

East, 1st January 2001 to 30th June 2023

Parish	New dwellings on land designated 'proposed' on 1982 Plan or relevant Local Plan including land subject to specific development briefs*	New dwellings on land designated 'predominantly residential' (includes mixed use)	New dwellings approved on land zoned other than residential (apps. of less than 25 units taken as 'windfalls')	Conversions	Hotel conversions	New dwellings in the countryside i.e. on land not zoned for development	Parish Totals
Braddan	73	126	107	16	0	7	329
Douglas	4	1088	454	315	267	0	2128
Laxey	3	32	0	6	0	0	41
Lonan	76	24	0	14	0	7	121
Marown	77	41	8	24	0	7	157
Onchan	62	102	0	55	0	11	230
Santon	0	0	1	10	0	2	13
Totals	295	1413	570	440	267	34	
Total new builds	2312						
Total new + conversions	2752						
Total new + conversions + hotel conversions	3019						

* Land designated as Predominantly Residential on the Braddan Local Plan 1991 or the Douglas Local Plan 1998, which was still open land / agricultural at the time when the Local Plans were approved, has been taken to be 'Proposed Residential' for the purposes of this study.

East, 1st July 2011 to 30th June 2023

Parish	New dwellings on land designated 'proposed' on 1982 Plan or relevant Local Plan including land subject to specific development briefs*	New dwellings on land designated 'predominantly residential' (includes mixed use)	New dwellings approved on land zoned other than residential (apps. of less than 25 units taken as 'windfalls')	Conversions	Hotel conversions	New dwellings in the countryside i.e. on land not zoned for development	Parish Totals
Braddan	0	64	1	8	0	-2	71
Douglas	0	188	138	212	91	0	629
Laxey	1	17	0	4	0	0	22
Lonan	2	17	0	5	0	3	27
Marown	31	22	3	5	0	1	62
Onchan	0	6	0	8	0	3	17
Santon	0	0	1	1	0	1	3
Totals	34	314	143	243	91	6	
Total new builds	497						
Total new + conversions	740						
Total new + conversions + hotel conversions	831						

* Land designated as Predominantly Residential in the Area Plan for the East, Braddan Local Plan 1991 or the Douglas Local Plan 1998, which was still open land / agricultural at the time when the Local Plans were approved, has been taken to be 'Proposed Residential' for the purposes of this study.

East, 1st January 2001 to 30th June 2023

Parish	New builds approved between 1st January 2001 and 15th Jan 2023	Conversions approved between 1st January 2001 and 15th Jan 2023*	Projected conversions 2001 to 2017 [Plan Period Complete]*	No. of approved units considered as 'windfalls'	Projected windfalls 2001 to 2017 [Plan Period Complete]
Braddan	313	16		0	
Douglas	1463	582		83	
Laxey	35	6		0	
Lonan	107	14		0	
Marown	125	24		8	
Onchan	175	55		0	
Santon	2	10		1	
Totals	2220	707	0	92	0
Total new + conversions	2927				
Total new + conversions + conversion projections	2927				
Total new + conversions + conversion and windfall projections	2927				
Number of units needed up to 2016 to meet the Strategic Plan housing target of 2500 units	-427				

* The conversion projection figure does not include hotel conversions.

(hotel - guest house conversions) = $649 \div 19.5$ (past years) X 0 (years remaining)

East, 1st July 2011 to 30th June 2023

Parish	New builds approved between 1st July 2011 and 15th Jan 2023	Conversions approved between 1st July 2011 and 15th Jan 2023*	Projected conversions 2011 to 2026** [conversion figure ÷ 11.5 (past years) x 3.5 (years remaining)]***	No. of approved units considered as 'windfalls'	Projected windfalls 2011 to 2026 [windfall figure ÷ 11.5 (past years) x 3.5 (years remaining)]***
Braddan	63	8		0	
Douglas	326	303		34	
Laxey	18	4		0	
Lonan	22	5		0	
Marown	57	5		3	
Onchan	9	8		0	
Santon	2	1		1	
Totals	497	334	74	38	12
Total new + conversions	831				
Total new + conversions + conversion projections	905				
Total new + conversions + conversion and windfall projections	917				
Number of units needed up to 2026 to meet the Strategic Plan housing target of 2440 units	1523				

* Hotel and guest house conversions account for 84 out of a total of 293 conversions in Douglas only. Due to the large number of these conversions, the data was recorded in a separate category and was not included in the figure used for making conversion projections.

** The conversion projection figure does not include hotel conversions.

*** The conversion and windfall projection figures have been rounded up or down to the nearest whole number where appropriate.

East, 1st July 2022 to 30th June 2023

Parish	New dwellings on land designated 'proposed' on 1982 Plan or relevant Local Plan including land subject to specific development briefs*	New dwellings on land designated 'predominantly residential' (includes mixed use)	New dwellings approved on land zoned other than residential	Conversions	Hotel conversions	New dwellings in the countryside i.e. on land not zoned for development	Parish Totals
Braddan	0	0	0	0	0	1	1
Douglas	0	14	0	49	7	0	70
Laxey	0	13	0	0	0	0	13
Lonan	0	0	0	0	0	2	2
Marown	0	0	0	0	0	0	0
Onchan	0	0	0	2	0	2	4
Santon	0	0	0	0	0	0	0
Totals	0	27	0	51	7	5	
Total new builds	32						
Total new + conversions	83						
Total new + conversions + hotel conversions	90						

* Land designated as Predominantly Residential within the Area Plan for the East, Braddan Local Plan 1991 or the Douglas Local Plan 1998, which was still open land / agricultural at the time when the Local Plans were approved, has been taken to be 'Proposed Residential' for the purposes of this study.

Amendments and Approvals to the East Housing Figures
Changes which have occurred since the Residential Land Availability Study Update 15

Parish	2001-2022 Total Approvals (Update 15)	2001-2022 Amendments*	2022-2023 Approvals	2001-2023 Total Approvals (Update 16)
Braddan	328	0	1	329
Douglas	2058	0	70	2128
Laxey	28	0	13	41
Lonan	118	1	2	121
Marown	156	1	0	157
Onchan	226	0	4	230
Santon	13	0	0	13
Total	2927	2	90	3019

* The 2021-2022 amendments to the 2001-2022 data set were as follows:

21/00844/B - 1 Dwelling missed in RLAS 15

22/00069/B - 1 Dwelling missed in RLAS 15