



Isle of Man
Government

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The Isle of Man Strategic Plan Review

Supporting Evidence

Paper 2: Housing Supply

An examination of planning approval data for new residential properties on the Isle of Man 2001 to 2013, and current residential land availability

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Contents

1.0 Introduction.....	4
2.0 Purpose of Paper.....	4
3.0 Evidence Papers 1 and 3.....	5
4.0 The Residential Land Availability Study Updates.....	5
5.0 The Residential Approval Data.....	6
5.2 Interpreting the data.....	6
5.3 Table 1: Annual breakdown of approved dwellings 2001 to 2013.....	8
5.4 Table 2: Annual breakdown of lapsed units 2001 to 2013.....	9
5.4.1 Chart 1a: Spatial distribution of approved residential units by Area 2001-2013 All-Island.....	10
5.4.2 Chart 1b: Breakdown of approved residential units by Parish 2001-2013.....	10
The North.....	10
5.4.3 Chart 1c: Breakdown of approved residential units by Parish 2001-2013.....	11
The South.....	11
5.4.4 Chart 1d: Breakdown of approved residential units by Parish 2001-2013.....	11
The East.....	11
5.4.5 Chart 1e: Breakdown of approved residential units by Parish 2001-2013.....	12
The West.....	12
5.4.6 Chart 1f: Line chart to show annual breakdown of approved dwellings..... 2001 to 2013.....	12
5.5 Planning Approvals for new dwellings compared to application validations i.e. submissions for new dwellings between 2001 – 2013.....	13
5.5.2 Chart 1g: Annual breakdown of approved dwellings shown alongside the number of applications validated for new dwellings (2001 - 2013).....	13
5.6 Key points revealed by the Residential Approval Study/Updates 2001 to 2013.....	14
5.6.12 Table 3: Summary of RLAS Data 2001 to 2013.....	15
5.7 Key points revealed by the RLAS Updates 2001 to 2013 (approval and lapsed approval data).....	15
6.0 Residential Land Availability.....	17
6.1.1 Table 4: Land zoned for residential development and available for development in 2013 according to RLAS Update 6.....	17
7.0 Residential approvals 2011 onwards.....	18
7.2.1 Table 5: Planning Approvals 2011 to 2013 (extracted from Table 1).....	18
8.0 Conclusions.....	18

Appendix 1: Planning approval and projection figures for the Island 2001 to 2011 (taken from Residential Land Availability Study, Update 4).....19

Appendix 2: Planning approval and projection figures for the Island 2001 to 2013 (taken from Residential Land Availability Study, Update 6).....20

The Isle of Man Strategic Plan Review

Paper 2: Housing Supply

This Paper examines planning approval data for new residential properties on the Isle of Man 2001 to 2013, and current residential land availability

1.0 Introduction

1.1 The original Residential Land Availability Study (RLAS) was published in 2007. The aim of the Study was to collate and analyse planning approval data for residential development and examine residential land availability on the Island. The data set for this original study related to the period January 2001 to June 2006. Since 2007, there have been a number of Updates; the latest Update (Update 6) looked at the planning approval data and residential land availability between July 2012 and June 2013 and adjusted the earlier data set as necessary. Update 7 will be the next Update to be published and it is anticipated that this will include an analysis of data up to 30th June 2014. It is envisaged that this Update will be publicly available by early 2015.¹

2.0 Purpose of Paper

2.1 This Paper (**Paper 2**) concentrates on housing supply. It is one of three papers which, together, support the final figures and approach included in the Draft Isle of Man Strategic Plan. It examines the findings of the Residential Land Availability Study 2007 and subsequent Updates and draws out planning approval data between 2001 and 2011 (i.e. the 10 year period between Censuses) as well as between 2011 and 2013. The Department proposes that the timeframe of the Draft Isle of Man Strategic Plan should run from 2011 up to 2026 (a plan period of 15 years) and therefore monitoring approvals from this new baseline of 2011 is also considered important.

2.2 This Paper also includes an assessment of land currently zoned for residential development on extant development plans and also summarises the amount and location of that land which remains available for development.

¹ The RLAS Study 2007 and Updates are available on the Government website at <http://www.gov.im/categories/planning-and-building-control/planning-building-control-library/policy-documents/>

3.0 Evidence Papers 1 and 3

- 3.1 **Paper 1** concentrates on housing demand. It considers the 2011 Census and the Isle of Man Population Projections which flowed from it. It examines the implications of the new figures on the Island's population and anticipates household numbers up to 2026 which is proposed to be the end of the new plan period. Part of the methodology in working out future housing needs is to look at household size. Paper 1 highlights the complexities associated with predicting future household size and also sets out a case for including a 'vacancy factor', which makes allowance for empty properties when examining housing demand.
- 3.2 **Paper 3** draws together the findings of Papers 1 and 2 and makes key conclusions in respect of the Island's general housing needs up to 2026, how they should be distributed around the Island and how these shall be reflected in specific Policies. It is important to note that the Department is confident that the additional households identified between 2011 and 2026 (which will ultimately translate into additional dwellings required) will be able to be accommodated in line with the existing Island Spatial Strategy set out in the Isle of Man Strategic Plan 2007 i.e. to focus new development within existing towns and villages or in sustainable urban extensions, avoiding the coalescence of settlements and maintaining their local identity.² The evidence to support this is set out in Paper 3.

4.0 The Residential Land Availability Study Updates

- 4.1 The Department is committed to the monitoring of residential planning approvals and the availability of residential development land. Approval and completion data is now available between 2001 and 2013 and Appendices 1 and 2 show the main Summary Tables from RLAS 4 (2001 to 2011) and RLAS 6 (2001 to 2013). It is the Department's intention to continue monitoring on an annual basis, providing a rolling total of net planning approvals and take-up. This will maintain a continuous data set for use as a general information source and for development management purposes. It will also be helpful when monitoring the Area Plans such as the Area Plan for the South which relied heavily on the data contained in the Residential Land Availability Study Updates which look back to 2001.
- 4.2 The Department is proposing that the baseline for the Isle of Man Strategic Plan be changed from 2001, to 2011, to reflect the 2011 Census Year. It is this Census data which forms the basis of the revised population projections. Such a change will mean that the layout and content of the RLAS Updates are likely to be amended to take into account the new baseline of 2011. The next Update (Update 7) is likely to continue a rolling total of net planning approvals and take-up as well as examining approvals since 2011.

² Isle of Man Strategic Plan 2007, Spatial Vision, Paragraph 5.7, page 20.

5.0 The Residential Approval Data

5.1 The RLAS Study Updates are comprehensive documents which contain a significant number of data tables. As part of this Review, the data has been summarised and allows the key information to be presented and discussed as part of this Paper.

5.2 Interpreting the data

5.2.1 The tables and charts which follow: Table 1 and Charts 1a to 1g, summarise the planning approval data collated between 2001 and 2013. Table 2 sets out the data in respect of lapsed approvals (i.e. those approvals which were not taken up or were replaced by applications for purposes other than residential). Sections 6 and 7 set out information on residential land availability and examine planning approval data for new dwellings between 2011 and 2013.

5.2.2 In order to understand the tables and charts which follow next, it is important to take into account that:

- i. Table 1 includes a more thorough analysis of the original RLAS Study (published in 2007). It shows a more detailed breakdown of annual data between 2001 and 2006. This additional information supplements data that has been previously published.
- ii. the 1st column of Table 1 records only 6 months' worth of data. It has limited value in terms of comparison with the other columns which examine 12 months' worth of data;
- iii. Table 1 takes into account adjustments made each year to the full data set. For instance, Update 6 (2012 to 2013) identified 134 units which needed to be removed from the overall data set 2001 to 2012 because they were no longer valid approvals. The numbers in Table 1 have therefore been re-adjusted to take these changes into account. To explain this further, Update 6 identified that 2 of the 134 units related to an approval for 2 dwellings in Castletown in 2008. The approval totals for 2008 in Castletown were therefore reduced by 2. Whilst the data set has been adjusted, the running total however, remains the same and corresponds with the overall figures in RLAS 6 (as shown in Appendix 2). RLAS Updates 1 to 6 set out any adjustments required under the Main Summary Table titled *Planning Approval and Projection Figures for the Island (Table 1 - Island)* (See Appendices 1 and 2).
- iv. Table 1 records planning for new/additional units only i.e. the RLAS Study Report and Updates do not take into account approvals for replacement dwellings.
- v. Table 2 records lapsed planning approvals i.e. planning approvals for residential purposes which have expired or which have been replaced by approvals for purposes other than residential.³

³ http://www.gov.im/media/1138505/rla_update_6_2001-2013_-_inc_tables.pdf

- vi. Charts 1a to 1g show the tabulated information in graph form for ease of understanding.
- vii. Table 3 is a summary of the RLAS data provided in more detail in Tables 1 and 2.

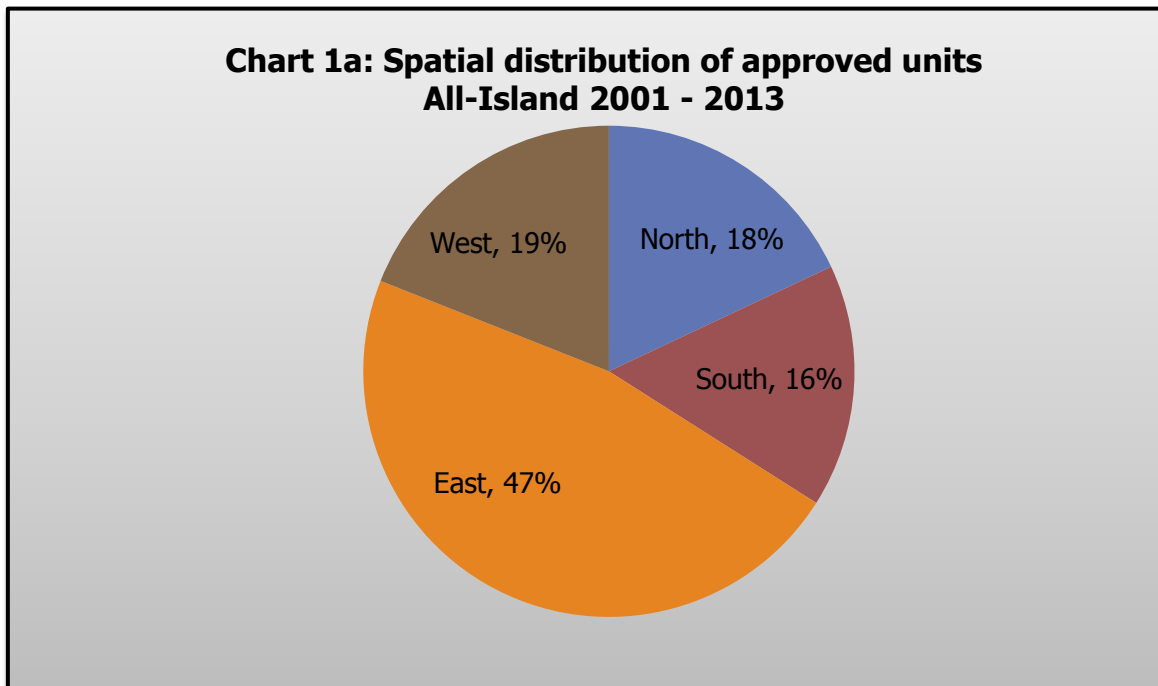
5.3 Table 1: Annual breakdown of approved dwellings 2001 to 2013

Study Name & Data period →	Initial Study	Original Study					Update 1	Update 2 <i>not published</i>	Update 3	Update 4		Update 5	Update 6	Total Approvals as at 30/06/13
	1 st 1/2 Year	01/07/01 to 30/06/02	01/07/02 to 30/06/03	01/07/03 to 30/06/04	01/07/04 to 30/06/05	01/07/05 to 30/06/06	01/07/06 to 30/06/07	01/07/07 to 30/06/08	01/07/08 to 30/06/09	01/07/09 to 30/06/10	01/07/10 to 30/06/11	01/07/11 to 30/06/12	01/07/12 to 30/06/13	
Parish ↓	01/01/01 to 30/06/01	01/07/01 to 30/06/02	01/07/02 to 30/06/03	01/07/03 to 30/06/04	01/07/04 to 30/06/05	01/07/05 to 30/06/06	01/07/06 to 30/06/07	01/07/07 to 30/06/08	01/07/08 to 30/06/09	01/07/09 to 30/06/10	01/07/10 to 30/06/11	01/07/11 to 30/06/12	01/07/12 to 30/06/13	
Andreas	56	23	9	4	0	2	1	6	2	2	0	2	0	107
Ballaugh	1	4	5	5	0	0	2	2	0	0	2	1	2	24
Bride	1	2	0	2	0	3	0	1	3	0	0	25	1	38
Jurby	0	0	13	0	3	0	-1	2	1	2	6	7	1	34
Lezayre	1	26	5	3	3	5	0	5	3	3	8	4	4	70
Maughold <small>(inc. Maughold Village and Glen Mona)</small>	0	4	0	1	5	1	0	2	3	0	1	0	3	20
Ramsey	35	16	43	87	27	320	59	31	15	11	13	12	26	695
North Totals	94	75	75	102	38	331	61	49	27	18	30	51	37	988 (North)
Arbory <small>(inc. Colby & Ballabeg)</small>	3	2	23	1	4	4	43	1	0	4	1	12	0	98
Castletown	0	10	61	89	9	7	82	23	2	15	0	1	7	306
Malew <small>(inc. Ballasalla)</small>	3	9	0	2	26	22	4	1	4	4	6	3	2	86
Port Erin	24	8	84	6	2	4	33	32	2	-1	4	11	4	213
Port St. Mary	4	5	61	6	6	19	3	2	3	34	3	6	2	154
Rushen	0	10	15	4	3	0	5	6	0	3	0	0	5	51
South Totals	34	44	244	108	50	56	170	65	11	59	14	33	20	908 (South)
Braddan <small>(inc. Strang & Union Mills)</small>	13	74	46	9	5	41	13	23	13	20	3	4	4	268
Douglas	43	88	259	247	364	181	135	102	87	67	151	74	61	1859
Laxey	8	-2	2	0	3	0	6	4	22	1	2	2	2	50
Lonan <small>(inc. Baldrine)</small>	1	46	1	5	2	2	3	29	1	1	4	4	3	102
Marown <small>(inc. Crosby & Glen Vine)</small>	13	7	5	4	7	40	4	5	1	8	2	5	2	103
Onchan	13	17	3	55	1	29	29	14	35	26	8	1	2	233
Santon	0	4	0	2	0	1	2	0	0	0	1	0	1	11
East Totals	91	234	316	322	382	294	192	177	159	123	171	90	75	2626 (East)
German <small>(inc. St Johns)</small>	2	0	1	-2	4	1	2	3	2	0	4	6	3	26
Michael	3	1	1	62	2	0	4	0	1	1	0	1	1	77
Patrick	1	33	26	2	1	3	17	4	1	2	1	35	4	130
Peel	2	132	110	165	7	99	176	2	13	55	2	102	0	865
West Totals	8	166	138	227	14	103	199	9	17	58	7	144	8	1098 (West)
Island Total	227	519	773	759	484	784	622	300	214	258	222	318	140	5620

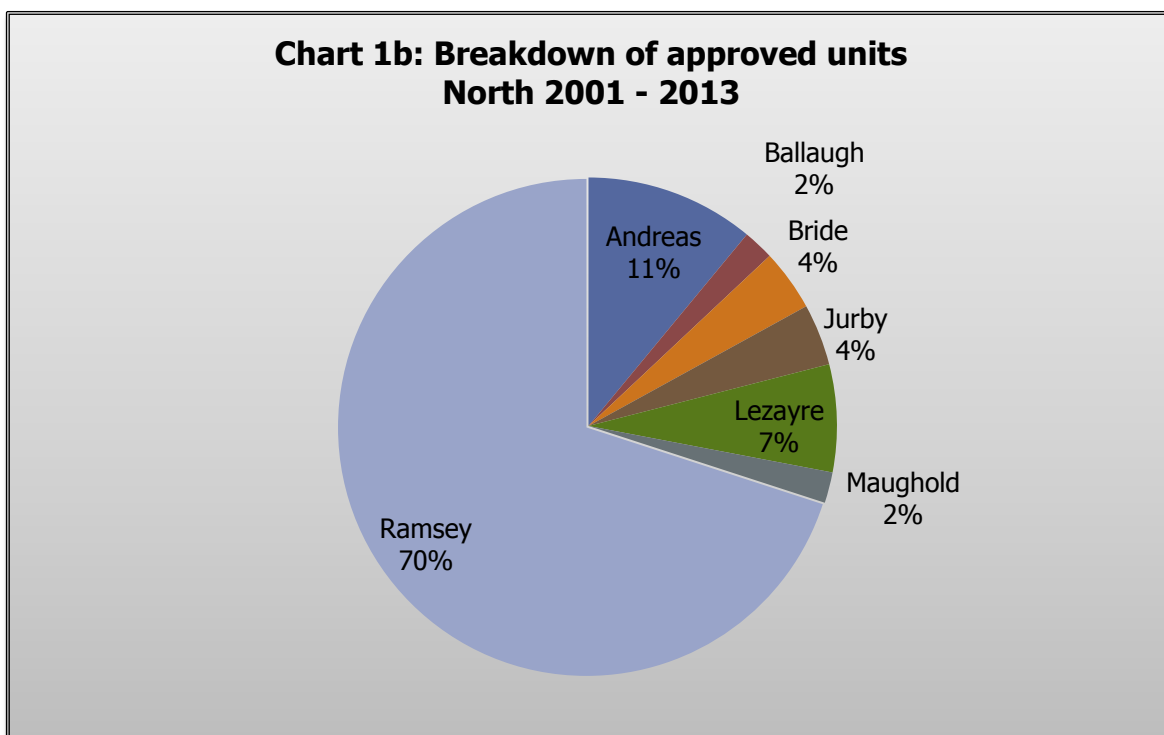
5.4 Table 2: Annual breakdown of lapsed units 2001 to 2013

Study Name & Data Period →	Initial Study						Update 1	Update 2	Update 3	Update 4		Update 5	Update 6	Total Lapsed Units on 30/06/13
	01/01/01 to 30/06/01	01/07/01 to 30/06/02	01/07/02 to 30/06/03	01/07/03 to 30/06/04	01/07/04 to 30/06/05	01/07/05 to 30/06/06				01/07/06 to 30/06/07	01/07/07 to 30/06/08			
Andreas	24	0	0	0	1	0	0	0	0	1	0	0	0	26
Ballaugh	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bride	0	1	0	0	3	1	0	0	0	0	0	0	0	5
Jurby	0	0	2	0	0	0	1	0	4	0	0	0	0	7
Lezayre	0	0	0	0	1	0	0	8	0	0	0	0	0	9
Maughold (inc. Maughold Village and Glen Mona)	0	1	0	0	4	0	0	0	1	0	1	0	0	7
Ramsey	3	0	0	8	36	12	5	1	105	6	69	0	0	245
North Totals	27	2	2	8	45	13	6	9	110	7	70	0	0	299
Arbory (inc. Colby & Ballabeg)	0	1	0	1	0	1	0	1	0	0	0	0	0	4
Castletown	0	2	0	0	7	3	0	0	2	0	0	0	0	14
Malew (inc. Ballasalla)	14	1	1	2	0	1	1	0	0	0	0	0	0	20
Port Erin	0	0	0	7	0	2	5	19	1	0	0	0	0	34
Port St. Mary	0	0	2	0	0	0	6	-1	0	0	0	0	0	7
Rushen	1	0	0	0	11	3	0	0	1	0	0	0	0	16
South Totals	15	4	3	10	18	10	12	19	4	0	0	0	0	95
Braddan (inc. Strang and Union Mills)	0	0	2	0	2	0	0	0	0	0	0	0	0	4
Douglas	0	4	33	17	55	0	4	19	2	8	2	0	0	144
Laxey	1	0	0	0	0	0	3	11	0	0	1	0	0	16
Lonan (inc. Baldrine)	0	0	0	0	0	0	1	1	0	0	0	0	0	2
Marown (inc. Crosby and Glen Vine)	0	0	0	2	0	0	1	1	1	0	0	0	0	5
Onchan	0	108	0	2	3	2	3	0	1	0	1	0	0	120
Santon	0	0	0	0	0	0	0	0	0	0	0	0	0	0
East Totals	1	112	35	21	60	2	12	32	4	8	4	0	0	291
German (inc. St Johns)	0	0	0	0	0	0	6	2	1	0	0	0	0	9
Michael	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Patrick	0	0	0	0	1	0	1	0	0	0	0	0	0	2
Peel	0	0	2	1	0	0	14	28	2	0	0	0	0	47
West Totals	0	0	2	1	1	0	21	30	3	0	0	0	0	58
Island Totals	43	118	42	40	124	25	51	90	121	15	74	0	0	743

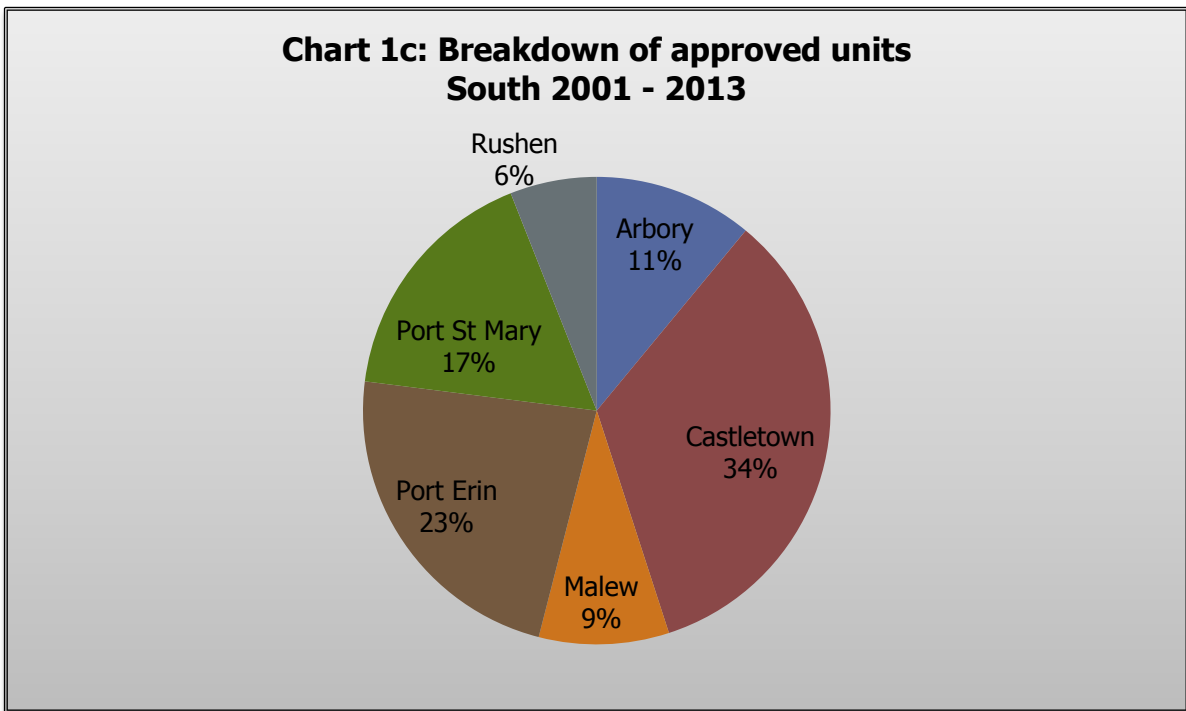
**5.4.1 Chart 1a: Spatial distribution of approved residential units by Area 2001-2013
All-Island**



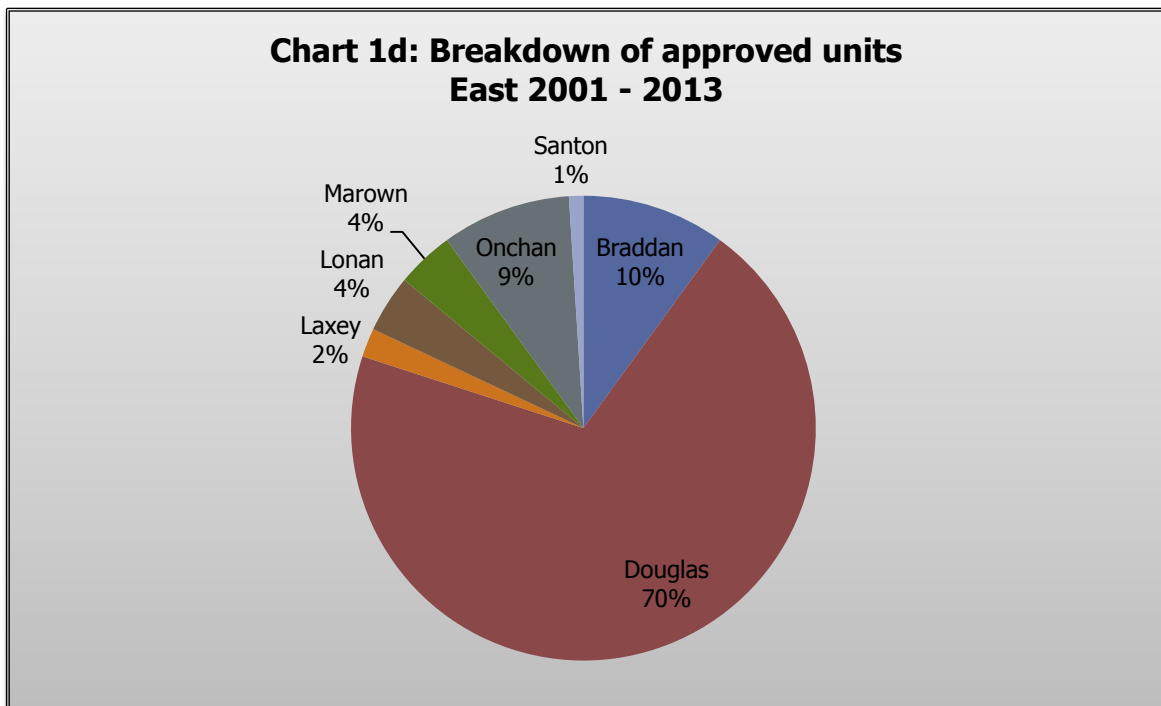
**5.4.2 Chart 1b: Breakdown of approved residential units by Parish 2001-2013
The North**



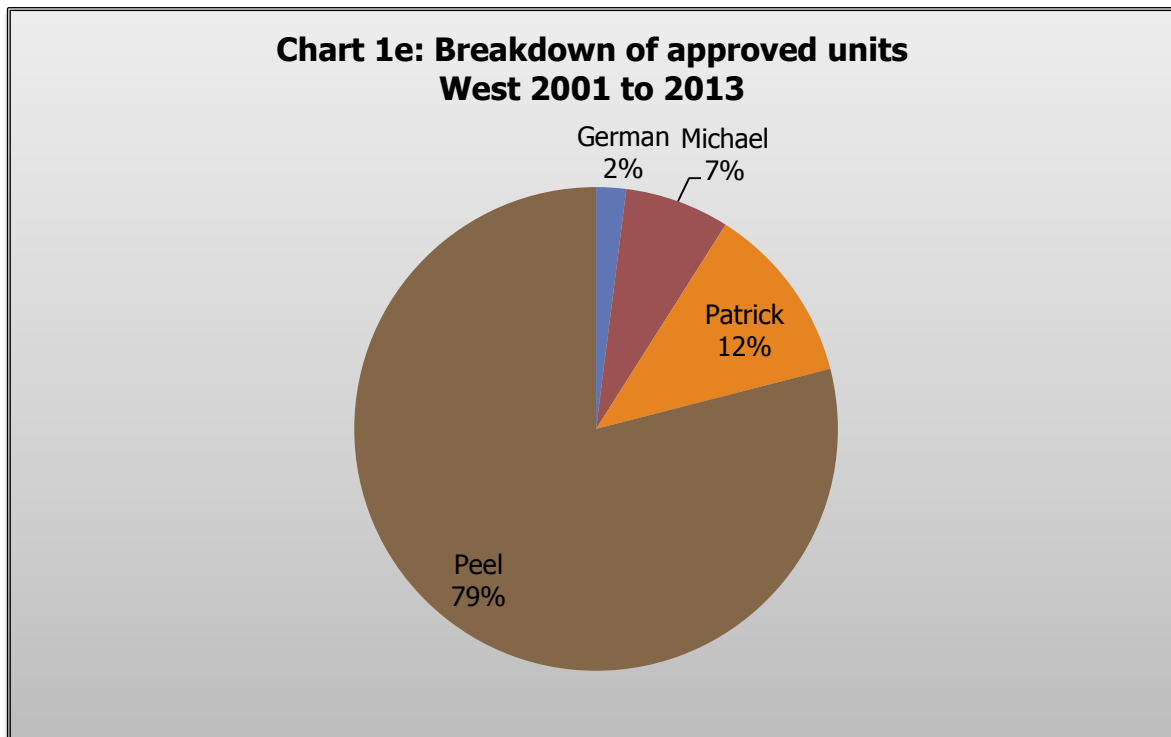
**5.4.3 Chart 1c: Breakdown of approved residential units by Parish 2001-2013
The South**



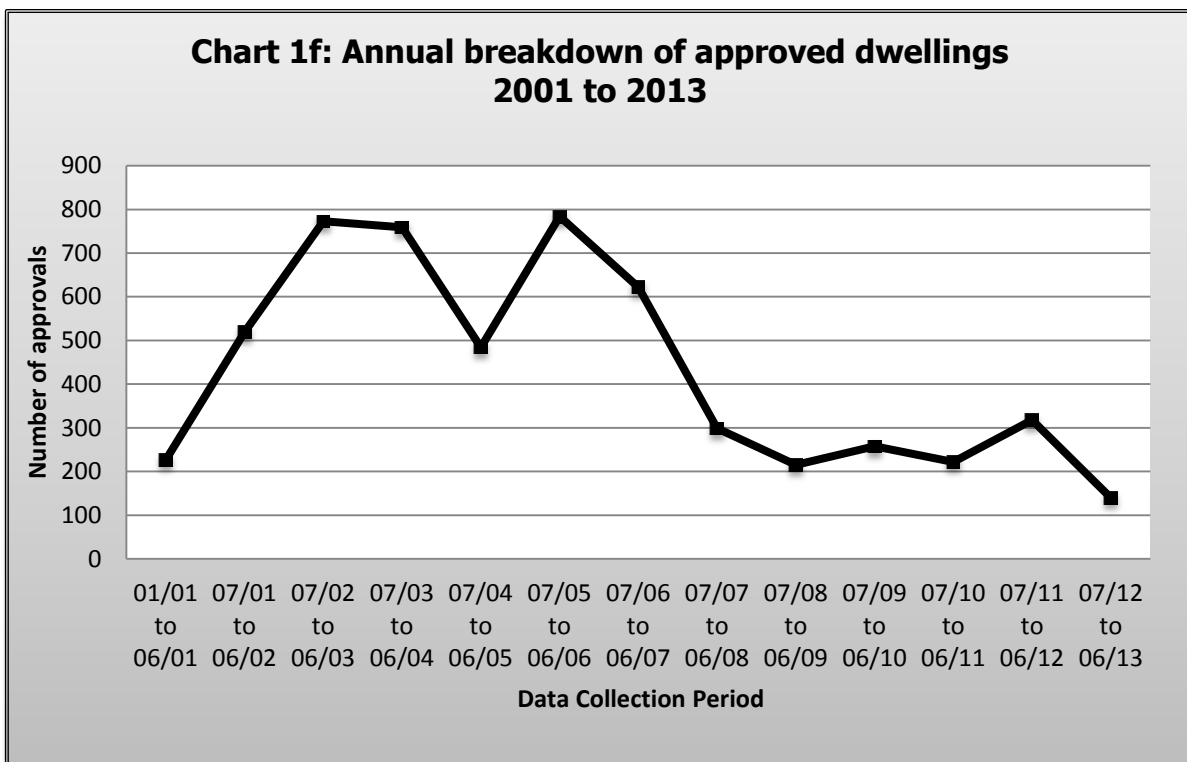
**5.4.4 Chart 1d: Breakdown of approved residential units by Parish 2001-2013
The East**



**5.4.5 Chart 1e: Breakdown of approved residential units by Parish 2001-2013
The West**



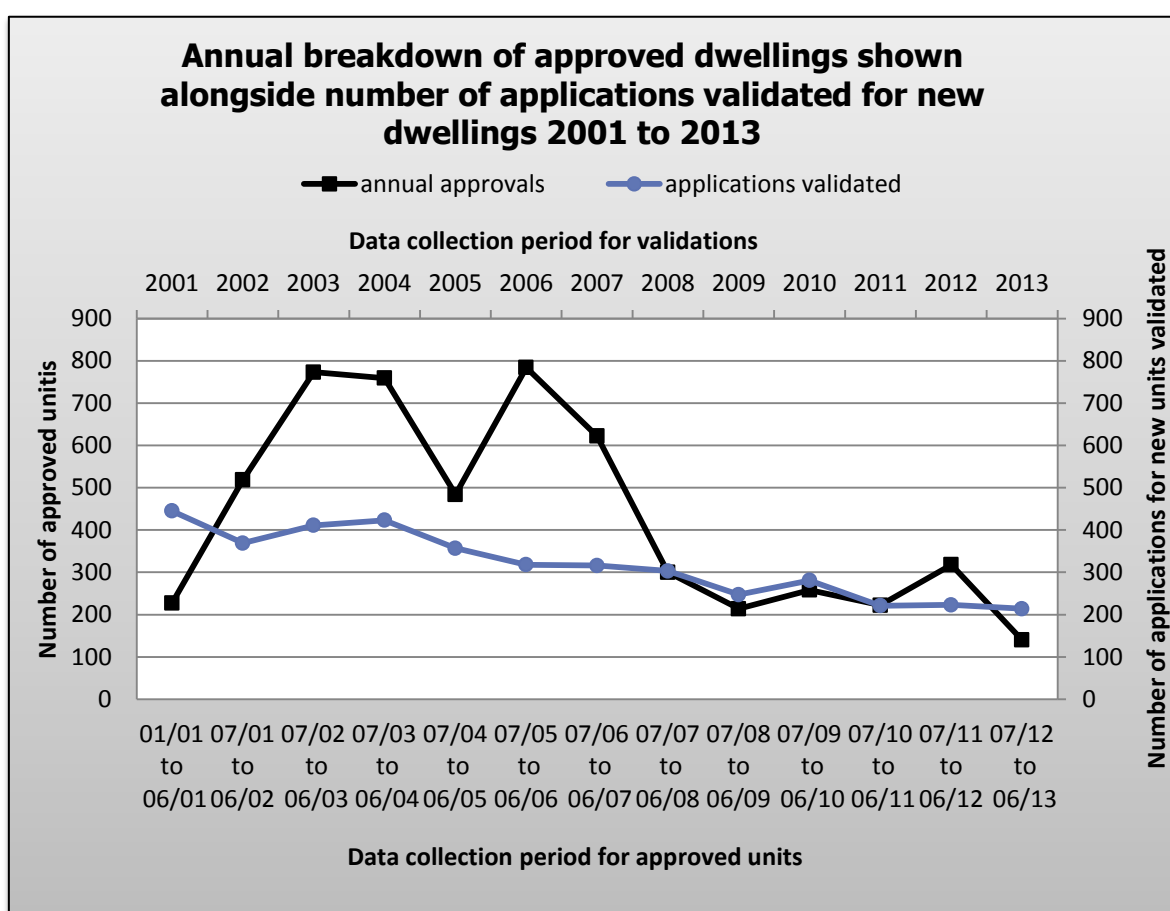
**5.4.6 Chart 1f: Line chart to show annual breakdown of approved dwellings
2001 to 2013**



5.5 Planning Approvals for new dwellings compared to application validations i.e. submissions for new dwellings between 2001 – 2013

5.5.1 The following Chart (1g) shows the total number of residential units approved (as in Chart 1f above), alongside the number of applications for new residential units. The latter is recorded as applications 'validated' i.e. submitted for consideration. It is important to note when examining this data that each application validated may represent a number of units. It can be seen that the number of actual applications submitted for new residential units has been generally falling since 2001 (there was a 51% reduction between 2001 and 2013).

5.5.2 Chart 1g: Annual breakdown of approved dwellings shown alongside the number of applications validated for new dwellings (2001 - 2013)



5.6 Key points revealed by the Residential Approval Study/Updates 2001 to 2013

- 5.6.1 Between January 2001 and June 2013 (a period of 12.5 years), planning approval was granted for 5620 residential properties (this figure excludes all lapsed approvals)⁴. This represents an average of 450 approved units per annum (5620/12.5).
- 5.6.2 Between 2001 and 2013, the highest number of approvals was in the East – 2626 units (47%) followed by the West – 1098 units (19%), the North 988 units (18%), and the South 908 units (16%) - see Table 1 and Chart 1a. The dominant settlement in the North was Ramsey, whilst in the East it was Douglas, in the West - Peel and in the South - Castletown. While Ramsey, Douglas and Peel had over 70% of the approvals in their respective Areas, Castletown had only 34%. The South was different in that approvals were more evenly spread around the settlements. Counted together, Castletown, Port Erin and Port St Mary made up 74% of the residential planning approvals in the South.
- 5.6.3 Island-wide, the 12 month period seeing the highest number of approvals was between July 2005 and June 2006 (784/5620 or 14%). The period seeing the lowest number of planning approvals was between July 2012 and June 2013 (140/5620 or 2.5%).
- 5.6.4 The highest number of planning approvals was granted in the 6 year period between July 2001 and June 2007 (3941/5620 or 70%).⁵ Despite a dip in approvals in 2004/5 approval rates for this period were all above average (450). This period (2001 to 2007) coincided with the period which experienced the highest number of new dwelling applications. The following 6 year period only recorded 1452 approved units or 26% (July 2007 to June 2013). Approval rates for this period were all below average i.e. below approximately 450 dwellings approved per annum. There was a sharp drop in approvals in July 2007 to June 2008 and levels have never recovered to the numbers recorded in the previous 6 year period.
- 5.6.5 Further analysis in terms of 'key years' for each Area are set out below:
- 5.6.7 **North:** In terms of the annual breakdown of approved units, the year seeing the most approvals was between 1st July 2005 and 30th June 2006 (331/988 or 34%). The year seeing the least approvals was between 1st July 2009 and 30th June 2010 (18/988 or 2%).
- 5.6.8 **South:** In terms of the annual breakdown of approved units, the year seeing the most approvals was between 1st July 2002 and 30th June 2003 (244/908 or 27%). The year seeing the least approvals was between 1st July 2008 and 30th June 2009 (11/908 or 1%).
- 5.6.9 **East:** In terms of the annual breakdown of approved units, the year seeing the most approvals was between 1st July 2004 and 30th June 2005 (382/2626 or 15%). The year seeing the least approvals was between 1st July 2012 and 30th June 2013 (75/2626 or 3%).
- 5.6.10 **West:** In terms of the annual breakdown of approved units, the year seeing the most approvals was between 1st July 2003 and 30th June 2004 (227/1098 or 21%). The year seeing the least approvals was between 1st July 2010 and 30th June 2011 (7/1098 or 1%).
- 5.6.11 All of the key points revealed by the RLAS Updates are included in Table 3.

⁴ Lapsed approvals are planning approvals for residential purposes which have expired or which have been replaced by approvals for purposes other than residential.

⁵ In most cases, in this analysis of figures, numbers have been rounded to the nearest whole number.

5.6.12 Table 3: Summary of RLAS Data 2001 to 2013

Table 3: Summary of RLAS Data 2001 to 2013 which identified 5620 residential planning approvals							
		Highest figure				Lowest figure	
Island approvals by (Area)		East 47%	West 19%	North 18%		South 6%	
Approvals per annum (Island wide)		July 2005 to June 2006 (14%)			July 2012 to June 2013 (2.5%)		
Proportion of Approvals (Island wide)		July 2001 to June 2007 (70%)			July 2007 to June 2013 (26%)		
Lapsed approvals		North 40%	East 39%	South 13%		West 8%	
Area breakdown of Approvals							
<i>North</i>		Ramsey 70%	Andreas 11%	Lezayre 7%	Bride 4%	Jurby 4%	Ballaugh 2% Maughold 2%
<i>South</i>		Castletown 34%	Port Erin 23%	Port St Mary 17%	Arbory 11%	Malew 9%	Rushen 6%
<i>East</i>		Douglas 70%	Braddan 10%	Onchan 9%	Marown 4%	Lonan 4%	Laxey 2% Santon 1%
<i>West</i>		Peel 79%	Patrick 12%	Michael 7%	German 2%		
Key dates:		<i>July 2005 to June 2006 (34%)</i>			<i>July 2009 to June 2010 (2%)</i>		
<i>North</i>		<i>July 2002 to June 2003 (27%)</i>			<i>July 2008 to June 2009 (1%)</i>		
<i>South</i>		<i>July 2004 to June 2005 (15%)</i>			<i>July 2012 to June 2013 (3%)</i>		
<i>East</i>		<i>July 2003 to June 2004 (21%)</i>			<i>July 2010 to June 2011 (1%)</i>		
<i>West</i>							

5.7 Key points revealed by the RLAS Updates 2001 to 2013 (approval and lapsed approval data)

5.7.1 Approval rates for residential dwellings on the Island fluctuate year on year. The peak in approvals was in 2005/6, with numbers dropping off significantly after June 2007. Whilst the economy of the Island has performed generally well compared to other jurisdictions - enjoying 30 years of unbroken economic growth⁶ - the number of approved new properties has fallen quite significantly in the last few years compared to the 1st part of the 2000s.

⁶ Securing a Sustainable Future for our Island – a mid-term report from the Council of Ministers on the Agenda for Change, November 2014 (taken from, page 6).

Whilst Government itself has had to face fiscal difficulties as a result of the revision of the Customs and Excise Agreement, the fall in approvals is most likely to be the result of:

- A gradual fall in the number of applications being submitted;
- A fall in the number of large scale applications;
- A change in developer/consumer behaviour due to economic pressures and challenges and availability of finance;
- The amount of residential land zoned and still available for development; and the
- The suitability and quality of that development land and any known site constraints.

All these factors may have had an impact on: the number of applications coming forward, the number of dwellings being proposed by each of those applications, the number of approvals being granted and thus the number of homes being built.

5.7.2 In the first half of the 2000s, there remained a significant amount of land zoned for residential development on Local Plans which had not been taken up. As population increased and demand for housing grew, developers took advantage of the availability of these sites, many of which were on the edge of settlements such as Peel, Port Erin and Ramsey. Considerable land was zoned in the West at Peel in the 1989 Peel Local Plan. A relative lack of zoned land within the East and South at the end of the 2000s may be responsible for application numbers tailing off in the East and South and the higher number of approvals being granted in the West, particularly in Peel. Applications in Douglas have decreased since 2004/5 despite a slight recovery in 2010/11. Whilst approvals in 2012/13 in Douglas were the highest compared to any other Local Authority Areas, land availability in the Main Centre was only just over 2 hectares. This was less than what was available in all of the lower order Service Centres. This represents strong support for pursuing the Area Plan for the East as soon as possible following the Isle of Man Strategic Plan Review.

5.7.3 The RLAS data shows that the number of approvals varies across the Island. Annual approvals in the East have been consistently higher than the other Areas indicating a strong demand for development particularly in Douglas.

5.7.4 Approvals in the South are likely to have been lower due to a shortage of land zoned for residential development. The approval of the Area Plan for the South should now influence the number of approved properties being approved and built in the South in the future. Approvals in the East have dropped to a record low in 2012-13 and could indicate a difficulty in sites being available for development in the East which could be alleviated by the preparation of the Area Plan for the East.

5.7.5 Update 6 of the RLAS reported that between 2001 and 2013, 87% of all valid approvals were taken up leaving 13% which had not been implemented. Out of all the units that could have been developed 2001 – 2013 (6363), 743 units or 12%, had lapsed. This represents an average of 59 lapsed units per annum.

5.7.6 There appears to be some correlation between the approval data and the lapsed approval data. For those years where there were higher numbers of approvals e.g. 2002/3, 2003/4, 2005/6 (773, 759 and 784 respectively), the numbers of lapsed applications tended to be relatively low (42, 40 and 25 respectively i.e. below the average of 59). In years where the approvals were lower such as 2001/02, 2004/5, 2007/08, 2008/9 (519, 484, 300 and 214), lapsed approvals tended to be higher (118, 124, 90 and 121 i.e. above average). Although there are exceptions,

the data would seem to suggest that in times when approval numbers are relatively high, those approvals are less likely to lapse or be replaced by applications for uses other than residential.

5.7.7 The highest proportion of lapsed approvals occurred in the North (40%), closely followed by the East (39%), then the South (13%) and the West (8%). Douglas accounted for the majority of the lapsed applications in the East (50%) and Ramsey accounted for 82% of the lapses in the North. Further analysis reveals that 23% of all of the units that could have been developed in the North lapsed which was higher than the East (10%), the South (9%), and the West (5%) which indicates that there has been weaker demand in the North.⁷

6.0 Residential Land Availability

6.1 The latest published RLAS Report - Update 6 - identified land which was zoned for residential use on statutory development plans but did not yet have planning approval. A summary table of the data recorded in Table 17 of Update 6 is set out below in Table 4.

6.1.1 Table 4: Land zoned for residential development and available for development in 2013 according to RLAS Update 6

Area	Parish	Land zoned with no planning approval (ha)	Notes
North	Andreas	2	Note 1: The RLAS Reports do not make any detailed assessment of the remaining land and its suitability for development or the number of units that are likely to be developed. It is possible that the 147.49 ha that is zoned may not all come forward for development. Table 17 in Update 6 does however note any relevant applications and constraints such as contamination, or access issues which may affect development potential. Note 2: 0.1 ha has been removed from Douglas because Site 6 referred to in Table Set 20 (RLAS 6) is designated as offices not residential. Note 3: This table takes into account the residential potential of sites zoned for 'mixed use.' Note 4: Future RLAS Updates will pick up any changes to residential land allocations as more Area Plans are produced. Note 5: Figures for the South include land zoned in the Area Plan for the South 2012.
	Ballaugh	0.4	
	Bride	0	
	Jurby	15.7	
	Leazyre	20.8	
	Maughold	0	
	Ramsey	21.6	
		60.5	
South	Arbory	0.6	
	Castletown	4.1	
	Malew	22.5	
	Port Erin	7.89	
	Port St Mary	0	
	Rushen	2.4	
	37.49		
East	Braddan	0	
	Douglas	2.3	
	Laxey	3.7	
	Lonan	5	
	Marown	0	
	Onchan	3.3	
	Santon	0	
		14.3	
West	German	1.8	
	Michael	7.4	
	Patrick	2.9	
	Peel	23.1	
		35.2	
Island Total		147.49	

⁷ See Table Set 2, Page 2 of RLAS Update 6.

7.0 Residential approvals 2011 onwards

7.1 In terms of the Strategic Plan Review, the timeframe of the Plan or 'Plan period' is intended to run from 2011 to 2026. For consistency purposes, the RLAS monitoring will continue to run from 2001 but data will also be analysed specifically for the period 2011 to 2026. Monitoring from 2011 will tie in with the start of the proposed Plan period and relate closely with the date of the 2011 Census.

7.2 The following data is already available and has been extracted from Section 5.3 earlier in this document - Table 1 'Annual breakdown of approved dwellings 2001 to 2013'.

7.2.1 Table 5: Planning Approvals 2011 to 2013 (extracted from Table 1)

Data set	Data Period	Total
Valid Planning Approvals	July 2011 to June 2012	318
Valid Planning Approvals	July 2012 to June 2013	140
Valid Planning Approvals	July 2011 to June 2013	458

7.3 Between 2011 and 2013, planning approval was granted for 458 new residential units.

7.4 The current set of development plans show that over 147 ha of land remain available for residential development i.e. land is designated but no planning approvals exist. The amount that may be actually developed could be less depending on the merits of each site, the layout and design of specific sites and whether they are in fact deliverable. A number of the sites are zoned on the 1982 Development Plan, and in some cases carried forward into Local Plans, but have yet to come forward for development.

8.0 Conclusions

8.1 The RLAS Reports are an important part of the evidence base underpinning Area Plan formulation and supporting the assessment of planning applications by the Planning and Building Control Division. The Department is committed to maintaining this statistical information source and updating it on a regular basis. A number of statistics can be extracted from the data set and some of the key ones have been shown in the tables and charts produced as part of this Report. The next update, Update 7, is currently being prepared and it is likely to be presented slightly differently than the original Study and the Updates which followed. This is because of the need to monitor development opportunities made available by new planning approvals since 2011 and the need to bring this data set in line with the revised baseline for the Isle of Man Strategic Plan proposed to be 2011 rather than 2001 as it was originally.

8.2 Paper 2 has attempted to set out the housing supply figures for the Isle of Man as at June 2013. It supports Paper 1 which addresses housing demand. Paper 3 draws together the findings of Papers 1 and 2 and sets out key figures in respect of the Island's general housing needs up to 2026 and how these figures should be distributed around the Island.

Appendix 1: Planning approval and projection figures for the Island 2001 to 2011 (taken from Residential Land Availability Study, Update 4)

Planning Approval and Projection Figures for the Island

Area	Total approvals 2001 - 2009 (Update 3)	Total approvals 2001 - 2011 (Update 4)	Projected conversions (based on 2001 - 2011 data)	Planning Approvals plus projected conversions 2011 - 2016	Projected windfalls (based on 2001 - 2011 data)	Planning Approvals plus projected conversions and windfalls 2011 - 2016	Overall Distribution for the Housing Targets set out in the Strategic Plan	Number of units needed up to 2016 to meet the Strategic Plan Housing Targets
North	1081	1040	57	1097	2	1099	1200	101
South	835	864	54	918	21	939	1300	361
East	2302	2528	96	2624	42	2666	2500	-166
West	948	968	46	1014	10	1024	1000	-24
Total	5166	5400	253	5653	75	5728	6000	272

The net total of residential units approved between 2001 and 2009 was 5166 (Update 3). Between 2009 and 2010, a net total of 281 units were approved and between 2010 and 2011 a net total of 231 units were approved. The combined total of these units would be 5678. However, after re-examining the older data it was found that changes have occurred, which have reduced the number of units by 278, so the combined total is actually 5400. The details of these changes can be seen with Tables 6 (North), 7 (South), 8 (East) and 9 (West) of RLAS Update 4.

Appendix 2: Planning approval and projection figures for the Island 2001 to 2013 (taken from Residential Land Availability Study, Update 6)

Planning Approval and Projection Figures for the Island

Area	Total approvals 2001 - 2012 (Update 5)	Total approvals 2001 - 2013 (Update 6)	Projected conversions (based on 2001 - 2013 data)	Planning Approvals plus projected conversions 2013 - 2016	Projected windfalls (based on 2001 - 2013 data)	Planning Approvals plus projected conversions and windfalls 2013 - 2016	Overall Distribution for the Housing Targets set out in the Strategic Plan	Number of units needed up to 2016 to meet the Strategic Plan Housing Targets
North	1041	988	27	1015	1	1016	1200	184
South	893	908	27	935	10	945	1300	355
East	2586	2626	54	2680	20	2700	2500	-200
West	1094	1098	24	1122	4	1126	1000	-126
Total	5614	5620	132	5752	35	5787	6000	213

The net total of residential units approved between 2001 and 2012 was 5614 (Update 5). Between 2012 and 2013, a net total of 140 units were approved. The combined total of these units would be 5754. However, after re-examining the older data it was found that changes have occurred, which have reduced the number of units by 134, so the combined total is actually 5620. The details of these changes can be seen with Tables 6 (North), 7 (South), 8 (East) and 9 (West) of RLAS Update 6.