



Housing Sizes - Mismatch Tables Isle of Wight Dataset up to Dec 07

Aim:

1. To provide an assessment of the number of housing units per area broken down by bedroom size and compare this to the needs of households on the Isle of Wight.

To provide a comprehensive table of data that can be used to underpin the Island Plan and negotiations with developers on the types and sizes of houses that are being built.

2. Checking background information.

- To ensure that data was compatible with areas used by Planning Department in establishment of plan-based system.
- To determine the split of housing by bedroom type for each area,
- To check all housing completions data from 2002 to the end of 2007
- To analyse the planning (Accolaid and Valid) system databases and split completions by areas identified and by bedroom size.

3. Gathering demographic information and projections

Current demographic information at a local level was investigated to analyse information and projections. Sources include: Census 2001 Household figures at Ward, Parish and Super Output Area level, and census Data sets on Household types and sizes

These projections were then checked against the available information from Hometrack estimated household figures and property type splits, (which provide estimates at mid-year Population figure rates).

This information was also compared against the currently available population and household data from PCT records and Council Tax sources.

3.1. Caveat

Whilst we cannot state that the final split figures reflect a totally accurate picture of housing splits in each small area, it is felt that by utilising these comparable sources a data confidence level of at least 85% of household and property types on Super Output areas may be reached.

Also where Super Output areas cover one or more villages, the figures for each village have been adjusted show comparable bed size rates. For example: where a Super Output Area

covers large rural areas (i.e. there is one area covering Calbourne, Porphfield, Newbridge, Shalcombe & Mottistone); the comparative rate of 1-4 bed units has been recorded as the same for each village as it is not possible to break this rate down further using available data .

Completion rates were taken from information held in the Planning Policy team, and from records of completions over the period. These were analysed by area splits (mostly recorded by Parish), and by bedroom size as recorded on planning applications and revised plans.

4. Identification of Local policy drivers

This work was undertaken to ensure that any decisions that are made in the future reflect the needs in local areas as best as possible. The data will form part of the evidence base for the Island Plan and will also be utilised in the main Housing Strategy and the forthcoming Affordable Housing Policy as underpinning the implementation of recommendations made in the Strategic Land Availability Area Assessment (SHLAA).

5. Gap analysis

The above steps were undertaken in order to enable a gap analysis to be carried out and results in percentages for parishes in which building activity has been carried out during the analysis are shown on the spreadsheet.

Housing Mismatch from 2001 figures & Housing Completions 2002/7

Apse Heath

Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	5.52%	-8.48%
2	38%	36.20%	-1.80%
3	41%	43.49%	2.49%
4 or more	7%	14.79%	7.79%

Arreton

Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	3.19%	-10.81%
2	38%	14.18%	-23.82%
3	41%	59.22%	18.22%
4 or more	7%	23.40%	16.40%

Bembridge/St Helens

Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	11.87%	-2.13%
2	38%	31.60%	-6.40%
3	41%	42.61%	1.61%
4 or more	7%	13.91%	6.91%

Brading

Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	11.29%	-2.71%
2	38%	34.80%	-3.20%
3	41%	42.79%	1.79%
4 or more	7%	11.13%	4.13%

Brighstone

Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	5.49%	-8.51%
2	38%	23.63%	-14.37%
3	41%	38.40%	-2.60%
4 or more	7%	32.49%	25.49%

Calbourne			
Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	9.04%	-4.96%
2	38%	17.51%	-20.49%
3	41%	52.26%	11.26%
4 or more	7%	21.19%	14.19%

Chale/Chale Green			
Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	9.77%	-4.23%
2	38%	30.08%	-7.92%
3	41%	44.99%	3.99%
4 or more	7%	15.17%	8.17%

Chillerton			
Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	2.21%	-11.79%
2	38%	31.37%	-6.63%
3	41%	51.96%	10.96%
4 or more	7%	14.46%	7.46%

Cowes			
Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	8.98%	-5.02%
2	38%	43.44%	5.44%
3	41%	40.93%	-0.07%
4 or more	7%	6.65%	-0.35%

E Cowes			
Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	11.66%	-2.34%
2	38%	43.38%	5.38%
3	41%	39.09%	-1.91%
4 or more	7%	5.87%	-1.13%

Freshwater

Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	10.21%	-3.79%
2	38%	40.26%	2.26%
3	41%	39.85%	-1.15%
4 or more	7%	9.69%	2.69%

Godshill

Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	5.34%	-8.66%
2	38%	30.86%	-7.14%
3	41%	48.72%	7.72%
4 or more	7%	15.08%	8.08%

Gurnard

Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	6.55%	-7.45%
2	38%	20.93%	-17.07%
3	41%	52.43%	11.43%
4 or more	7%	20.08%	13.08%

Havenstreet

Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	11.99%	-2.01%
2	38%	33.40%	-4.60%
3	41%	43.90%	2.90%
4 or more	7%	10.71%	3.71%

Lake

Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	9.55%	-4.45%
2	38%	38.02%	0.02%
3	41%	39.86%	-1.14%
4 or more	7%	12.57%	5.57%

Newchurch			
Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	3.13%	-10.88%
2	38%	13.89%	-24.11%
3	41%	58.68%	17.68%
4 or more	7%	24.31%	17.31%

Newport (inc. Mount Joy Pan Parkhurst, Fairlee, Carisbrooke East)			
Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	7.43%	-6.57%
2	38%	46.54%	8.54%
3	41%	39.30%	-1.70%
4 or more	7%	6.73%	-0.27%

Niton			
Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	5.81%	-8.19%
2	38%	27.74%	-10.26%
3	41%	47.74%	6.74%
4 or more	7%	18.71%	11.71%

Rookley			
Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	9.84%	-4.16%
2	38%	23.50%	-14.50%
3	41%	49.45%	8.45%
4 or more	7%	17.21%	10.21%

Ryde			
Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	10.00%	-4.00%
2	38%	49.04%	11.04%
3	41%	34.13%	-6.87%
4 or more	7%	6.83%	-0.17%

Sandown (inc Winford, Yaverland)

Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	16.15%	2.15%
2	38%	40.40%	2.40%
3	41%	34.66%	-6.34%
4 or more	7%	8.79%	1.79%

Seaview (& Nettlestone)

Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	12.29%	-1.71%
2	38%	27.50%	-10.50%
3	41%	39.14%	-1.86%
4 or more	7%	21.07%	14.07%

Shalfleet

Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	8.11%	-5.89%
2	38%	18.87%	-19.13%
3	41%	41.09%	0.09%
4 or more	7%	31.92%	24.92%

Shanklin

Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	12.15%	-1.85%
2	38%	41.33%	3.33%
3	41%	36.43%	-4.57%
4 or more	7%	10.08%	3.08%

Shorwell

Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	4.67%	-9.33%
2	38%	26.17%	-11.83%
3	41%	46.96%	5.96%
4 or more	7%	22.20%	15.20%

Totland			
Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	12.79%	-1.21%
2	38%	30.64%	-7.36%
3	41%	44.80%	3.80%
4 or more	7%	11.76%	4.76%

Ventnor			
Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	22.25%	8.25%
2	38%	33.77%	-4.23%
3	41%	30.98%	-10.02%
4 or more	7%	13.00%	6.00%

Whitwell			
Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	4.46%	-9.54%
2	38%	18.54%	-19.46%
3	41%	47.89%	6.89%
4 or more	7%	29.11%	22.11%

Wootton (inc Fishbourne)			
Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	7.65%	-6.35%
2	38%	25.54%	-12.46%
3	41%	46.20%	5.20%
4 or more	7%	20.61%	13.61%

Wroxall			
Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	6.90%	-7.10%
2	38%	36.08%	-1.92%
3	41%	43.97%	2.97%
4 or more	7%	13.05%	6.05%

Yarmouth

Bed Size	Island House size need	Identified split of housing by size	Current mismatch
1	14%	5.73%	-8.27%
2	38%	29.72%	-8.28%
3	41%	37.93%	-3.07%
4 or more	7%	26.63%	19.63%