



Isle of Man
Government

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Castletown Housing Land Review: Initial Consultation Preliminary Housing Need Assessment

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1. Introduction

Purpose of this Paper

- 1.1 The Area Plan for the South 2013 includes a commitment to explore potential opportunities for additional housing within Castletown. Work has commenced on the Castletown Housing Land Review which is focussing on three main areas:
- **Housing Need** – to better understand the need for additional housing in Castletown;
 - **Possible Sites** – to identify potentially suitable sites to satisfy that need; and
 - **A Way Forward** – to identify and implement a pragmatic and practical approach to facilitating those sites being brought forward.
- 1.2 This Paper provides a technical assessment of the potential need for additional housing for Castletown to facilitate discussion and comment. It examines:
- the existing opportunities for housing in Castletown;
 - Castletown's position in the settlement hierarchy as identified in the Isle of Man Strategic Plan 2016; and
 - the future housing need in Castletown.
- 1.3 It should be noted that the Review process will not affect the operation of the Area Plan for the South 2013. The Area Plan for the South remains the statutory development plan in operation for the South. Paragraph 1.4.1 of the Area Plan states that:

“Whilst the Area Plan for the South will follow the current timescale in place for the Isle of Man Strategic Plan, this does not mean that the lifetime of the Plan or relevance of the Proposals within the Plan will come to an end in 2016. Rather that the lifetime will run until the Plan is reviewed.”

Additional Information

- 1.4 The following webpages are available:
- dedicated Castletown Housing Land Review webpage www.gov.im/chlr
 - evidence base webpage (with the latest Residential Land Availability Study) www.gov.im/evidencebase
 - overall Planning Policy Webpage (with links to the Strategic Plan and the Area Plan for the East) www.gov.im/categories/planning-and-building-control/planning-policy/

2. Background

Scope and Approach of the Castletown Housing Land Review

2.1 The review of a particular Settlement following the approval of an Area Plan should not always be necessary. The example of Castletown is, for the time, an exception.

2.2 The Department of Infrastructure came to the decision to review Castletown in 2012, shortly after it considered the comments of the Inspector which were set out in the Report of the Public Inquiry into the Area Plan for the South.

2.3 As the Inspector highlighted in his Inquiry Report at Para 6.12,

“planning management is intended to be directed by a two tier development plan comprising a Strategic Plan sitting above and guiding the substance of detailed Area Plans under the latter including site specific allocations guided by the former.”

2.4 The Inspector explained his reasoning for his comments on Castletown and the Department considered his recommendations to be reasonable under the circumstances. In his Report, the Inspector highlighted (in particular) Castletown’s status as a higher order settlement in the settlement hierarchy identified in the Strategic Plan (i.e. a Service Centre).

2.5 At Paragraph 4.13, the Inspector noted:

“...it would seem to me that further assessments and allocations are needed for Castletown. The likely areas for possible allocations would not be easy to identify or clear of problems, but in the terms of an equitable spread of allocations, particularly in what is identified as a Service Centre capable of providing a range of housing opportunities, I am of the opinion that further allocations should be made.”

2.6 Thus, the Area Plan for the South stated that:

“In the interests of providing a more equitable spread of housing land in the South in the longer term, the Department¹ accepts that there is the potential for additional land to be released for housing in the wider Castletown area. This could be by way of general allocation i.e. ‘Proposal Sites’ or as Strategic Reserves.”²

¹ At the time this was the Department of Infrastructure

² Paragraph 1.6.1, The Area Plan for the South 2013

2.7 The Area Plan (para 1.6.1) continued:

“In order to explore the opportunities fully, and to assess any implications for traffic generation generally, the Department is committed to undertaking a timely partial review of the Area Plan to examine the potential for additional allocations in the Castletown area only.”

2.8 Whilst there remain sound reasons for re-examining Castletown’s housing allocation there is no intention to open up for re-evaluation the existing allocated housing sites (the Proposal Sites) in the town, although there may be cause to examine sites allocated for other purposes. The focus in the early stages of this Review is thus to establish the need for additional housing land in Castletown and the merits of bringing forward additional sites ahead of the next full Review of the Area Plan for the South. The Department will in due course work up an approach to satisfy this need taking all other factors into account (including public comment).

The Isle of Man Strategic Plan Review

2.9 Soon after the approval of the Area Plan, it was recognised that there would be little value in undertaking any further Area Plan work or a separate study/review of Castletown until the broad housing figures in the Isle of Man Strategic Plan 2007 had been updated. This work started in 2013 and was referred to as the Isle of Man Strategic Plan Review. The Isle of Man Strategic Plan 2016 was approved by Tynwald on 15th March 2016.

2.10 At the time of the Area Plan for the South the broad housing needs were set out in the Isle of Man Strategic Plan 2007. Housing Policy 1 stated that opportunities for 6000 additional dwellings needed to be provided over the plan period 2001 to 2016. For the South this was translated into a need for 1300 dwellings over the same period.

2.11 Housing Policy 1 (which is repeated in Strategic Policy 11 of the Plan) and Housing Policy 3 have been updated in the Isle of Man Strategic Plan 2016³.

Housing Policy 1 - Isle of Man Strategic Plan 2016

The housing needs of the Island will be met by making provision for sufficient development opportunities to enable 5,100 additional dwellings (net of demolitions), and including those created by conversion, to be built over the Plan period 2011 to 2026.

Housing Policy 3 – Isle of Man Strategic Plan 2016

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:

³ The Isle of Man Strategic Plan 2007 was revoked by the Town and Country Planning (Isle of Man Strategic Plan) Order 2016

North	770
South	1,120
East	2,440
West	770
All-Island total	5,100

2.12 The narrative within the Spatial Chapter 5: Island Spatial Strategy includes the following guidance.

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. These figures provided an extensive data set. The preferred distribution approach (set out below) is supported by a general 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, the areas of the Island which have been identified as having the greatest levels of demand for employment land as well as the likely impact of the preferred spatial distribution figures 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 allocates 33% of the all-Island figure (5100) to the Main Centre (Douglas), 41% to the Service Centres, 15% to the Service Villages and 11% to the Villages. Based on the composition of the settlement types in each Area, the table below shows how such a distribution would translate into a specific housing need 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.

Approved Spatial distribution of housing 2011 to 2026	% of all-Island housing need figure
North	15%
South	22%
East	48%
West	15%
Total	100%

2.13 The above sets out the approved approach to the distribution of housing growth between settlements within each of the four Areas. It is important to note however that other factors will need to be taken into account and it will be these factors that will affect the final allocation of sites and thus the distribution of new housing in and around settlements in each Area. In other words, the Area Plan process essentially provides an opportunity to test and refine the best options for housing spread between the settlements.

Progress so far on the Castletown Housing Land Review

2.14 During the final stages of the Strategic Plan Review, and in an effort to begin the process of what has become known as *The Castletown Review*, the Department of Infrastructure (which was still then responsible for Planning Policy) issued 'A Call for Sites for Castletown' in October 2015.

2.15 The importance of such work went on to be mentioned in the Report of the Public Inquiry into the Draft Isle of Man Strategic Plan published on 25th November 2015. At Para 6.12 the Inspector commented,

"What I will say, because it is highly relevant to the effectiveness or otherwise of the Strategic Plan in its revised form, is to add my weight to the crucial importance of progressing the Area Plans and Castletown Review."

2.16 The Inspector went on to state at Para 6.14,

"I am conscious of being at the outer limits here of my role to assess the current focused review of the Strategic Plan, but nonetheless that so far as resources allow every effort be made to expedite future Area Plan work including that concerning Castletown."

2.17 As at August 2016 the Cabinet Office⁴ has already published the following documents (see 1.4):

- the study area map (which centres on Castletown and includes land on the outskirts of the Town which falls in Malew);
- the list of sites (and supporting information) submitted to the Department in response to the Call for Sites (and the 'all-sites' Map); and
- Draft Site Assessment Framework.

2.18 Other background information for the Review will be provided by:

- the Area Plan for the South (2013);
- the evidence which guided site allocations in the Area Plan for the South including the Inspector's Report;
- the Residential Land Availability Study Updates (including RLAS 8 published August 2016);
- the 'demand' evidence, including that provided by Castletown Commissioners; and
- the updated housing figures and methodology in the Isle of Man Strategic Plan (2016).

⁴ Since 1st January 2016, the Cabinet Office is now a formal Government Department - Cabinet Office (creation of a new Department and Transfer of the Planning Policy Function) Order 2015 SD 2015/0405

3. The South: Existing Housing Sites and Opportunities

Existing Housing Sites in the South (Proposal Sites)

- 3.1 The Area Plan for the South 2013⁵ aimed to identify development sites for housing sufficient to satisfy housing need set out in Housing Policy 3 of the Isle of Man Strategic Plan 2007. This Policy set out the need for 1300 new dwellings between 2001 and 2016.
- 3.2 The Draft Area Plan for the South was published some years into the Plan Period in 2009, and by that time over 800 dwellings had already been approved/built in the South. It was still necessary however to identify further sites to provide choice and additional opportunities.
- 3.3 A total of 15 sites were proposed specifically for housing in the Area Plan plus two Strategic Reserve Sites. All of these sites were intended to provide sufficient housing land over the remainder of the Plan Period which would add to all of those new dwellings recorded as being approved and/or built since 2001.

Distribution of Existing Housing Sites in the South

- 3.4 At the time of the Area Plan, the numbered Proposal Sites for housing would have created a distribution of new housing across the settlements as summarised in Table 1⁶.

Table 1 The spread of proposed development across the identified settlements in the South (the 'Proposal Sites')

Settlement Type	Settlement	Potential units from 'Proposal Sites' only ⁷	% by individual settlement	% by settlement type
Service Centres	Castletown	86	13%	30% Service Centres
	Port Erin	117	17%	
Service Villages	Ballasalla	346	52%	52% Service Villages
	Port St Mary	0	<i>Site 25 excluded⁸</i>	
Villages	Ballabeg	0	<i>No specific sites</i>	17% Villages
	Colby	115	17%	
	Ballafesson	0	<i>No specific sites</i>	
Outside identified settlements		9	1%	1%
Total		673	100%	100%

⁵ Adopted by the Department of Infrastructure in December 2012 and approved by Tynwald in February 2013

⁶ This includes the two potential Strategic Reserve Sites at Colby and sites 17, 18 and 19 which fall outside the 'identified settlements' – see table 2

⁷ Estimated at time of Area Plan

⁸ This table excludes numbered sites with planning approval e.g. The Bay Queen, Port St Mary had 56 units already approved at time of Area Plan but this development had not been taken up

- 3.5 The preceding table shows that allocations for the South do not neatly fall into the development pattern expected when measured against the ideal pattern of Service Centres getting the highest proportion of new development, followed by Service Villages and then Villages. But this is not to say that the spatial hierarchy itself has little purpose.
- 3.6 The breakdown of sites and potential unit numbers simply recognises that settlements are unique and have unique patterns of development that have evolved over time. Some Proposal Sites were long standing development areas but remained developable; some sites were made possible because they would support the development of key infrastructure such as that in Ballasalla i.e. the Ballasalla By-pass (this is a Service Village as opposed to a Service Centre). Some higher order settlements were at the time of the Area Plan considered to be constrained for a number of reasons which led to sites not being allocated at that time.

4. Land Supply: What Sites are Coming Forward?

Area Plan for the South (development progress on Proposal Sites)

- 4.1 Table 2 shows 15 sites that were designated as Predominantly Residential (Proposed) plus two sites which have significant residential allocations as part of their development briefs (i.e. Site 3 in Ballasalla and Site 23 in Port Erin).
- 4.2 Table 2 also sets out the number of dwellings that each site was expected to provide (estimated at the time of the Plan's approval). The end column shows the number of actual dwellings approved/built where appropriate. In terms of planning approvals since the Plan came into operation on numbered Sites, **229** new dwellings have been approved or are under construction. The estimate for these particular Sites was 178.

Table 2: Proposal Sites in the Area Plan for the South and Current Status

Settlement Type	Site	Location	Place	Size (ha)	Units ⁹	Update (Sept 2017)	Approvals /take -up
Service Centres	6	Corner Victoria Rd/Castletown Rd	Castletown	3.7	83	Not brought forward	
	7	West of Malew Road (PA)*	Castletown	1.2	2	2 approved at time of Plan. 1 additional since	1
	8	Land between the Crofts and the Buchan School 'Ponyfields'	Castletown	0.6	3	Not brought forward	
	9	Next to Westham, Arbory Road (PA)	Castletown	0.34	1	1 approved at time of Plan	1
	20	Spaldrick	Port Erin	0.5	5	Not brought forward	
	23	Ballakilly	Port Erin	6.8	112	Planning approval for 155	155
Service Villages	1	St Mark's Road	Ballasalla	0.4	1	AiP** granted for 1	1
	2	Crossag Farm	Ballasalla	13	165	Pre-application stage	
	3	Land SE of Douglas Road	Ballasalla	6.3	180	Pre-application stage	
	25	The Bay Queen (PA)	Port St Mary	0.6	56	56 approval at time of Plan (2003)	
Villages	12	Cronk Cullyn,	Colby	2.6	60	Planning Approval for 59 (net)	59
	13	Ballacubbon	Colby	0.6	9	Appeal in progress for 20	
	14	Station Park	Colby	0.2	2	Planning approval expired	
	16	Rear of Colby Pump (PA)	Colby	0.3	1	1 approved at time of Plan (2010)	
Outside Identified Settlements	17	Bradda View	Ballkillowey	1.0	5	Approval for 12	12
	18	North of Surby Road	Surby	0.2	1	1 approved - outside of identified settlement	
	19	Land north of Honna Road,	Surby	1.7	3	Outside of identified settlement	
Total (including those with Planning Approval at time of Plan)				40	689	Planning Approvals	229
Reserves							
	SR1	Land opposite Colby Glen,	Colby	1.6	24		
	SR3	Land south of Main Road,	Colby	1.3	20		
Total (excluding those with Planning Approval)				2.9	44		

*Sites had Planning Approval at time of Area Plan

**AIP = Approval in Principle

⁹ Indicative figures of potential units presented at the time of the Area Plan Public Inquiry. Final numbers etc. will depend on circumstances at the time of an application and actual approvals granted.

Breakdown of Housing development in the South since 2001

- 4.3 The Department produces an annual Residential Land Availability Study Update (which covers the period 1st July – 30th June). These Updates identify net figures. The most recent Update is RLAS 8 which covers the period up to 30th June 2015 **although work is currently underway on Updates 9 and 10**. A summary table of annual approvals forms Appendix 1 to this Paper. The RLAS Study and Updates are available on the evidence base webpage (see 1.4).
- 4.4 RLAS 8 shows a breakdown of residential planning approvals since January 2001. A total of 1199 (net) new dwellings have been approved up to June 2015.¹⁰ The majority of approvals were in the 2 Service Centres of Port Erin and Castletown (57%). In terms of approvals taken up, 981 dwellings or 82% had been completed or were under construction by 2015. In Castletown, the take-up rate was higher at 95%.

Table 3: Net new dwellings approved in the South 2001 to 2015

Settlement Hierarchy	Local Authority Area	New Dwellings approved 2001 to 2015	% by individual settlement	% by settlement type
Service Centres	Castletown	316	26	58% Service Centres
	Port Erin	379	32	
Service Villages	Malew (inc. Ballasalla)	107	9	25% Service Villages
	Port St Mary	187	16	
Villages	Arbory (including Colby and Ballabeg)	140	12	18% Villages
	Rushen (inc. Ballafesson)	71	6	
Total		1200	100%	

Note: Individual percentages include some rounding up of figures

¹⁰ Figures taken from RLAS 8

Breakdown of housing development in the South since 2011 (Proposal Sites plus other approvals)

4.5 The new Plan Period for the Isle of Man Strategic Plan 2016 is 2011 to 2026. New approvals are now being monitored from this date as well as from 2001. The approvals in Column 3 above include both numbered Proposal Sites and other approvals on other sites. The Residential Land Availability Study Update 8 sets out that between 1st July 2011 and 30th June 2015 there were 360 planning approvals in the South. The majority of these relate to the development of Site 23 at Ballakilley but a number of other approvals did not relate to specific numbered sites e.g. there were 32 new dwellings approved as conversions and 7 new dwellings approved in the countryside.

Breakdown of housing development in Castletown 2011 to 2015

4.6 The Residential Land Availability Study Update 8 sets out that between 1st July 2011 and 30th June 2015 there were net approvals for 19 new dwellings in Castletown. 14 were on land on Numbered Proposal Sites or land allocated Predominantly Residential and 5 were for conversions. Planning applications have not yet come forward for Sites 6 and 8 which together were estimated to be able to provide approximately 86 dwellings in Castletown.

Breakdown of housing development in Castletown 2015 to 2016 (RLAS 9 Update – **not yet published**)

4.7 The following applications **were** approved in the **2015/2016 update period**. These figures do not relate to any numbered sites **and will appear on RLAS 9 in due course**. These figures are not reflected in Table 8 **as an official Update 9 Report has not been approved for publication**.

Table 4: Planning Approvals in Castletown 2015 - 2016

Planning Application	Description	No. of dwellings
PA 15/00606	Conversion	1
PA 15/01336	New Build	1
PA 15/00823	New Build	3
PA 16/00119	Apartments (Conversion)	4
PA 16/00369	Conversion	1
PA 16/00306	Conversion	1
Total		11

Breakdown of housing development in Castletown 2016 to 2017 (RLAS 10 Update – **not yet published**)

4.8 The following applications have been approved in the 2016/2017 Update period. These figures do not relate to any numbered sites and will appear on RLAS 10 in due course. These figures are not reflected in Table 8 as an official Update 10 Report has not been approved for publication¹¹.

Table 5: Planning Approvals in Castletown 2016 - 2017

Planning Application	Description	No. of dwellings
PA 16/00623	Conversion	5
PA 16/00356	Conversion	7
PA 16/01239	New Build	1
Total		13

¹¹ If the approval figures indicated here (Tables 4 & 5) are retained in the official Update Reports then Table 8 could be amended to reflect the new 'planning approval figures and projected conversion figures'. If so, it is likely that the total would increase from 31 to over 70. The land requirements 2017 to 2026 on this basis would be likely to decrease slightly from the estimated 11 to 21 ha (as set out in Table 8) to between 9 and 18 ha.

5. Options for Establishing Future Housing Need in Castletown

Potential Options

- 5.1 A commitment was made in the Area Plan for the South to look again at Castletown and its housing needs. In simple terms, it was recognised that Castletown's position in the spatial hierarchy i.e. a Service Centre warranted a second examination of possible sites for housing.
- 5.2 The situation is complicated by a number of factors, including that:
- the Area Plan for the South was approved in 2013 and flows from the Strategic Plan 2007 and so seeks to address housing need in the South for the period 2001 – 2016 (15 years); and
 - the Strategic Plan housing figures and plan period have been reviewed to give a housing need for the South for the period 1st April 2011 – 31st March 2026 (15 years).
- 5.3 Therefore, the Castletown Housing Land Review could be seen as an opportunity to consider an additional allocation of housing in Castletown to:
- 'make good' a shortfall during the period 2001 – 2016; and/or
 - allocate additional housing within the South to address that part of the current plan period (2011 – 2026) which falls outside the current Area Plan for the South plan period (2016 – 2026) – noting that the Strategic Reserve Sites also potentially contribute to this.
- 5.4 Each of the above is used as the basis for a scenario as set out below.

Option 1: Make good theoretical shortfall in 2001 – 2016 allocations

- 5.5 The Castletown Review is a mechanism to provide additional opportunities for housing in Castletown. It could be argued that if more land was allocated at the time of the Area Plan then a Review could have been avoided. To test this, one could use the preferred distribution methodology as set out in the Strategic Plan 2016 to look back at how the original number of 6000 units between 2001 and 2016 could have been spread across the settlements in the South. This would provide a distribution in strict compliance with the settlement hierarchy, as illustrated in table 5.
- 5.6 Table 5 demonstrates that it is difficult in hindsight to plan for a perfect statistical spread. Over the plan period 2001 to 2016, leaving aside the numbered Proposal Sites that were identified in the Plan, it is clear that the Service Centres of Castletown and Port Erin were behind (in terms of development), what would be 'expected' for such higher order settlements. The Table also shows that if developed, the 2 development sites in Ballasalla would produce a level of development well above what would be expected in such a Service Village when compared to other settlements. As set out in section 2 of this note, there are reasons why this is the case.

Table 6: Theoretical Distribution and Shortfall 2001 – 2016

Settlement Hierarchy	Local Authority Area	Statistical Spread*	Built 2001 - 2015	In pipeline ***	Outstanding need up to 2016	Numbered sites – no approvals ****
Service Centres	Castletown	492	301	15	176	86
	Port Erin	492	350	29	113	5
Service Villages	Malew (inc. Ballasalla)	100	77	30	-7	345
	Port St Mary	100	93	94	-87	0
Villages	Arbory (including Colby and Ballabeg)	47 + 47	114	26	-46	11 + SRs 44
	Rushen (inc. Ballafesson)	47	47	24	-24	3
Total		1325**	982	218	125	450 (494)

Notes

* Based on 33% Main Centre, 41% Service Centres, 15% Service villages, 11% Villages

** Need in South between 2001 and 2016 = 1300

*** 'In pipeline' means approved but not built or started

**** i.e. Proposals within the Area Plan for the South without planning approval

Option 2: Identify need based on housing figures identified for 2011 – 2026 Strategic Plan Period

5.7 This scenario would seek to allocate additional housing within the South to address that part of the current Strategic Plan Period (2011 – 2026) which falls outside the current Area Plan for the South plan period (2001 – 2016) noting that the Strategic Reserve Sites also potentially contribute to this. It invites the question - *There are new housing figures for the Island set out in the Isle of Man Strategic Plan 2016 which identify housing need up to 2026 - should this evidence be used to plan for housing in Castletown as part of this current Review? If this is the case, what amount of land should be released?*

5.8 The Cabinet Office judges that using up to date evidence is invariably the most useful approach, provided that any land releases do not undermine the Area Plan which covers 6 other Local Authority areas, not just Castletown. There are a number of points worth noting:

- It is unlikely that the Area Plan for the South will be reviewed in its entirety again until after the 2021 Census.
- As at **October 2017**, a number of sites in the South remain allocated but have no planning approval (Sites 2, 3, 6 (Castletown), 8, 13, 14, 19, and 20).
- The Department has not made public any intention to release Strategic Reserve Sites 1 and 3 **although the Department intends to make a public statement about this issue in the coming months.**
- At the time of the Area Plan was being prepared over 800 planning approvals had already been approved showing that development opportunities were being taken up.
- One relatively large site in Ballasalla was allocated in 1982 which was retained.

- Some higher order settlements had exhausted all of their development land and it was not straightforward to identify new sites.

- 5.9 To sum up the situation in the South at the time of the Area Plan, whilst the settlement hierarchy was important, it was not straightforward nor would it have been the best approach to focus on providing a neat statistical spread across the settlements in the South according to the position in the hierarchy. This was partly because of the time that had elapsed between the start of the plan period and the preparation of the Area Plan and the array of development Plans in place.
- 5.10 As it happens, in looking at the spread of development generally in the South between 2001 and 2015, it can be seen that over half of the approvals were in the Service Centres, followed by the Service Villages and then the Villages. In terms of what was built, this changes to 65% in Service Centres, 17% in the Service Villages and 18% in the Villages.

Other Issues

- 5.11 Not every site that is allocated will be the subject of a planning application, not every planning approval will be taken up (implemented) and not every planning approval which is implemented will be completed (or, in the case of larger developments, 'built out' during any given plan period). Therefore it is important to consider the attrition rate from allocations to delivery 'on the ground' and 'over' allocate accordingly. The completion rate within Castletown has, however, been relatively high at 95% and this is assumed to continue (see Section 3 of this report for more details). This means it is assumed that 100% of sites get planning permission and that 95% of planning permissions are implemented (i.e. that 5% of units are lost either because the permission is not implemented or the permission is implemented but not fully built-out during the plan period).
- 5.12 It is difficult to understand the exact nature and number of dwellings that will be accommodated on any given site, as this will depend on the detail of the site layout and the nature of the dwellings. Therefore it is necessary to make assumptions about the average number of dwellings per hectare in order to convert a housing figure into a land area.

6. The Housing Need Assessment for Housing in Castletown

Housing need based on Option 2: Identify need based on housing figures identified for 2011 – 2026 Strategic Plan Period

6.1 Table 7 below is based on dividing the Island-wide total amongst the levels of the settlement hierarchy and distributing them evenly within each level (see spatial Policies 1-4, Chapter 5, Isle of Man Strategic Plan 2016).

Table 7: Key Baseline Figures for the Island, the South and Castletown

Type of Settlement	No of this type of settlement	Distribution of housing need as set out in Strategic Plan 2016	Statistical spread of new dwellings needed i.e. 5080 ¹²	Need per settlement by 'type'
Main Centre	1	33%	1676	1676 (x1)
Service Centre	5	41%	2082	417 (x5)
Service Village	9	15%	762	85 (x9)
Village	14	11%	559	40 (x14)
Total	29	100%	5079	5086

6.2 The figures in Column 5 represent the numbers of dwellings needed to produce an exact proportional spread of new housing across the settlement hierarchy as identified in Table. The figure of 417 for Service Centres for example does not take into account any other factors such as site availability, viability (including access, service and other infrastructure requirements) and the presence of environmental constraints.

6.3 The above Table can be used to estimate the housing need for Castletown in the future based on the proportion that would be given to each settlement type using Island wide figures 2011 to 2026. Based on this, and the land supply set out in Section 3: Land Supply, the overall findings are set out in table 8 below.

¹² After rounding – this increases to 5,100

Table 8: Overall Findings – Housing Need Assessment for Castletown

New dwellings needed in Castletown April 2011 – March 2026 (15 Years)	417												
Area Plan for the South Allocations (for Castletown)													
Possible Sites (PS) (allocated in Area Plan but without Planning Approval)													
Site 6 – Corner of Douglas Road and Victoria Road	83 (3.7 ha) <i>estimate</i>												
Site 8 - West of the Crofts	3 (0.4 ha) <i>estimate</i>												
Total (assuming 100% of allocations get Planning Approval and 95% of Planning Approvals are implemented).	82												
Planning Approvals and Projected Conversions/Windfalls¹³ (for Castletown)													
There are 19 approvals in the period 2011 – 2015 (4 Years) and an estimated 14 projected conversions in the period 2015 – 2026 (11 years). Based on 95% completion rate.	31 ¹⁴												
New dwellings needed in Castletown 2015 to 2026 (11 Years) taking account of undeveloped proposal sites and existing approvals 2011 – 2015 (4 Years) and projections	417 – (82+31) = 304												
New allocations needed based on 100% of allocations getting PA and 95% completion rate	320												
Land Requirements for 2015 – 2026 (11Years – Remainder of Full Strategic Plan Period)													
Depending on density	11 -21 ha												
Medium density at 15 per ha	21 Ha												
Medium density of 30 per hectare	11 Ha												
Assumptions:													
<table border="1"> <thead> <tr> <th>Density Level</th> <th>Dwellings per hectare</th> </tr> </thead> <tbody> <tr> <td>Very High</td> <td>100 - 450</td> </tr> <tr> <td>High</td> <td>40 – 100</td> </tr> <tr> <td>Medium</td> <td>15 – 30</td> </tr> <tr> <td>Low</td> <td>5 – 10</td> </tr> <tr> <td>Very Low</td> <td>2</td> </tr> </tbody> </table>	Density Level	Dwellings per hectare	Very High	100 - 450	High	40 – 100	Medium	15 – 30	Low	5 – 10	Very Low	2	
Density Level	Dwellings per hectare												
Very High	100 - 450												
High	40 – 100												
Medium	15 – 30												
Low	5 – 10												
Very Low	2												
Housing Need Assessment Castletown 2015 to 2021 (6 Years) (Short Term until the next Plan Review in the South)	4 – 8 Ha												

¹³ No windfalls recorded for Castletown

¹⁴ See footnote 11

Conclusions

6.4 The following key conclusions can be drawn from table 8:

- the need for the South set out in the Strategic Plan for 2011 to 2026 is 1120;
- the need for Castletown based on the preferred spatial distribution methodology is 417;
- the need for the remaining Strategic Plan Period 2015 to 2026 is 304 (320 approvals allowing for the completion rate); and
- this translates to 11 – 21 hectares of land (6 – 11 hectares in the short term 2015 – 2021 – assuming an even housing trajectory over the period).

6.5 Factors which may affect such provision include:

- site availability;
- specific site characteristics and constraints;
- access, service and other infrastructure requirements; and
- approval data and take-up/completions (revealed through ongoing monitoring).

6.6 The figures in this Paper represent the initial Housing Need Assessment for Castletown and must not be taken to be final figures at this point. The Department has not yet decided on the best approach but will do so once time has been allowed for comments. The indicative figures suggested in this Paper may change in the course of the Castletown Review and whilst it should be expected that there will be changes, all amendments going forward will be fully evidenced and explained at the most appropriate time in the process.

Appendix 1: Annual Breakdown of Approved Dwellings 2001 – 2015 (South)

		Relevant data set for Isle of Man Strategic Plan 2016 (new 'Plan Period' 2011 to 2026)														
		Relevant data set for Strategic Plan 2007 (original 'Plan Period' 2001 to 2016)														
Study Name & Data period →	Initial Study	Original Study					Update 1	Update 2 <i>Not published</i>	Update 3	Update 4	Update 5	Update 6	Update 7	Update 8	Total Approvals as at 30/06/15	
	1 st ½ Year															
Parish ↓	01/01/2001 to 30/06/2001	01/07/2001 to 30/06/2002	01/07/2002 to 30/06/2003	01/07/2003 to 30/06/2004	01/07/2004 to 30/06/2005	01/07/2005 to 30/06/2006	01/07/2006 to 30/06/2007	01/07/2007 to 30/06/2008	01/07/2008 to 30/06/2009	01/07/2009 to 30/06/2010	01/07/2010 to 30/06/2011	01/07/2011 to 30/06/2012	01/07/2012 to 30/06/2013	01/07/2013 to 30/06/2014	01/07/2014 to 30/06/2015	
Arbory (inc. Colby & Ballabeg)	3	2	23	1	4	4	43	1	0	4	-1	12	1	1	42	140
Castletown	0	10	61	89	9	7	82	23	2	14	0	1	7	6	5	316
Malew (inc. Ballasalla)	3	9	0	2	26	22	4	1	4	4	4	3	2	12	11	107
Port Erin	24	8	84	6	2	4	33	32	2	-8	4	11	4	160	13	379
Port St. Mary	4	5	61	6	6	16	3	2	3	34	3	6	2	11	25	187
Rushen	0	10	15	4	3	0	5	6	0	3	0	0	5	4	16	71
South Totals	34	44	244	108	50	53	170	65	11	51	10	33	21	194	112	1200