

# **Schedule of Modifications to the Draft Isle of Man Strategic Plan 2015**

Planning Policy Team  
Strategy, Policy and Performance Division  
Department of Infrastructure  
14<sup>th</sup> December 2015



Modification Number	Source of/Reason for modification	Effect on Draft Isle of Man Strategic Plan 2015	Department Response
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## Schedule of Modifications to the Draft Isle of Man Strategic Plan 2015

<p><b>Mod 1</b></p>	<p><b>Department proposal</b></p> <p>That the final paragraph of the Preface 2015 in the Draft Plan be deleted and additional text added to update it:</p> <p><i>Supported by Inspector (Recommendation 7.11 in Inspector's Report).</i></p>	<p><b>Preface 2015</b></p> <p><b>Remove 5<sup>th</sup> paragraph and replace with:</b></p> <p><i>A draft Isle of Man Strategic Plan 2015 was published in January 2015 and further public consultation occurred prior to a Public Inquiry held before an independent Inspector appointed to preside over the Inquiry. The Inspector then produced a 'Report of the Public Inquiry' which contained recommendations to the Department in relation to the draft 2015 plan.</i></p> <p><i>Although the Strategic Plan review was only focused on and resulted in changes to three specific policies, the Strategic Plan 2015 as approved by Tynwald is to be considered a single coherent document: the 2007 Strategic Plan is no longer of any legal effect.</i></p> <p><i>If, contrary to the requirements of section 2 (4) of the Act (that an Area Plan is to be in general conformity with a Strategic Plan), there is any conflict between the contents of Area Plan and the contents of the Strategic Plan, the more recently approved provisions will prevail.</i></p> <p><i>By way of example, housing allocations set out in the Area Plan for the South are to be treated as superseded by the variations resulting from this Strategic Plan which specifically dealt with such allocations in the South area. On the other hand should any future Area Plan result in proposals which are contrary to any provisions of this Strategic Plan (whether 'new' or surviving), the Area Plan provisions shall prevail. This guidance as to status does not of course preclude any decision maker weighting such matters of timing alongside other relevant matters within the</i></p>	<p>This is an update to the Preface 2015.</p> <p>Accept modification</p>
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		<i>legitimate parameters of section 10(4) of the Act as they apply to a particular planning application.</i>	
<b>Mod 2</b>	<p><b>Department proposal</b></p> <p>To more precisely define the Plan period as between 1 April 2011 to 31 March 2026.</p> <p>Supported by Inspector (Recommendation 7.2 in the Inspector's Report)</p>	<p><b>Paragraph 1.8.1 – additional text</b></p> <p>1.8.1 It was determined that a Plan period of 15 years (<i>1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2026</i>) would be the most appropriate.</p>	Accept Modification
<b>Mod 3</b>	<p><b>Department proposal and Inspector's comment</b></p> <p>Supported by Inspector (Recommendation 7.12 in the Inspector's Report)</p>	<p><b>Replace paragraph 5.18 with</b></p> <p>5.18 <i>Chapter 8 gives the background to projected future housing need for the Island from 2011 to 2026. From this it can be seen that provision needs to be made for some 5,100 new homes up to 2026. By that date however existing homes will still comprise some 88% of the total housing stock, so by any measure it is clear that the existing spatial pattern will continue to dominate the Island Spatial Strategy.</i></p>	Accept Modification
<b>Mod 4</b>	<p><b>Department proposal and Inspector's comment</b></p> <p>Supported by Inspector (Recommendation 7.12 in the Inspector's Report)</p>	<p><b>Replace paragraph 5.19 with</b></p> <p>5.19 <i>The figure of 5,100 represents the broad housing requirement for the Isle of Man. It has been calculated by examining the actual household numbers in 2011 (as recorded in the 2011 census) and the projected housing numbers in 2026 and allowing for a vacancy factor to account for a proportion of the overall estimated vacancy rate. In terms of how the figure of 5,100 should be</i></p>	Accept Modification

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	Report)	<i>distributed across the four Areas of the North, South, East and West, analysis has been undertaken of past planning approval data and the subsequent assessment examined a number of different approaches.</i>	
<b>Mod 5</b>	<p><b>Department proposal and Inspector's comment</b></p> <p>Supported by Inspector (Recommendation 7.12 in the Inspector's Report)</p>	<p><b>Replace paragraph 5.20 with</b></p> <p>5.20 <i>The approach considered to be the most appropriate calculated the spread of new housing on the basis of past development levels; using the planning approval data for new dwellings collated between 2001 and 2013. These figures provided an extensive data set. The preferred distribution approach (set out below) is supported by a general understanding of: the general settlement pattern of the Isle of Man as a whole and for each defined Area, the character of each settlement (including the potential of each to accommodate further growth), the proximity of settlements to the identified major employment centres, the areas of the Island which have been identified as having the greatest levels of demand for employment land as well as the likely impact of the preferred spatial distribution figures on the strategic highway network.</i></p>	Accept Modification
<b>Mod 6</b>	<p><b>Department proposal and Inspector's comment</b></p> <p>Supported by Inspector (Recommendation 7.12 in the Inspector's Report)</p>	<p><b>Replace paragraph 5.21 with</b></p> <p>5.21 <i>On the basis of over 12 years' worth of planning approval evidence , the distribution across the North, South, East and West allocates 33% of the all-Island figure (51000 to the Main Centre (Douglas), 41% to the Service Centres, 15% to the Service Villages and 11% to the Villages. Based on the composition of the settlement types in each Area, the tables below shows how such a distribution would translate into a specific housing need for each Area. It is important to note that settlements of the same classification e.g.</i></p>	Accept Modification

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		<p><i>the Service Centres would, under this approach, be allocated the same proportion of the all-Island need figure.</i></p> <p><b><i>Spatial distribution of housing 2011 to 2026 based on analysis of past planning approval data</i></b></p> <table data-bbox="786 443 1709 724"> <thead> <tr> <th><b><i>Spatial distribution of new housing need figure</i></b></th> <th><b><i>% of all-Island Housing units</i></b></th> </tr> </thead> <tbody> <tr> <td><i>North</i></td> <td><i>15%</i></td> </tr> <tr> <td><i>South</i></td> <td><i>22%</i></td> </tr> <tr> <td><i>East</i></td> <td><i>48%</i></td> </tr> <tr> <td><i>West</i></td> <td><i>15%</i></td> </tr> <tr> <td><i>Total</i></td> <td><i>100%</i></td> </tr> </tbody> </table>	<b><i>Spatial distribution of new housing need figure</i></b>	<b><i>% of all-Island Housing units</i></b>	<i>North</i>	<i>15%</i>	<i>South</i>	<i>22%</i>	<i>East</i>	<i>48%</i>	<i>West</i>	<i>15%</i>	<i>Total</i>	<i>100%</i>	
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<p><b>Mod 7</b></p>	<p><b>Department proposal and Inspector's comment</b></p> <p>Supported by Inspector (Recommendation 7.12 in the Inspector's Report)</p>	<p><b>Paragraph 5.22 Insertion of commas in the figures only</b></p> <p><i>5.22 A spatial distribution based on the above approach results in the overall housing requirement of 5100 new dwellings between 2011 and 2026 being distributed in the following manner:</i></p> <table data-bbox="712 1059 1787 1340"> <thead> <tr> <th><b>Area</b></th> <th><b>Spatial distribution of housing requirement 2011 to 2026</b></th> </tr> </thead> <tbody> <tr> <td>North</td> <td>770</td> </tr> <tr> <td>South</td> <td>1,120</td> </tr> <tr> <td>East</td> <td>2,440</td> </tr> <tr> <td>West</td> <td>770</td> </tr> <tr> <td>Total</td> <td>5,100</td> </tr> </tbody> </table>	<b>Area</b>	<b>Spatial distribution of housing requirement 2011 to 2026</b>	North	770	South	1,120	East	2,440	West	770	Total	5,100	<p>Accept Modification</p>
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<b>Mod 8</b>	<p><b>Department proposal and Inspector's comment</b></p> <p>Supported by Inspector (Recommendation 7.12 in the Inspector's Report)</p>	<p><b>Replace paragraph 5.23 with</b></p> <p>5.23 <i>This proposed distribution recognises the East as having the greatest housing need between 2011 and 2026 followed by the South, West and North. The North and West are closely matched in terms of numbers. It is important to note that all of the Areas are different in terms of their settlement hierarchy. For example, both the North and West have only 1 Service Centre each (Ramsey and Peel), compared to the South which has 2 Service Centres (Castletown and Port Erin) and the East which has the Main Centre, Douglas, and one other Service Centre (Onchan).</i></p>	Accept Modification
<b>Mod 9</b>	<p><b>Department proposal and Inspector's comment</b></p> <p>Supported by Inspector (Recommendation 7.12 in the Inspector's Report)</p>	<p><b>Replace paragraph 5.24 with</b></p> <p>5.24 <i>Given the new Plan period for the Plan is from 2011 to 2026, it is important to examine both the number of dwellings actually built during the former Plan period i.e. between 2001 and 2011 and between 2011 and 2013. The Residential Land Availability Study (RLAS Update 4) identified that between 2001 and 2011, 5,400 new dwellings were granted planning approval. Further analysis revealed that out of that 5,400, 5,162 approvals remained valid as at June 2011 (Appendix 8). RLAS Update 4 reported that by June 2011 4,469 dwellings had been built or were under construction over the full monitoring period 2001 to 2011 (or 87%).</i></p>	Accept Modification
<b>Mod 10</b>	<p><b>Department proposal and Inspector's comment</b></p> <p>Supported by Inspector</p>	<p><b>Replace paragraph 5.25 and table with</b></p> <p>5.25 <i>RLAS (Update 7) was published in July 2015 and analysed residential planning approval and completion data as well as land availability up to June 2014.</i></p>	Accept Modification

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	(Recommendation 7.12 in the Inspector's Report)	<i>The broad body of RLAS work undertaken by the Department has recently started to analyse residential approvals and take-up of such approvals since 2011 to reflect the new Plan period. Between July 2011 and June 2013, 403 new dwellings had commenced or had been completed across the Island and between July 2011 and June 2014, this had increased to 487. On further analysis of this data it is clear that new homes are being created in a number of different ways. These ways include: conversion schemes (from non-residential to residential or by the creation of multiple units from a single residential unit), windfall<sup>1</sup> schemes, redevelopment schemes in residential areas or new schemes on allocated sites. New units may also come forward in rural areas where a need is demonstrated.</i>	
<b>Mod 11</b>	<b>Department proposal and Inspector's comment</b>  Supported by Inspector (Recommendation 7.12 in the Inspector's Report)	<b>Replace paragraph 5.26 with</b>  <i>5.26 In looking ahead, monitoring is expected to reveal a continuation of new planning approvals and new dwellings on the ground coming forward in a variety of forms during the Plan period. Each new RLAS Update records the types, locations and numbers of homes being approved and delivered. Given that the Plan period has in effect started, it needs to be recognised that some of the 5,100 new homes needed have already been provided and the figures set out in paragraph 5.25 above will increase as the Plan period advances. In line with the Island Spatial Strategy, the housing needs of the Island will continue to be met by concentrating new residential development in the existing settlements. The Department does, however recognise that some of the smaller or 'lower order' settlements such as the Villages may have little or no potential for further development over the Plan period. All settlements will</i>	Accept Modification

<sup>1</sup> Windfalls is defined in Appendix 1

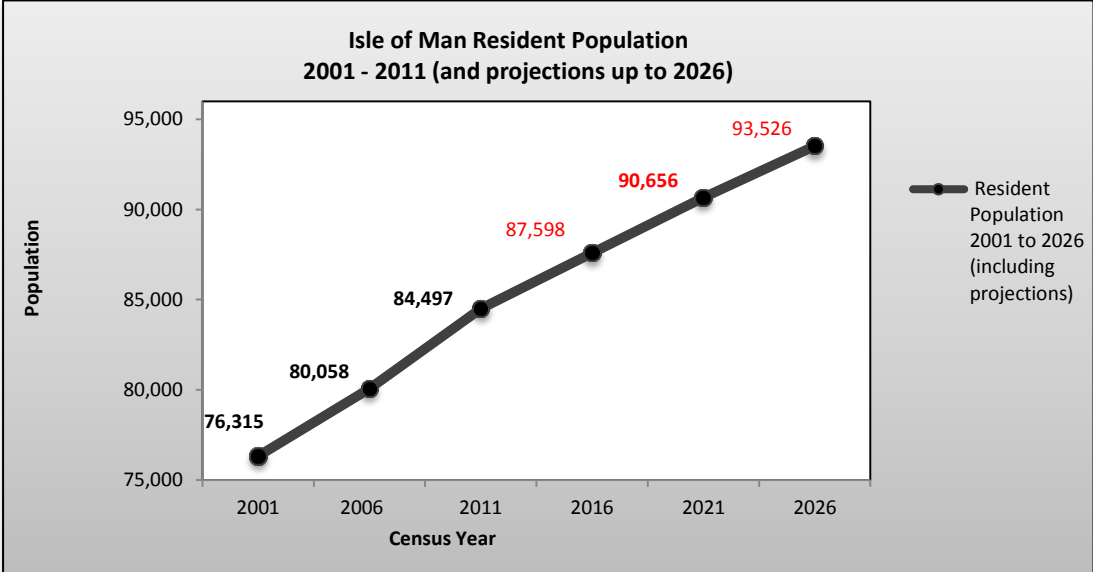
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		<i>however be appraised in detail as part of the preparation of the forthcoming Area Plans.</i>	
<b>Mod 12</b>	<p><b>Department proposal and Inspector's comment</b></p> <p>Supported by Inspector (Recommendation 7.12 in the Inspector's Report)</p>	<p><b>Replace paragraph 5.27 with</b></p> <p><i>5.27 Chapter 8 – Housing – sets out in more detail the approach to secure the provision of housing through a process of Plan, Monitor and Manage<sup>1</sup>. It is intended that each new Area Plan prepared will continue to undertake urban capacity assessments as part of a sequential approach<sup>2</sup> to the provision of new housing. This approach will seek to develop within existing settlements, or on previously developed land or by the redevelopment, regeneration and conversion of existing housing. Only then will greenfield sites be brought forward, as extensions to existing settlements.</i></p>	Accept Modification
<b>Mod 13</b>	<p><b>New Department proposal after Inspector's Report</b></p> <p>Update table numbering due to insertion of additional table</p> <p>Consequence of Department Proposal to insert additional Table and Inspector's support to do so.</p>	<p><b>Paragraph 8.4.1</b></p> <p>Replace reference to Table 8.1 with <i>Tables 8.1a and 8.1b</i> Table Heading: Insert 'a' after Table 8.1</p>	Accept Modification

<sup>1</sup>Plan, Monitor and Manage is defined in Appendix 1

<sup>2</sup> Sequential Approach is defined in Appendix 1



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<p><b>Mod 14</b></p>	<p><b>Department proposal and Inspector's comment</b></p> <p>Supported by Inspector (Recommendation 7.10 in the Inspector's Report)</p>	<p><b>Insert Table 8.1b and new Table title</b></p> <p>The table showing resident population projections 2011 to 2026 (originally Table 8.1) be supplemented by the addition of the table below showing resident population 2001 to 2026 (including projections)</p> <p><i><b>Table 8.1b Isle of Man Resident Population: 2001 – 2011 and projections up to 2026</b></i></p>  <table border="1"> <caption>Isle of Man Resident Population 2001 - 2011 (and projections up to 2026)</caption> <thead> <tr> <th>Census Year</th> <th>Population</th> </tr> </thead> <tbody> <tr> <td>2001</td> <td>76,315</td> </tr> <tr> <td>2006</td> <td>80,058</td> </tr> <tr> <td>2011</td> <td>84,497</td> </tr> <tr> <td>2016</td> <td>87,598</td> </tr> <tr> <td>2021</td> <td>90,656</td> </tr> <tr> <td>2026</td> <td>93,526</td> </tr> </tbody> </table>	Census Year	Population	2001	76,315	2006	80,058	2011	84,497	2016	87,598	2021	90,656	2026	93,526	<p>Accept Modification</p>
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<b>Mod 15</b>	<p><b>Department proposal and Inspector's comment</b></p> <p>Supported by Inspector (Recommendation 7.8 in the Inspector's Report)</p>	<p><b>Replace paragraph 8.4.8 with</b></p> <p>8.4.8 <i>Having regard therefore to expected changes in population and average household size between 2011 and 2026, as well as an increase in household numbers overall, the Department has determined that provision should be made for sufficient development opportunities to enable just over 5,000 additional dwellings to be provided over the plan period. As part of the process of calculating the spatial distribution of these new dwellings the figures for each Area were rounded up. This means that the new all-Island figure for inclusion in Housing Policy 1 stands at 5,100."</i></p>	Accept Modification
<b>Mod 16</b>	<p><b>Department proposal and Inspector's comment</b></p> <p>Supported by Inspector (Recommendation 7.9 in the Inspector's Report)</p>	<p><b>Modification of paragraph 13.1</b></p> <p>13.1 That Draft paragraph 13.1 be amended by deleting the words "...and related strategies and policies" and substituting the words "<i>...and related strategies and policies and publish the findings of such monitoring as appropriate</i>".</p>	Accept Modification
<b>Mod 17</b>	<p><b>Department proposal and Inspector's comment</b></p> <p>Supported by Inspector (Recommendation 7.7 in the Inspector's Report)</p>	<p><b>Modification of paragraph 13.2</b></p> <p>13.2 That paragraph 13.2 be modified by deleting it in its entirety from the words "It is proposed to undertake..." and replaced as follows:</p> <p><i>"It is proposed to undertake 5 yearly reviews after the Plan is approved by Tynwald which will tie in closely with the Isle of Man Census. Such reviews will</i></p>	Accept Modification

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		<i>consider the implications of any amended population projections as well as up to date evidence on employment land in terms of availability, location, quality and demand. A full review would acknowledge and take into account as appropriate all up to date strategy/policy documents from across Government."</i>	
<b>Mod 18</b>	<b>Department proposal and Inspector's comment</b>  Supported by Inspector (Recommendation 7.6 in the Inspector's Report)	<b>Appendix 8</b>  Appendix 8, column 2 be corrected by deleting the words "Existing dwelling units" and substituting the words " <i>Number of private households</i> ".	Accept Modification