



# **Preliminary Publicity for the Area Plan for the North and West**

## **Housing Need 2011-2026 Paper No. PP5**

Consultation period 16th April 2021 to 25th June 2021

**Cabinet Office**

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## **1. Background Information – previous work on housing need**

- 1.1 On 24th May 2018, Cabinet Office published an Evidence Paper titled DP EP5 “Household Size and Population Projections Paper”. This was one of eight Evidence Papers published during the consultation phase of the Draft Area Plan for the East.
- 1.2 In respect of DP EP5, a number of representations brought into question the reliability of Housing Policy 1 and Housing Policy 3 of the Isle of Man Strategic Plan and consequently the housing need figures for the East.
- 1.3 This Paper was updated in 2019. Whilst an update was always intended, this was confirmed by a public commitment in Tynwald in both March and April 2019 made by the Minister for Policy and Reform, Cabinet Office.<sup>1</sup> The 2019 Update clarified the Cabinet Office’s view on population and future housing need from a planning perspective and addressed an error which had been highlighted earlier in the consultation process.
- 1.4 In the 2019 Update, Cabinet Office accepted, having examined the background data which supported DP EP5 – specifically the household size change set out under Scenario C – that these figures were inaccurate<sup>2</sup>. The error came about because the change in household size was calculated using the total population/number of households rather than the population in private residence/number of households for 2011. All the other years were calculated correctly and Scenarios A, B and D referred to in DP EP5 remain valid.
- 1.5 The Department now intends to commence Preliminary Publicity for the Area Plan for the North and West. As part of this process, there is a need to appraise the housing needs of the North and West. Account will be taken of the Strategic Plan 2016, and the evidence produced for the Area Plan for the East (DP EP5 Updated) which took into account the 2016 Census findings.
- 1.6 This paper sets out the initial work undertaken on housing need for the North and West from 2011 to 2026 using the Strategic Plan, and takes into account the population projection modelling and consequences for housing need revealed by the 2016 Interim Census.

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<sup>1</sup> <https://www.tynwald.org.im/business/hansard/20002020/t190319.pdf>  
<https://www.tynwald.org.im/business/hansard/20002020/t190409.pdf>

<sup>2</sup> The Economic Affairs Division, Cabinet Office is responsible for the Island’s population modelling and provides the base data for use across Government and the wider public service.

## 2. Policy Background and the 2011 and 2016 Censuses

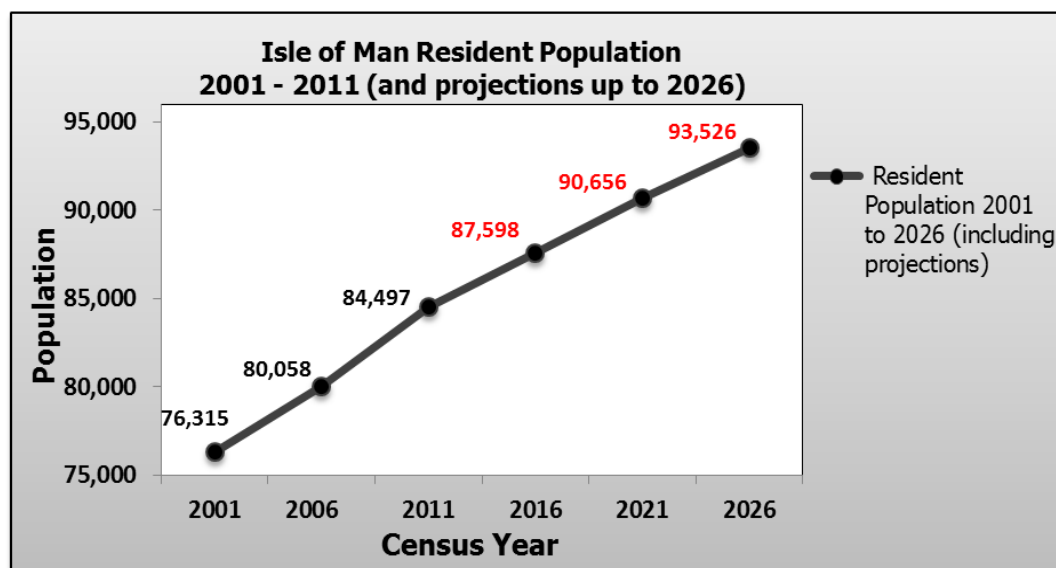
2.1 The Isle of Man Strategic Plan 2016 ('the Strategic Plan') identifies actual figures in 2011 (revealed by the Census) in terms of:

- a) resident population;
- b) residents living in private households;
- c) average household size; and
- d) number of households

and sets out the projection data for (a – d) above up to 2026 as identified by the Isle of Man Population Projection Model.

2.2 The Strategic Plan sets out the **estimated resident population in 2026 to be 93,526**. The known figures and the projections at the time when the Strategic Plan came into force are shown in Figure 1 below. Projections are shown in red text.

**Figure 1:** Extract from the Strategic Plan 2016 (Table 8.1b showing Resident Population 2001 - 2011 and projections up to 2026)



2.3 In paragraph 8.4 of the Strategic Plan on the 'Need for Housing' the Population Model assumed a scenario of 500 person inward migration per annum. Resident population was projected to grow from the measured 84,497 at Census time in 2011, to a projected number of 93,526 persons in 2026. Assumptions were used in respect of changes in household size which revealed the 'residents living in private households' figure 2011 to 2026. The

difference in the number of people living in private households 2011 to 2026 was used to calculate the housing needs of the Island over the 15 year plan period 2011 to 2026. Broad Island wide housing need is set out in Housing Policy 1 of the Strategic Plan 2016.

- 2.4 The Draft Area Plan for the East was prepared in line with both Housing Policy 1 and Housing Policy 3; the latter sets out how housing need should be distributed across the Island.<sup>3</sup> Just prior to the publication of the Draft Area Plan for the East, Cabinet Office – on the back of work prepared by its Economic Affairs Division - published 'Meeting our Population Challenges' ('MOPC'). This set out analysis of some of the data revealed by the 2016 Interim Census.

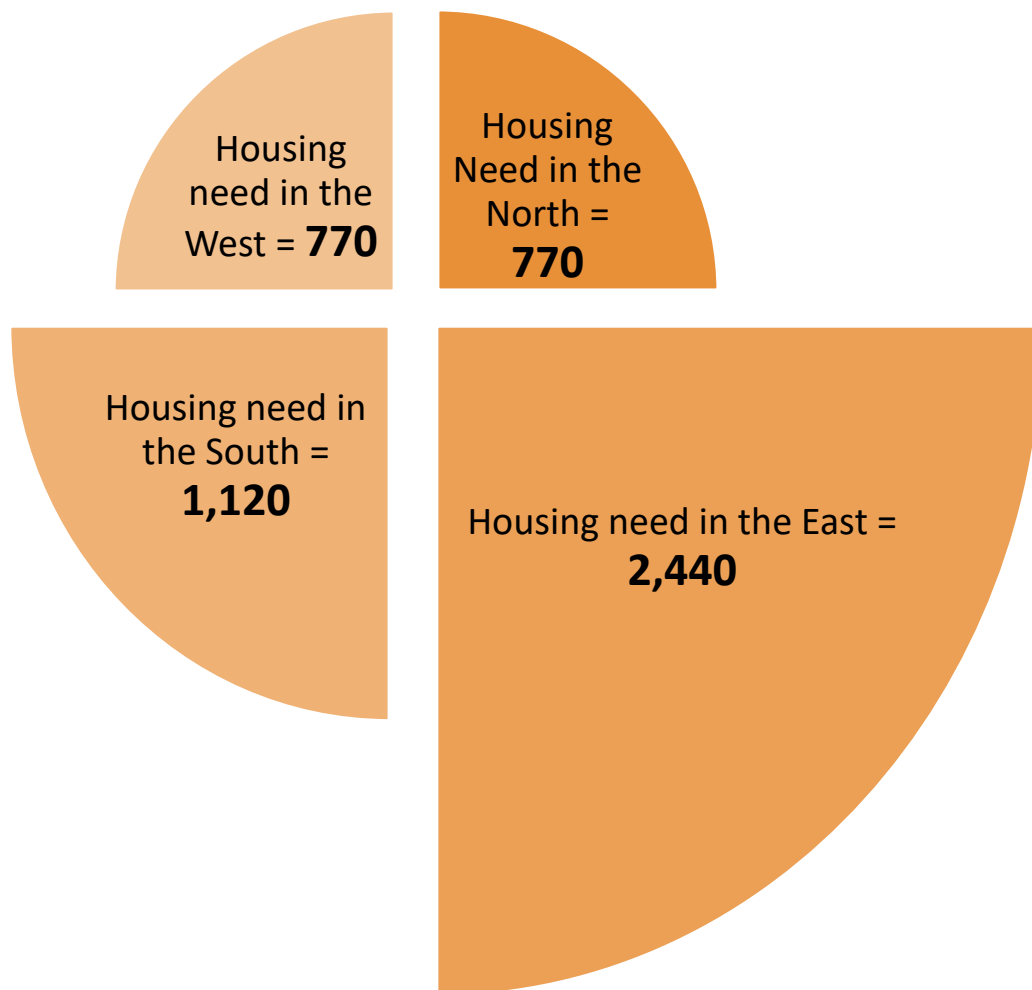
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<sup>3</sup> Under the TCPA 1999, Part 1, S. 2 (4) states that "The proposals in an area plan shall be in general conformity with the strategic plan...."

### 3. Spatial Distribution in the Strategic Plan (Housing Policy 3)

- 3.1 The spatial distribution set out in Housing Policy 3 in the Strategic Plan is illustrated in diagram 1 below.

**Diagram 1:** *Spatial Distribution of 5,100 required dwellings, as set out in Housing Policy 3 of the Strategic Plan 2016.*



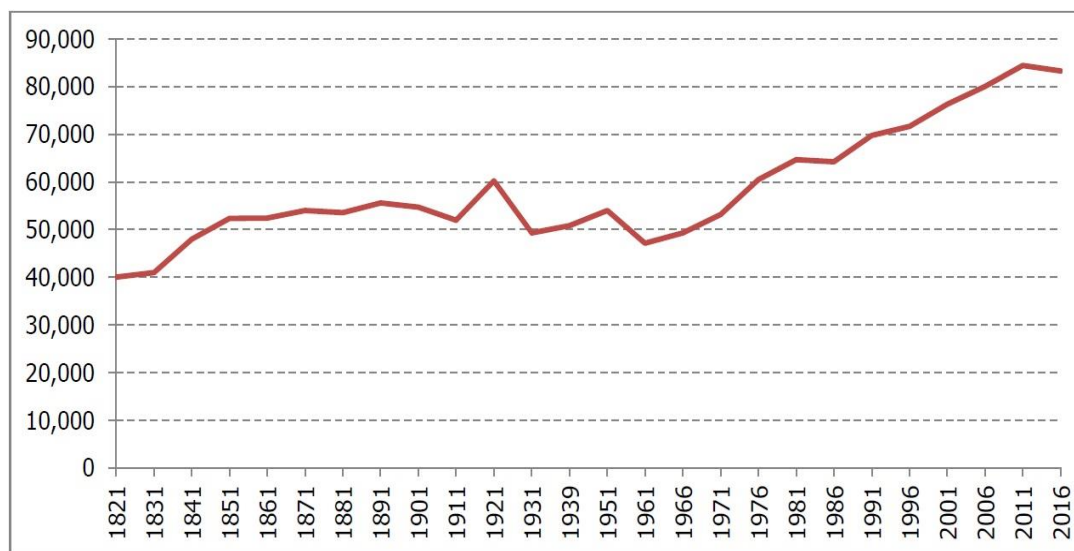
- 3.2 This distribution breakdown was based on an assessment of planning approval data between 2001 and 2013 (as set out in Residential Land Availability Study [RLAS] Update 6), and how this was spread across the identified settlements set out in Spatial Policies 1, 2, 3 and 4 in Chapter 5 'Island Spatial Strategy' of the Strategic Plan. To demonstrate how additional approval data would affect these proportions, further data analysis is presented in Table 7.

3.3 Not all of the planning approvals recorded in RLAS for new dwellings fit neatly into the 29 'settlements', as a small proportion fall outside of such settlements. To illustrate this point, around 2% of new approvals relate to new homes in the countryside. However, for the purposes of calculating the distribution trend across the settlement types as well as calculating future distribution, the Department apportioned all of the approvals by settlement. Given that the majority of approvals fall within or close to existing identified settlements, the methodology used by the Department is judged to be a reasonable approach.

## 4. The Interim Census 2016 and the MOPC Report 2018 – Data Analysis

- 4.1 The **total population in 2016 was 83,314**, which represented a decline in population of 1,183 compared to 2011. The MOPC 2018 publication stated in its Foreword that when the 2016 Census results were published in March 2017, “...they revealed both the first fall in the Island’s population since 1986 and significant emigration of young people. They also confirmed the Island’s population was naturally declining, with deaths greater than births and a growing number of older people.” Figure 2 is taken from the MOPC Report and shows population on the Isle of Man from 1821 to 2016.
- 4.2 At the time of the publication of the Draft Plan for the East and Evidence Paper DP EP5, there was a reliance on Housing Policy 1 and Housing Policy 3 as the MOPC Report had only just been released. In time however, account was taken of the data which supported the MOPC Report in trying to establish the implications of any new data/projections on planning for housing need both at an Island wide level and at the Area Plan level.

**Figure 2:** Isle of Man Population 1821 to 2016



- 4.3 The MOPC 2018 Report set out revised population projections to the year 2036, based upon three scenarios:

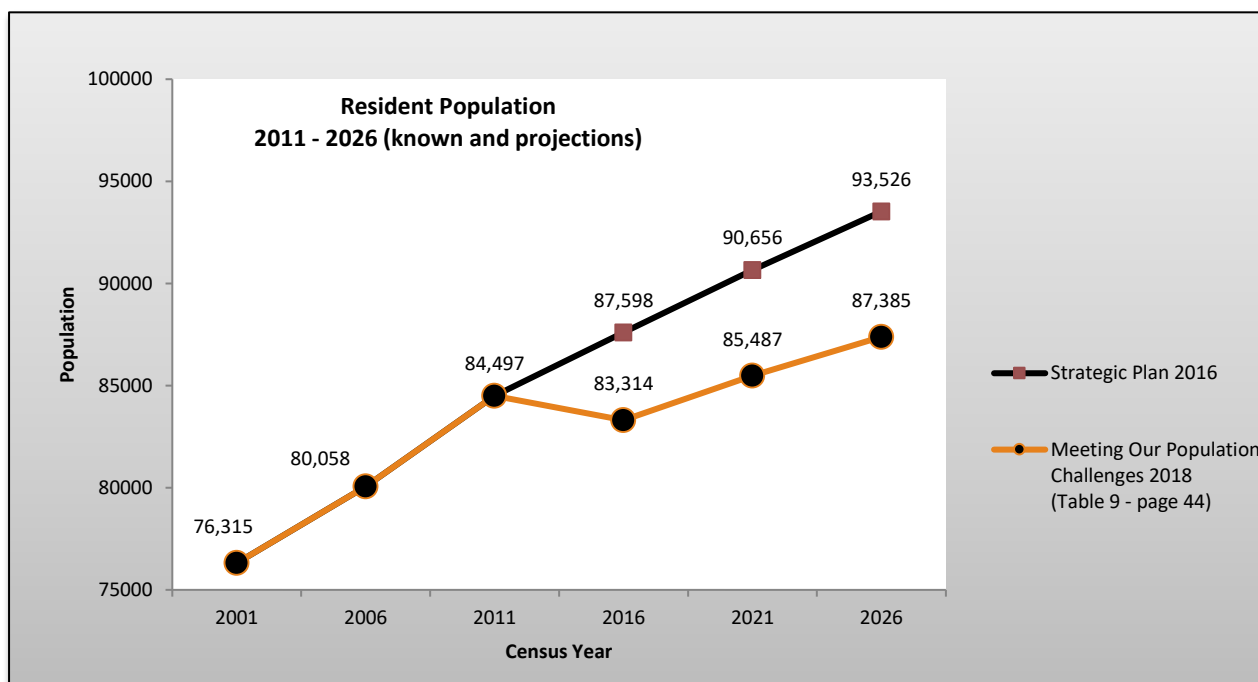
Scenario 1	a 'Zero' variant, which projects total population growth if net migration over the next twenty years (2016-2036) summed to zero;
Scenario 2	a 'Moderate' variant, which projects total population growth if net migration over the next twenty years (2016-2036) adds a net total of 500 persons per year to the Isle of Man population, distributed by sex and age according to the migration patterns observed over the past ten years (2006-2016);
Scenario 3	a 'High' variant, which projects total population growth if net migration over the next twenty years (2016-2036) adds a net total of 1,000 persons per year to the Isle of Man population, distributed by sex and age according to the migration patterns observed over the past ten years (2006-2016). <sup>4</sup>

- 4.4 Scenario 2 - 'Moderate' variant of 500 person net population growth - is the same scenario that was used in the supporting evidence for the Isle of Man Strategic Plan 2016.
- 4.5 Using this Moderate Scenario, the publication 'Meeting our Population Challenges' suggests an estimated population in the year 2036 of 89,872 persons. The same data table which this estimate comes from sets out that the **estimated total population in 2026 as 87,385** (see Table 1).
- 4.6 The modelling undertaken based on 2016 Census data suggests that the resident population projected for 2026 would be 6,141 lower than that set out in the Strategic Plan, using the same net migration figure of 500 per annum (see Figure 3). Put very simply, the actual resident population in 2016 was lower than that expected and as set out in the approved Isle of Man Strategic Plan.
- 4.7 When calculating housing need, it is important to remember that the other figures that need to be taken into account include i. residents living in private households and ii. household size.

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<sup>4</sup> Source: Meeting our Population Challenges 2018 <https://www.gov.im/media/1360674/addressing-our-population-challenges.pdf>

**Figure 3:** A comparison of the resident population projections using 2011 & 2016 Census data



**Table 1:** Population projections based on the 2016 Census used to support the MOPC Report 2018

Total Population Projections											
Variant	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Zero	83,314	83,212	83,092	82,955	82,801	82,626	82,438	82,227	81,999	81,753	
Mig 500	83,314	83,770	84,217	84,652	85,083	85,487	85,887	86,276	86,661	87,021	
Mig 1000	83,314	84,285	85,256	86,240	87,208	88,118	89,071	90,004	90,966	91,888	
Variant	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Zero	81,486	81,203	80,907	80,587	80,258	79,900	79,537	79,146	78,741	78,309	77,875
Mig* 500	87,385	87,722	88,059	88,366	88,646	88,914	89,155	89,366	89,560	89,721	89,872
Mig 1000	92,833	93,768	94,693	95,591	96,445	97,293	98,099	98,881	99,638	100,352	101,051

\* Mig = Net Migration

4.8 As time further extends into the plan period 2011 to 2026, it is clear that the residential population on the Island has fluctuated. Table 2 shows an extract of Table 9 (see Appendix 1) which illustrates simply how, by applying updated population projections, housing need (required new dwellings) within the North and West is affected when compared to that set

out in Housing Policy 3. The biggest influencer is the 2016 Census rather than the RLAS Data.

**Table 2:** Comparison between distribution of housing need using Housing Policy 3 (Strategic Plan 2016) and the 2016 Census data

<b>Housing need distribution (by Area) set out in the Strategic Plan 2016 (based on 2011 Census &amp; RLAS 6)</b>	<b>Updated housing need distribution (by Area) based on 2016 Census &amp; RLAS 11</b>	<b>Updated housing need distribution (by Area) based on 2016 Census &amp; RLAS 13</b>
North 770 (15%)	North 440 (15.5%)	North 440 (15.5%)
West 770 (15%)	West 440 (15.5%)	West 450 (15.9%)
<b>Total 1540 (30%)</b>	<b>Total 880 (31%)</b>	<b>Total 890 (31.4%)</b>

4.9 Updates to the RLAS Study are published regularly – usually on an annual basis. Each updated data set can be interrogated to understand how new figures would affect the spatial distribution of housing set out in the Strategic Plan. This is explored in further detail in section 8 but in summary the changes are relatively small.

4.10 It is to be expected that the release of new data will inevitably attract scrutiny of the spatial distribution contained in Housing Policy 3 by interested stakeholders. Cabinet Office welcomes any opportunities to 'sense check' any emerging Area Plan.

## 5. New Data: Residents Living in Private Households and Household Size

5.1 In 2016, the analysis of the Census revealed that **81,680** people were living in private households. This can be further broken down as follows:

c) the number of households in 2016 was: **35,763**

b) average household size in 2016 was **2.28**

5.2 The Isle of Man Strategic Plan addressed the issue of household size at paragraph 8.4.5 and below is an extract from that document:

*"Household size is affected by a number of variables and is often difficult to predict, but it is sensible to base calculations on the most up to date information available. The Department<sup>5</sup> has examined three different Scenarios relating to how household size might change in the future and also looked at average household size figures across neighbouring jurisdictions. On the basis of this analysis, the Department has judged that a gradual reduction in household size of 0.04 every 10 years (or 0.004 per year) represented the most realistic Scenario; household size in 2026 would be 2.27 according to this assumption. This was based on the actual drop in household size between 2001 and 2011."*

Extract from the Isle of Man Strategic Plan 2016 – Chapter 8, paragraph 8.4.5

5.3 The 2016 Census information has been used to look at the Strategic Plan calculations that determine housing need, and the document entitled 'DP Evidence Paper 5' (DP EP5) published in May 2018, and then updated in 2019, supported the Public Inquiry process associated with the Draft Area Plan for the East.

5.4 The Scenario data from the updated 2019 Report is reproduced below omitting Scenario C which was found to be inaccurate.

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<sup>5</sup> At the time (2015), this was the Department of Infrastructure

Scenario	Meaning
Scenario A	Average household size per the 2016 census will remain constant through until 2036
Scenario B	Average household size reduces by 0.01 per year from the 2016 level
Scenario D	Average household size reduces by 0.0048 per year from 2016. This is the 20 year annual trend rate between the 1996 and 2016 censuses

5.5 In terms of planning for Island's housing needs, the Department considered the most suitable scenario for household size is Scenario D<sup>6</sup> and this remains the case. Therefore:

- The number of private households in 2026 will be: **38,317**
- Average household size in 2026 will be: **2.24**

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<sup>6</sup> According to the Economic Affairs Division of Cabinet Office as at May 2019

## 6. Vacancy Rates

- 6.1 On Census Night (24/25 April 2016) 6,470 properties were vacant, which represents 15% of the housing stock on the Isle of Man. These properties could be vacant for a number of reasons, including second or holiday homes, properties awaiting sale and those undergoing renovation. Economic Affairs estimates that 14% of the housing stock, or 5,818 properties, were vacant in 2011.
- 6.2 The Strategic Plan added a 'vacancy factor' of 4% to the difference in households between 2011 and 2026. Unlike the above 15% vacancy 'rate', this 4% factor is not an actual figure of vacant homes on the Island, but an allowance in recognition that a housing market requires some empty units at any one time in order to function. The Department draws a distinction between the factor and rate due to the fact that it is difficult to predict when, if ever, any of the 15% of properties would be brought to market and thus count towards new housing figures. The 4% therefore represents a more realistic figure.
- 6.3 Despite retaining the 4% figure for vacancy factor, it is important to test the new data as follows (by doing a simple comparison and using original baseline statistics for vacancy factor and distribution).

*Housing need 2011 to 2026 applying 2016 Census figures*

<b>Expected household increase (Island): 2011 - 2026</b>	<b>2,718 plus a 'vacancy factor' of 4% = 2,827</b>
Housing need in the North and West: 2011 – 2026 based on 15% each of total (as used in Strategic Plan)	$15/100 \times 2,827 = 424$ new residential units
If using this data, housing need in the North and West would be 848 homes by 2026	

- 6.4 Implications of the new data (if doing a simple comparison and using original baseline statistics for vacancy factor but updated distribution figures):

*Housing need 2011 to 2026 applying 2016 Census figures and new approval data*

<b>Expected household increase (Island): 2011 - 2026</b>	<b>2,718 plus a 'vacancy factor' of 4% = 2,827</b>
Housing need in the North and West: 2011 – 2026 based on 16% each of total (Latest RLAS data)	$16/100 \times 2,827 = 452$ new residential units
If using this data, housing need in the North and West would be 904 homes by 2026	

- 6.5 Implications of the new data (if doing a simple comparison and using a higher vacancy factor of 15% and updated distribution figures):

*Housing need 2011 to 2026 applying 2016 Census figures, new approval data and higher vacancy rate*

<b>Expected household increase (Island): 2011 - 2026</b>	<b>2,718 plus a 'vacancy factor' of 15% = 3,126</b>
Housing need in the North and West: 2011 – 2026 based on 16% each of total (Latest RLAS data)	$16/100 \times 3,126 = 500$ new residential units
If using this data, housing need in the North and West would be 1000 homes by 2026	

- 6.6 Even if vacancy factor increased to 15% this would only rise to 152 extra (1000 – 848) dwellings.
- 6.7 So, the Department is proposing to follow the approach (similar to that followed in the East) that the latest projections (2016) suggest a housing need figure of 848 in the North and West as highlighted above but with 10% added (again similar to the East) and rounded. The housing need figure is therefore 950 (see Table 4 below).

## 7. Implications of the RLAS approval data on housing need

- 7.1 The RLAS data allows an understanding of the housing need that still needs to be satisfied during the remainder of the plan period. Tables 7 - 9 in Appendix 1 of this report further explain the approach and the impact of the following updates:
- RLAS 11 (published August 2018); and
  - RLAS 13 (published November 2020).
- 7.2 The Department notes from the RLAS data that applications for new dwellings have been steady over the past 5 years. With limited land available in the East, approvals in the North, West and South have partially taken up the deficit, some being built on land allocated for development since as early as the 1982 Development Order.
- 7.3 Set out below in Tables 3 and 4 are extracts from the 'Approvals Tables' for both the North and the West contained within RLAS Update 13, measuring housing approvals against the 770 unit 'need figure' in the Strategic Plan. These two tables show that over the plan period since 2011, residential dwellings have been approved on a number of sites.
- 7.4 As a result of the RLAS data set out below, the number of new dwelling units now required on the Island can be adjusted to reflect valid approvals since the start of the plan period and projections. Table 3 below is intended to provide a simple illustration of the adjusted figures.

**Table 3:** Comparison between distribution of housing need in Housing Policy 3 (Strategic Plan 2016) and if updated using the RLAS 13 data 2020

Distribution based on Strategic Plan 2016	Total new builds, conversions and conversion and windfall projections (RLAS 13)	Residual housing need
North 770	North 532	North 238
West 770	West 513	West 257
<b>Total 1540 (of 5,100 Island figure)</b>	<b>Total 1045</b>	<b>Total 495</b>

- 7.5 Both the North and West are close to their respective Strategic Plan target, however, this data can be examined further using what we know from Table 9.

**Table 4:** Comparison between distribution of housing in Housing Policy 3 (Strategic Plan 2016) and if updated using the RLAS 13 data 2020 and the 2016 Census data.

<b>Updated need based on distribution in the Strategic Plan as updated by the 2016 Census</b>	<b>Total new builds, conversions and conversion and windfall projections (RLAS 13)</b>	<b>Residual housing need</b>
North 424	North 532	-108
West 424	West 513	-89
<b>Sub-Total 848</b>	<b>Total 1,045</b>	<b>Sub Total -197</b>
<b>*Total (+10% and rounded = 950</b>		<b>Total -95</b>

\*Additional 10% to account for take-up rate of applications

- 7.6 Table 4 suggests that the housing need figure for the North and West now stands at -95 using these figures alone.
- 7.7 Whilst evidence will continue to be gathered ahead of the preparation of the Draft Plan, the housing need as set out in the Strategic Plan would appear to have been met in the North and West, suggesting no further housing is required up to the end of the Plan Period of 2026. This is not to say, however, that Strategic Reserves will not be required.

## 8. Is the Strategic Plan still relevant?

- 8.1 According to the Strategic Plan, housing need in the North and West is for **1,540 net new dwellings between 2011 and 2026 (770 homes for each area)**.
- 8.2 **Factoring in the latest projections (2016) housing need in the North and West is 950 net new dwellings between 2011 and 2026.** This represents a reduction of 590 units.
- 8.3 Arguments have been presented recently that new population evidence suggests the Strategic Plan is flawed and shouldn't be relied upon. In terms of pursuing the Area Plan for the North and West, Cabinet Office would argue that the Plan is not flawed for the following reasons:
- i. The Isle of Man Strategic Plan is the statutory planning document for the Island approved by Tynwald and will remain so until it is replaced.
  - ii. Monitoring of the migration figures has revealed that the annual average estimated net inward migration is 284pa since the census<sup>7</sup>.
  - iii. Government's general policies in the Programme for Government were beginning to take effect as at March 2020 in terms of growing the economically active population. The plan process will take account any updated migration figures as they become available.
  - iv. The Area Plan for the North and West will aim to plan for sufficient land release even if some of that land is held back in reserve. This would still be in conformity with the Strategic Plan. The Area Plan process will still examine sites through an assessment framework and examine these sites as required at public inquiry. It is sensible to plan ahead to ensure that sites are ready for release when the need is there. Where sites are identified as having merit, these are likely to remain the best sites and in identifying them, the necessary infrastructure planning can be done early meaning that all the preparation can be done ahead of time. There is always pressure to release sites quickly when there is evidence of need. Having a development plan

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<sup>7</sup> [Source: Economic Affairs Division, Cabinet Office, April 2021](#)

which has thoroughly explored the suitability of sites even if some are held back until needed, provides certainty for all and can avoid the need to revisit a plan soon after its approval, as well as the sporadic release of land.

- v. With this in mind, it is still appropriate for the Area Plans for the North and West to rely on the Strategic Plan figures for the longer term so a mechanism for release of land is likely to be built into the Area Plan, to effectively manage the release of reserve sites when 'need' is evident and all the necessary infrastructure is in place.

## **9. Summary**

- 9.1 Housing need for the North and West from 2011 to 2026 will be based on the Strategic Plan 2016, but will take into account the population projection modelling and consequences for housing need revealed by the 2016 Interim Census.
- 9.2 It is recognised that it takes time to process new Census data and make new projections, and whilst the 2021 Census is imminent, population projection findings will not be available until Spring/Summer 2022. The Plan can progress on data available now; it is important to put potential sites through an assessment process, examining them at public inquiry where necessary with a plan to be able to bring sites forward via a methodology.
- 9.3 The updated housing need data suggests that 950 new residential units between 2011 and 2026 are required.
- 9.4 The evidence suggests that when taking 2016 Census into account, housing need has been met in the North and West. However, strategic reserves may need to be identified to build in flexibility to meet the need identified within the Strategic Plan. If appropriate, these figures will be reviewed in the light of the 2021 Census figures, prior to the Public Inquiry for the Area Plan for the North and West.
- 9.5 It is accepted that migration is increasing albeit affected in the short term by Covid-19 restrictions. Ongoing monitoring of migration will continue and greater insight will be revealed by the 2021 Census and as lockdown restrictions are eased.
- 9.6 The questioning of housing need figures in the Statutory Development Plan following the publication of new survey data is accepted in the normal process of delivering a new area plan. New data will naturally bring into question statutory housing need figures, and presents an opportunity for a 'sense check' approach.
- 9.7 The North and West Plan will be drafted to be in conformity with the Strategic Plan. Whilst there may not be housing need in the immediate future, there could be in the years ahead which will be planned-in using Strategic Reserve sites.
- 9.8 The Strategic Plan is due to be reviewed - starting in 2022 but will not be brought before Tynwald until 2023. Housing need for the North and West set out in this Plan (along with the East and South) will be the basis for an All Island Plan.

9.3 Finally, when preparing the Draft Area Plan for the North and West, the Strategic Plan figures 2016 will be relied upon but a system of phasing sites will be deployed through the use of Development Briefs and if where necessary, the use of Strategic Reserves. A methodology for release will be included in the Plan for when 'need' is evident and all of the necessary infrastructure is in place.

## **10. General Assumption and baseline data moving forward**

**10.1 Main Assumption** - The Area Plan for the North and West to be in general conformity with the Isle of Man Strategic Plan 2016.

**10.2 Other baseline assumptions**

- i. that reliance in the first instance should be on the Isle of Man Strategic Plan 2016 namely Housing Policy 1 and Strategic Policy 11 in terms of broad housing need.
- ii. that reliance in the first instance should be on the Isle of Man Strategic Plan 2016 namely Housing Policy 3 in terms of housing distribution.
- iii. that the distribution figures for the North and West should be adjusted to take into account the 2016 Census but are, percentage wise, proportional to the 'area' distribution set out in the Strategic Plan.
- iv. that the Area Plan will control the release of sites, through appropriate release mechanisms including development briefs and Strategic Reserves.
- v. That prior to the Public Inquiry into the Draft Area Plan, an update to housing need in the North and West is produced taking into account any available population projection data produced following the 2021 Census.

## Appendix 1: Data Tables

**Table 5:** As set out in Table 5 pg2 RLAS13 – valid approvals and projections for the West 2011-2026

West, 1st July 2011 to 30th June 2020

Parish	New builds approved between 1st July 2011 and 30th June 2020	Conversions approved between 1st July 2011 and 30th June 2020	Projected conversions 2011 to 2026 [conversion figure ÷ 9 (past years) x 6 (years remaining)]	No. of approved units considered as 'windfalls'	Projected windfalls 2011 to 2026 [windfall figure ÷ 9 (past years) x 6 (years remaining)]
German	4	9		3	
Michael	12	1		0	
Patrick	39	8		0	
Peel	416	5		2	
<b>Totals</b>	<b>471</b>	<b>23</b>	<b>15</b>	<b>5</b>	<b>3</b>
<b>Total new + conversions</b>	<b>494</b>				
<b>Total new + conversions + conversion projections</b>	<b>509</b>				
<b>Total new + conversions + conversion and windfall projections</b>	<b>513</b>				
<b>Number of units needed up to 2026 to meet the Strategic Plan housing target of 770 units</b>	<b>257</b>				

**Table 6:** As set out in Table 2 pg2 RLAS13 – valid approvals and projections for the North 2011-2026

**North, 1st July 2011 to 30th June 2020**

Parish	New builds approved between 1st July 2011 and 30th June 2020	Conversions approved between 1st January 2011 and 30th June 2020	Projected conversions 2011 to 2026 [conversion figure ÷ 9 (past years) x 6 (years remaining)]	No. of approved units considered as 'windfalls'	Projected windfalls 2011 to 2026 [windfall figure ÷ 9 (past years) x 6 (years remaining)]
Andreas	2	4		0	
Ballaugh	3	5		0	
Bride	6	0		0	
Jurby	24	2		13	
Lezayre	19	2		2	
Maughold	4	2		0	
Ramsey	383	19		37	
<b>Totals</b>	<b>441</b>	<b>34</b>	<b>23</b>	<b>52</b>	<b>35</b>
Total new + conversions	<b>475</b>				
Total new + conversions + conversion projections	<b>498</b>				
Total new + conversions + conversion and windfall projections	<b>532</b>				
Number of units needed up to 2026 to meet the Strategic Plan housing target of 770 units	<b>238</b>				

**Table 7:** The implications of RLAS Update 13 on the spatial distribution of housing set out in Housing Policy 3 (Strategic Plan 2016)

Settlement Hierarchy	Area	Identified Settlement	Planning approvals for new dwellings broken down by settlement (update 11)  2001-2018	Planning approvals for new dwellings broken down by settlement (update 13)  2001-2020	How figures are split across settlements where local authorities areas contain more than 1 identified settlement
<b>Main Centre</b>	East	Douglas	1918	2035	
	<b>Total</b>		<b>1918</b> (29% of total)	<b>2035</b> (28.3% of total)	
<b>Service Centres</b>	West	Peel	1137	1179	
	North	Ramsey	916	993	
	South	Port Erin	363	355	
	South	Castletown	346	426	
	East	Onchan	251	231	
	<b>Total</b>		<b>3013</b> (45% of total)	<b>3184</b> (44.2% of total)	
<b>Service Villages</b>	North	Jurby	34	51	
	North	Andreas	107	111	

	South	Port St Mary	161	181	
	South	Ballasalla	132	392	
	East	Union Mills	197	198	Braddan - Figure split proportionally with Strang
	East	Laxey	37	28	
	West	Kirk Michael	92	87	Michael
	West	St Johns	35	29	German
	West	Foxdale	135	96	Patrick - Figure split proportionally with Glen Maye and Dalby
		<b>Total</b>	<b>930</b> (14% of total)	<b>1173</b> (16.4% of total)	
<b>Villages</b>	North	Bride	42	18	
	North	Sulby	80	77	Lezayre
	North	Glen Mona	25	24	Maughold
	North	Ballaugh	26	29	
	South	Colby	102	102	Arbory - Figure split proportionally with Ballabeg
	South	Ballabeg	26	26	Arbory - Figure split proportionally with Colby
	South	Ballafesson	81	75	Rushen
	East	Baldrine	142	136	Lonan
	East	Crosby	75	77	Marown - Figure split with Glen Vine
	East	Glen Vine	75	77	Marown - Figure split with Crosby

	East	Newtown	18	17	Santon
	East	Strang	102	99	Braddan - Figure split proportionally with Union Mills
	West	Glen Maye	35	34	Patrick - Figure split proportionally with Foxdale and Dalby
	West	Dalby	15	7	Patrick - Figure split proportionally with Glen Maye and Foxdale
		<b>Total</b>	<b>844</b> (12% of total)	<b>798</b> (11.1% of total)	
<b>Island total by settlement</b>			<b>6705</b>	<b>7190</b>	

**Table 8:** The spatial distribution of new housing 2011 - 2026 across the North, South, East and West based on the table above and the need for 2,827 new dwellings based on 2016 census population projections.

Settlement Type	Breakdown across settlement type	Total	Split across settlements in same category	Allocation for settlement type
<b>Main Centre</b> (1)	28.3% of 2,827 =	800	÷ 1 =	800
<b>Service Centres</b> (5)	44.2% of 2,827 =	1249	÷ 5 =	250
<b>Service Villages</b> (9)	16.4% of 2,827 =	464	÷ 9 =	51
<b>Villages</b> (14)	11.1% of 2,827 =	314	÷ 14 =	22

<b>North</b>	1 Service Centre	250		
	2 Service Villages	102		
	4 Villages	90		
<b>Total</b>		<b>442</b>	<i>Rounded =</i>	<b>440</b>
<b>South</b>	2 Service Centres	500		
	2 Service Villages	102		
	3 Villages	67		
<b>Total</b>		<b>669</b>	<i>Rounded =</i>	<b>670</b>
<b>East</b>	1 Main Centre	800		
	1 Service Centre	250		
	2 Service Villages	102		
	5 Villages	112		
<b>Total</b>		<b>1264</b>	<i>Rounded =</i>	<b>1260</b>
<b>West</b>	1 Service Centre	250		
	3 Service Village	153		
	2 Village	45		
<b>Total</b>		<b>448</b>	<i>Rounded =</i>	<b>450</b>
<b>Total</b>		<b>2823</b>		<b>2820</b>

**Table 9:** Comparison between distribution of housing in Housing Policy 3 (Strategic Plan 2016) and how these could potentially change given the availability of RLAS - Updates 11 and 13.

<b>Distribution based on RLAS Update 6 (figures used in Draft Strategic Plan 2016)</b>	<b>Distribution based on RLAS Update 11</b>	<b>Distribution based on RLAS Update 11 and 2016 population projections</b>	<b>Distribution based on RLAS 13 and 2016 population projections</b>
North 770	790	440	440
South 1120	1210	670	670
East 2440	2310	1290	1260
West 770	790	440	450
<b>Total 5100</b>	<b>5100</b>	<b>2840</b>	<b>2820</b>

**Table 10: Population Projections using 2016 Census Data**

Data source	Figures	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Strategic Plan 2016	Population in private households	83,026	86,073	86,690	87,298	87,898	88,491	89,078	89,657	90,231	90,797	91,353	91,898
Census 2016 & projections	Population in private households Scenario B Mig. 500		81,680	82,127	82,565	82,992	83,415	83,810	84,203	84,584	84,962	85,314	85,671
Strategic Plan	Household size	2.33	2.310	2.306	2.302	2.298	2.294	2.29	2.286	2.282	2.278	2.274	2.27
Census 2016 & projections	Household size Scenario B		2.28	2.27	2.26	2.25	2.24	2.23	2.22	2.21	2.2	2.19	2.18
Census 2016 & projections	Household Size Scenario D		2.28	2.28	2.27	2.27	2.26	2.26	2.26	2.25	2.25	2.24	2.24
Strategic Plan 2016	Total Households	35,599	37261	37,593	37,923	38,250	38,575	38,899	39,220	39,540	39,858	40,173	40,484
Census 2016 & projections	Total Households Scenario B Mig. 500		35,763	36,117	36,470	36,821	37,174	37,517	37,862	38,205	38,550	38,887	39,228
Census 2016 & projections	Total Households Scenario D Mig. 500		35,763	36,034	36,303	36,568	36,832	37,086	37,339	37,588	37,836	38,075	38,317

