



Isle of Man
Government

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Area Plan for the East: Draft Plan

Supplementary evidence paper on statistics relating to ‘brownfield sites’ and ‘greenfield sites’

21st June 2018

Evidence Paper No. DP EP8
(DP EP 1-7 Published 25th May 2018)

Cabinet Office

Evidence Paper: DP EP8

1.0 Purpose of this Evidence Paper

1.1 The timing and content of the publication of this paper has been influenced by the Select Committee appointed by Tynwald on 17th April 2018 and the subsequent oral hearing on 11th June 2018.

1.2 The Select Committee was appointed to:

“investigate the options available to encourage and prioritise the development of unoccupied or previously developed urban sites ahead of building on green fields in the Manx countryside, and to report its findings and recommendations by July 2018.”

1.3 Given that the Draft Area Plan for the East has recently been published and is out for public consultation and that the Select Committee seeks information on particular data sets, the Cabinet Office has released this paper as part of its wider evidence base.

2.0 This paper aims to:

- i. Help explain the figures contained within Evidence Paper 3 published on 25th May 2018 (DP EP3) specifically relating to the “658” figure referred to on page 6 of Paper DP EP3. This represents the number of potential housing units that would be provided on brownfield sites within the plan period.
- ii. Provide a breakdown of the residential approvals between 2007 and 2017 (extracted from the Residential Land Availability Study Update 10¹) which shows the differentiation between brownfield sites and greenfield sites and the underlying assumptions for this data.

3.0 Further breakdown of statistics set out in Evidence Paper 3

3.1 Evidence Paper 3 states in Section 3.6 ‘Potential Development Sites’ that 2,408 new dwellings could be delivered within the Plan Period. It goes on to state that of the 2,408, 658 housing units would be on brownfield sites. The figures are based on a number of assumptions and so are a reasonable ‘best guess’ ahead of sites being built out on site. The table set out in Appendix 1 sets out more detail to explain how the figure of 658 was reached.

¹ <https://www.gov.im/evidencebase>

4.0 Breakdown of residential approvals between 2007 and 2017 in terms of brownfield versus greenfield

- 4.1 The data set out in Appendix 2 has been extracted from *Residential Land Availability Study Update 10*; a long term study with a data set now spanning a 17 year period from 2001. The tables represent data for the 10 year period between 1st July 2007 and 30th June 2017.
- 4.2 The purpose of the original study was to provide information regarding the number and take-up rate of planning approvals for residential dwellings (net increase) across the Island, in addition to identifying land which was zoned for development but not yet identified as having planning approval.

5.0 The need for caution when extracting data from RLAS

- 5.1 The original RLAS Study was created to provide data for particular purposes. It is possible to interrogate the data set however to produce statistics but when doing so it is important to identify baseline caveats and assumptions:
- 5.2 The tables set out in Appendix 2 assume the following:

5.2.1 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 Plan.

5.2.2 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 within 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.

5.2.3 Net figures

The RLAS data only records (in full) applications which have a net loss or gain. 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 two units not three. Pulrose in recent years has undergone replacement of a

number or public sector units involving a number of applications. For instance PA 10/00700/B was for 36 new units. But 24 were replacements so the net gain was only 12 units. So what might seem to be a small increase in fact represented a much larger area of redevelopment on the ground.

5.2.4 Application types

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

5.2.5 New dwellings in the countryside

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

Breakdown of sites identifiable as 'brownfield sites' in the Draft Area Plan for the East

Site ID	Site Name	Site Size	Brownfield	Scenario Testing - Outside Flood Zone?	Scenario Testing - Within ESB (existing settlement boundary?)	Notes (for Scenario Testing Report)	DRAFT PLAN STATUS	Net Developable Area	% Probability of coming forward	% Housing	Density	Likely Housing (taking account of % probability)	Relevant Planning Applications / Existing Allocations/Notes
BH034	Mannin Infirmary Site	1.46	Yes	Yes	Yes	Assume 40dph	Housing Site	1.46	80%	100%	20	23	
BH043	Former Farmhouse, Snugborough Farm	0.22	Yes	Yes	Yes	Assume 15 DPH	Housing Site	0.22	80%	100%	20	4	18/00176/B - Proposed construction of 24 two bedroom apartments and 6 one bedroom apartments with associated car parking and landscaping
DH001	Westmoreland Road, Douglas	2.46	Yes	Yes	Yes	Assume 40 DPH over 50% site	Mixed Use Site	2.46	0%	50%	40	0	DH001 (Westmorland Road) Originally assumed 50% of site developed at 40dph = 49 but reduced to 0 as uncertainty during plan period. Housing on this site would be a bonus through some conversion/redevelopment (Mixed Use site)
DH004	31 - 39 South Quay Douglas	0.24	Yes	No	Yes	Submission states 35 - 40 units.	Housing Site	0.24	80%	100%	100	19	16/01013/A - Approval in principle for residential development
DH005	Windsor Terrace, Douglas	0.30	Yes	Yes	Yes	Assume 40 DPH over 50% of site	Wash as Predominantly Residential	0.00	0%	0%	40	0	DH005 Better assessed through a planning application as uncertainty about ownership and potential – very small site – Assume 0. (Washed as Pre Res)
DH019	South Quay	0.58	Yes	Yes	Yes	2 PAs - 53 and 33	Housing Site	0.58	80%	100%	100	46	RLA Site. Pending 18/00350/B - Provision for 46 temporary car parking spaces and three self-servicing car washing machines for a period of 2 years. 14/00615/B - Variation of condition 1 of approved application PA 07/02169/B (re-development of site to provide 53 residential apartments and one commercial unit including use of adjoining scrubland as garden) in order to extend period of permission by four years
DH020	Westmoreland Road, Douglas	0.54	Yes	Yes	Yes		Wash as Mixed Use	0.54	0%	100%	100	0	RLA Site. DH020 In use as multi-storey car park. Assumed 0 delivery in plan period.
DH021	South Quay	0.09	Yes	No	Yes	AiP. Have assumed 100 DPH	Housing Site	0.09	80%	100%	100	7	RLA Site. 13/91222/REM - Reserved Matters Application to replace existing industrial/commercial units with a new office building DD 19.10.2015
DH022	Corner of Circular Road and Peel Road	0.79	Yes	Yes	Yes	PA for 52 and AiP for remainder. Assume 100 DPH over whole site.	Housing Site	0.79	80%	100%	100	63	13/91517/B - Re-development of site with residential scheme of seventy three (reduced by amendment) apartments DD 02.06.2017

Site ID	Site Name	Site Size	Brownfield	Scenario Testing - Outside Flood Zone?	Scenario Testing - Within ESB (existing settlement boundary?)	Notes (for Scenario Testing Report)	DRAFT PLAN STATUS	Net Developable Area	% Probability of coming forward	% Housing	Density	Likely Housing (taking account of % probability)	Relevant Planning Applications / Existing Allocations/Notes
DH023	Demesne Road	0.49	Yes	Yes	Yes	Assume 15 DPH	Wash as Predominantly Residential	0.00	0%	100%	40	0	17/00746/B - Conversion of ground floor from various current uses (changing area, salon and storage) to an extension of existing nursery facility, including alteration to parking/drop off area DH023 Demesne Road – currently in use – assume 0 (Washed as Pre Res)
DH025	Fairfield Junior School	0.28	Yes	Yes	Yes	Assume 40 DPH	Housing Site	0.28	80%	100%	40	9	17/00526/D - Installation of non-illuminated signage in connection with the Salvation Army's proposed temporary use of the premises 17/00317/C
DH026	Masterplan SG1	0.29	Yes	Yes	Yes	Assume 100 DPH over whole site	Mixed Use Site	0.29	80%	50%	100	12	14/01131/B - Erection of an office building with integral car parking - 0.13Ha
DH027	Masterplan SG3	0.13	Yes	Yes	Yes	Assume 100 DPH over whole site.	Mixed Use Site	0.13	0%	50%	100	0	DH027 Government Office Car park – assumed 0 in plan period (Mixed Use Site)
DH028	Stanley House, Douglas Head	0.08	Yes	Yes	Yes	PA for 6	Wash as Predominantly Residential	0.08	80%	100%	100	6	RLA Site. Refused - 04/00032/B- Erection of a block of six apartments with ground floor parking to replace existing dwelling
DH029	34 Castlemona Avenue	0.01	Yes	Yes	Yes	PA for 4	Wash as Mixed Use	0.01	80%	100%	100	1	RLA Site. 16/00614/B - Variation of condition one of PA 11/00435/B, Erection of a 4 apartment block on vacant plot, with associated car parking and access, to extend period of permission
DH030	Motorcycle showroom, 11 Castlemona	0.02	Yes	Yes	Yes	PA for 6 additional	Wash as Mixed Use	0.02	80%	100%	100	2	RLA Site Lapsed - 07/02160/B - Erection of a block of six apartments with ground floor parking to replace existing building
DH031	Block 1, Oakhill	0.22	Yes	Yes	Yes	PA for 6 additional	Wash as Predominantly Residential	0.22	80%	100%	40	7	RLA Site. Refused - 14/01219/B- Extension to existing apartment development to provide ground floor garages and first floor apartment
DH033	Vine Villa, 8 Derby Square.	0.08	Yes	Yes	Yes	PA for demo of 1 and construction of 4 (3 net)	Wash as Predominantly Residential	0.08	80%	100%	40	3	RLA Site. 17/01032/CON - Registered building application to vary condition 1 of PA13/91226/B for the demolition of existing buildings and construction of four duplex apartments each with double garages, to extend the period of approval for a further four years (in connection with application 17/01031/GB)
DH034	28-30 Derby Square.	0.06	Yes	Yes	Yes	PA for 7	Wash as Predominantly Residential	0.06	80%	100%	40	2	RLA Site. 17/01083/B - Erection of three new houses and garages

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DH035	Warehouse Store And Lock Up Garages Falcon Cliff Terrace Lane	0.15	Yes	Yes	Yes	PA for 8	Wash as Predominantly Residential	0.15	80%	100%	40	5	RLA Site. 14/01034/B - Erection of a block of eight apartments with landscaping and parking to replace existing buildings
DH036	Tennis Road	0.20	Yes	Yes	Yes	PA for 5	Wash as Predominantly Residential	0.20	80%	100%	40	6	RLA Site. 16/00227/B - Erection of five terraced dwellings with parking to rear of properties and associated landscaping
DH039	Park Rd School & Bowling Green PH	0.84	Yes	Yes	Yes	Assume 40DPH	Housing Site	0.84	80%	100%	40	27	15/00922/C - Change of use of site to provide a temporary building materials storage area
DH043	Reayrt Ny Baie, Albert Terr.	0.09	Yes	Yes	Yes	Assume 15 DPH	Wash as Predominantly Residential	0.09	80%	100%	40	3	
DH046	Victoria Road Prison and Edale (including Eastcliffe)	1.39	Yes	Yes	Yes	Assume 40DPH	Housing Site	1.39	80%	100%	40	44	
DH048	Glenside	1.21	Yes	Yes	Yes		Housing Site	1.21	80%	0%	0	0	Pending 18/00144/B - Construction of a 60 bed residential care home and day care unit for older residents DH048 Glenside – potential care home so assume 0 (Housing Site)
DH054	Manor Hotel	0.49	Yes	Yes	Yes	Assume 15 DPH	Wash as Predominantly Residential	0.49	0%	100%	40	0	DH054 Manor Hotel Pulrose – in use as public house – assume 0 (Washed as Pre Res)
DH056	Demesne Road / Orry Street, Douglas	0.06	Yes	Yes	Yes	Form has 'employment' as proposed use but in detail states 7 Town Houses or 21 Flats. Therefore re-coded from DE003	Wash as Predominantly Residential	0.06	80%	100%	40	2	
DM002	Land at Lake Road, Douglas	1.15	Yes	No	Yes	Yield - 1.1 hectares 'high density apartments'. Have assumed 100 DPH. Have assumed 0 yield of employment	Housing Site	1.15	80%	100%	100	92	RLA (Part)

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DM003	Loch Promenade Masterplan SS2	0.42	Yes	No	Yes	Assume 0.3 site at 100DPH and remainder retail (therefore 0 employment yield)	Mixed Use Site	0.42	80%	50%	100	17	RLA Site. Lapsed 13/00163/B - Erection of a six storey residential development with underground parking and ground floor retail space on the remainder of the Villiers Site (comprising amendments to PA 04/00418/B)
DM004	Lord Street / Parade Street - Masterplan QS1 and 2	0.52	Yes	No	Yes	Leisure development on part so Residential on 50% at 100DPH	Mixed Use Site	0.52	80%	50%	100	21	In Pre Application Talks
DM005	Hanover St. School	0.12	Yes	Yes	Yes	Exact uses TBC, have assumed 50% site area at 100 DPH	Wash as Mixed Use	0.12	0%	100%	100	0	
DM006	Customs House	0.09	Yes	Yes	Yes	Exact uses TBC, have assumed 50% site area at 100 DPH	Wash as Mixed Use	0.09	0%	100%	100	0	14/00891/GB - Alterations and refurbishment works to building, erection of an outdoor canopy and creation of an internal retail area (in association with 14/00892/CON)
DM007	Masterplan TF1 and TF2	1.94	Yes	No	Yes	Leisure and transport uses. Some resi potential so assume 100 DPH over 30% site area	Mixed Use Site	1.94	80%	50%	100	78	
DM008	Masterplan TF3 and TF6	0.83	Yes	No	Yes	Leisure and retail development but potential for Resi on upper floors. Assume 100 DPH on 50% site	Mixed Use Site	0.83	80%	50%	100	33	

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DM012	Summerland	1.45	Yes	No	Yes	Exact uses TBC, assume 50% site area at 100 DPH and 0 employment yield	Mixed Use Site	1.45	10%	50%	100	7	17/01067/B - Erection of temporary facility to provide stabling for tram horses, comprising a stable building, hay store, staff and welfare facilities and parking for a period of 5 years 17/00787/B - Variation of condition 3 of PA12/01359/B to extend Derby Castle MER Depot, to extend the period of approval for a further 5 years
DM013	Little Switzerland	2.20	Yes	Yes	Yes	Have assumed 40 DPH on 50% of site. Assume other uses don't include employment for ST purposes.	Mixed Use Site	2.20	80%	50%	40	35	15/00723/B - Erection of four small office units with associated car parking, drainage, hard and soft landscaping works (resubmission of PA 11/00178/B)
DM014	The Milestone, Peel Road, Douglas	1.22	Yes	Yes	Yes	Assume 25% resi at 100dph	Mixed Use Site	1.22	80%	50%	100	49	18/00113/B - Alterations, erection of front extension to provide entrance porch and change of use from retail of electrical goods (Class 1) and warehouse to retail of wine and liquor (Class 1), warehouse and deli / cafe (Class 3)
GH022	Cliffside & End Café, The Promenade	0.07	Yes	No	Yes	PA for 4 (3 net)	Wash as Mixed Use	0.07	80%	100%	20	1	RLA Site. 17/00006/B - Demolition of existing dwellings, garage and outbuildings and erection of four dwellings - Approved by Minister
GH023	Former Prince's Motors Site, adjacent to MER line & A2 Ramsey Road	0.18	Yes	Yes	Yes	Assume 100 DPH	Housing Site	0.18	80%	100%	20	3	RLA Site
GH024	New Inn, New Road	0.19	Yes	Yes	Yes	PA for 4	Wash as Predominantly Residential	0.19	80%	100%	20	3	RLA Site. Refused - 14/00349/B - Replacement of Public House with four detached dwellings with associated parking
GH025	35 New Road And Adjacent Land.	0.07	Yes	Yes	Yes	AiP for resi. Assume 15 DPH	Wash as Mixed Use	0.07	80%	100%	20	1	RLA Site 15/00017/A - Approval in principle for demolition of existing Commissioners Offices and replace with a residential development
ME001	Close Veg Glen, Darragh Road, Glen Vine	0.29	Yes	Yes	Yes	Existing use is employment	Wash as Predominantly Residential	0	0%	0.00	0.00	0	17/01269/B - Alterations and erection of extension to existing agricultural building / workshop (forming amendments to PA 16/00892/B) However, considered more appropriate to allocate as PR, noting this doesn't prevent existing use continuing

Site ID	Site Name	Site Size	Brownfield	Scenario Testing - Outside Flood Zone?	Scenario Testing - Within ESB (existing settlement boundary?)	Notes (for Scenario Testing Report)	DRAFT PLAN STATUS	Net Developable Area	% Probability of coming forward	% Housing	Density	Likely Housing (taking account of % probability)	Relevant Planning Applications / Existing Allocations/Notes
MH018	Ballabeg, Main Road, Glen Vine	0.70	Yes	Yes	Yes	Implemented PA and surrounding Resi area. 7 (net) based on P.Apps	Housing Site (Jointly with MH023)	0.70	80%	100%	20	11	Permitted 16/01316/A - Approval in principle to construct 7 detached dwellings with garages (including details of internal site layout, means of access and landscaping).
MH020	Off Glen Vine Drive	0.39	Yes	Yes	Yes	Implemented PA and surrounding Res area (net 4)	Wash as Predominantly Residential	0.39	80%	100%	20	6	RLA Site. Permitted 15/00082/B, 15/00081/B, 14/01192/B - Variation of condition one of approved dwelling (PA 14/00441/VAR) to extend permission for one year
OH016	Former Follies Cabaret Restaurant. Harbour Road	0.45	Yes	Yes	Yes	PA for 16	Housing Site	0.45	80%	100%	28	10	RLA Site. 13/00575/B - Erection of sixteen dwellings
Total Brownfield												658.45	

All Island, 1st January 2007 to 30th June 2017

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
North	80	220	94	65	0	18	477
South	232	182	50	69	0	10	543
East	148	411	51	231	137	6	984
West	367	87	5	50	0	15	524
Totals	827	900	200	415	137	49	
Total new builds	1976						
Total new + conversions	2391						
Total new + conversions + hotel conversions	2528						

* Land designated as Predominantly Residential on the Braddan Local Plan 1991, the Douglas Local Plan 1998 or the Area Plan for the South 2013 which was still open land / agricultural at the time their approval, has been taken to be 'Proposed Residential' for the purposes of this study (Greenfield).

Summary

	Total	Percentage
New builds on greenfield	876	34%
New builds on brownfield	1100	44%
Conversions	552	22%
Brownfield + conversions	1652	66%
Total	2528	100%

North, 1st January 2007 to 30th June 2017

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	New dwellings in the countryside i.e. on land not zoned for development	Parish Totals
Andreas	0	1	3	7	2	13
Ballaugh	0	1	0	5	3	9
Bride	0	2	0	3	5	10
Jurby	0	8	5	4	2	19
Lezayre	0	5	5	10	5	25
Maughold	1	6	0	6	1	14
Ramsey	79	197	81	30	0	387
Totals	80	220	94	65	18	
Total new builds	412					
Total new + conversions	477					

Summary

	Total	Percentage
New builds on greenfield	98	21%
New builds on brownfield	314	66%
Conversions	65	14%
Brownfield + conversions	379	79%
Total	477	100%

Applications of Note:

16/00232/B - Fields 131047 & 134069, Royal Park Phase 2, The Vollan - 81 Units (Greenfield)

13/91461/B - Creation of new Dwellings on site of old Gas Works - 30 Units (Brownfield)

12/01041/B - Site Of Former Grand Island Hotel - 35 Units (Brownfield)

Additional Notes:

Revised applications to previous permissions subsequently reduced the net number of dwellings on land 'proposed' on.

South, 1st January 2007 to 30th June 2017

Parish	New dwellings on land designated 'proposed' on the Area Plan for the South (SAP) 2013*	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	New dwellings in the countryside i.e. on land not zoned for development	Parish Totals
Arbory	47	8	0	7	0	62
Castletown	2	51	0	22	0	75
Malew	9	31	4	9	3	56
Port Erin	161	33	1	6	0	201
Port St Mary	0	50	45	14	0	109
Rushen	13	9	0	11	7	40
Totals	232	182	50	69	10	
Total new builds	474					
Total new + conversions	543					

* Land designated as 'predominantly residential (proposed)' in the 1982 Development Plan or other specific development briefs has been transferred to 'predominantly residential' in accordance with the Area Plan for the South 2013.

Summary

	Total	Percentage
New builds on greenfield	242	45%
New builds on brownfield	232	43%
Conversions	69	13%
Brownfield + conversions	301	55%
Total	543	100%

Applications of Note:

13/00777/B - Fields 411529, 414546, 414214 & 414532, Part Of Footway To Church Road And Small Parcel Of Adjoining Land- Port Erin- 155 Units (Greenfield)

15/00870/B - Demolition of redundant gas works and construction of dwellings - Port St Mary - 20 Units (Brownfield)

East, 1st January 2007 to 30th June 2017

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	32	6	20	12	0	-3	67
Douglas	21	319	5	172	137	0	654
Laxey	1	14	0	4	0	0	19
Lonan	32	29	0	5	0	3	69
Marown	30	20	7	7	0	4	68
Onchan	32	23	18	29	0	1	103
Santon	0	0	1	2	0	1	4
Totals	148	411	51	231	137	6	984
Total new builds	616						
Total new + conversions	847						
Total new + conversions + hotel conversions	984						

* 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.

Summary

	Total	Percentage
New builds on greenfield	154	16%
New builds on brownfield	462	47%
Conversions	368	37%
Brownfield + conversions	830	84%
Total	984	100%

Applications of Note:

14/00615/B - Redevelopment of site to provide 53 residential apts. Former Manx Petroleum Depot - 53 Units (Brownfield)

16/00775/B - Redevelopment of Willaston Police Station Site - 41 Units (Brownfield)

16/00946/B - Conversion and erection of extension to former nursing home to provide residential apartments - 32 Units (Brownfield)

West, 1st July 2007 to 30th June 2017

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	New dwellings in the countryside outside of settlement boundaries	Parish Totals
German	2	4	3	17	1	27
Michael	1	10	0	6	2	19
Patrick	78	1	0	11	12	102
Peel	286	72	2	16	0	376
Totals	367	87	5	50	15	
Total new builds	474					
Total new + conversions	524					

Summary

	Total	Percentage
New builds on greenfield	382	73%
New builds on brownfield	92	18%
Conversions	50	10%
Brownfield + conversions	142	27%
Total	524	100%

Applications of Note:

13/91289/B, 14/01326/B, 14/01323/B - Fields 311826, 311827 And 314444 - Peel - 144 Units (Greenfield)
 10/00544/B - Field 311825 & parts of fields 315097 - Peel - 100 Units (Greenfield)



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

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