



Isle of Man
Government
Reiltys Ellan Vannin

The Draft Isle of Man Strategic Plan 2015

A Schedule of Proposed Changes

Strategy, Policy and Performance Division
Department of Infrastructure
16th January 2015



1.0 A Schedule of Proposed Changes

1.1 The Preliminary Publicity for the Strategic Plan Review identified that certain elements of the Isle of Man Strategic Plan 2007 should be reviewed. Following a period of public consultation, the Department made no modification to the matters to be reviewed. Table 1 below identifies which Policies, Tables and text have been subject to review. These have been set out under 9 broad 'Proposed Changes'.

Table 1: Broad Schedule of Changes

Proposed Change	Chapter Heading (Isle of Man Strategic Plan 2007)	Policy/Paragraph/Table identified for review
Change 1	Foreword	Foreword - update required
Change 2	Preface	Preface - update required
Change 3	Chapter 1 (Introduction)	Paragraph 1.8.1
Change 4	Chapter 4 (Strategic Policies)	Strategic Policy 11
Change 5	Chapter 5 (Island Spatial Strategy)	Paragraphs 5.18 to 5.22
Change 6	Chapter 8 (Housing)	i. Paragraph 8.1.3 to 8.1.5
		ii. Paragraph 8.4.1 to 8.4.9 including Tables 8.1, 8.2, 8.3 and Housing Policy 1
		iii. Paragraph 8.5.3 and 8.5.4 (final paragraph) and Housing Policy 3
Change 7	Chapter 11 (Transport, Infrastructure and Utilities)	Paragraphs 11.1.7 to 11.1.13
Change 8	Chapter 13 (Implementation, Monitoring and Review)	Paragraphs 13.1 to 13.4
Change 9	Appendix 8 (Existing and approved dwellings by local authority area)	In its entirety

2.0 Set out below are the original parts of the Isle of Man Strategic Plan 2007 which have been subject to review, interspersed with the proposed new wording as set out in the Draft Isle of Man Strategic Plan 2015.

Isle of Man Strategic Plan 2007

Foreword

I am pleased to be associated with the publication of the Island's first Strategic Plan, and would like to take this opportunity to thank all of those individuals, special-interest groups, businesses, Local Authorities, and Government bodies who have contributed to the final form of this long-awaited document.

I trust that all who have an interest or involvement in the development of our Island will not only find it helpful, but will also participate in the formulation of the second part of the Development Plan (the four Area Plans), which will be taking place in the next four years.

John Shimmin, MHK
Minister for Local Government and the Environment

Change 1: Draft Isle of Man Strategic Plan 2015

It is proposed to include the following Foreword underneath the original

Foreword 2015

Like the former Minister, I am also pleased to be associated with the Island's Strategic Plan, specifically this important partial review to update the housing requirement figures.

Much of this document remains the same as the Isle of Man Strategic Plan 2007, recognising that the Plan still provides a robust planning framework for the Island in line with the original Strategic Aim of the Plan to: plan for the effective provision of services and infrastructure, to direct and control development taking into account the principles of sustainability whilst at the same time preserving, protecting and improving the quality of the environment of our precious Island.

This document represents the Draft Isle of Man Strategic Plan 2015. It is important that all those with an interest in the Plan, and who would like to make comments on the changes proposed, make their representations known to the Department. Once this Review is complete, further Area Plans will be produced which will rely upon the updated contents of the Isle of Man Strategic Plan 2015.

I would like to take this opportunity to thank all those who have been involved so far in the process.

Phil Gawne, MHK
Minister for Infrastructure

Preface 2007

This Strategic Plan has been prepared in accordance with Section 2 of, and Schedule 1 to, the Town and Country Planning Act 1999. Since the procedure prescribed in the Act is comprehensive and, consequently, lengthy, the Department judges that it would assist understanding of the Plan if the principal steps in the process were set out in this preface.

The first step was in May 2000, when the Department published a Draft Issues Report identifying the matters with which the proposals in the Plan would deal.

Following consideration of the responses to this Report, the Department prepared and published in July 2001 The Draft Strategic Plan.

The Department received extensive and constructive comments on the Draft Plan, and, after consideration of these, determined that it should prepare and publish a Modified Draft for consideration at the Public Inquiry which is required by the Act.

The Inquiry was held in March 2005, and, after receipt of the Inspector's report in October, the Department published the report in November 2005. Whilst the Inspector's recommendations were generally supportive of the Department's proposals (as modified), he nevertheless also recommended that there should be undertaken further studies in relation to the availability of housing and employment land, and in relation to the transport implications of the level of development proposed in the Plan.

These studies were commissioned, and enabled the Department not only to test and reformulate the Spatial Strategy which had been included in the Modified Draft Plan, but also to make further modifications where appropriate.

In April 2007, the Department gave notice that it proposed to adopt this further-modified Plan, and, after consideration of the representations made in response to this notice, it adopted the Plan, in June.

It is hoped that this brief summary of the processes by which the Strategic Plan has been formulated, revised, and finally adopted will facilitate understanding of its provenance and context.

Change 2: Draft Isle of Man Strategic Plan 2015

It is proposed to include the following Preface underneath the original

Preface 2015

The Island's first Strategic Plan was approved by Tynwald in 2007. The Plan sets out the Department's general Policies in respect of the development and other use of land and has been influential in both the allocation of land for development and in the assessment and determination of planning applications.

A number of Policies set out in the Isle of Man Strategic Plan 2007, relate to the housing needs of the Island between 2001 and 2016. The figures which are set out in Strategic Policy 11, Housing Policy 1 and Housing Policy 3 were based on the Isle of Man Population Projections produced following the 2001 and 2006 Censuses.

Following the 2011 Census, up to date population data and new population projections have become available. In response to this and to fulfil the commitment for the Strategic Plan to undergo a regular cycle of review¹, the Department began the process of reviewing the Plan in December 2013. The Preliminary Publicity stage identified that the Review was to be limited to the housing numbers and supporting text. This was in recognition that (a) the majority of the Isle of Man Strategic Plan still provided sufficient guidance and did not require an immediate full Review, and (b) updated housing numbers would enable the new Area Plans to be based on statistical information which was accurate and up to date.

Following a period of public consultation on this approach, the Department embarked upon a partial review of the Isle of Man Strategic Plan 2007 in line with the approach set out in the Preliminary Publicity.

The publication of this Draft Isle of Man Strategic Plan 2015 is to be followed by a further period of public consultation. Any representations received as a result of this consultation will be carefully considered. The Department shall then arrange for a Public Inquiry to be held. The independent Inspector appointed to preside over the Inquiry will then produce a 'Report of the Public Inquiry'. This Report will contain recommendations which will help inform the Department as to whether there should be changes to the Draft Isle of Man Strategic Plan 2015. Should the Department determine to modify the Plan in the light of the Inspector's Report, representations will be sought and considered before the Department adopts the final Plan and seeks Tynwald approval.

¹ S.1 (1)(a) Town and Country Planning Act 1999

Isle of Man Strategic Plan 2007

CHAPTER 1

INTRODUCTION

1.8 Timescale of the Strategic Plan

- 1.8.1 A number of responses to the Draft Strategic Plan 2001 suggested that the proposed timescale of the Plan i.e. 2001 to 2011 was too short and in addition the Plan did not incorporate the findings of the 2001 Census. The Department accepts this comment and accordingly proposes that the timescale of the Plan be extended to 2016. It is still intended to retain the base date of 2001 as the population and household projections are based on information from the 2001 Census. In terms of the proposals for monitoring and review set out in Chapter 13, consideration will be given to developments completed from 2001 onwards. The Department has taken the opportunity to incorporate the findings of the 2006 Interim Census into the document as appropriate and includes updated population and household projections.

Change 3: Draft Isle of Man Strategic Plan 2015

1.8 Timeframe of the Isle of Man Strategic Plan

- 1.8.1 As part of the Preliminary Publicity for the partial review of the Isle of Man Strategic Plan, respondents were invited to indicate a preference for an end date for the 'Plan period' i.e. the timeframe that the Plan will cover. Options provided were 2026 and 2036, although other end dates could also be specified. The Department carefully considered the responses, taking into account the implications of applying different end dates. Thought was also given to the length of the Plan period overall. It was determined that a Plan period of 15 years (2011 to 2026) would be the most appropriate. This period would tie in with the 2011 Census Year and would give sufficient long term policy direction. It would allow enough certainty about future population growth and help the Department in its goal to provide sufficient opportunities for development in line with the existing Island Spatial Strategy.
- 1.8.2 A Plan period between 2011 and 2026 does not mean that the lifetime of the Plan, or relevance of the Policies within the Plan, will come to an end in 2026. Rather, the lifetime will run until the Plan is reviewed. The Department still intends to undertake monitoring and review of the Plan's performance and this is explained further in Chapter 13. It is important to note that it is Government's intention to undertake an interim Census in 2016 and a full Census in 2021. The data and population projections which flow from these Censuses will feed directly into any further Reviews of the Isle of Man Strategic Plan.

CHAPTER 4

STRATEGIC POLICIES

Strategic

Policy 11: The housing needs of the Island will be met by making provision for sufficient development opportunities to enable 6000 additional dwellings (net of demolitions), and including those created by conversion, to be built over the Plan period 2001 to 2016.

Change 4: Draft Isle of Man Strategic Plan 2015

4.6.1

Strategic

Policy 11: The housing needs of the Island will be met by making provision for sufficient development opportunities to enable 5100 additional dwellings (net of demolitions), and including those created by conversion, to be built over the Plan period 2011 to 2026.

CHAPTER 5

ISLAND SPATIAL STRATEGY

Spatial Distribution

- 5.18 Chapter 8 gives the background to projected future housing need for the Island from 2001 to 2016. From this it can be seen that provision may need to be made for some 6,000 new homes up to 2016. By that date however existing homes will still comprise some 85% of the total housing stock, so by any measure it is clear that the existing spatial pattern will continue to dominate the Island Spatial Strategy.
- 5.19 The distribution of any new housing is to a large extent fixed by the current level of housing land availability. The latest assessment by the Department (see **Appendix 8**) demonstrates that since 2001 some 4100 dwellings have been granted planning permission. In addition, projections have been made from 2006 to 2016 of the number of additional dwellings that will arise from conversions of existing properties (including non-residential) to dwellings and from windfalls⁽²⁾. This indicates that a further 778 dwellings will be provided in this manner, giving a total of 4878. This would indicate that somewhere in the order of 1100 dwellings will need to be provided to meet the estimated need over the remainder of the Plan Period i.e. up to 2016.
- 5.20 Chapter 8 sets out in more detail the proposals to secure the provision of housing through a process of Plan, Monitor and Manage⁽³⁾. The Area Plans will include Urban Capacity Assessments as part of a sequential approach⁽⁴⁾ to the provision of new housing. This approach will seek to develop within existing settlements, or on previously developed land or by the redevelopment, regeneration and conversion of existing housing. Only then will greenfield sites be brought forward, as extensions to existing settlements.
- 5.21 The following table sets out, for each of the four Areas, the number of residential units for which planning approval was granted in the period 2001-2006. Further details are included in **Appendix 8** - The Residential Land Availability Study 2007⁽⁵⁾

⁽²⁾ Windfalls is defined in Appendix 1

⁽³⁾ Plan, Monitor and Manage is defined in Appendix 1

⁽⁴⁾ Sequential Approach is defined in Appendix 1

⁽⁵⁾ Residential Land Availability Study 2007

Planning Approvals
2001 – 2006

North	923
South	606
East	1,889
West	682
Total	4,100

5.22 In line with this approach it is proposed that the overall maximum housing requirement of 6,000 houses between 2001 and 2016 is distributed in the following manner.

	Planning Approvals 2001 – 2006	Approvals plus Projected conversions & windfalls 2006 – 2016	Overall Distribution
North	923	1,061	1,200
South	606	829	1,300
East	1,889	2,174	2,500
West	682	814	1,000
Total	4,100	4,878	6,000

This proposed distribution is based on the continuation of the containment policy around Douglas and the provision of a range of housing opportunities in the other areas supported by the provision of additional employment and regeneration opportunities.

Change 5: Draft Isle of Man Strategic Plan 2015

Paragraphs originally numbered 5.23 and 5.24 to be renumbered 5.28 and 5.29

Spatial Distribution

- 5.18 Chapter 8 gives the background to projected future housing need for the Island from 2011 to 2026. From this it can be seen that provision needs to be made for some 5100 new homes up to 2026. By that date however existing homes will still comprise some 88% of the total housing stock, so by any measure it is clear that the existing spatial pattern will continue to dominate the Island Spatial Strategy.
- 5.19 The figure of 5100 represents the broad housing requirement figure for the Isle of Man. It has been calculated by examining the projected household numbers between 2011 and 2026 and allowing for a vacancy factor to account for all those properties which are estimated to be unoccupied at any one time. In terms of how the figure of 5100 should be distributed across the four Areas of the North, South, East and West, analysis has been undertaken and a comparison made of a number of different approaches.
- 5.20 The approach considered to be the most appropriate calculated the spread of new housing on the basis of past development levels; using the planning approval data for new dwellings collated between 2001 and 2013. Even though the Plan period is '2011 to 2026', the extended data set was used for calculation purposes to provide a more comprehensive set of base figures. This distribution approach is supported by an understanding of: the general settlement pattern of the Isle of Man as a whole and for each defined Area, the character of each settlement (including the potential of each to accommodate further growth), the proximity of settlements to the identified major employment centres, and the impact of the preferred spatial distribution on the strategic highway network.
- 5.21 On the basis of over 12 years' worth of planning approval evidence, the distribution across the North, South, East and West would allocate 33% of the all-Island figure to the Main Centre (Douglas), 41% to the Service Centres, 15% to the Service Villages and 11% to the Villages. The table below shows how such a distribution would translate into figures for each Area. It is important to note that settlements of the same classification e.g. the Service Centres would, under this approach, be allocated the same proportion of the all-Island need figure.

Spatial distribution of housing 2011 to 2026 based on analysis of past planning approval data

Spatial distribution of new housing units	% of all-Island housing need figure
North	15%
South	22%
East	48%
West	15%
Total	100%

5.22 A spatial distribution based on the above approach results in the overall housing requirement of 5100 new dwellings between 2011 and 2026 being distributed in the following manner:

Area	Spatial distribution of housing requirement 2011 to 2026
North	770
South	1120
East	2440
West	770
Total	5100

5.23 This proposed distribution recognises the East as having the greatest potential for additional residential opportunities followed by the South, West and North. The North and West are closely matched in terms of numbers and reflect development rates since 2001 and the fact that the settlement hierarchy in all of the Areas is different. Both the North and West have only 1 Service Centre each (Ramsey and Peel), compared to the South which has 2 Service Centres (Castletown and Port Erin) and the East which has the Main Centre, Douglas, and one other Service Centre (Onchan).

5.24 Given the new Plan period for the Plan is from 2011 to 2026, it is important to examine the number of dwellings actually built between 2001 and 2011 as well as after 2011. The Residential Land Availability Study (RLAS Update 4) identified that between 2001 and 2011, 5400 new dwellings were granted planning approval. Further analysis has shown that out of that 5400, 5162 approvals remain valid (Appendix 8). RLAS Update 4 reported that by June 2011, 4469 dwellings had been built or were being constructed (87%).

5.25 From analysis of past data it is known that a number of planning approvals for new dwellings come from conversions of existing buildings (both residential and non-residential) and from windfalls¹. An estimate has been made of the number of additional dwellings that are likely to arise from conversions and windfalls between 2011 and 2026. Based on the average conversion/windfall figures 2001 to 2011, it is estimated that 965 dwellings could be provided in this manner over the Plan period (2011 to 2026). Both RLAS (Update 6) and more recent evidence² prepared in support of the 2015 Review have identified that a number of dwellings have already been approved since 2011 (a total of 458 dwellings were approved between 2011 and 2013). Given the broad Island housing requirement of 5100, these figures suggest that new opportunities for around 3677 dwellings need to be provided for, to meet the housing needs of the Island over the Plan period. Some key figures are set out below:

¹ Windfalls is defined in Appendix 1

² Evidence Paper 3 "Future housing requirements and recommended Policy change." Supporting evidence to the Isle of Man Strategic Plan Review, 2015

<i>a</i>	<i>b</i>	<i>c</i>	<i>e</i>	<i>f</i>	<i>g</i>
Valid planning approvals 2001-2011	Valid planning approvals 2011-2013	Housing need for Plan period 2011-2026 (15 years)	Housing opportunities required for remainder of Plan period (c-b)	Projected conversions & windfalls 2011-2026 73 per annum*	Opportunities needed 2011 to 2026 (e-f)
5162	458	5100	4642	965	3677

**based on average approval rates 2001 to 2011 (figure reduced by 130 to take account of actual conversions/windfalls 2011 to 2013)*

- 5.26 The housing needs of the Island will continue to be met by concentrating new residential development in the existing settlements. The Department does, however recognise that some of the smaller settlements will have little or no potential for further development. Sites that have the potential for future residential development will be appraised as part of the preparation of the forthcoming Area Plans.
- 5.27 Chapter 8 sets out in more detail the approach to secure the provision of housing through a process of Plan, Monitor and Manage⁽¹⁾. Each new Area Plan prepared will continue to undertake urban capacity assessments as part of a sequential approach⁽²⁾ to the provision of new housing. This approach will seek to develop within existing settlements, or on previously developed land or by the redevelopment, regeneration and conversion of existing housing. Only then will greenfield sites be brought forward, as extensions to existing settlements.

⁽¹⁾ Plan, Monitor and Manage is defined in Appendix 1

⁽²⁾ Sequential Approach is defined in Appendix 1

CHAPTER 8

HOUSING

- 8.1.3 The Department has not prepared an urban capacity study⁽¹⁾ as such, as it considers this element of land availability is best assessed in the preparation of the Area Plans. The Department has however carried out a detailed study of housing land availability⁽²⁾ including planning permissions granted and land allocated for housing. It has also assessed housing completions and made projections for conversions and "windfalls"⁽³⁾.
- 8.1.4 The study examined all recent housing planning permissions and land zoned for residential development in either the 1982 Development Plan or subsequent Local Plans. Further details are set out in Chapter 5 and later in this Chapter. The Study identified all residential planning permissions granted between 2001 and July 2006; the number of units started; the number of units completed and the number still to be constructed. It also projected, based on previous years' records, the number of additional dwellings which are likely to arise from conversions and from "windfalls". In the light of these figures and the overall Spatial Strategy the Department considers the overall distribution set out in paragraph 5.22 and 8.5.3 will meet the needs of the Island.
- 8.1.5 The publication of the results of the 2006 Census has provided an opportunity to review the population and household projections. These are set out in Section 8.4. In light of the revised population and household projections, and making provision for a vacancy factor of 4% (i.e. making an allowance for the number of properties which may be vacant at any point in time e.g. awaiting refurbishment or conversion or in the process of being sold), the Department has determined to make the provision for 6000 dwellings in the period up to 2016.

⁽¹⁾ Urban Capacity Study is defined in Appendix 1

⁽²⁾ Residential Land Availability Study DLGE 2007

⁽³⁾ Windfall is defined in Appendix 1

Change 6i: Draft Isle of Man Strategic Plan 2015

8.1.3 The Department has not prepared an urban capacity study⁽¹⁾ for the Isle of Man Strategic Plan for it is judged that the detailed assessment of residential land availability is best addressed as part of the preparation of the Area Plans. The Department has, however, as part of the Review, carried out or enhanced a number of different elements of work to ensure that sufficient housing opportunities will be available to accommodate the predicted level of population growth. The Department has:

- i. monitored planning approval data since 2001 for new residential dwellings as well as residential land availability through the Residential Land Availability Study (RLAS) and subsequent Updates.⁽²⁾ The RLAS work includes analysis of take-up rates, conversions and windfalls⁽³⁾. This work has provided key evidence and baseline data;
- ii. analysed the 2011 Population Projections produced following the 2011 Census which included making informed assumptions about future household size;
- iii. considered the character of the settlements across the Island, their proximity to employment centres and the implications of additional housing on the strategic highway network; and
- iv. undertaken an exercise to identify potential broad development opportunities. This exercise did not serve to replace or negate the need for an Area Plan but it gave a level of reassurance that the predicted level of population growth and additional households that this represented could at least, in theory, be accommodated in line with the existing Island Spatial Strategy as set out in Chapter 5.

8.1.4 Together, the above work undertaken by the Department will ensure that sufficient opportunities are made available to meet the predicted level of population growth. In terms of the planning approval data, the RLAS work examined all planning approvals for new dwellings since 2001 and identified all land zoned for residential development on extant Plans. Further details are set out in Chapter 5 and later in this Chapter. The published RLAS data set currently covers the period 2001 to 2013, but as the year 2011 marks the start of the new Plan period, conclusions about the data set both up to, and after 2011, were drawn accordingly. The RLAS data set, which includes analysis of conversions and windfalls, has enabled the spatial distribution of the all-Island housing figure to be calculated.

8.1.5 The publication of the findings of the 2011 Census, provided an opportunity to review the Isle of Man population and household projections over the next 15 years. The updated figures are set out in Table 8.3. Following analysis of: the predicted population growth, the likely scenarios for household change, an allowance for vacant properties (a vacancy factor), the take-up of planning approvals and the potential opportunities across the four Area Plan areas in the future, the Department has determined that it is necessary to plan for 5100 additional dwellings over the Plan period 2011 to 2026.

⁽¹⁾ Urban Capacity Study is defined in Appendix 1

⁽²⁾ Residential Land Availability Study DLGE 2007, and Updates 1 to 6

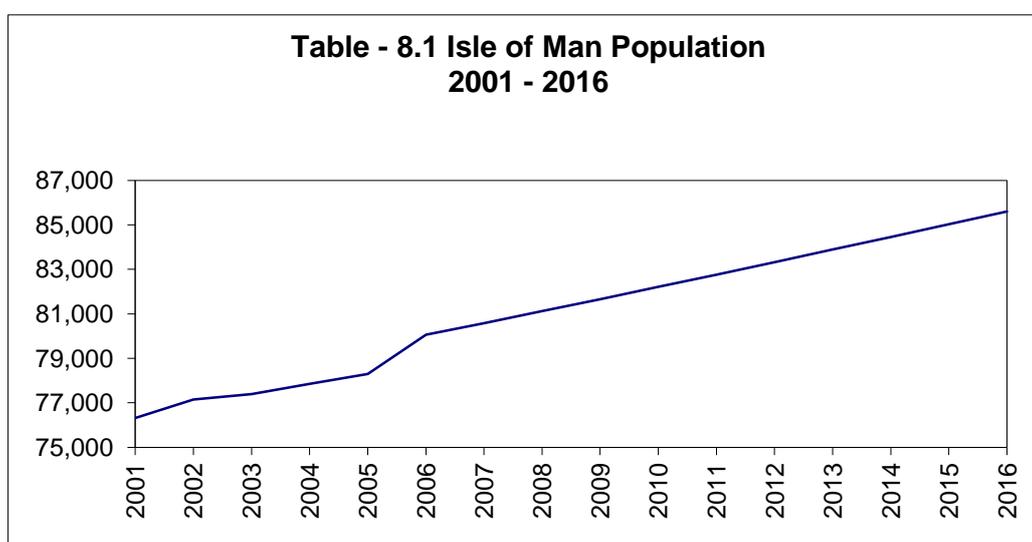
⁽³⁾ Windfall is defined in Appendix 1

8.1.6 The Area Plans will need to ensure that there is enough flexibility to react to pressures relating to both supply and demand. Site allocations known as Strategic Reserves are likely to be used in the Area Plans for this very purpose. The Area Plan for the South identified two Strategic Reserve sites for housing. The difference between the Reserve Sites and general allocations is that the Reserve Sites are not for immediate release. They will only be released when the Department is certain that there is a need for them and a defined methodology included within the Area Plan has been followed. All Reserve Sites will have specific development briefs set out in the Area Plans. This approach is being monitored but is one likely to be adopted across the Isle of Man for the remaining Area Plans to ensure that sufficient opportunities are available for housing. The use of such 'reserve' allocations demonstrates the 'Plan, Monitor and Manage' approach advocated by this Plan.

Isle of Man Strategic Plan 2007

8.4 The Need for Housing

8.4.1 The Island's population has been rising since 1961, when it was 48,133, to its present level of approximately 80,058 (source Isle of Man Census 2006). It is estimated that this comprises some 33,390 (Census 2006) households. Future projections for the Island's population predict that the number of people wishing to live on the Island will continue to increase with a significant level of in-migration compensating for what has at times in the past been a generally naturally decreasing indigenous population. Table 8.1 summarises the projected increase in population between 2001 – 2016.



8.4.2 Table 8.2 indicates the projected increase in the Island's population over the Plan Period. This estimates the population will increase from 76315 in 2001 to 85,604 (Census 2006 projected) in 2016.

8.4.3 The number of people of dependent age (i.e. those under 16 plus those of retirement age and over) has been increasing since 1986, although the dependency ratio (the number of people of dependent age as a percentage of the number of working age) has been falling since at least 1976. The 2006 Census indicated that the number of people of dependent age was 30,573, that the number of working age was 49,485, and that the dependency ratio was 61.8%. The projections in Table 8.2 below indicate that, by 2016, these figures could be 34,337, 51,267 and 66.1%. This has significant implications in land use terms for the provision of particular types of housing and the provision of age-related facilities such as nursing and residential homes, schools, nurseries and public services, particularly transport, and conflicts with the Government objective of seeking to increase the proportion of the population which is economically active.

Table 8.2: Projections for Isle of Man Population Levels (source: Isle of Man Treasury, April 2006)

IOM POPULATION PROJECTION MODEL - BASED ON THE 2001 RESIDENT POPULATION (Figures for 2006 onwards based on 2006 Interim Census. Model assumes retirement age of 65 for men, 60 for women)

	2001	2002	2003	2004	2005	2006	2007
0-15	14,509	14,666	14,674	14,684	14,684	14,571	14,512
Working Age	47,081	47,646	47,818	48,133	48,430	49,485	49,778
Retired Age	14,725	14,844	14,908	15,031	15,186	16,002	16,295
TOTAL	76,315	77,156	77,400	77,848	78,300	80,058	80,585
Net Migration	900	300	500	500	500	500	500

	2008	2009	2010	2011	2012	2013	2014	2015	2016
	14,464	14,430	14,370	14,351	14,368	14,348	14,378	14,354	14,405
	50,016	50,267	50,494	50,636	50,665	50,805	50,952	51,139	51,267
	16,639	16,963	17,345	17,778	18,291	18,736	19,127	19,537	19,932
	81,119	81,660	82,209	82,765	83,324	83,889	84,458	85,029	85,604
	500	500	500	500	500	500	500	500	500

8.4.4 The average household size on the Island is presently 2.42 persons (based upon the resident population). This figure represents a fall from 1991 when it was 2.55 persons. It is anticipated that this figure will continue to decrease by 0.01 person per year to represent 2.30 persons per household by the year 2011 and 2.25 persons per household by 2016. Table 8.3 indicates the projected population in levels, household sizes and number of households based on the population and household assumptions referred to above.

8.4.5 Having regard therefore to projections of changes in population size and average household size, leading to recent estimates of housing need in table 8.3 below, the Department has determined that there should be provision made for the development of up to around 3800 additional dwellings between 2001 and 2011 and up to a further 2000 by 2016 and acknowledges the need to make provision for smaller households (Census 2006 based projections – see 8.1.4 above for explanation).

Table 8.3: Future population levels, household sizes and number of households

IOM POPULATION PROJECTION MODEL											
	2001	2002	2003	2004	2005						
Resident population	76,315	77,156	77,400	77,848	78,300	From 2001-2005, average household size was calculated by dividing the resident population by the number of households. The figures for 2006 are based on dividing the number of residents living in private households (i.e. excluding those in institutions) by the number of households. Beyond 2006, the figures are based on projections of the number of residents living in private households and on a household size falling by 0.01 per annum.					
Average household size	2.42	2.41	2.40	2.39	2.38						
Number of households	31,521	32,015	32,250	35,572	32,899						
Additional households		494	235	322	327						
	2006	2007	2008	2009	2010						
Resident population	80,058	80,585	81,119	81,660	82,209	82,765	83,324	83,889	84,458	85,029	85,604
Residents living in private households	78,479	78,995	79,519	80,049	80,587	81,133	81,681	82,234	82,792	83,352	83,916
Average household size	2.35	2.34	2.33	2.32	2.31	2.30	2.29	2.28	2.27	2.26	2.25
Number of households	33,390	33,759	34,128	34,504	34,886	35,275	35,668	36,068	36,472	36,882	37,296
Additional households	491	369	369	376	382	389	393	400	404	410	414

8.4.6 The revised number of additional households set out in Table 8.3 above totals 5775. The Department has decided that it would also be appropriate to make provision for a vacancy factor. Such a factor makes allowance for the number of properties which may be vacant at any point in time e.g. awaiting refurbishment or conversion or in the process of being sold. It is usual to apply a factor of between 3% and 5%. A factor of 4% has been decided on to reflect local circumstances. Applying this to the number of new households gives a figure of just over 6000 dwellings. As such a figure of 6000 appears reasonable in all the circumstances.

8.4.7 It is relevant also to have regard to the Department's most recent Progress Report (July 2006) following the Housing Policy Review Report of 1999. From this Progress Report, it can be noted that, whereas a target of at least 400 new housing units per year is established, 20-25% of these units would be replacement units. It is also accepted, however, that should immigration exceed the assumed levels, the target figure may have to be increased.

8.4.8 The Department recognizes that the predicted growth in population and changes in household size are subject to a wide range of influences. Accordingly it is not intended to make specific provisions for a total number of houses for the Plan Period but rather to

adopt an approach of Plan, Monitor and Manage⁽¹⁾. Regular assessment of changes in the total population and in household size will enable corresponding changes to be made in the provision of new housing land.

Housing

Policy 1: The housing needs of the Island will be met by making provision for sufficient development opportunities to enable 6000 additional dwellings (net of demolitions), and including those created by conversion, to be built over the Plan period 2001 to 2016.

8.4.9 It is clear from the residential land availability statistics (see **Appendix 8**) that there is presently sufficient land designated for development in adopted and emerging development plans to satisfy the demand for housing for the foreseeable future. However, what is also clear is that in some areas, whilst sufficient land is designated for development, this land is not coming forward for development either for reasons relating to appropriate infrastructure to service the development (in areas such as Lonan where there is inadequate public sewerage) or to the unwillingness of the owner of the land to release it for development.

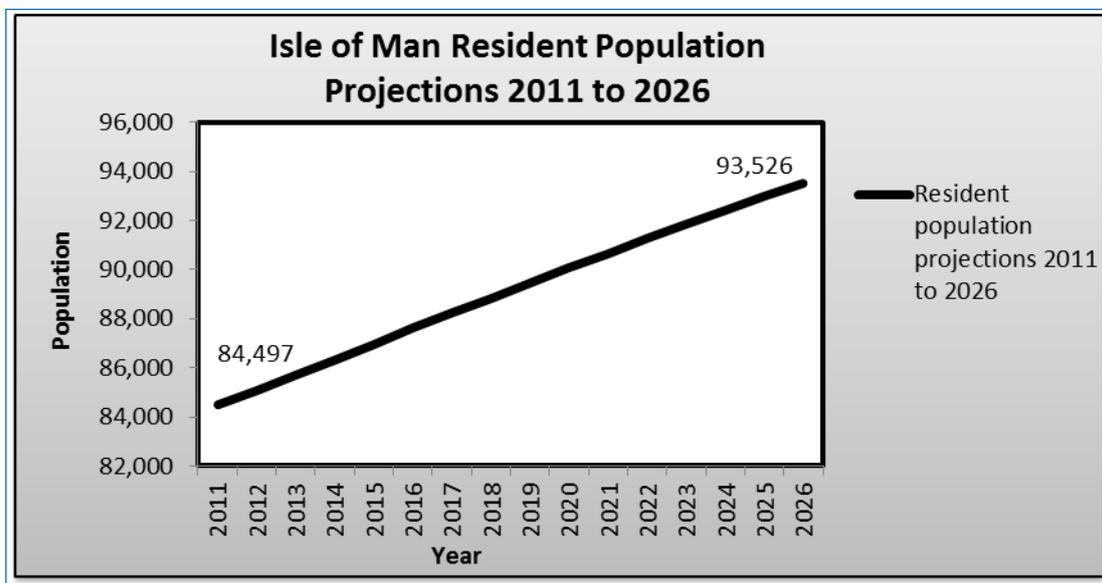
⁽¹⁾ Plan, Monitor and Manage is defined in Appendix 1

Change 6ii: Draft Isle of Man Strategic Plan 2015

8.4 The Need for Housing

8.4.1 The Island's resident population has been rising since 1961, when it was 47,166, to its present level of 84,497 (Isle of Man Census 2011). It is estimated that this will increase by 9,029 to 93,526 in 2026, and comprise some 35,599 households (Isle of Man Population Projections 2011). These figures include a net in-migration rate of 500 people per annum. Table 8.1 summarises the projected increase in the Island's resident population from 84,497 in 2011 to 93,526 in 2026.

Table 8.1: Isle of Man Resident Population: 2011 to 2026



8.4.2 The number of people of dependent age (i.e. those under 16 plus those of retirement age and over) has been increasing since 1986, although the dependency ratio (the number of people of dependent age as a percentage of the number of working age) has been falling since at least 1976. The 2011 Census indicated that the number of people of dependent age was 32,883, that the number of working age was 51,614 and that the dependency ratio was 63.7%. The projections in Table 8.2 below indicate that, by 2026, these figures could be 41,029, 52,496 and 78% (based on current state pension age).

Table 8.2: Isle of Man Population Projections 2011 to 2026 – breakdown by age structure (source: Economic Affairs Division, Cabinet Office 2013)

<i>Year</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>	<i>2018</i>
0-15	15,036	15,038	15,084	15,150	15,210	15,273	15,454	15,519
Working Age	51,614	51,646	51,748	51,920	52,108	52,291	52,327	52,398
Retired Age	17,847	18,364	18,851	19,252	19,645	20,034	20,445	20,927
Dependency ratio*	0.64	0.65	0.66	0.66	0.67	0.68	0.69	0.70
TOTAL	84,497	85,047	85,682	86,322	86,963	87,598	88,226	88,845
<i>Year</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>	<i>2023</i>	<i>2024</i>	<i>2025</i>	<i>2026</i>
0-15	15,614	15,728	15,825	15,910	15,955	16,071	16,027	16,058
Working Age	52,471	52,502	52,538	52,539	52,536	52,425	52,500	52,496
Retired Age	21,370	21,829	22,293	22,797	23,339	23,910	24,444	24,971
Dependency Ratio	0.70	0.72	0.73	0.74	0.75	0.76	0.77	0.78
TOTAL	89,455	90,059	90,656	91,246	91,829	92,405	92,971	93,526

Table Notes:

Rate of 'Net Inward Migration' has been assumed by the Model to be 500.

Working age is set at 16-64 for men, 16-59 for women but which may change in the future.

Retirement age is set at 65 for men, 60 for women but which may change in the future.

8.4.3 The Isle of Man is like many other 'more economically developed countries' (MEDC) in that it has an ageing population structure. Population ageing generally results from decreasing mortality and declining fertility. These reductions eventually lead to smaller proportions of children and larger proportionate shares of older people in the population.

8.4.4 The issues associated with an ageing population on the Isle of Man were acknowledged in the Progress and Priorities Statement to Tynwald in October 2013¹. It was acknowledged that there will be implications for healthcare, social services and pensions on the Island. The ageing population is an issue which needs to be dealt with by Government as a whole, not just by the Planning system. However, some of the issues associated with an ageing population can be addressed through the preparation of the Area Plans where specific provisions can be made for instance in respect of land for nursing and residential homes, healthcare facilities as well as more general age-related facilities such as, schools, nurseries and public services, including transport.

8.4.5 In order to calculate the number of households expected in 2026 and thus the housing needs for the population, household size is a key consideration. Household size on the Isle of Man has dropped from 2.37 in 2001 to 2.33 in 2011, representing a fall of 0.04 over ten years. This drop was not as rapid as that anticipated in the Isle of Man Strategic Plan 2007 which estimated a drop of 0.01 per annum. Household size is affected by a

¹ <http://www.gov.im/media/788488/cmooctoberstatementtotynwald15oct2013.pdf>

number of variables and is often difficult to predict, but it is sensible to base calculations on the most up to date information available. The Department has examined three different Scenarios relating to how household size might change in the future and also looked at average household size figures across neighbouring jurisdictions. On the basis of this analysis, the Department has judged that a gradual reduction in household size of 0.04 every 10 years (or 0.004 per year) represented the most realistic Scenario; household size in 2026 would be 2.27 according to this assumption. This was based on the actual drop in household size between 2001 and 2011. Table 8.3 below indicates the projected population levels, household sizes and number of households based on the population and household assumptions referred to above.

Table 8.3: Isle of Man Population Projections 2011 to 2026 (future population levels, household sizes and number of households)

<i>Year</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>	<i>2018</i>
Resident population	84,497	85,047	85,682	86,322	86,963	87,598	88,226	88,845
Residents living in private households	83,026	83,567	84,190	84,820	85,449	86,073	86,690	87,298
Average Household Size	2.330	2.326	2.322	2.318	2.314	2.310	2.306	2.302
Number of Households	35,599	35,927	36,258	36,592	36,927	37,261	37,593	37,923
Additional Households		328	331	334	335	334	332	330
<i>Year</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>	<i>2023</i>	<i>2024</i>	<i>2025</i>	<i>2026</i>
Resident population	89,455	90,059	90,656	91,246	91,829	92,405	92,971	93,526
Residents living in private households	87,898	88,491	89,078	89,657	90,231	90,797	91,353	91,898
Average Household Size	2.298	2.294	2.290	2.286	2.282	2.278	2.274	2.270
Number of Households	38,250	38,575	38,899	39,220	39,540	39,858	40,173	40,484
Additional Households	327	325	324	321	320	318	315	311

8.4.6 On the basis of projected population growth and the expected drop in household size of 0.04 every 10 years, the additional households in 2026 compared to 2011 would be 4885.

8.4.7 The figures set out in the Isle of Man Strategic Plan 2007 took into account a vacancy factor. The Department judges that it is still appropriate to make provision for such in the final figures. A vacancy factor makes allowance for the number of properties which may be vacant at any point in time e.g. awaiting refurbishment or conversion or in the process of being sold. The Isle of Man Strategic Plan 2007 set a factor of 4% to reflect

local circumstances. This figure has been re-examined and the Department has determined that it would be appropriate to continue to apply a factor of 4%. The number of households would increase to 5080 as a result. This is illustrated below.

	Increase in households by 2026 based on a fall in household size of 0.04 every 10 years	Vacancy factor (4%)	Additional households plus vacancy factor
Total	4885	195	5080

8.4.8 Having regard therefore to expected changes in population size, as well as average household size and household increases generally by 2026, the Department has determined that provision should be made for sufficient development opportunities to enable just over 5000 additional dwellings to be provided over the Plan period. As part of the process of calculating the spatial distribution of these new dwellings (which is discussed in paragraph 8.5 below) the figures for each Area were rounded up. This means that the new all-Island figure for inclusion in Housing Policy 1 stands at 5100.

8.4.9 The Department recognises that the predicted growth in population and changes in household size are subject to a wide range of influences. The overall housing requirement figure of 5100 has been identified taking into account the Department's commitment to the approach of Plan, Monitor and Manage⁽¹⁾. This approach recognises the importance of having specific housing need figures as part of the Island Development Plan but accepts that the regular assessment and monitoring of housing and population statistics over time may require corresponding changes to be made in the provision of new housing land. To this end, Area Plans will, where appropriate, identify Strategic Reserve Sites which will be capable of development in the longer term. Such sites will only be released for development when the Department considers that there is sufficient evidence to justify such action. Strategic Reserve sites will be subject to detailed development briefs and a clear methodology for release.

Housing

Policy 1: The housing needs of the Island will be met by making provision for sufficient development opportunities to enable 5100 additional dwellings (net of demolitions), and including those created by conversion, to be built over the Plan period 2011 to 2026.

8.4.10 Analysis of the residential land availability statistics as well as preliminary examination of the potential of existing settlements, show that there is sufficient land to satisfy the demand for housing in line with the existing Island Spatial Strategy up until 2026. It is acknowledged that some land in and around the Main Centre (Douglas) is limited and that land designated on some extant development plans has been slow at coming forward for

⁽¹⁾ Plan, Monitor and Manage is defined in Appendix 1

development. There appear to be a number of reasons for this ranging from the unwillingness of land owners to release land for development, the quality and location of that land, through to economic pressures; all of which may partly explain the decline in planning applications being submitted for new dwellings over the last decade or more. It will be necessary to address any land shortages as well as the suitability and deliverability of residential land as part of the preparation of the Area Plans.

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8.5.3 In line with the provisions of the Island Spatial Strategy it is intended that new housing provision should be distributed in the following general way. Area Plans will review existing housing allocations against sustainability criteria and other policies in the Strategic Plan. Current housing land availability is set out in **Appendix 8**.

Housing

Policy 3: The overall housing provision will be distributed as follows:

- **North** **1,200**
- **South** **1,300**
- **East** **2,500**
- **West** **1,000**
- **All Island** **6,000**

8.5.4 The anticipated increase in the total number of dwellings over the Plan period is approximately 17%. By administering the programme of area plan preparation, the Department will ensure that there is sufficient land zoned for residential development to meet the provision required by Housing Policy 1. The Department has resolved to prepare under the provisions of the 1999 Town and Country Planning Act a smaller number of Area Plans which will concentrate upon larger areas of the Island. These will focus on the north, west, east and south of the Island and correspond with those areas discussed at paragraph 5.9 of the Spatial Strategy Chapter.

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Paragraph numbering is to be amended. This will correct the current numbering error where there are two paragraphs numbered 8.5.4. Only the second paragraph 8.5.4 is to be changed and will become 8.5.6. The first will be renumbered 8.5.5 but no text changes are proposed to this paragraph or Housing Policy 4.

8.5.3 The final stage in calculating the overall housing requirement figure is to examine the spatial distribution of households across the North, South, East and West. The approach for this distribution is underpinned by the Island Spatial Strategy set out in Chapter 5 of this Plan. The Department has analysed development trends across the four Areas and made an assessment of the settlements within each of them. Having an understandable method for the distribution of housing across the Island is essential as the Area Plans produced will be the mechanism by which the Department will identify opportunities to deliver housing and other associated facilities, services and infrastructure requirements. The Department, having considered the development trends since 2001, as well as settlement pattern and characteristics, concludes that the spatial distribution of housing for the four Areas should be as set out below. These numbers were rounded, allowing sensible working figures for each Area. Therefore the overall housing requirement figure for the Island is 5100.

	Spatial distribution based on past development levels (planning approval data) 2001 to 2013	Spatial distribution based on development levels (rounded)
North	762	770
South	1118	1120
East	2438	2440
West	762	770
Total	5080	5100

8.5.4 In line with the provisions of the Island Spatial Strategy it is intended that new housing provision should be distributed in the following general way. Area Plans will review existing housing allocations against sustainability criteria and other Policies in the Isle of Man Strategic Plan. Current household data and approval statistics for new dwellings are set out in **Appendix 8**.

Housing

Policy 3: The Island's housing need of 5100 additional dwellings between 2011 and 2026 is to be met by a spatial distribution of housing across the North, South, East and West as follows:

- **North** **770**
- **South** **1120**
- **East** **2440**
- **West** **770**
- **All-Island** **5100**

8.5.6 The anticipated increase in the total number of dwellings on the Island over the Plan period is approximately 14%. By administering the programme of Area Plan preparation, the Department will ensure that there is sufficient land zoned for residential development to meet the overall housing requirement figure required by Housing Policy 1. The Department has resolved to prepare under the provisions of the Town and Country Planning Act 1999 four Area Plans which will concentrate upon larger areas of the Island. These will focus on the North, West, East and South of the Island and correspond with those areas discussed at paragraph 5.9 of the Spatial Strategy Chapter.

CHAPTER 11

TRANSPORT, INFRASTRUCTURE AND UTILITIES

- 11.1.7 The Department commissioned a study by JMP in 2006 to study of the effect of development on the highway system allowing for the transport policies to be re-assessed in the light of that survey and analysis.
- 11.1.8 The study identified:
- The main strategic links between the communities on the Island (the Centres referred to in the Spatial Strategy);
 - The current status of those links in terms of condition, capacity, congestion etc; and
 - Forecast of the expected impacts of the level of development proposed in the Strategic Plan.
- 11.1.9 The Strategic links examined were:
- A1 Douglas – Peel
 - A2 Douglas – Laxey
 - A2 Laxey – Ramsey
 - A3 Castletown – St Johns
 - A3/A4 Peel – Ramsey
 - A5 Douglas – Ballasalla
 - A5 Ballasalla – Castletown
 - A5 Castletown – Port St Mary – Port Erin
 - A18 Douglas – Ramsey.
- 11.1.10 The study identified the following junctions experiencing regular traffic congestion:
- Quarterbridge
 - Mountain Road/Governors Road
 - Glencrutchery Road/Victoria Road
- 11.1.11 Taking account of the proposed level and location of new development in the Strategic Plan the study concluded that the following junctions would suffer more congestion:
- Quarterbridge
 - Mountain Road/Governors Road
 - Glencrutchery Road/Victoria Road
 - A5/A7 junction Ballasalla
 - Parliament Square Ramsey.
- 11.1.12 The Department of Transport already has schemes under investigation or in its scheme programme to improve these junctions and others. As the Strategic Plan is a document for the whole Island and does not include site specific proposals it is not considered either appropriate or necessary to include policies or proposals in respect of the Department of

Transports schemes. The Area Plans will need to consider both the implications of these schemes and the need for any localised improvements arising from any site specific proposals for new development.

11.1.13 Having considered the outcome of the JMP report, in consultation with the Department of Transport It is felt that the following policies comply with the conclusions of the study.

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- 11.1.7 In 2006, the Department commissioned a Transport Study by consultants 'JMP' to study the effect of development on the highway system. This allowed the proposed Transport Policies to be assessed in the light of up to date surveys and analysis. A further transport assessment consisting of traffic surveys on the Strategic Links, has now been undertaken (2014) to ascertain the current traffic flows and the implications of traffic growth up to 2026.
- 11.1.8 The original JMP Report (published 2007) identified:
- The main Strategic Links between the communities on the Island (the Centres referred to in the Spatial Strategy);
 - The status of those Links in terms of condition, capacity, congestion etc.; and
 - The expected impacts of the level of development proposed in the Isle of Man Strategic Plan 2007.
- 11.1.9 The original Report (2007) identified the Strategic Links in the list below. The 2014 transport assessment which examined up to date traffic data made no change to this list:
- A1 Douglas – Peel
 - A2 Douglas – Laxey
 - A2 Laxey – Ramsey
 - A3 Castletown – St Johns
 - A3/A4 Peel – Ramsey
 - A5 Douglas – Ballasalla
 - A5 Ballasalla – Castletown
 - A5 Castletown – Port St Mary – Port Erin
 - A18 Douglas – Ramsey
- 11.1.10 The original JMP Report (2007) identified that the following junctions experienced regular traffic congestion:
- Quarterbridge
 - Mountain Road/Governors Road
 - Glencrutchery Road/Victoria Road
- 11.1.11 Taking into account the proposed level of new development identified in the Isle of Man Strategic Plan 2007, the JMP Report concluded that the following junctions would suffer more congestion:
- Quarterbridge
 - Mountain Road/Governors Road
 - Glencrutchery Road/Victoria Road
 - A5/A7 junction Ballasalla
 - Parliament Square Ramsey
- 11.1.12 The 2014 transport assessment took into account the proposed level and location of new housing development up to 2026 and concluded that:
- the Strategic Links are, and should, continue to operate within their 3,060 vehicles per hour capacity for the duration of the revised Isle of Man Strategic Plan (up to 2026);

- following sensitivity tests on the Ballacraigne to Ramsey Strategic Link, there is no requirement to undertake further traffic congestion investigation work in rural village locations such as Kirk Michael;
- following sensitivity tests, the Castletown to Ballasalla and Ballasalla to Douglas links highlight the requirement for traffic congestion investigation work in Ballasalla in 2026;
- the Quarterbridge and Governors Hill junctions continue to operate at greater than 85% capacity and the increased traffic flows predicted in all the assessments will increase congestion at these locations; and
- traffic flows at the Parliament Square junction in Ramsey, Ballacraigne junction, and Main Road junction at Onchan are all set to increase by 2026 which will increase congestion at these locations.

11.1.13 An evaluation of this data indicates the increase in traffic flow at Parliament Street in Ramsey can be accommodated by the minor improvement works to increase capacity at this location in 2009. However, the Ballacraigne and Onchan Main Road traffic signals will require further assessment during the development of the Area Plans for the West and East of the Island respectively to ensure these junctions do not become subject to a high level of congestion.

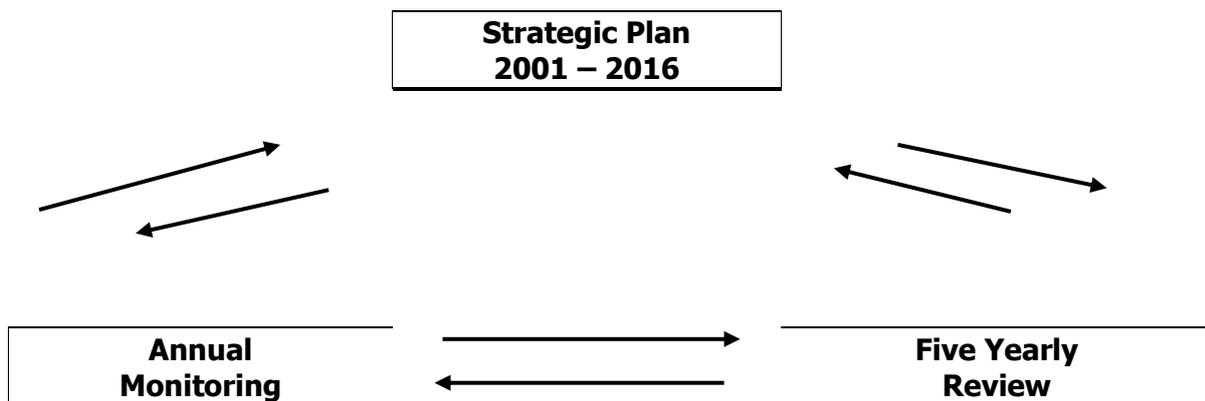
11.1.14 As the Isle of Man Strategic Plan is a document for the whole Island and does not include site specific proposals it is not considered either appropriate or necessary to include policies or proposals in respect of the specific traffic schemes. However, the Area Plans will need to consider both the implications of these schemes and the need for any localised improvements arising from any site specific proposals for new development.

11.1.15 Considering the outcome of the 2007 JMP Report, as well as the latest transport assessment 2014 which examined both the whole strategic route network as well as the local strategic route network, it is judged that the Policies in this Chapter remain appropriate.

CHAPTER 13

IMPLEMENTATION, MONITORING AND REVIEW

- 13.1 The Strategic Plan is intended to provide the land use planning policy framework for the Island from 2001 to 2016. Although the Plan has been developed with a view to current and future drivers for change effecting the social and economic structure of the Island, it is essential, in an ever changing world, to monitor and review the policies in the Plan and where necessary modify them to take account of changing needs and priorities. To this end it is intended to undertake annual monitoring of progress on the key elements of the Strategic Plan and related strategies and policies as part of the annual roll forward of the Isle of Man Government Plan.
- 13.2 The Strategic Plan will also be subject to a regular cycle of review. While it is intended that the policies should remain in full force and effect for the life of the Plan it is prudent to review the policies to assess their effectiveness in the light of experience and to take into account changing circumstances. The core population and household information has been revised to incorporate the findings of the 2006 Census. It is proposed to undertake reviews 5 years after the Plan is approved by Tynwald and consider the implications of the next full census. At that stage a complete roll forward of the Strategic Plan in 2011 to another longer term time horizon may be required, which would include public consultation.
- 13.3 This process of Monitoring and Review is particularly important given the proposal to make provision for future housing needs on the basis of a process of Plan, Monitor and Manage as outlined in Chapter 8 (Housing). Under this the phasing of the release of sites proposed for housing in the Area Plans would be based on maintaining an adequate supply of housing sites with the focus on securing development on brownfield sites, previously developed land and sites within existing settlements before releasing greenfield sites.



- 13.4 Annual monitoring will take into account housing completions in each year in terms of
- general market housing
 - affordable housing

- Local authority and DLGE housing

The implications of major commercial developments will also be assessed in terms of the release of areas designated for commercial use and the supply of various types of property. Within this should be included tourist accommodation in terms of new hotels and smaller schemes comprising the conversion to tourist use in the smaller settlements and countryside.

CHAPTER 13

IMPLEMENTATION, MONITORING AND REVIEW

- 13.1 The Isle of Man Strategic Plan is intended to provide the land use planning policy framework for the Island from 2011 to 2026. Although the Plan has been developed with a view to current and future drivers for change effecting the social and economic structure of the Island, it is essential, in an ever changing world, to monitor and review the Policies in the Plan and, where necessary, modify them to take account of changing needs and priorities. To this end, it is intended to undertake annual monitoring of progress on the key elements of the Isle of Man Strategic Plan and related strategies and policies. Monitoring to date has largely consisted of the Residential Land Availability Study for which Updates are produced annually and the Employment Land Availability Study, the format for which is currently being reviewed. A number of other monitoring studies are currently being planned for and progress is ongoing.
- 13.2 The Isle of Man Strategic Plan will also be subject to a regular cycle of review. While it is intended that the Policies should remain in full force and effect for the life of the Plan it is prudent to review the Policies to assess their effectiveness in the light of experience and to take into account changing circumstances. The core population and household information set out in the Strategic Plan 2007 has been revised to incorporate the findings of the 2011 Census. It is proposed to undertake regular 5 yearly reviews after the Plan is approved by Tynwald which will tie in closely with the Isle of Man Census. These reviews will consider the implications of any amended population projections. Whilst the Plan has only undergone a partial review since 2007, the next update of the Isle of Man Strategic Plan will likely be a full Review taking into account the most up to date Census information and population projection data.
- 13.3 This process of Monitoring and Review is particularly important given the proposal to make provision for future housing needs on the basis of a process of 'Plan, Monitor and Manage' as outlined in Chapter 8 (Housing). Under this, the phasing of the release of sites proposed for housing in the Area Plans would be based on maintaining an adequate supply of housing sites with the focus on securing development on brownfield sites, previously developed land and sites within existing settlements before releasing greenfield sites. Such phasing includes the identification of sites as 'Strategic Reserves' in Area Plans. This approach, which includes the preparation of appropriate development briefs, allows land to be allocated for residential as well as other uses such as employment, but held 'in reserve' until such time as they are required.



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**APPENDIX 8
EXISTING AND APPROVED DWELLINGS BY LOCAL AUTHORITY AREA**

Local Authority Area	Existing units*	% of total units	Total no. dwellings approved¹	% of total	No. approvals implemented²	% of total
NORTH						
Bride	170	0.53	13	0.3	9	0.3
Andreas	481	1.52	95	2.3	90	3.3
Jurby	243	0.77	20	0.5	19	0.7
Lezayre	471	1.49	44	1.1	40	1.5
Ramsey	3,281	10.40	722	17.6	260	9.6
Ballaugh	387	1.22	15	0.4	10	0.4
Maughold	383	1.21	14	0.3	9	0.3
	5416	17.14	923	22.5	437	16.1
EAST						
Douglas	10,332	32.42	1390	33.9	937	34.8
Onchan	3,680	11.67	139	3.4	85	3.2
Braddan	1,000	3.17	193	4.7	143	5.3
Laxey	715	2.26	19	0.5	11	0.4
Lonan	556	1.76	58	1.4	56	2.1
Marown	744	2.36	83	2.0	34	1.3
Santon	238	0.75	7	0.2	6	0.2
	17,265	54.39	1889	46.1	1272	47.3
WEST						
Michael	556	1.76	71	1.7	66	2.4
Peel	1,522	4.82	517	12.6	438	16.2
German	407	1.29	7	0.2	3	0.1
Patrick	516	1.63	87	2.1	63	2.3
	3,001	9.50	682	16.6	570	21
SOUTH						
Malew	914	2.89	68	1.7	25	0.9
Castletown	1,284	4.07	235	5.7	156	5.8
Rushen	630	2.00	39	1.0	30	1.1
Arbory	730	2.31	49	1.2	28	1.0
Port Erin	1,478	4.68	162	4.0	133	4.9
Port St. Mary	803	2.54	53	1.3	45	1.7
	5,839	18.49	606	14.8	417	15.4
Total	31521	99.52	4100	100	2696	100

*Source: 2001 Census

1 - 1st January 2001 to 1st July 2006 – source: DLGE Residential Land Availability Study 2007

2 - Number of planning approvals (residential) implemented as at 1st July 2006 – source: as above

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APPENDIX 8
EXISTING, APPROVED AND NEW DWELLINGS BY LOCAL AUTHORITY
AREA

Local Authority Area	Existing dwelling units 2011*	% of Island Total	New dwellings approved 2001 - 2011 (valid approvals)	% of Island total	New dwellings started or completed 2001 - 2011	% of Island total
North						
Ramsey	3,530	9.9	657	12.7	568	12.7
Andreas	595	1.7	105	2	102	2.3
Jurby	264	0.7	26	0.5	24	0.5
Ballaugh	438	1.2	21	0.4	15	0.3
Bride	168	0.5	12	0.2	10	0.2
Lezayre	510	1.5	62	1.2	51	1.1
Maughold	403	1.1	17	0.3	13	0.3
Total	5,908	16.6	900	17.3	783	17.4
East						
Douglas	11,702	32.9	1724	33.4	1407	31.5
Onchan	3,993	11.2	230	4.5	222	5
Braddan	1,350	3.8	260	5	256	5.7
Laxey	716	2	46	0.9	18	0.4
Lonan	621	1.7	95	1.8	88	2
Marown	885	2.5	96	1.9	84	1.9
Santon	283	0.8	10	0.2	10	0.2
Total	19,550	54.9	2461	47.7	2085	46.7
West						
Peel	2,168	6.1	763	14.8	719	16.1
Michael	682	1.9	75	1.5	74	1.6
German	433	1.2	17	0.3	12	0.3
Patrick	604	1.7	91	1.8	89	2
Total	3,887	10.9	946	18.4	894	20
South						
Castletown	1,353	3.8	298	5.8	294	6.6
Port Erin	1,631	4.6	198	3.8	173	3.9
Port St. Mary	860	2.4	146	2.8	79	1.8
Rushen	675	1.9	46	0.9	44	1
Arbory	758	2.1	86	1.7	49	1.1
Malew	977	2.8	81	1.6	68	1.5
Total	6,254	17.6	855	16.6	707	15.9
Total	35,599	100	5162	100	4469	100

*Source: Isle of Man Census 2011

