

Cabinet Office

Rural Change and Housing Issues

Evidence Policy Paper P.EP 02



Isle of Man Strategic Plan

Preliminary Publicity

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Front Cover Image:
Yn Thie Thooet Holiday Cottage, The Lhen.

Our Island Plan

“..... there are critical issues that we must respond to and therefore we continue to.... tackle the housing crisis by ensuring everyone has a suitable and affordable place to call home and our housing stock meets the needs of our population now and into the future.”

Our Island Plan, January 2023, page 5

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Introduction

1.1 The Case for Managing Change in the Countryside

In the last 50 years, development in the countryside has been restricted, in favour of development within identified settlements. This approach has served to minimise the impacts on: our natural environments and our landscape character and its beauty. The focus has been on protecting our countryside generally while prioritising change and investment within towns and larger villages particularly in terms of housing, employment, transport infrastructure and community services.

Development in the countryside has of course taken place in some areas under the policy of exceptional circumstances. Examples include both large infrastructure projects such as Nobles Hospital, the prison, the Energy from Waste plant, telecommunications infrastructure and small scale development such as barn conversions to residential and tourist development.

Our rural landscape and natural environment have together served as a major asset to the Island, bringing an indisputable quality of life to residents, attracting visitors, while continuing to provide food security. The 'countryside' in all of its guises remains an essential ingredient in the Island's success story.

As trends in human activity change, it is important to achieve the right balance of protective measures and development opportunities in the countryside. The review of the Strategic Plan provides an opportunity to review our current rural policies - to ask what we need from our rural areas and what we want them to be. It is a good time to ask whether existing policies are adequate in terms of housing and making smaller communities sustainable. The Island has been fortunate to have retained considerable open countryside and so should the priority be to preserve this? What is needed to support the needs of rural communities in a way that maximises their economic and social potential throughout the year, whilst reducing social inequalities? Now is the time to think about whether we want our rural communities to grow and, if so, in what ways? How does the value of rural development measure against the expansion of our larger urban areas?

The link between rural industries and rural communities and connections to our urban areas and services is an important topic. The operating models of traditional rural industries: agriculture, forestry, minerals and waste, horticulture, quarrying and tourism all change over time. Climate change initiatives, such as renewable energy, agri-environment schemes, biodiversity net gain, carbon sequestration will all impact on the rural environment and the way we use the countryside in some way.

The Strategic Plan has the ability and responsibility to help manage this change.

1.2 Evidence Gathering for the Strategic Plan Review

Understanding the needs of rural communities enables clear objectives to be set out for rural policies so that they provide for sustainable growth in the mid to longer term. Gathering evidence enables a more objective assessment and forms an important preparatory stage informing Preliminary Publicity and in time the draft plan. A major source of evidence is the Isle of Man Census.

KEY FACT 1: Over **28%** of the Island's population lives in a rural parish

KEY FACT 2: Over **27%** of households are situated in a rural parish

For the purposes of this paper, rural parishes are defined in line with the Census: Andreas, Arbory, Ballaugh, Braddan, Bride, German, Jurby, Lezayre, Lonan, Malew, Marown, Maughold, Michael, Patrick, Rushen and Santon. Definitions and descriptions for policy making may however change in the draft Strategic Plan.

Census data can provide a snapshot in time that shows emerging trends. An initial analysis of Census 2016¹ and 2021² data hints at emerging trends. The Tables below (see Tables section) set out key statistics:

Table 1: Comparison of Rural Parishes - Population and Demographics

Table 2: Comparison of Rural Parishes - Housing Numbers and Dwelling Types

Table 3: Comparison of Settlements - DFE Registered Non-Serviced Accommodation

Table 4: Comparison of Rural Parishes - Employment and Rural Links

Table 5: Comparison of Rural Parishes - Community Infrastructure

In addition to the Census data, empirical observation has informed an assessment of the provision of services within each rural Parish, and the Department of Education Schools and Culture has supported Cabinet Office in early work by providing data.

An objective assessment of housing need has recently been commissioned on behalf of the Housing and Communities Board, but in the interim period, this Paper is intended to provide some factual background to generate initial discussion in respect of rural housing and other rural matters. Once complete, the OAHN will provide more detailed evidence and inform policy drafting ahead of the draft plan.



Glen Auldyn, Isle of Man

The Critical Issues

2.1 Understanding Rural Populations and Demographics

The trends for population numbers are mixed within rural parishes, but the demographic profiles in rural settlements point to an ageing rural population (Jurby and Santon being the exceptions) (Table 1). Ageing rural populations may not have access to services and facilities that help to meet specific needs.

2.2 Understanding Rural Housing Numbers and Dwelling Types

Census data shows a general trend for an increase in the number of households within each rural parish, yet the average household size is decreasing. The dominant dwelling type is detached in all parishes (Table 2).

2.3 Understanding the Need for Agricultural Dwellings

The historical policy of allowing new agricultural dwellings to be built in exceptional circumstances has helped to ensure that agricultural labour is available close to where it is needed. Planning conditions have been used to restrict occupation to agricultural workers.

A report entitled "An analysis of the role of agricultural dwellings in the current and future framework of Manx agriculture³" gathers together data in respect of existing agricultural dwellings, to establish a clearer view of agriculture on the Island and the role that all existing agricultural dwellings play.

The map shows a strong trend of agricultural dwellings becoming disassociated from active farms. In some instances where agricultural dwellings have become disconnected from an active farm, planning conditions which remain intact restrict how agricultural dwellings can be sold on the open market.

As part of the review process, Cabinet Office will reconsider the agricultural workers' dwellings policy to establish whether this policy should be retained, be modified or no longer necessary.



Illustrative map showing location of agricultural dwellings

- green dot agricultural dwellings associated with an active farm (212 nr.)
- green mark agricultural dwellings associated with an active farm and subject to an agricultural occupancy condition (24 nr.)
- red dot former agricultural dwellings no longer associated with an active farm (226nr.)
- red mark former agricultural dwellings no longer associated with an active farm but still subject to an agricultural occupancy condition (16 nr.)

2.4 Understanding Vacancy Rates, Short Lets and Second Homes

Vacant housing stock in rural areas reduces access to housing for local residents, and can place pressure to increase supply in other areas. The proportion of time that a property is occupied directly impacts upon the health of the local economy and viability of rural services and facilities. The less time a property is occupied, the higher the risk for social and economic impacts in rural areas. This is because filled school places fall, there is less local spend in local shops and the use of existing community facilities and services is reduced. Public transport is a good example - services risk being reduced where there is lessening demand.

The Isle of Man Census Report Part 1 states that as at the 30th/31st May 2021, a total of 5,695 residential properties were recorded as being vacant. This figure includes flats, houses, and cottages used as holiday accommodation, but excludes hotels and other commercial properties, and comprises some 15% of existing housing stock on Island.

Available Census data suggests that most vacant properties are clustered within the main settlements of Douglas, Ramsey, Peel and Castletown, but numbers in rural areas are still noticeable and relevant, within the context of meeting rural housing need. The reasons as to why property lies vacant may be many including second homes, holiday homes, investment properties, properties in the process of sold or renovated or properties that are no longer habitable. This list is not exhaustive. More detailed research on this subject could help to recognise the issues and help inform the draft plan. Reducing vacancy rates in rural areas will be looked at as a potential policy goal.

In terms of short term lets, data published by DFE⁴ relating to such outside of the existing settlement boundary shows a dispersed pattern. Data in Table 3 suggests a high concentration of non-serviced accommodation in the south of the Island, outside of the main settlements of Douglas, Ramsey, Peel and Castletown.

Data is currently not available to show the extent of second homes. A better understanding of the extent of second homes in rural areas would help to develop a clearer picture of the rural housing situation in particular.



Illustrative map showing location of registered holiday accommodation

purple dot Bed and Breakfast

green dot Guest Accommodation

orange dot Self catering accommodation

cyan dot Self catering accommodation - multiple units

purple line Existing Settlement Boundary

2.5 Understanding Employment Locations and Rural Links

Table 4 illustrates that Douglas is a key employment location for workers who reside in rural parishes. Rural settlements in close proximity to Douglas are quite reliant on Douglas for employment and show stronger commuting patterns. These rural settlements are likely to experience increased pressures for growth arising from demand for housing near to the main employment centres.

The data in Table 4 also suggests that the most remote rural locations in the north of the Island have predominant employment locations that are local, in addition to being able to access employment in the main settlements of Ramsey and Douglas. It would appear that these settlements show a strong link to rural industries.

2.6 Understanding Rural Community Infrastructure

As part of the preparation for the Draft Plan for the North and West, a community infrastructure audit has been undertaken for settlements in the North and West⁵. While it is not representative of the whole Island, it sets out a snapshot in time that suggests some emerging trends.

The range of available community infrastructure facilities in rural settlements in the north and west is varied, ranging from being very limited, with settlement needs not being met, to an excellent range of services for the settlement size. All rural settlements in the north and west that have schools are currently operating at below available capacity levels. Play space/open space provision is also varied, with inconsistent provision, but general trends show an under-provision of sports pitches and play spaces.

In terms of the east of the Island, an assessment of the availability of the existing open space and community facilities was undertaken to support the Area Plan for the East⁶. The study illustrates the tendency for smaller settlements to have lower levels of community facilities and sports provision. The Area Plan for the South sets out a list of available facilities⁷. More data is needed for the whole Island on these issues and there needs to be a consistent approach across the whole Island in respect of data collection and analysis.

2.7 The Climate Change Act 2021

The Climate Change Act 2021 (the 2021 Act) forms a key driver for future change in our natural and built environments.

Part 5, Section 21 of the Climate Change Act 2021 sets out the 'Climate Change Duties' that apply to public bodies in the Isle of Man, in accordance with published guidance. Public bodies need to meet reporting requirements in respect of their climate change duties.

In accordance with S. 17 of the the 2021 Act, the Climate Change Action Plan 2022⁸ was approved by Tynwald in October 2022. The Plan contains the policies and proposals to reduce emissions over the next five years, to meet the interim target of 35% reduction by 2030, 45% reduction by 2035 and net zero by 2050.

Key Points from the Plan include -

- a target to meet 100% carbon neutral electricity supply by 2030, including at least 20MW of locally generated renewable energy supply to be available by 2026 - this will require the use of rural land if there is a wind or solar focus;
- review policy and legislation to support the delivery of carbon neutral and renewable energy while protecting the environment;
- renew the Active Travel Strategy to significantly increase participation; and
- reduce the need to travel by continuing to support provision of public services close to where people live and support practices such as home working.

The implications of this are:

- managing change in rural areas is not solely related to housing;
- the goal for renewable energy generation will impact on the countryside and landscape;
- the current policy provisions for rural 'exceptions' needs to be reviewed, in light of statutory climate change requirements;
- future infrastructure plans need to align with where people live; and
- active travel routes need to be better resourced so it becomes a more attractive travel option.

2.8 Teasing Out the Critical Issues

Rural Housing - Government Policy is to grow the Island's population. It is also to ensure there is the infrastructure in place to do just that. There is to be a focus on brownfield development so as to "help protect the Island's greenfields and landscape beauty."⁹

One of the fundamental issues the Strategic Plan will need to address is how development is to be spread across the Island. The Spatial Strategy will determine the future of our existing rural areas and any housing growth. The extent to which additional housing is supported outside of Douglas and our larger towns and villages will, in turn, influence the Spatial Strategy that is approved. This early stage in the Strategic Plan is an opportunity to consider all of these issues.

Topic areas for further investigation and discussion -

- Are vacant dwellings, short term lets (tourism) and second homes reducing housing opportunities for local residents in rural areas and if so what are the impacts?;
- If there are impacts on the local economy, facilities and services, what are the policy options?
- Should there be a retention of the policy limiting development in the open countryside unless exception criteria are met? What should this criteria be?
- Is a policy allowing for agricultural workers' dwellings still needed?
- Should there be a design code for rural development?
- Should support remain for conversions of redundant buildings for residential purposes?
- What should the policy be for replacement dwellings in the countryside?
- Is affordability an issue? Is there a case for allowing more affordable properties which should be retained as affordable units in the longer term?
- How do we get the balance right between new development types in rural communities?

The Objective Assessment of Housing Need will provide evidence to answer some of the questions set out above. Alongside further analysis of available and procured data, this will help to inform future policy decisions on these topic areas.

Rural Community Services and Facilities - All rural schools in the North and West are currently operating at below available capacity levels (Andreas, Ballaugh, Dhoon, Jurby, Sulby, Foxdale, Michael, and St. Johns). Data collection for the rest of the Island will shape policy decisions going forward.

Further work will focus on:

- educational needs in our rural areas and how these might change
- health and social care needs in our rural areas and how these might change
- ensuring sufficient provision for sports and play space

Employment Opportunities - The Census data in Table 4 suggests that Douglas is a key employment location for workers who reside in rural locations. Workers who live in rural settlements closer to Douglas, appear to be more reliant on Douglas for employment, and show stronger commuting patterns. These rural settlements experience high pressures for growth. Table 4 also suggests that residents in more remote rural locations, such as Andreas and Bride are tapping into employment opportunities associated with rural industries or self-employment, in addition to employment opportunities in major settlements.

Further work will focus on:

- expected employment sector growth in rural locations and implications for land use and spatial planning
- the trend for working from home and likely changes in housing demand in rural settlements
- Acceptability or otherwise of small scale rural businesses and industries in rural locations and how policy can support or limit that development.

Renewable Energy - The Strategic Plan will need to address the issue of renewable energy, particularly in respect of wind and solar farms. The recent announcement of two potential sites on Island which will now be subject to additional assessment highlights the progress being made to decarbonise the energy network by 2030 and the possible significant infrastructure that may be built in our rural areas.



Manx Tholtan, The Lhen

Testing the Rural Housing Exceptions

3.1 Our Rural Housing Exception Policies

Strategic Plan 2 of the Strategic Plan 2016 currently restricts new development primarily within our existing towns and villages, or where appropriate, in sustainable urban extensions of these towns and villages.

Development will be permitted in the countryside only in the exceptional circumstances identified in paragraph 6.3 (General Policy 3). Four out of the eight available rural exception clauses potentially relate to housing in the countryside.

“General Policy 3: Development will not be permitted outside of those areas which are zoned for development on the appropriate Area Plan with the exception of:
(a) essential housing for agricultural workers who have to live close to their place of work; (Housing Policies 7, 8, 9 and 10);
(b) conversion of redundant rural buildings which are of architectural, historic, or social value and interest; (Housing Policy 11);
(c) previously developed land which contains a significant amount of building; where the continued use is redundant; where redevelopment would reduce the impact of the current situation on the landscape or the wider environment; and where the development proposed would result in improvements to the landscape or wider environment;
(d) the replacement of existing rural dwellings; (Housing Policies 12, 13 and 14);
(e);
(f);
(g);
(h) ”

To support the interpretation of the rural exception policies contained in General Policy 3, topic specific policies are set out in more detail in the later chapters of the Isle of Man Strategic Plan 2016.

All detailed policies relating to Housing will be addressed by the Plan review. Some initial work has been undertaken (see 3.2).

3.2 Testing the Exception Policies Against the Critical Rural Issues

The General Policy 3 clauses relating to rural housing exceptions have been tested against the critical issues associated with rural housing need, detailed in Table 6. This exercise has identified a particular need to review GP3 (a), GP3 (c) and GP3 (d).

General Policy 3 (a) - the number of agricultural dwellings associated with active farms has reduced, and the policy is restricted to agriculture, rather than rural employment. In respect of the need for rural housing to support rural employment, a review of General Policy 3 could keep the status quo and disregard the issues associated with it, include a planning test that requires an applicant to demonstrate available housing options located nearby, or omit the policy provision entirely.

General Policy 3 (c) - redundant farm buildings often form the subject of proposals for development in the countryside. They are not included within the definition of 'previously developed land', but can fall within General Policy 3 (b). This leads to conversion to residential which reduces the available infrastructure to support the farming industry. More clarity is needed in respect of the rural exception policies relating to farm buildings and sheds that support our agricultural industries.

General Policy 3 (d) - a review of recent planning applications for replacement rural dwellings has identified that General Policy 3 (d) - "the replacement of rural dwellings (Housing Policies 12, 13 and 14)" - is being interpreted as a general presumption in favour of the replacement of rural dwellings, rather than an exception. The zoning of land for residential purposes that falls outside of existing settlement boundary also presents issues.

All of these issues needs to be examined in more detail ahead of the publication of the Draft Plan.

3.3 Omissions in the Isle of Man Strategic Plan 2016

The Strategic Plan 2016 makes no provision for 'tholtans' - abandoned properties that blend into the landscape - and there is no definition included in the Strategic Plan. Tholtans make a positive contribution to the historic landscape of the Island and help to tell the Island's story, particularly in respect of migration. Typically, they are situated in very remote locations. However, there are recent examples of planning applications to renovate tholtans being successful. Renovation often results in significant material changes to the appearance of the original building and the surrounding space. These changes can have a greater impact upon the existing landscape character than the loss of the tholtan itself.

This situation supports the need to review rural (housing) policies to ensure they are fit for purpose. Individual decisions can have a significant impact on a large area and so questions must be asked about whether bringing tholtans back into use is ever acceptable as permanent residential development? Are there other options such as low impact developments i.e. stone tents/bothies or for eco - tourism? A clear definition of a tholtan for planning purposes will be needed to ensure rural development policies are in place to protect the landscape, historic landscape character and are able to resist unwarranted and isolated development in the countryside.

General Policy 3 provisions need to take into account emerging issues such as available rural community infrastructure or any shortfalls in provision, and so infrastructure availability can be factored in to rural policy drafting.

Other topics for investigation

- how are replacement rural dwellings and new equestrian facilities impacting upon agricultural land values and what are the implications?
- should policy protection for the countryside be extended to tholtans and non-designated heritage assets (buildings which have local significance)?
- should a rural exception be made for community infrastructure?
- should rural housing policy provision be extended to cover 'rural industries', subject to demonstrating a lack of acceptable and available rural housing in close proximity to the work place?

In summary, there is a clear justification for a review of rural housing exception policies.

Setting Out Rural Housing Priorities

4.1 Rural housing as part of the settlement hierarchy

The emerging issues suggest that there are a range of policy options for rural housing which need to be considered. These options are set out in Illustration 1 - a combination of options should not be ruled out.

Draft policies on rural development generally - relating to housing / employment, exceptions, infrastructure (and its availability), other uses and community needs - will depend on a more complete set of evidence. Decisions will be interlinked with the Spatial Strategy and changes to established General Development Considerations. There may be merit in expanding the settlement hierarchy to include principle rural settlements, secondary rural settlements and smaller rural settlements. 'Groups of houses in the countryside' guidance as referred to in the existing Strategic Plan will be updated to reflect decisions on the hierarchy. A rural housing test could be developed that relates to this more detailed rural housing hierarchy, which could be used in the development management process.

4.2 Housing design in rural areas

Existing design advice for rural housing can be found in Planning Circular 3/91 'Residential Development in the Countryside'¹⁰. More recent guidance - a Residential Design Statement¹¹ for the Island - has now been published which has the status of 'other material consideration' when applications are being determined.

The Draft Strategic Plan may include policy guidance on rural design but there is also the option of producing a Planning Policy Statement or indeed extending scope of the Residential Design Guide to include further design guidance in respect of rural housing, including guidance in respect of retention, design, and what resembles an appropriate appearance in terms of scale, proportions and materials. Such matters will be examined in liaison with DEFA in due course.

Historically, other places have used 'pattern books' for certain residential development. Such books gave clear design guidance relating to acceptable architectural house designs for use in the different policy environments. This is an approach worth considering as part of overall policy guidance on residential design guidance on the Island.

Illustration 1: Policy Options

Option 5

Allow for a dispersed pattern of development in the countryside

This would bring smaller scale bespoke development forward

Option 4

Allow more development in the countryside

Bring more rural hamlets into the settlement hierarchy and allow greater expansion

Option 3

Allow some development in the countryside

Sensitive small scale development within existing identified settlements in the settlement hierarchy

Option 2

Re-Use Vacant Stock

Prioritise the re-occupation of existing dwellings and consider the best way to use and treat Manx vernacular buildings

Option 1

Optimise the Use of Existing Housing Stock

What is the best way to encourage this?



Re-development Site: Former Grand Island Hotel

Endnotes

- 1 Economic Affairs, Cabinet Office (2017), '2016 Isle of Man Census Report - GD 2017/004' Douglas, Isle of Man. 80 pages.
Hyperlink available [here](#).
- 2 Statistics Isle of Man, Cabinet Office (2012), '2021 Isle of Man Census Report - 'Part 1 - GD 2022/014', Douglas, Isle of Man. 42 pages.
Hyperlink available [here](#).
and
- 'Part 2 - GD2022/0047', Douglas, Isle of Man. 49 pages.
Hyperlink available [here](#).
- 3 Sebastian J. Swithinbank (2018), 'An Analysis of the Role of Agricultural Dwellings in the current and future framework of Manx agriculture - STEP 2018 Programme report', unpublished. 13 pages.
- 4 Visit Isle of Man (2022), 'Registered Accommodation List', Douglas, Isle of Man. 11 pages.
- 5 Cabinet Office (2022), 'Area Plan for the North and West - Draft Plan: EPD4 Community Facilities Audit', Douglas, Isle of Man. 31 pages.
Hyperlink available [here](#).
- 6 Cabinet Office (2020), 'Area Plan for the East - Written Statement', Douglas, Isle of Man. 139 pages - refer to Page 97.
Hyperlink available [here](#).
- 7 Cabinet Office (2013), 'Area Plan for the South - Written Statement - Appendix 6', Douglas, Isle of Man. Refer to Page 118.
Hyperlink available [here](#).
- 8 Net Zero Isle of Man (2022), 'Isle of Man Climate Change Plan 2022 - 2027', Douglas, Isle of Man. 57 pages.
Hyperlink available [here](#).
- 9 Isle of Man Government (2022), 'Our Island Plan: Incorporating the Delivery of the Economic Strategy - Building a Secure, Vibrant and Sustainable Future for Our Island: January 2023 (GD No. 2022/0095', Douglas, Isle of Man. 25 pages - refer to page 20.
Hyperlink available [here](#).
- 10 Department of Local Government and the Environment (undated), 'Planning Circular 3/91 - Guide to the Design of Residential Development in the Countryside', Douglas, Isle of Man. 15 pages.
Hyperlink available [here](#).
- 11 Department of Environment, Food and Agriculture (2019), 'Residential Design Guide', Douglas, Isle of Man. 22 pages.
Hyperlink available [here](#).



Isolated rural dwelling, Ellery, New York
(Shutterstock Images)

Tables

Table 1: Comparison of Rural Settlements - Population and Demographics

Parish	Population (Table 2.4 of IOM Census 2021 - Part 1)	Demographic (Table 2.1 of IOM Census 2021 - Part 1)
Andreas	1400 - In decline	Ageing
Arbory	1,899 - Growing	Ageing
Ballaugh	1041 - Growing	Ageing
Braddan	3,404 - In decline	Ageing
Bride	359 - In decline	Ageing
German	1056 - Growing	Ageing
Jurby	780 - Growing	Balanced
Lezayre	1230 - In decline	Ageing
Lonan	1,647 - Growing	Ageing
Malew	2,367 - Growing	Ageing
Marown	2,220 - In decline	Ageing
Maughold	952 - In decline	Ageing
Kirk Michael	1522 - In decline	Ageing
Patrick	1487 - In decline	Ageing
Rushen	1,661 - Growing	Ageing
Santon	749 - Growing	Balanced

Table 2: Comparison of Rural Settlements - Housing Numbers and Dwelling Types

Parish	Number of Households (Table 3.1 of IOM Census 2021 - Part 2)	Average Household Size (Table 3.1 of IOM Census 2021 - Part 2)	Dominant Dwelling Type (Table 4.3 of IOM Census 2016)
Andreas	607 - Increase	2.31 - Fall	Detached
Arbory	850 - Increase	2.23 - Fall	Detached
Ballaugh	453 - Increase	2.30 - Fall	Detached
Braddan	1,358 - Increase	2.42 - Fall	Detached
Bride	174 - Fall	2.06 - Fall	Detached
German	445 - Increase	2.37 - Increase	Detached
Jurby	278 - Increase	2.49 - Fall	Detached
Lezayre	520 - Increase	2.35 - Fall	Detached
Lonan	674 - Increase	2.44 - Stable	Detached
Malew	1,068 - Increase	2.21 - Increase	Detached
Marown	905 - Increase	2.45 - Decrease	Detached
Maughold	402 - Fall	2.37 - Fall	Detached
Kirk Michael	674 - Increase	2.26 - Fall	Detached
Patrick	631 - Increase	2.36 - Fall	Detached
Rushen	737 - Increase	2.39 - Increase	Detached
Santon	313 - Increase	2.39 - Increase	Detached

Table 3: Comparison of Settlements - Non Serviced Accommodation by Type (DFE Registered)

Parish	Bed and Breakfast (DFE Registration)	Guest Accommodation (DFE Registered)	Number of Short Term Holiday Lets incl. multiple units (DFE Registration)
Douglas	4	8	33
Peel	3	1	21
Castletown	1	0	15
Ramsey	5	1	10
Other Eastern Settlements	6	0	26
Other Northern Settlements	1	0	4
Other Western Settlements	1	0	7
Other Southern Settlements	3	0	46
Outside of Established Settlement Boundaries	29	6	111
Totals	53	16	272

Table 4: Comparison of Rural Settlements - Employment and Rural Links

Parish	Predominant Employment Locations (Table 3.3 of IOM Census 2016)
Andreas	Andreas, Ramsey and Douglas
Arbory	Douglas
Ballaugh	Ballaugh and Douglas
Braddan	Douglas
Bride	Bride, Ramsey and Douglas
German	Douglas
Jurby	Jurby, Ramsey and Douglas
Lezayre	Ramsey and Douglas
Lonan	Douglas
Malew	Malew and Douglas
Marown	Douglas
Maughold	Ramsey and Douglas
Kirk Michael	Douglas
Patrick	Douglas
Rushen	Douglas
Santon	Douglas

Table 5: Comparison of Rural Settlements - Community Infrastructure
(data derived from the North and West Area Plan Research)

Settlement (North and West only)	Community Facilities	Schools Capacity	Play and Open Space
Bride	Very limited - settlement needs not met	N/A	Current underprovision of pitches but over-provision of amenity and children's play.
Andreas	Limited but support basic settlement needs	57% Spare	Current underprovision
Jurby	Good services for the size of the settlement	43% Spare	Current underprovision
Sulby (Lezayre)	Limited but support basic settlement needs	27% Spare	Current over-provision of amenity but under-provision of pitches and play space.
Ballaugh	Good services for the size of the settlement	28% Spare	Current underprovision
Kirk Michael	Excellent services for the size of the settlement	47% Spare	Current underprovision of pitches
Patrick (Foxdale, Dalby and Glen Maye)	Limited but support basic settlement needs	17% Spare	Current underprovision

Table 6: General 3 rural exception policies for housing tested against rural needs

General Policy 3 clauses relating to rural housing -	- tested against the key rural housing findings
<p>a) essential housing for agricultural workers who have to live close to their place of work.</p> <p>(Housing Policies 7, 8, 9 and 10);</p>	<p>Given the reducing number of agricultural dwellings associated with active farms, this policy clause should be reviewed, together with Housing Policies 7 - 10).</p>
<p>(b) conversion of redundant rural buildings which are of architectural, historic, or social value and interest.</p> <p>(Housing Policy 11)</p>	<p>Not in issue, when tested against the critical rural housing issues.</p>
<p>(c) previously developed land which contains a significant amount of building; where the continued use is redundant; where redevelopment would reduce the impact of the current situation on the landscape or the wider environment; and where the development proposed would result in improvements to the landscape or wider environment;</p>	<p>The scope of this clause extends beyond rural housing and encompasses other land uses, but redundant farm buildings often form the subject for re-development in the countryside. This clause is often used in combination with Housing Policy 11. A review of this rural exception clause is recommended, together with a review of associated definitions.</p>
<p>(d) the replacement of existing rural dwellings.</p> <p>(Housing Policies 12, 13 and 14).</p>	<p>In the event that the existing capacity of rural housing is not being fully utilised, the justification for this policy is less robust. This policy should be reviewed, together with Housing Policies 12 - 14).</p>

Cabinet Office

Rural Change and Housing Issues

P.EP 02