



Isle of Man
Government

Reiltys Ellan Vannin



Area Plan for the East: Draft Plan
Supplementary evidence paper on statistics
relating to lapsed applications on
‘brownfield sites’ and ‘greenfield sites’

17th October 2018

Evidence Paper No. DP EP9

Cabinet Office

1. Purpose

- 1.1 The purpose of this paper is to provide information to assist the understanding of the matters raised by the Select Committee on the Development of Unoccupied Urban Sites and ancillary to the additional Evidence Paper 8 published on the 25th June 2018.
- 1.2 Evidence Paper 8 provided a breakdown between greenfield, brownfield and conversion planning applications by way of utilising the Residential Land Availability Study (Update 10)(RLAS) data.
- 1.3 Subsequently to Evidence Paper 8, the Cabinet Office has reinterpreted these figures to show the percentage of lapsed applications in relation to the three development types.

2. This paper aims to:

- I. Re-evaluate the data from RLAS and to further breakdown the statistics set out in Evidence Paper 8, Appendix 2. This consists of lapsed, not started and completion rates of greenfield, brownfield and conversion applications. These will be broken down by the districts of North, South East and West then by town or village. **See Appendix 1.**
- II. Highlight observations from the figures and what this could mean in the local context and provide explanation and examples for any significant findings.
- III. Explain how this data will be used and presented in future RLAS updates as evidence for the Draft Area Plan amendments, Strategic Plan Review and all other future Area Plans.

3. Breakdown of residential approvals lapse rate between 2007 and 2017 by plan area

3.1 North

The North of the Island is characterised by single and smaller scale developments with only Ramsey having had any larger scale developments. What is most striking during the 10 year study period is multiple applications have been submitted for sites creating a very high lapse rate. Initially applicants sought to construct apartments but subsequently allowed these permissions to lapse and new applications for different developments with few residential dwellings were approved and brought to completion.

Examples:

07/01789/A- Demolish existing hotel & create 68 apartments. Grand Island Hotel

07/01790/B- Development of site to provide a hotel with function and conference facilities, and 96 residential apartments

3.2 South

The South has the most recent plan in force, the Area Plan for the South 2013. There are applications yet to come to completion and lapse rates are very low with the exception of Port Erin where two lapsed brownfield developments make up the majority.

Examples:

06/02155/B- Demolition of existing buildings & erection of a block of 18 apts- Strand Road

07/00890/A- Demolish building & replace with 11 apts- Erin House

3.3 East

The East with the Island's capital of Douglas, the largest residential and employment centre in the Island's Spatial Strategy. The East currently has six different plans in force but the majority of development has been conversions and brownfield development within Douglas. It is noted that the lapse rate for brownfield is higher than both conversion and greenfield developments.

Examples:

13/00163/B- Erection of six storey residential development – Villiers Site

08/00221/B-Construction of building to provide 33 apartments- 40 South Quay

3.4 West

Peel has a significant amount of greenfield development on land proposed for development in the 1989 Local Plan. Most other greenfield development is in Foxdale, in the parish of Patrick under the Foxdale Local Plan 1999.

Examples:

07/00649/B- Field 334281 & adjoining land- Foxdale

10/00544/B-Field 311825 & parts of fields 315097, 311826, 311827 & 314444- Peel

4. The need for caution when extracting data from RLAS

4.1 The original RLAS study was created to provide data for a particular purpose. However, it is possible to interrogate the data set in order to produce statistics but when doing so it is important to identify baseline caveats and assumptions. The tables set out in Appendix 1 assume the following:

4.2 The meaning of 'greenfield'

Greenfield for the purpose of this data set is typically agricultural land or informal open space, in, on, abutting or close to existing settlement boundaries that are proposed within the 1982 Development Plan, Area Plan for the South or other Local Plans.

4.3 The meaning of 'brownfield'

All land which has been previously developed for industry or residential purposes as well as 'virgin' land that represents infill development with existing settlements that would otherwise be known as greenfield in the conventional sense. This does not include that which is described as greenfield above and is typically smaller in area.

4.4 Net figures

The RLAS data only records (in full) applications which have a net loss or gain and straight replacements are generally not recorded. Where there is no net loss or gain, some of the applications, may have been recorded over the years but it is accepted that generally straightforward replacements make no impact upon the figures within the overall approvals tables. The following example helps to explain how the counting is undertaken. PA 15/01168/B proposed the replacement of a habitable residential unit with three dwellings. The net increase is therefore two units.

For example PA 10/00700/B was for 36 new units. But 24 were replacements so that the net gain was only 12 units. Therefore what might seem to be a small increase in fact represented a much larger area of redevelopment on the ground.

4.5 Application types

Agricultural farm dwelling, ancillary living accommodation, tourist units and care homes have not been included.

4.6 New dwellings in the countryside

The new dwellings in the countryside figures in the tables have been counted as greenfield development.

5. The development of the Residential Land Availability Study going forward

5.1 As part of this exercise in attaining these figures it is envisaged that this process will be incorporated into future RLAS updates. The next update (Update 11) is due to be published in late 2018 and further discussion will be had as to how this will be implemented. Most likely the figures will range from 2011 up to 2026 in line with the current plan period. This will form part of the evidence base for the next strategic plan review in 2021 and development of any other Area Plans.

Area	Parish	Developed	Greenfield			Brownfield			Conversions		
			completed or under construction	yet to be developed	Lapsed	completed or under construction	yet to be developed	Lapsed	completed or under construction	yet to be developed	Lapsed
North	Andreas	13	0	0	0	0	3	2	7	3	0
	Ballaugh	9	3	0	0	1	0	1	5	0	2
	Bride	10	2	0	24	1	0	0	3	4	1
	Jurby	19	2	0	1	12	1	0	3	1	4
	Lezayre	25	3	2	14	2	8	1	9	1	2
	Maughold	14	2	0	0	3	3	5	4	2	0
	Ramsey	387	-16	81	103	180	106	104	34	2	12
	Total	477	-4	83	142	199	121	113	65	13	21
%	100%	-2%	38%	64%	46%	28%	26%	66%	13%	21%	
South	Arbory	62	45	2	2	8	0	1	7	0	4
	Castletown	75	1	1	0	41	10	4	5	17	0
	Malew	56	3	9	1	19	16	1	2	7	1
	Port Erin	201	161	0	0	24	10	51	6	0	1
	Port St Mary	109	0	0	0	57	38	3	10	4	-2
	Rushen	40	15	5	0	5	4	0	8	3	0
	Total	543	225	17	3	154	78	60	38	31	4
	%	100%	92%	7%	1%	53%	27%	21%	52%	42%	5%
East	Braddan	67	32	-3	0	22	4	2	10	2	0
	Douglas	654	4	17	0	161	163	125	215	94	30
	Laxey	19	1	0	8	3	11	29	2	2	2
	Lonan	69	28	6	0	13	16	1	4	2	0
	Marown	68	32	2	3	11	16	1	6	1	1
	Onchan	103	32	0	0	10	32	26	24	5	2
	Santon	4	1	0	0	1	0	0	2	0	0
	Total	984	130	22	11	221	242	184	263	106	35
%	100%	80%	13%	7%	34%	37%	28%	65%	26%	9%	
West	German	27	0	4	0	1	2	0	10	10	2
	Michael	19	1	2	0	5	5	0	4	2	0
	Patrick	102	39	51	0	0	1	0	11	0	1
	Peel	376	287	0	26	65	10	11	8	6	5
	Total	524	327	57	26	71	18	11	33	18	8
	%	100%	80%	14%	6%	71%	18%	11%	56%	31%	14%
Total		2528	678	179	182	645	459	368	399	168	68
%		100%	65%	17%	18%	44%	31%	25%	63%	26%	11%



The information in this leaflet can be provided in large print or audio

Cabinet Office
Government Office
Bucks Road
Douglas
IM1 3PN