

**Implementation of Planning Approvals granted between
1st January 2001 and 30 June 2022 (valid approvals)**

Area	Parish	No. of potential new units that could have been developed (based on final approvals since 01/01/01)	No. of units either completed or under construction (as at 30/06/22)	No. of units yet to be developed (as at 30/06/22)
North	Andreas	111	107	4
	Ballaugh	32	27	5
	Bride	19	14	5
	Jurby	74	34	40
	Lezayre	84	65	19
	Maughold	28	22	6
	Ramsey	811	688	123
	Total	1159	957	202
	%	100%	83%	17%
South	Arbory	127	124	3
	Castletown	461	318	143
	Malew	399	379	20
	Port Erin	364	349	15
	Port St Mary	158	107	51
	Rushen	74	65	9
	Total	1583	1342	241
	%	100%	85%	15%
East	Braddan	328	295	33
	Douglas	2058	1831	227
	Laxey	28	24	4
	Lonan	118	105	13
	Marown	156	134	22
	Onchan	226	223	3
	Santon	13	11	2
	Total	2927	2623	304
	%	100%	90%	10%
West	German	37	22	15
	Michael	95	85	10
	Patrick	141	134	7
	Peel	1163	1133	30
	Total	1436	1374	62
	%	100%	96%	4%
Total		7105	6296	809
	%	100%	89%	11%

**Implementation of Planning Approvals granted between
1st January 2001 and 30 June 2022 (including lapsed approvals)**

Area	Parish	Units that could have been developed	Units either completed or under construction	Units with approval but not developed (incl. lapsed)	Units not taken up or which have lapsed
North	Andreas	139	107	32	28
	Ballaugh	35	27	8	3
	Bride	45	14	31	26
	Jurby	82	34	48	8
	Lezayre	108	65	43	24
	Maughold	42	22	20	14
	Ramsey	1211	688	523	400
	Total	1662	957	705	503
%	100%	58%	42%	30%	
South	Arbory	157	124	33	30
	Castletown	492	318	174	31
	Malew	448	379	69	49
	Port Erin	442	349	93	78
	Port St Mary	298	107	191	141
	Rushen	96	65	31	22
	Total	1933	1342	591	351
	%	100%	69%	31%	18%
East	Braddan	336	295	41	8
	Douglas	2575	1831	744	517
	Laxey	76	24	52	48
	Lonan	121	105	16	3
	Marown	164	134	30	8
	Onchan	397	223	174	171
	Santon	13	11	2	0
	Total	3682	2623	1059	755
	%	100%	71%	29%	21%
West	German	56	22	34	19
	Michael	101	85	16	6
	Patrick	195	134	61	54
	Peel	1240	1133	107	77
	Total	1592	1374	218	156
	%	100%	86%	14%	10%
Total	8869	6296	2573	1765	
%	100%	71%	29%	20%	

Note: To avoid double-counting a site, the total sum of 'Units that could have been developed' does not include lapsed applications on sites which have subsequent residential approvals. However, approvals on sites which have subsequently been developed for purposes other than residential have been included in the total figure.

**Implementation of Planning Approvals granted between
1st January 2011 and 30 June 2022 (valid approvals)**

Area	Parish	No. of potential new units that could have been developed (based on final approvals since 30/06/11)	No. of units either completed or under construction (as at 30/06/22)	No. of units yet to be developed (as at 30/06/22)
North	Andreas	6	2	4
	Ballaugh	11	6	5
	Bride	7	2	5
	Jurby	49	9	40
	Lezayre	28	9	19
	Maughold	10	4	6
	Ramsey	450	327	123
	Total	561	359	202
	%	100%	64%	36%
South	Arbory	56	53	3
	Castletown	166	23	143
	Malew	325	305	20
	Port Erin	187	172	15
	Port St Mary	72	21	51
	Rushen	28	19	9
	Total	834	593	241
	%	100%	71%	29%
East	Braddan	37	37	0
	Douglas	559	332	227
	Laxey	9	5	4
	Lonan	24	16	8
	Marown	61	45	16
	Onchan	13	10	3
	Santon	3	1	2
	Total	706	446	260
	%	100%	63%	37%
West	German	21	6	15
	Michael	19	9	10
	Patrick	51	44	7
	Peel	423	393	30
	Total	514	452	62
	%	100%	88%	12%
Total		2615	1850	765
	%	100%	71%	29%

**Implementation of Planning Approvals granted between
1st July 2011 and 30 June 2022 (including lapsed approvals)**

Area	Parish	Units that could have been developed	Units either completed or under construction	Units with approval but not developed (incl. lapsed)	Units not taken up or which have lapsed
North	Andreas	8	2	6	2
	Ballaugh	14	6	8	3
	Bride	32	2	30	25
	Jurby	50	9	41	1
	Lezayre	37	9	28	9
	Maughold	17	4	13	7
	Ramsey	526	327	199	76
	Total	684	359	325	123
%	100%	52%	48%	18%	
South	Arbory	62	53	9	6
	Castletown	180	23	157	14
	Malew	347	305	42	22
	Port Erin	206	172	34	19
	Port St Mary	146	21	125	74
	Rushen	34	19	15	6
	Total	975	593	382	141
	%	100%	61%	39%	14%
East	Braddan	71	37	34	1
	Douglas	720	332	388	161
	Laxey	17	5	12	8
	Lonan	24	16	8	0
	Marown	63	45	18	2
	Onchan	37	10	27	24
	Santon	3	1	2	0
	Total	935	446	489	196
	%	100%	48%	52%	21%
West	German	30	6	24	9
	Michael	25	9	16	6
	Patrick	102	44	58	51
	Peel	436	393	43	13
	Total	593	452	141	79
	%	100%	76%	24%	13%
Total	3187	1850	1337	539	
%	100%	58%	42%	17%	

Note: To avoid double-counting a site, the total sum of 'Units that could have been developed' does not include lapsed applications on sites which have subsequent residential approvals. However, approvals on sites which have subsequently been developed for purposes other than residential have been included in the total figure.

Annual Breakdown of Approved Dwellings 2001 to 2022

← Relevant data set for revised Strategic Plan (new 'Plan Period' 2011 to 2026) →																							
← Relevant data set for Strategic Plan 2007 (original 'Plan Period' 2001 to 2017) →																							
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	Update 9	Update 10	Update 11	Update 12	Update 13	Update 14	Update 15	Total Approvals as at 30/06/22
	1 st 1/2 Year	01/07/2001 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	01/07/2015 to 30/06/2016	01/07/2016 to 30/06/2017	01/07/2017 to 30/06/2018	01/07/2018 to 30/06/2019	01/07/2019 to 30/06/2020	01/07/2020 to 30/06/2021	
Parish ↓																							
Andreas	56	23	9	4	0	2	1	6	2	2	0	1	0	0	1	0	1	0	1	1	1	0	1
Ballaugh	1	4	5	5	0	0	2	2	0	0	2	0	1	3	0	0	1	2	1	0	1	2	
Bride	1	2	0	2	0	3	0	1	3	0	0	1	0	0	5	0	0	0	0	0	1	0	
Jurby	0	0	13	0	3	0	0	2	0	1	6	6	1	1	0	0	1	0	17	0	1	22	
Lezayre	1	26	6	3	3	4	2	3	3	2	3	2	1	2	1	2	0	9	1	1	2	7	
Maughold <small>(inc. Maughold Village and Glen Mona)</small>	0	5	0	1	5	1	0	2	3	0	1	0	1	1	0	2	0	0	1	1	0	4	
Ramsey	35	16	44	87	27	80	0	32	14	18	8	10	2	-2	30	84	148	30	91	8	9	40	
North Totals	94	76	77	102	38	90	5	48	25	23	20	20	6	5	36	89	150	42	112	11	14	76	
Arbory <small>(inc. Colby & Ballabeg)</small>	2	2	7	1	3	4	48	1	0	4	-1	4	1	43	2	1	3	1	1	0	0	0	
Castletown	0	10	61	89	9	7	79	23	2	15	0	1	0	10	0	3	13	7	1	96	34	1	
Malew <small>(inc. Ballasalla)</small>	3	10	1	1	26	21	4	1	1	4	2	3	1	8	0	7	4	9	1	285	3	4	
Port Erin	24	8	84	5	2	4	33	10	3	0	4	9	-3	160	6	2	0	1	2	1	6	3	
Port St. Mary	4	5	5	6	6	19	3	1	2	31	4	4	1	9	0	24	0	5	4	-1	24	2	
Rushen	1	10	15	3	3	0	5	7	0	2	0	0	2	4	13	1	0	3	1	1	0	3	
South Totals	34	45	173	105	49	55	172	43	8	56	9	21	2	234	21	38	20	26	10	382	67	13	
Braddan <small>(inc. Strang & Union Mills)</small>	13	74	46	9	5	41	13	23	13	18	3	4	5	-4	0	0	3	30	0	0	0	33	
Douglas	43	82	257	253	304	201	132	35	18	64	110	37	35	36	18	24	41	19	48	159	66	76	
Laxey	8	-2	2	0	3	0	5	1	0	1	1	2	1	1	2	1	0	0	0	0	0	2	
Lonan <small>(inc. Baldrine)</small>	1	46	1	5	2	1	3	29	1	1	4	4	3	3	3	11	0	0	0	0	0	0	
Marown <small>(inc. Crosby & Glen Vine)</small>	13	7	5	4	7	40	4	5	1	7	2	3	2	4	9	28	0	0	0	0	11	4	
Onchan	13	17	3	54	1	40	28	14	9	26	8	1	1	7	0	0	0	0	0	3	1	226	
Santon	0	4	0	2	0	1	2	0	0	0	1	3	1	0	0	-1	0	0	0	0	0	0	
East Totals	91	228	314	327	322	324	187	107	42	117	129	54	48	47	32	63	44	49	48	159	80	116	
German <small>(inc. St Johns)</small>	2	0	1	0	2	1	2	3	2	0	3	4	1	4	1	0	0	0	1	5	5	37	
Michael	3	1	1	62	2	0	4	0	1	1	1	1	1	0	4	3	1	3	0	0	6	0	
Patrick	1	33	27	1	1	3	17	4	1	2	0	35	3	-1	3	2	2	0	2	0	3	2	
Peel	113	23	111	162	7	88	177	5	0	52	2	101	-3	3	149	44	12	68	0	46	3	0	
West Totals	119	57	140	225	12	92	200	12	4	55	6	141	2	6	157	49	15	71	2	47	17	7	
Island Total	338	406	704	759	421	561	564	210	79	251	164	236	58	292	246	239	229	188	172	599	178	212	

Summary of Housing Demolition Statistics 2001-2022

		Data from Demolition Register and survey data	Area Totals	Demolition projections 01/07/01 - 01/01/2026	Demolition projections (excluding large scale public housing redevelopments*)
North	Andreas	6			
	Ballaugh	4			
	Bride	4			
	Jurby	1			
	Lezayre	6			
	Maughold	9			
	Ramsey	196			
				226	70
South	Arbory	8			
	Castletown	130			
	Malew	72			
	Port Erin	25			
	Port St. Mary	25			
	Rushen	6			
				266	82
East	Braddan	24			
	Douglas	327			
	Laxey	5			
	Lonan	6			
	Marown	7			
	Onchan	11			
	Santon	5			
				385	118
West	German	9			
	Michael	2			
	Patrick	4			
	Peel	22			
				37	11
Total			914	281	87

* Large scale public housing redevelopments total 589 demolitions. These include the Lezayre Estate, Ramsey (157); Janet's Corner, Castletown (125); Clagh Vane, Ballasalla, Malew (14); Malew Clagh Vane (42); Marashen Crescent, Port Erin (17) and Pulrose, Douglas (276).

Residential Land Availability Summary 2022
Land designated for residential use but with no valid planning approval
(at 30th June 2022)

NORTH					
Parish	Total zoned land (ha)	Land developed or with planning approval (ha)	Remaining designated land with no planning approval (ha)	% of total Island available land	Description of the remaining designated land with no planning approval
Andreas	5.9	3.9	1.97		Site 2: Bride Road (1.61ha) Site 3: Part of Ballalough Estate (0.36 ha)
Ballaugh	1.44	0.6	0.84		Site 1: Plots off Station Road (0.42) Site 2: East of Church Cottage (0.42 ha)
Bride	1.29	1.29	0		
Jurby	17.3	1.4	15.9		Site 1: Land south-east of the Bretney (15.9 ha)
Lezayre	13.45	5.4	8.05		Site 3: Kella Close, Sulby (0.6 ha) Site 4: Ballabrooie, Sulby (0.2 ha) Site 7: Lezayre Road on the edge of Ramsey inc Site 9 (30.3 ha but only 7.25 Ha is credible)
Maughold	0.4	0.4	0		
Ramsey	35.64	23.6	12.04		Site 1: Vollan Fields (8.4 ha) Site 3: Premier Road (0.3 ha) Site 5: Thornhill (0.8 ha) Site 6: Andreas Road (1.6 ha) Former Albert Road School Site (0.39 ha) Adj Collins Lane West Quay (0.03 ha) Former Mart Site (0.22 ha) Former Car Show Room site West Quay (0.23 ha) Plots either site of East Street (0.07 ha)
Total	75.42	36.59	38.8	24%	

SOUTH					
Parish	Total zoned land (ha)	Land developed or with planning approval (ha)	Remaining designated land with no planning approval (ha)	% of total Island available land	Description of the remaining designated land with no planning approval
Arbory	4.1	4.1	0		
Castletown	5.6	5.2	0.4		Site 8: Land between the Crofts & Buchan School (0.4 ha)
Malew	33.7	17.9	15.8		Site 2: Crossag Farm, Ballasalla (13 ha) LDHP 1: West of Phildraw Road - north (1.5 ha) LDHP 2: West of Phildraw Road - south (0.7 ha) LDHP 3: East of Phildraw Road (0.6 ha)
Port Erin	7.97	6.88	1.09		Site 20: Field 411188, Spaldrick (0.5 ha) Site 21: Land opposite the Cherry Orchard Hotel (0.19) Site 22: The former Marine Biological Station (0.4)
Port St Mary	0.6	0.6	0		
Rushen	2.8	1.4	1.4		Site 19: North of Honna Rd. & west of Surby Rd. (1.4)
*Total	54.77	36.08	18.69	12%	

EAST					
Parish	Total zoned land (ha)	Land developed or with planning approval (ha)	Remaining designated land with no planning approval (ha)	% of total Island available land	Description of the remaining designated land with no planning approval
Braddan	10.7	0	10.7		BH030: Land at Ballafletcher (2.32 Ha - 0Ha available to the developer) BH031 Camlork Farm Braddan (5.73 Ha not yet available)) BM006: Land at Vicarage Road (10.70 Ha)
Douglas	56.98	0	56.98		DBH002 Land at Ballafletcher Douglas 27.91 DH001 Westmoreland Road Douglas 2.46 DH004 31-39 South Quay Douglas 0.24 DH011 Ballanard Woods Douglas 9.27 DH016 Anna Cur House Douglas 0.6 DH018 Pinehurst Douglas 0.9 DH019 South Quay Douglas 0.58 DH021 South Quay Douglas 0.09 DH022 Circular Road Douglas 0.79 DH025 Fairfield Douglas 0.28 DH037 Lower Dukes Lane Douglas 0.54 DH039 Park Road Douglas 0.84 DH042 Albany Road Douglas 0.25 DH046 Victoria Road Douglas 1.39 DM002 - RLAS site 5 Lake Road Douglas 1.1 DM003 Loch Promade Douglas 0.42 DM004 Lord Street Douglas 0.52 DM012 Summerland Douglas 1.45 DM013 Little Switzerland Douglas 2.2 SR Site: DM001, DH002/057/001 Douglas (59.15 not yet available)

Table 17 - Island

					DH028: Stanley House, Douglas Head (0.08 Ha) DH029: 34 Castlemona Avenue (0.01 Ha) DH030: Motorcycle showroom 11 Castlemona (0.02 Ha) DH032: Belmont Hill & Ballakermeen Avenue (0.92 Ha) DH033: Vine Villa, 8 Derby Square. (0.08 Ha) DH034: 28-30 Derby Square. (0.06 Ha) DH035: Garages Falcon Cliff Terrace Lane (1.15 Ha) DH044: Rotherwood (0.14 Ha) DH056: Demesne Road / Orry Street (0.06 Ha)
Laxey	0.44	0	0.44		GH018 - Site 2: Glen Road (0.08 Ha) GH021: North of Ramsey Road (0.29 Ha) GH022: Cliffside & End Café (0.07 Ha)
Lonan	2.59	0	2.59		GH013: Field North of Baldrine Road (2.2 Ha) GH029: Clay Head Road (0.37 Ha)
Marown	0.95	0	0.95		MH018: Ballabeg Glen Vine (0.70 Ha) MH019: Rear Of 9 And 10 Glen Darragh Gardens (0.25 Ha)
Onchan	4.03	0	4.03		OH011: Land at Ballachrink (9.90 Ha not yet available) OH014: Far End (0.62 Ha) OH016: Former Follies Cabaret Restaurant (0.45 Ha) OH017 RLAS Site 6: West of Summerhill (2.78 Ha) OH018: Governor's Road (0.08 Ha) Site 7: Governor's Road (0.1 ha)
Santon	0	0	0		
Total	75.69	0	75.69	48%	

WEST					
Parish	Total zoned land (ha)	Land developed or with planning approval (ha)	Remaining designated land with no planning approval (ha)	% of total Island available land	Description of the remaining designated land with no planning approval
German	1.8	0	1.8		Site 1: Balladoyne, St. John's (1.8 ha)
Michael	10.6	2.7	7.9		Site 2: Plot off Beachfield Road, Kirk Michael (0.5 ha) Site 3: North west of Cooil Avenue, Kirk Michael (0.9 ha) Site 4: East of Main Road, Kirk Michael (6.5 ha)
Patrick	6.9	5.98	0.92		Site 4: South of the A24, Foxdale - contamination issues (0.92 ha remaining of 2.9 ha)
Peel	53.4	36.7	14.58		Site 3: East of Glenfaba Road (10.69 ha) Site 12: West of Ballaquane Road (1.56 ha) Site 14: South of Ramsey Road (0.38 ha) Site 15: East of Oak Road (1.82 ha) Site 19: Tynwald Road (0.13 ha)
Total	72.7	45.38	25.2	16%	

ISLAND					
	Total zoned land (ha)	Land developed or with planning approval (ha)	Remaining land available for development with no planning approval (ha)	% of total Island available land	
	278.58	118.05	158.38	100%	