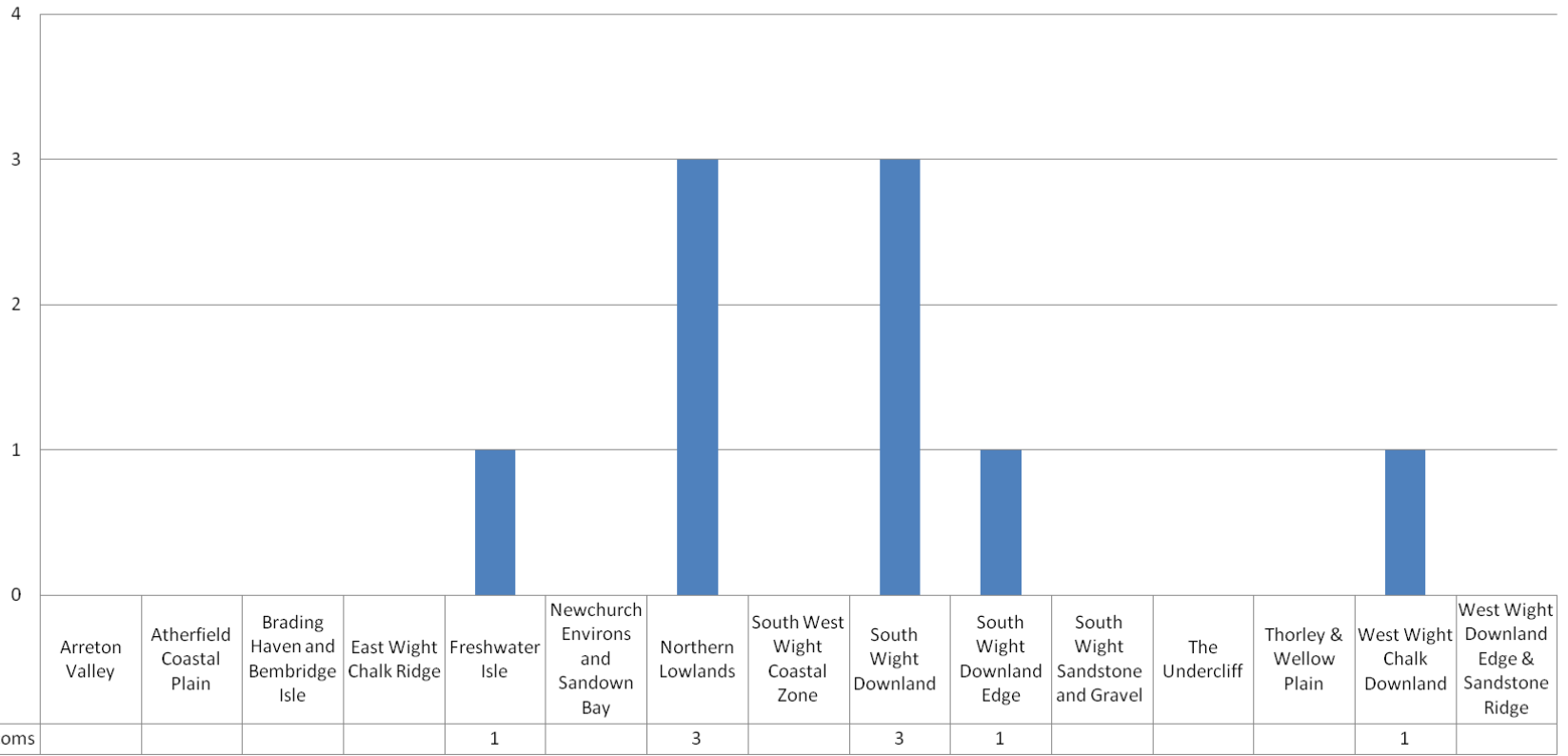
Minerals Planning Applications (approvals) and HLC Areas



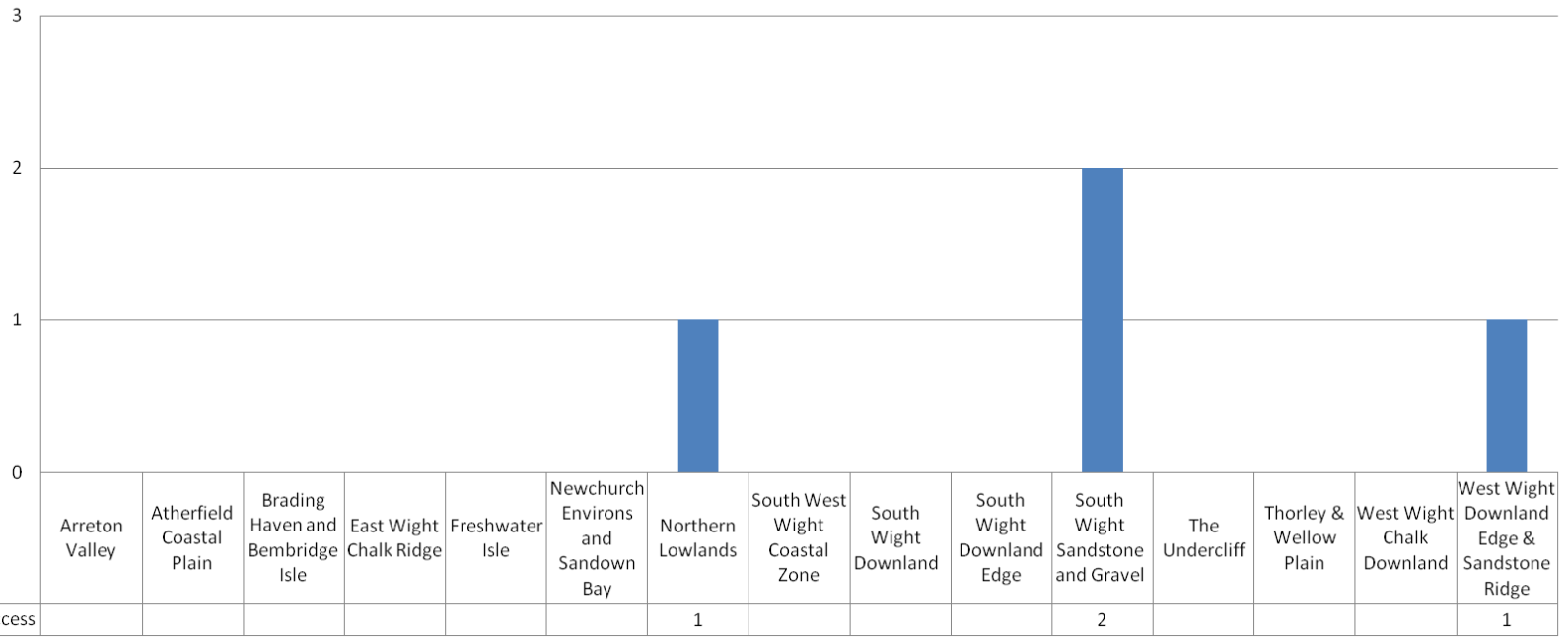
Renewables Planning Applications (approvals) and HLC Areas



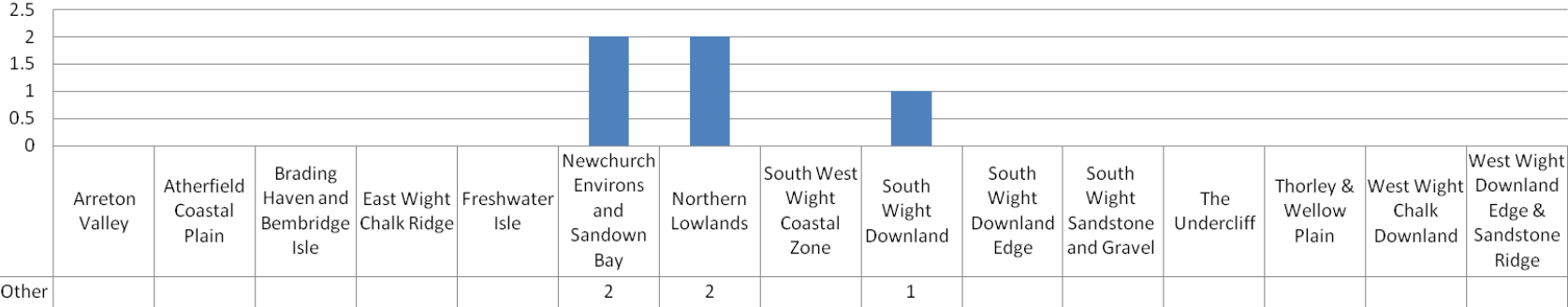
Telecommunication Planning Application (approvals) and HLC Areas



Vehicular Access Planning Applications (approvals) and HLC Areas

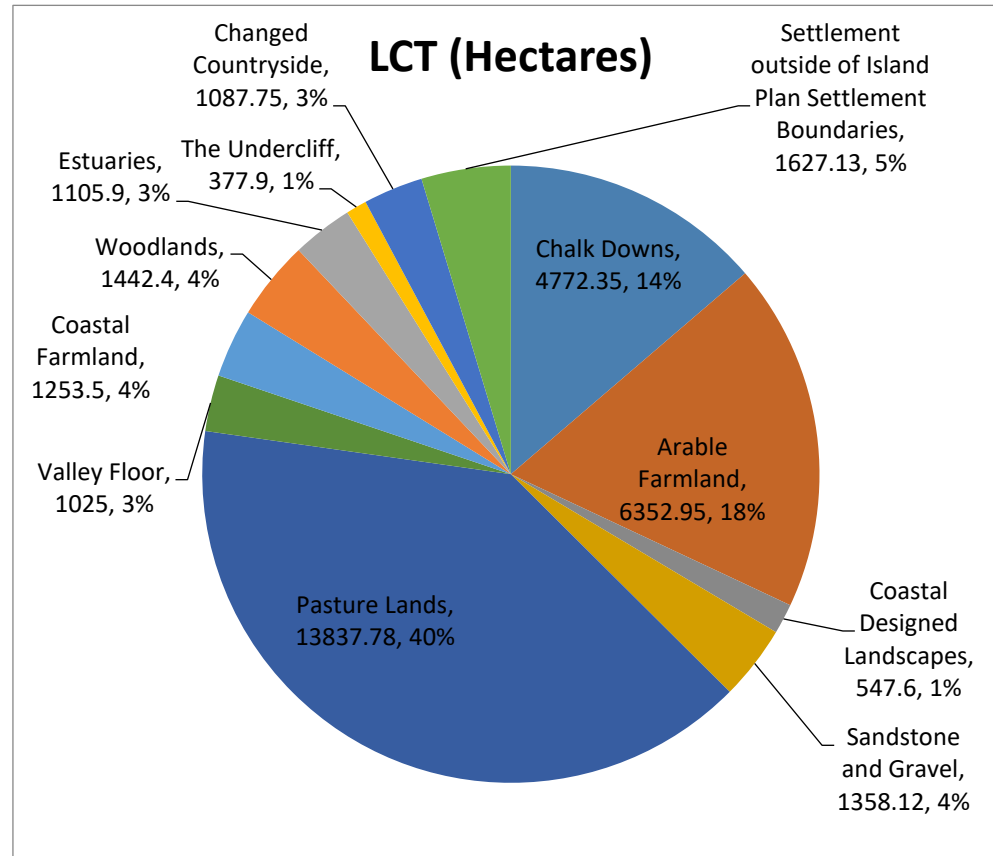


Other (Undefined) Planning Applications (approvals) and HC Areas

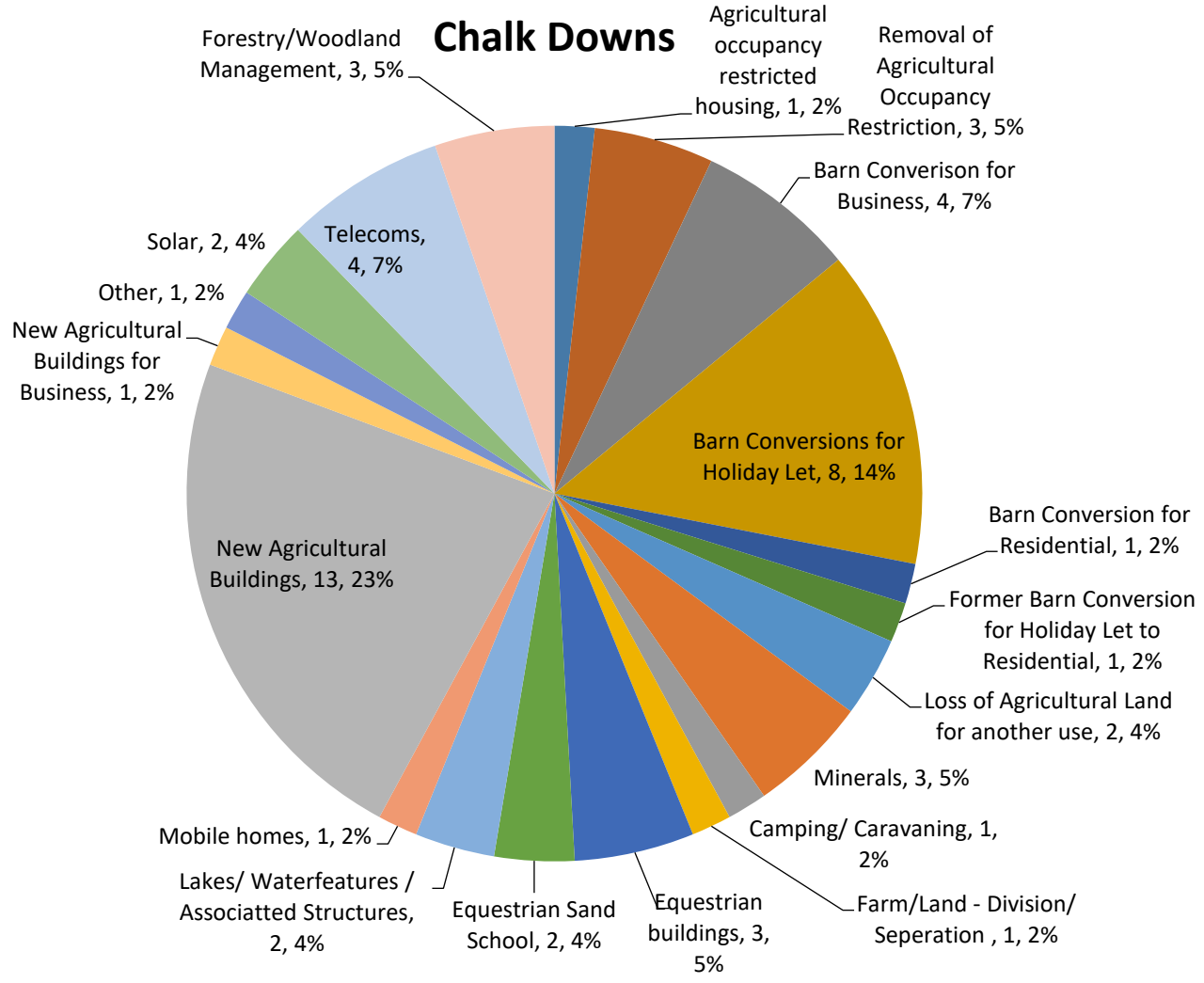


COMBINED LANDSCAPE CHARACTER TYPES

The following pie chart shows the proportion of land within each of the combined Landscape Character Types. This shows that Pasture Lands, Arable farmland and Chalk Downs make up 72% of the land mass of the Landscape Character Types. It should follow that these areas show the largest pressure for development when considering the planning application data.



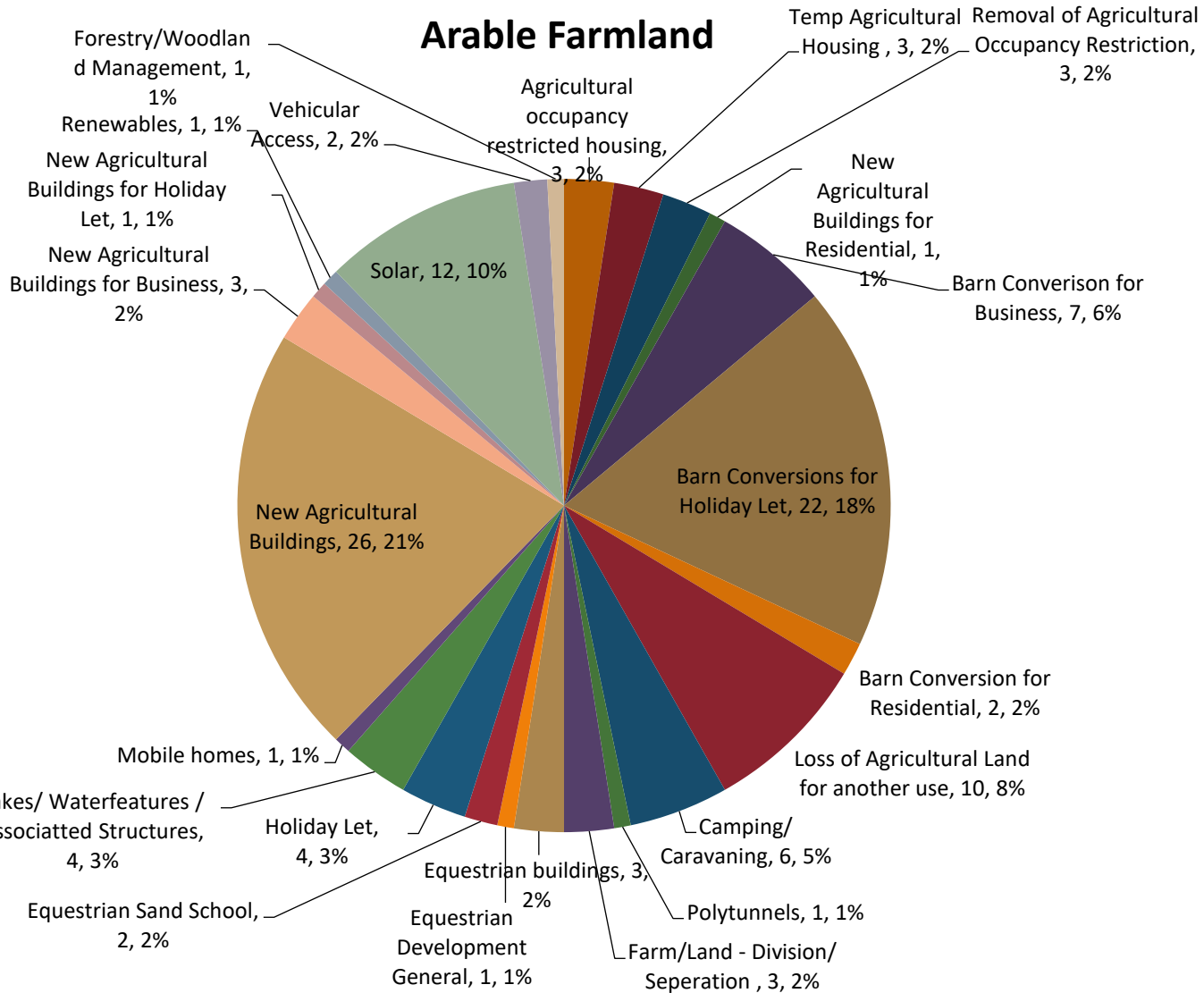
Chalk Downs



There were 57 consents in this combined Landscape Character Type between 2004 and 2016.

The largest category was New Agricultural Buildings followed by Barn Conversions for Holiday Let.

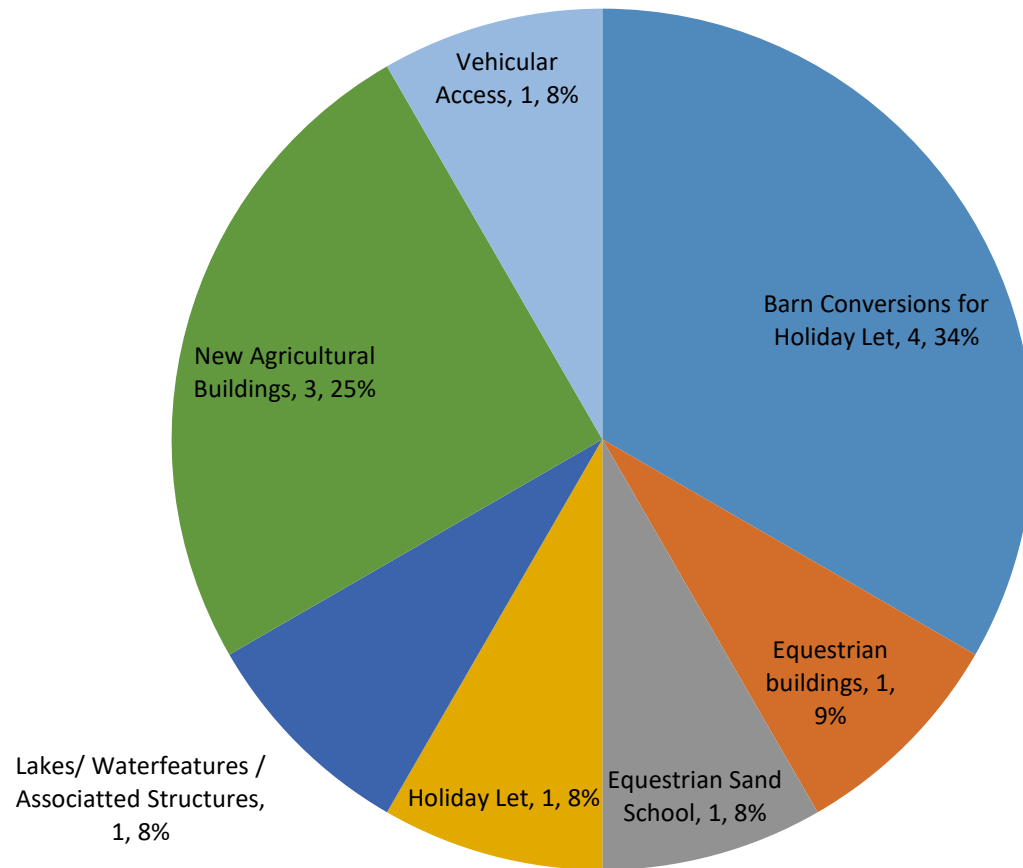
Arable Farmland



There were 122 consents in this LCT between 2004 to 2016.

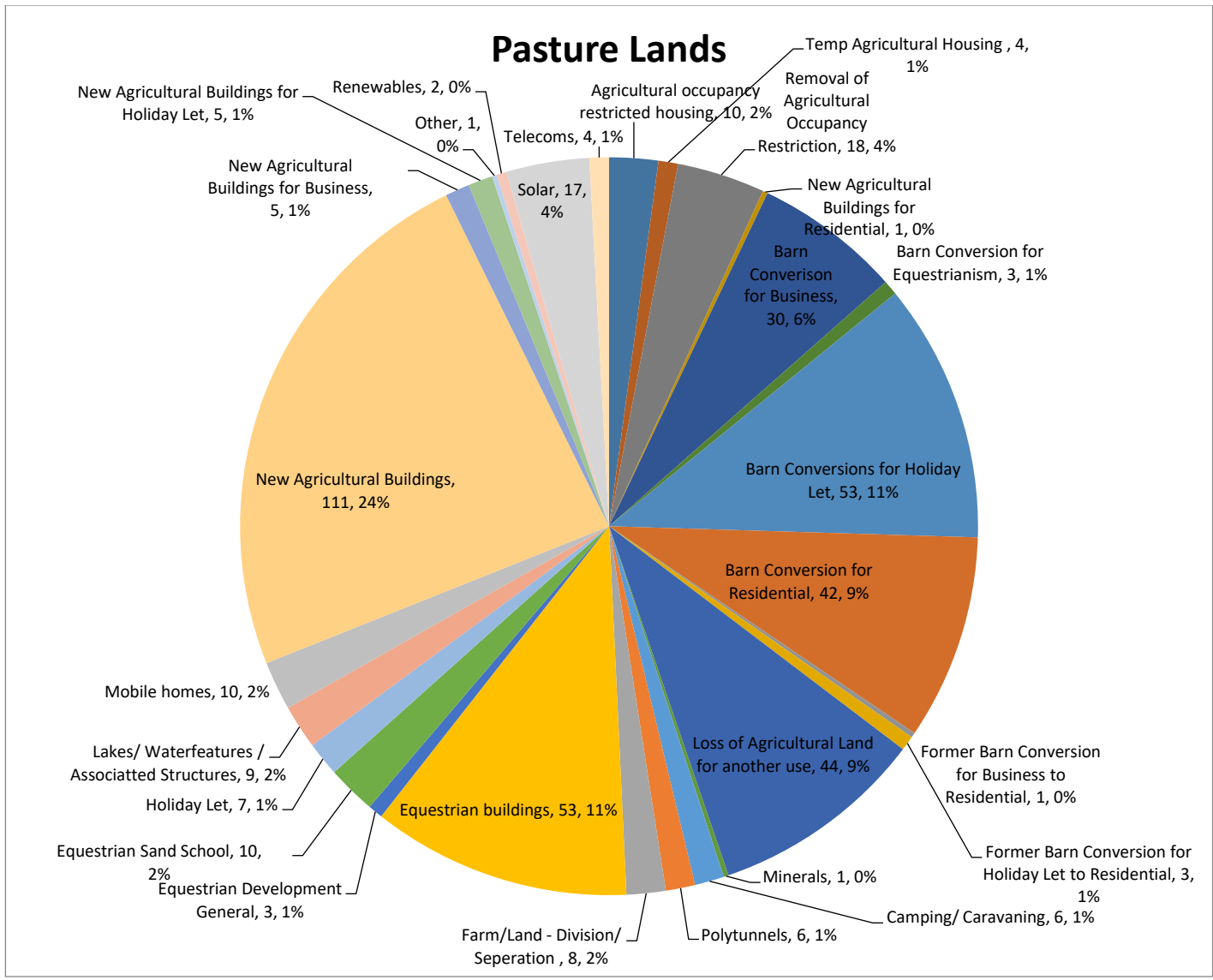
The largest category was New Agricultural Buildings followed by Barn Conversions for Holiday Let.

Sandstone and Gravel



There were 12 consents in this LCT between 2004 and 2016.

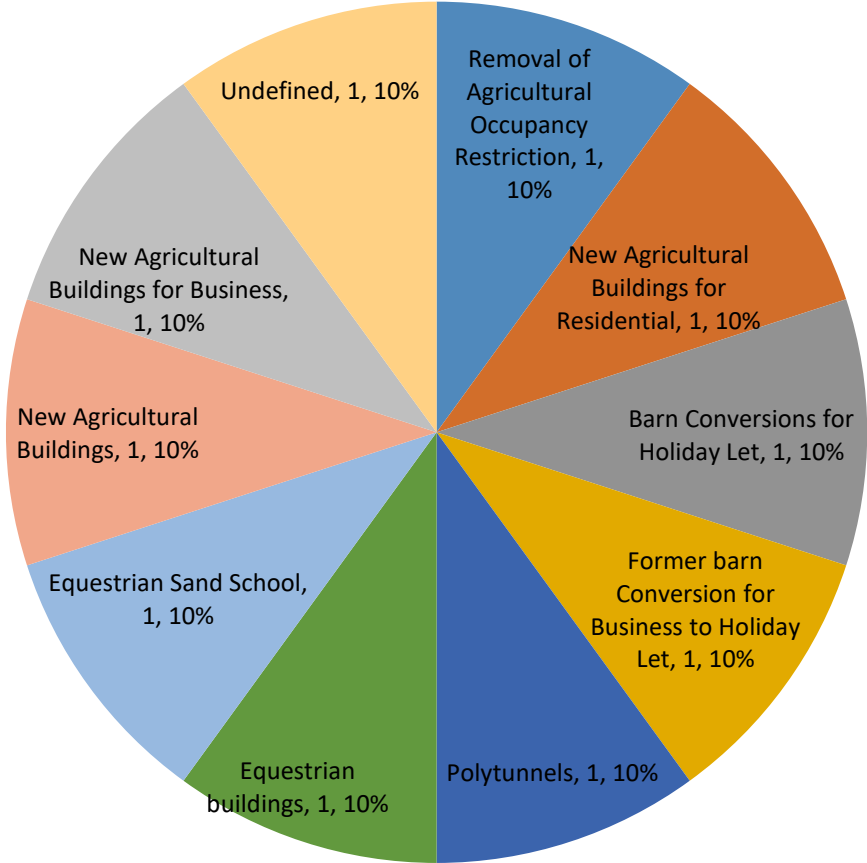
The largest category was Barn Conversions for Holiday Let, followed by New Agricultural Buildings.



There were 467 consents in this LCT between 2004 and 2016.

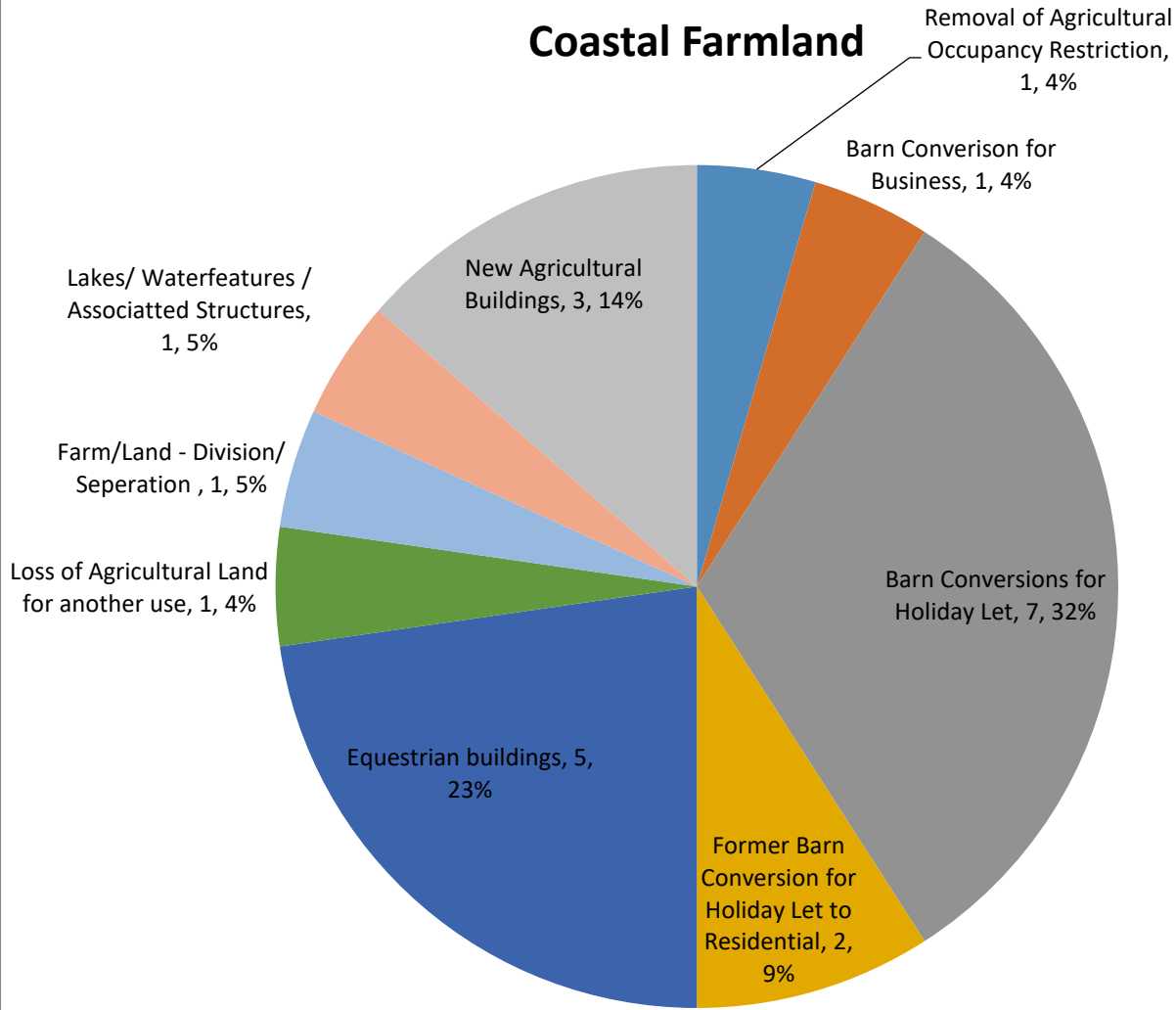
The largest category being New Agricultural Buildings followed by Barn Conversions for Holiday Let and Equestrian Buildings.

Valley Floor



There were 11 consents in 11 categories within this LCT.

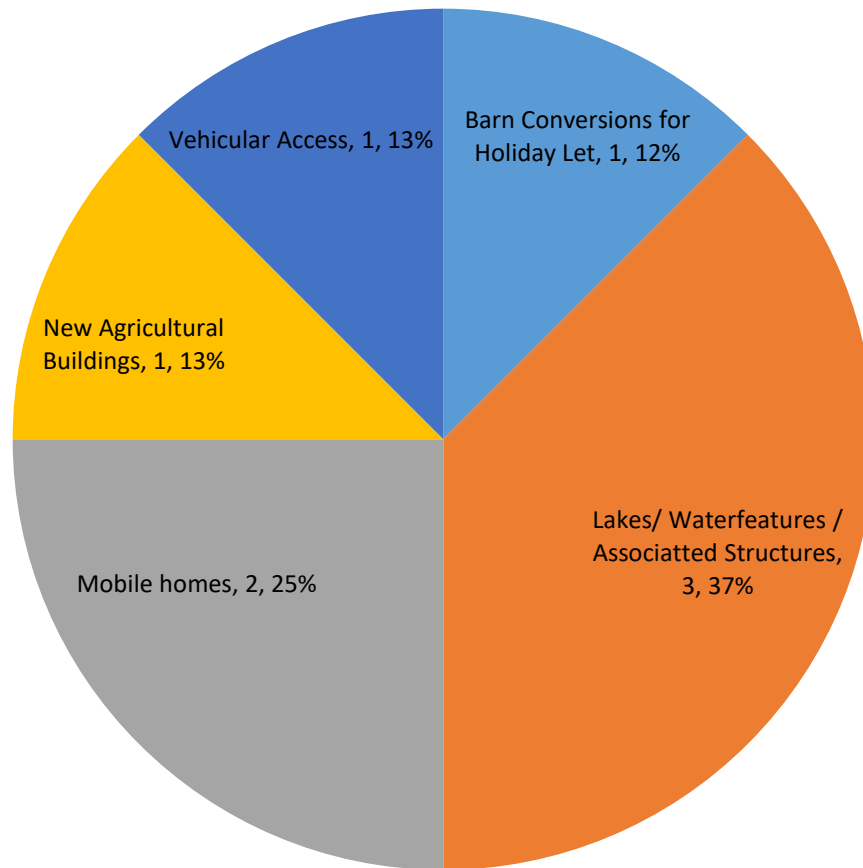
Coastal Farmland



There were 22 consents within this LCT.

The largest category being Barn Conversions for Holiday Let followed by Equestrian Buildings.

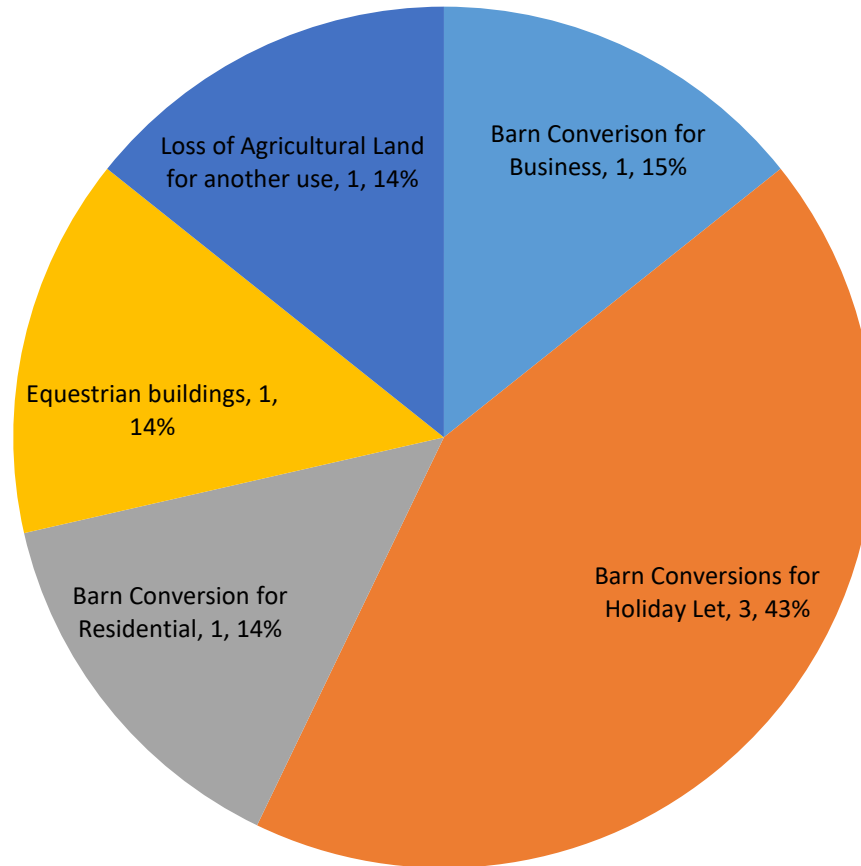
Woodlands



There were 8 consents within this LCT between 2004 and 2016.

The largest category being related to Lakes/Watercourses/ Associated Structures.

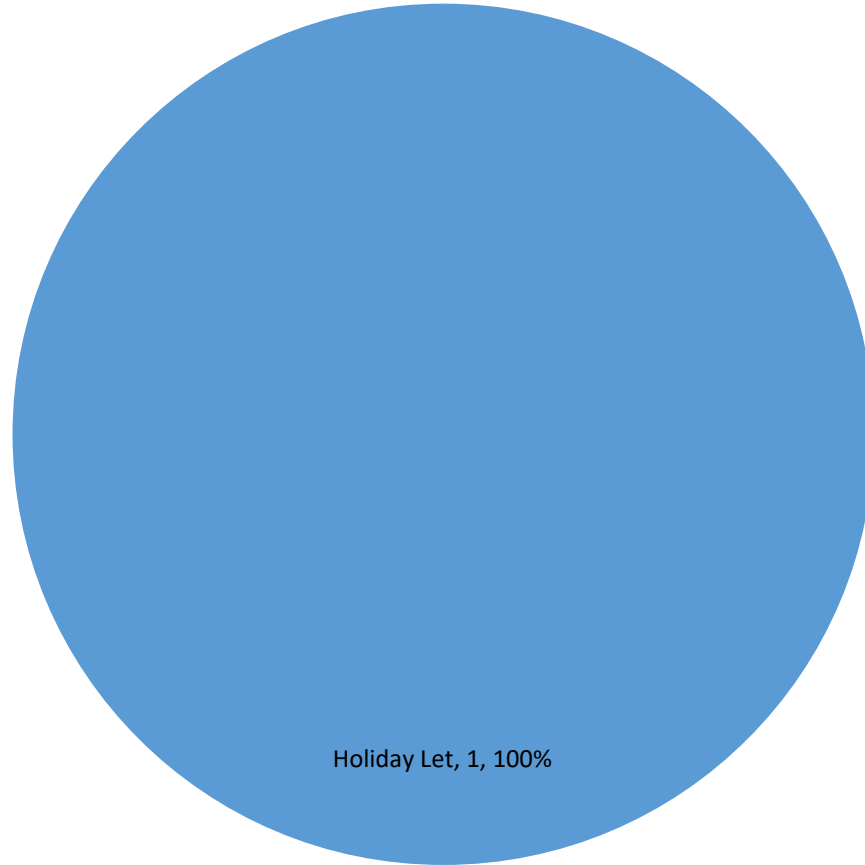
Estuaries



There were 7 consents in this LCT between 2004 and 2016.

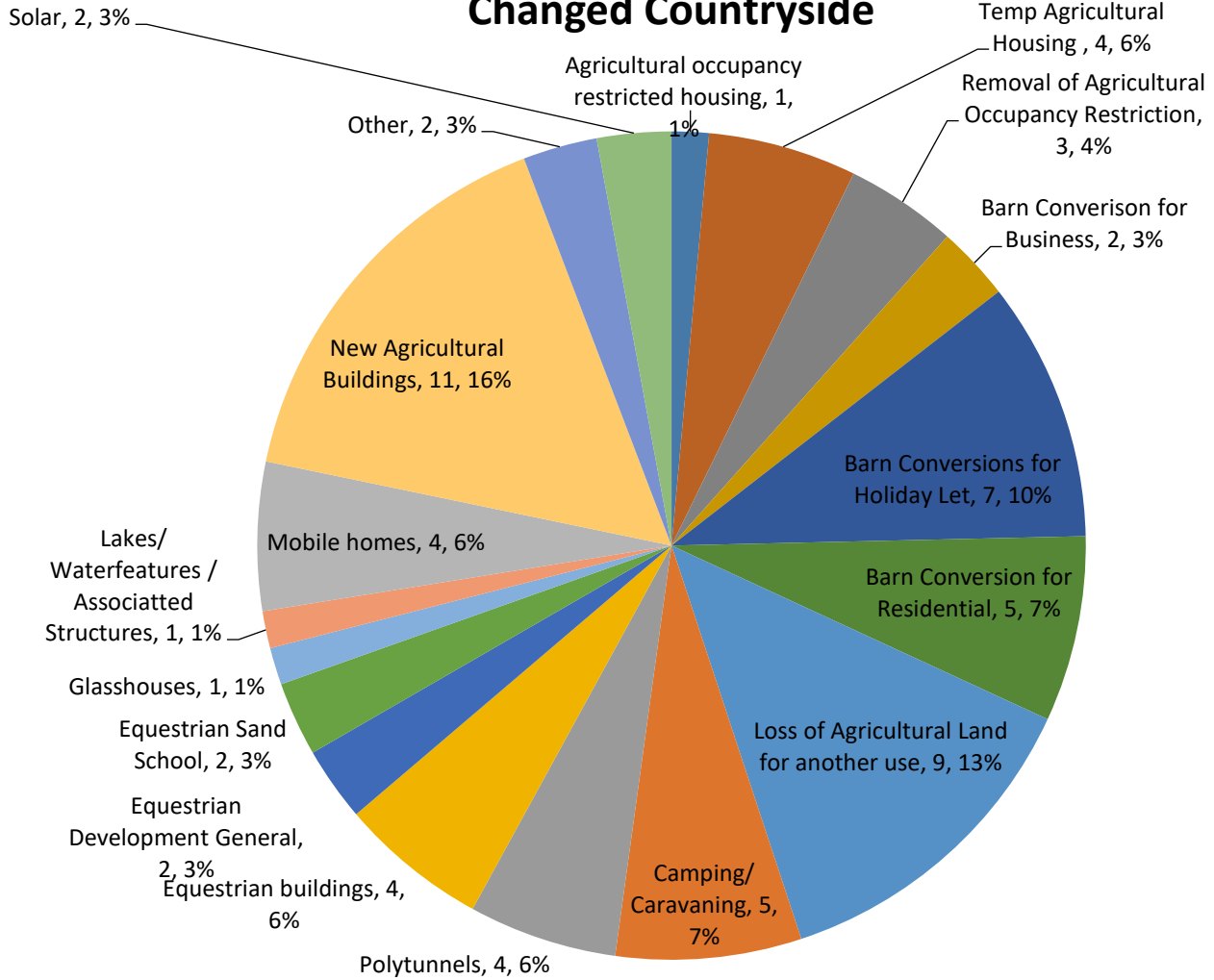
The largest category being Barn Conversions for Holiday Let.

The Undercliff



There was 1 consent in this LCT area between 2004 and 2016 for a holiday let associated with an agricultural holding.

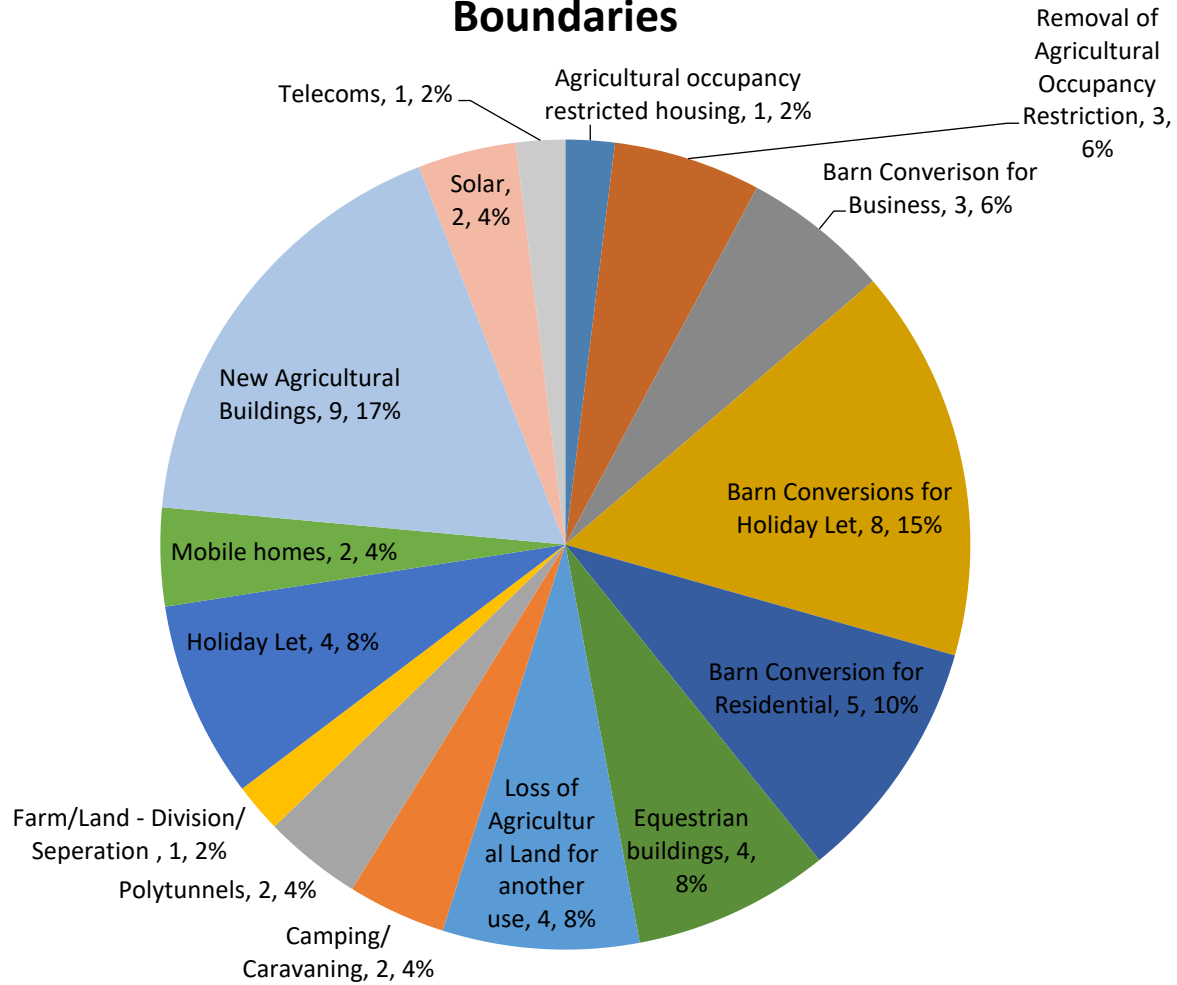
Changed Countryside



There were 69 consents within this LCT between 2004 and 2016.

The largest category being New Agricultural Buildings followed by Loss of Agricultural Land for another use.

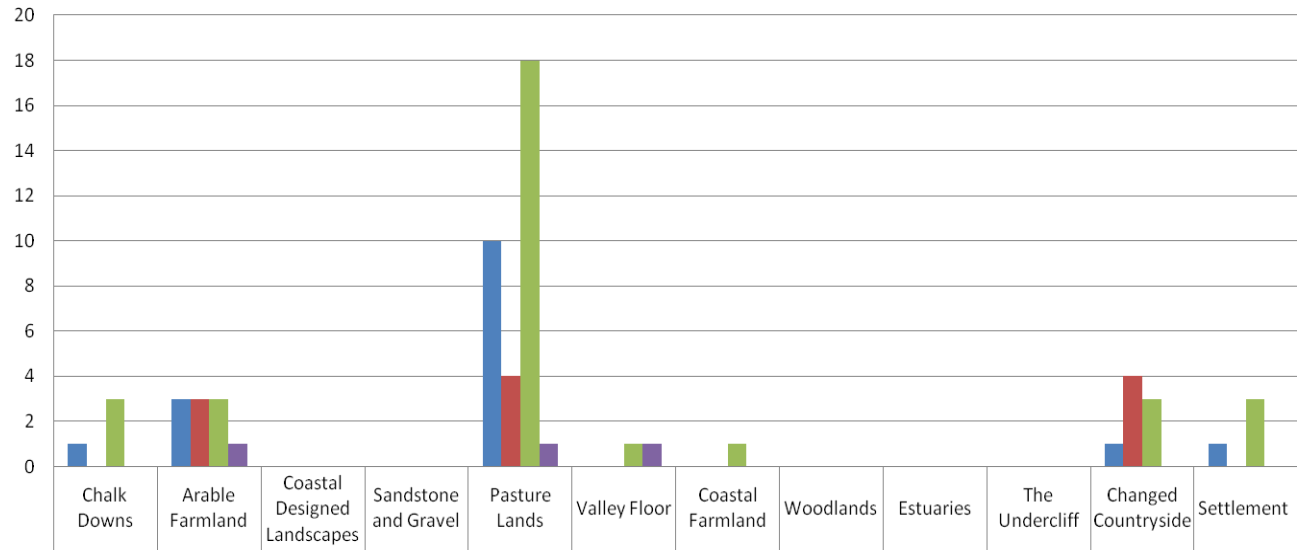
Settlement outside of Island Plan Settlement Boundaries



There were 51 consents in this LCT between 2004 and 2016.

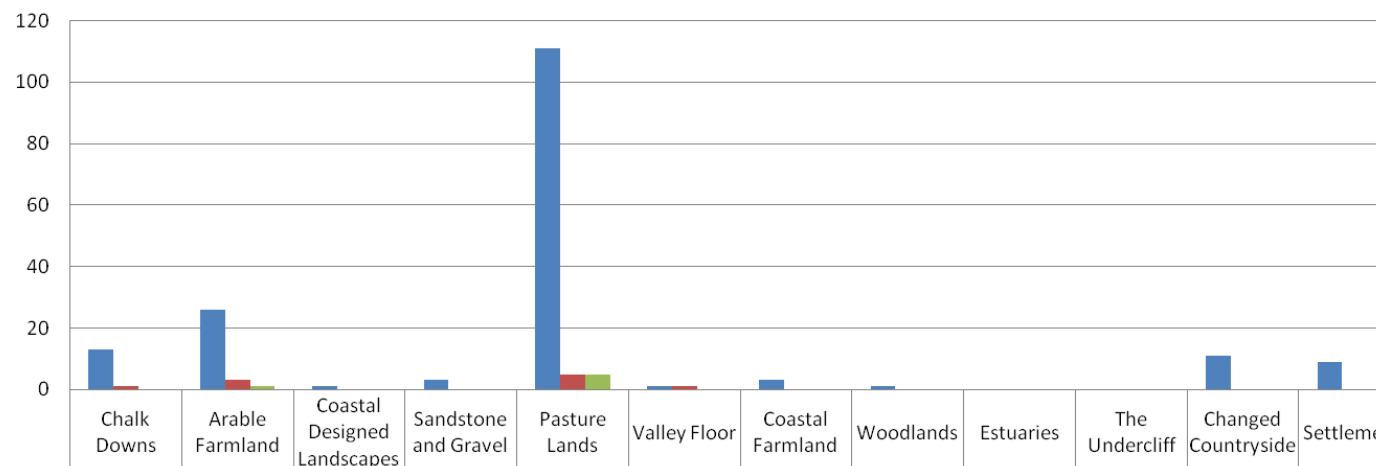
The largest category was New Agricultural Buildings followed by Barn Conversion for Business.

Agricultural Housing Planning Applications (approvals) and LCT



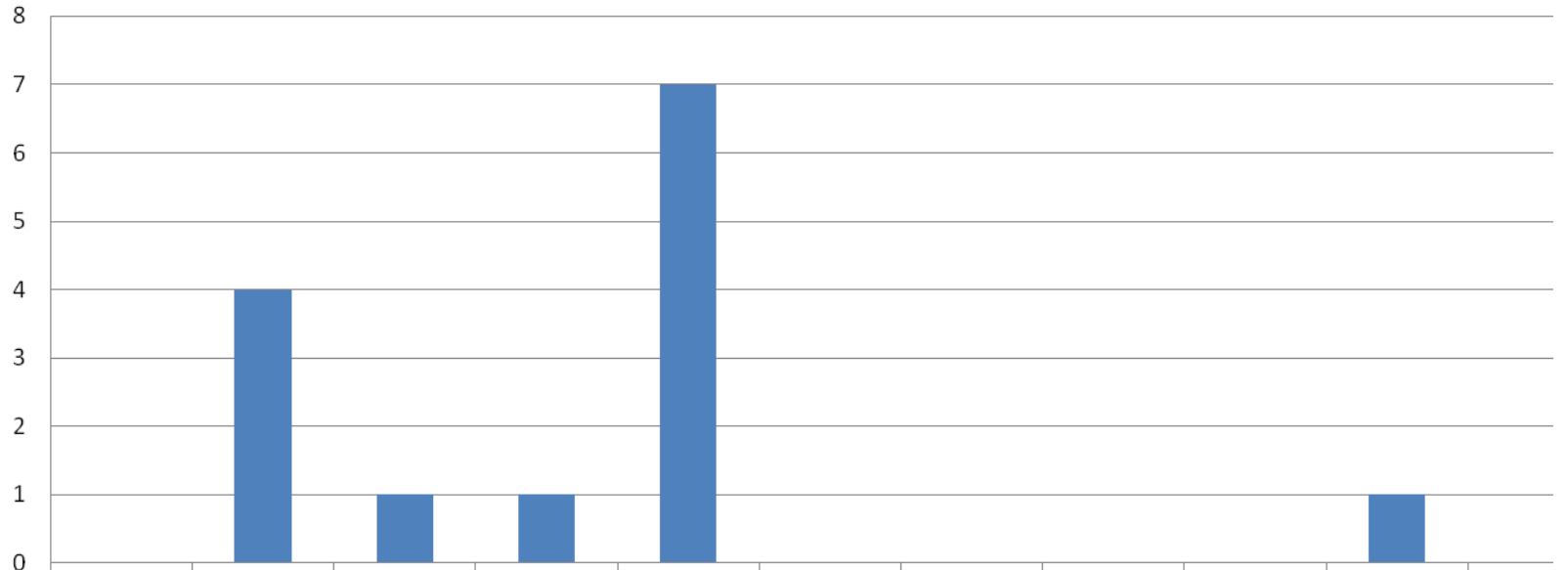
■ Agricultural Occupancy Restricted Housing	1	3	0	0	10	0	0	0	0	0	1	1
■ Temp Agricultural Housing	0	3	0	0	4	0	0	0	0	0	4	0
■ Removal of Agricultural Occupancy Restriction	3	3	0	0	18	1	1	0	0	0	3	3
■ New Agricultural Buildings for Residential	0	1	0	0	1	1	0	0	0	0	0	0

Farm Building Planning Applications (approvals) and LCT



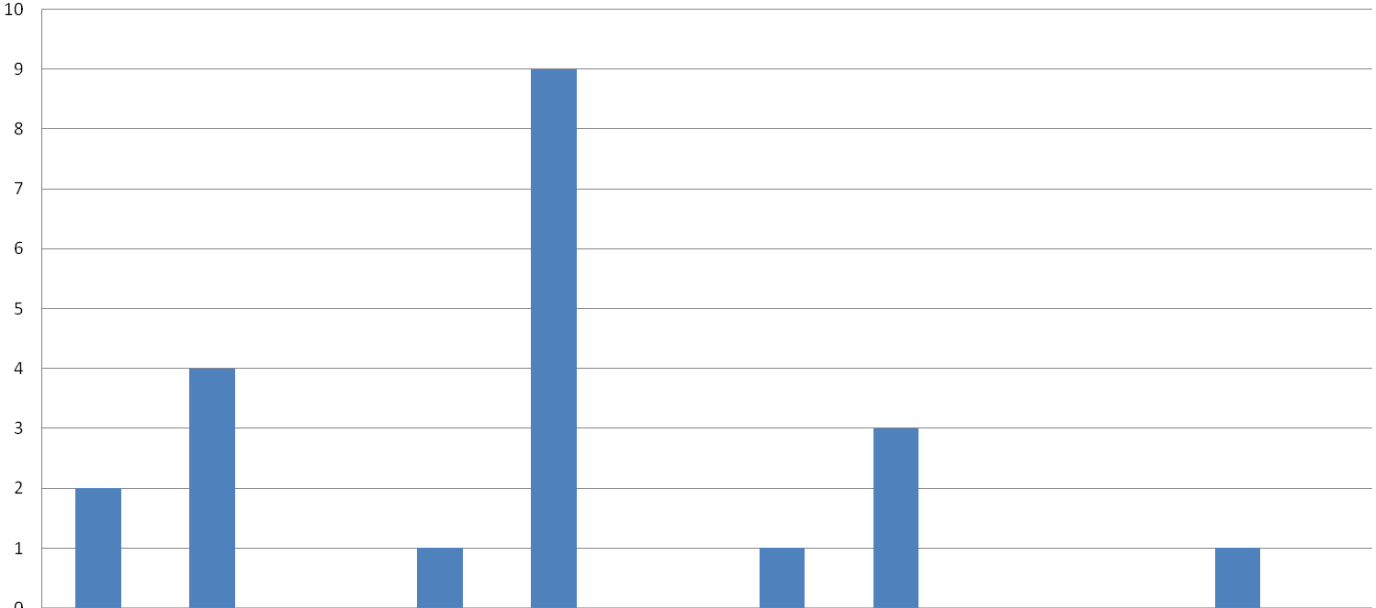
■ New Agricultural Buildings	13	26	1	3	111	1	3	1	0	0	11	9
■ New Agricultural Buildings for Business	1	3	0	0	5	1	0	0	0	0	0	0
■ New Agricultural Buildings for Holiday Let	0	1	0	0	5	0	0	0	0	0	0	0

Holiday Let Planning Application (approvals) and LCT



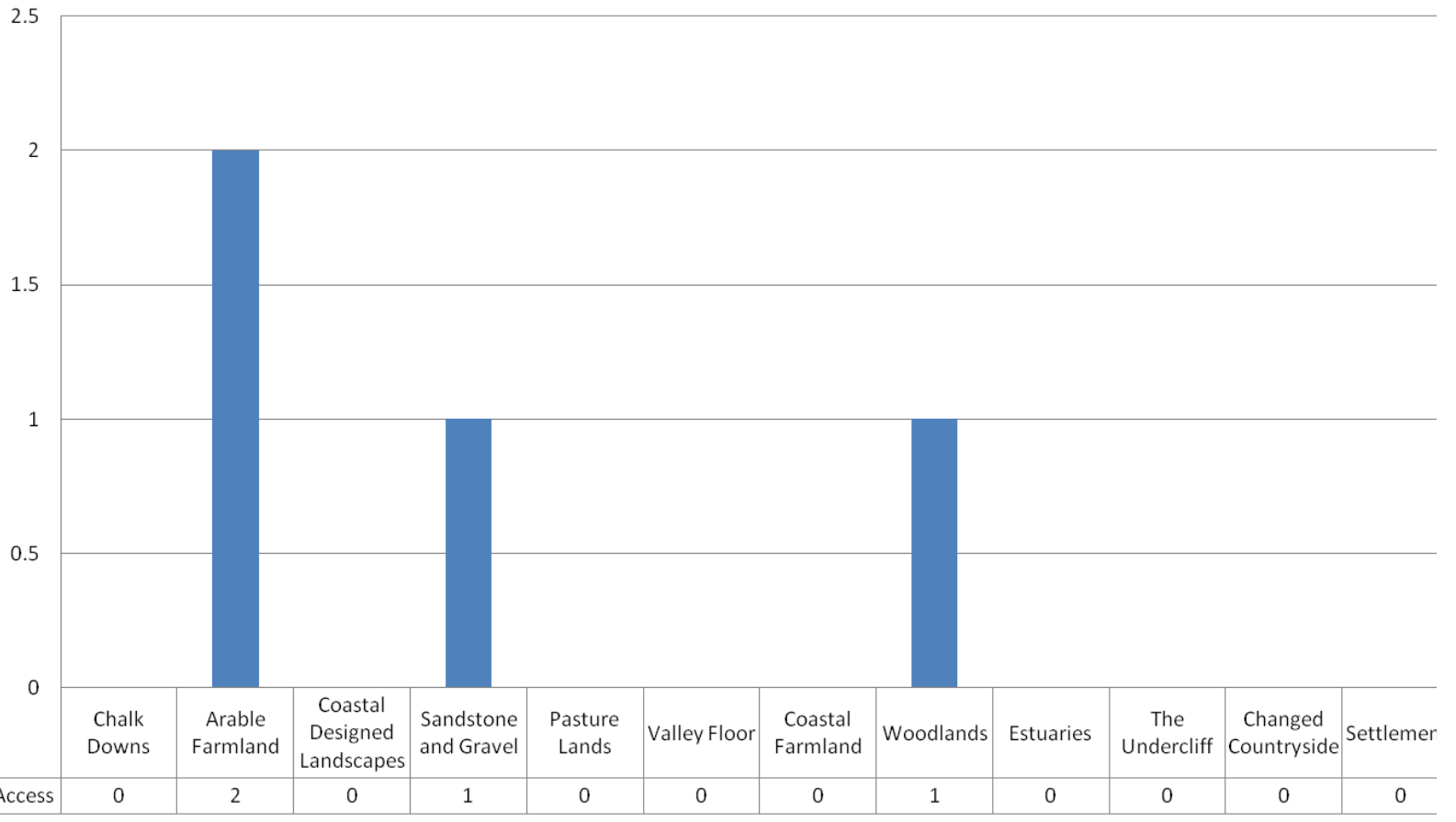
	Chalk Downs	Arable Farmland	Coastal Designed Landscapes	Sandstone and Gravel	Pasture Lands	Valley Floor	Coastal Farmland	Woodlands	Estuaries	The Undercliff	Changeling Country
■ Holiday Let	0	4	1	1	7	0	0	0	0	1	0

Lakes/ Water features Planning Applications and LCT



■ Lakes/Waterfeatures / Associated Structures	2	4	0	1	9	0	1	3	0	0	1	0
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Vehicular Access Planning Applications (approvals) and LCT



Other(Undefined) Planning Applications (approval) and LCT

