

# Local Planning Authority Compliance Progress Report

## September 2026

**Allocated Senior Planning Officer (Compliance) : Jonathan Jenkin BA(Hons) BTP MRTPI**

### INTRODUCTION

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Sandown Town Council has requested the assistance of a Planning Compliance officer for 1 day a week to proactively address breaches of planning control within the High Street, the Esplanade and Culver Parade, together with link through roads, such as Pier Street and Fort Street. In addition to the above, it has been requested that enforcement action is also taken to large, redundant and dilapidated former hotels which may sit outside of the town centre and the seafront.

It remains important that the efforts of the Senior Planning Officer (Compliance) delivers important tangible and long-lasting improvements to the local area. As such, this reports seeks to highlight the most recent accomplishments and objectives for the future.

### ACTION PLAN

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The primary role of the additional resources for Planning Compliance action will be focused on identifying land and buildings in poor condition that are harmful to the visual amenity of the local area.

We will be requesting remedial works are undertaken to improve their condition in accordance with Section 215 of The Town and Country Planning Act (1990) as amended. The scope of works that can be required under Section 215 powers is wide and can include anything from vegetation removal to demolition.

Improving the town's High Street, seafront and surrounding areas including the Sandown Conservation Area, is considered to have the greatest level of impact for the greatest number of people, and where intervention would result in the wider publics benefit.

Due to internal changes to the structure of the Local Planning Authorities Planning Compliance Team, the previous Planning compliance officer for Sandown (Sarah Thorne, Principal Planning Officer (Compliance)) has been replaced by myself. Sarah Thorne will however retain some of the larger and more complex sites due to her knowledge and long association with these sites.

The Senior Planning Officer (Compliance) will carry a caseload comprising of harmful breaches of planning control local to Sandown and will conduct investigations in accordance with the Councils Planning Enforcement Strategy and good practice guidance.

The primary focus of the resources will be on addressing the larger and more prominent buildings and associated land which appear untidy. However, to bring about noticeable change to the core of the town and the seafront, smaller properties which are untidy and pose a disamenity on the local area, have and will be investigated.

## REVIEWING PROGRESS AND MOVING FORWARD

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It is important that both parties, but especially Sandown Town Council, can demonstrate that the local planning enforcement agreement is effective and that it generates a positive benefit to Sandown's local community by improving the appearance of the area.

2025 saw a notable improvement in the appearance and character of the town centre. As previously reported in January 2026, once blighted by a concentration of unmaintained imposing 3 storey buildings to the junction of High Street and Pier Street, the cluster of buildings have all since been restored, ensuring they provide a positive foreground to the coastline beyond and a positive and inviting gateway to the town's coastline. Furthermore, the double fronted and imposing Esplanade Hotel had been restored with promise of conversion for future use, together with many other independent properties within the towns commercial core responding to the authorities requests for remedial works so to improve the appearance and condition of the area.

Although planning compliance assistance was temporary paused due to unforeseen staff shortages at the start of 2026, proactive work within the town has since recommenced. A review of the condition of buildings and sites in the town centre and seafront in June 2026 identified a need to continue the work to retain the gains that have been achieved and to improve the physical condition of Sandown further.

## THE WIDER CONTEXT AND MOVING FORWARD

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The work of the Planning Compliance Team will tie into a wider set of policy changes and opportunities for the town.

In September 2026 the planning policies for the Island are expected to change with the publication and adoption of the Island Planning Strategy. A key change for Sandown will be the tourism policies E8 and E10. The new policy E8 states:

### **Supporting high-quality tourism**

*The council will support sustainable growth in viable, high-quality tourism, and proposals should demonstrate how they:*

- a) Utilise the unique characteristics of the historic and natural environments, without compromising their integrity;*
- b) Develop green and new niche tourism products where possible;*

- c) *Increase the quality of existing tourism destinations and accommodation across the island;*
- d) *Contribute to maintaining a mix of tourism accommodation that offers a range of styles across the island;*
- e) *Contribute to creating an all year-round tourism offer, which takes full account of seasonal significant impacts on European protected sites and species; and*
- f) *Where relevant, make use of current or former tourism sites.*

*Within the core tourist accommodation areas shown on the policies map the council will resist the loss of tourist accommodation unless it can be robustly evidenced that the site is no longer viable for tourist accommodation. Proposals for the removal of restrictive conditions relating to tourism accommodation will be resisted and will only be permitted in exceptional circumstances.*

The core tourist accommodation area has been reduced to the area shaded green on the map below:



This will provide a focus to improve these areas, to maintain tourist accommodation and is aligned with the enforcement work to date.

Policy E10 States:

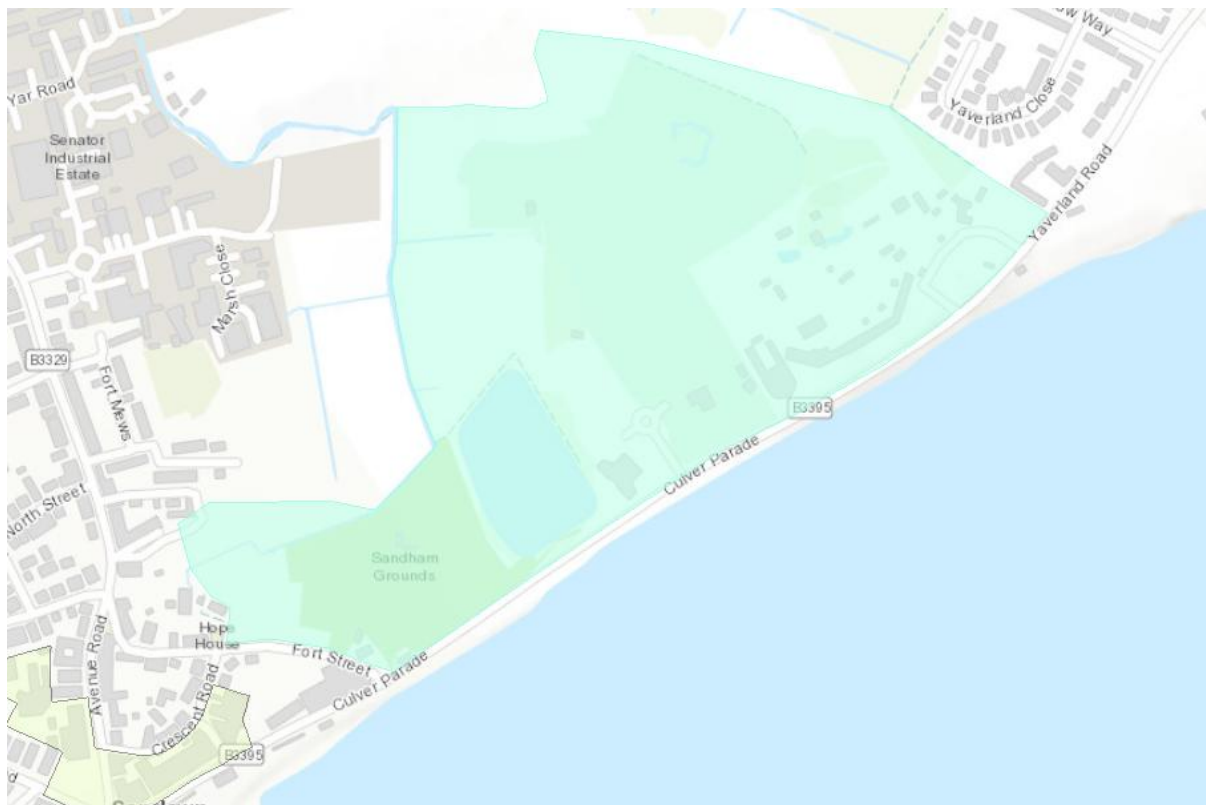
*The Bay Area Place Plan and Sandown Bay Tourism Opportunity Area*

*The council supports the principle of development that aligns with the principles, values and objectives of The Bay Area Place Plan. The council supports the principle of development that contributes to improving the tourism offer within the Sandown Bay area*

*and will give significant weight to proposals within the tourism opportunity area (as identified on the policies map).*

*Major development proposals should take account of both current and future sea and fluvial flood risks in the area and seek to reduce these, including making suitable provision on site and financial contributions towards improving the off-site coastal flood defence infrastructure embankments protecting the Eastern Yar valley. The council will consider the use of local development orders within the tourism opportunity area*

The opportunity area is identified on the map below:



This will tie into the Sandown and Yaverland flood defence improvement programme which is due to commence soon. The £22m public investment should provide an opportunity to significant public realm improvements from the Fort Street junction with Culver Parade to Yaverland car park.

To achieve those improvements, the Isle of Wight Council will be working with the Environment Agency and others as a member of the project board to protect the beach, improve access for all and to maximise the economic, social and physical benefits for the town and to draw in investment from other sources of both public and private funds.

This in turn should generate private investment, a renewal in the demand for tourist accommodation and in the housing market, a renewed interest in commercial property within the town centre and an increase in retail and restaurant uses.