

# The Final Modified Draft Area Plan for the South

Table listing summary of reasons for modifications following  
the Department's consideration of the Inspector's Report

The Planning and Building Control Division  
The Department of Infrastructure  
May 2012

<b>MDPC Number</b>	<b>Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)</b>	<b>Origin of the change and the Department's recommendation regarding this change</b>	<b>Where can this change be found? (2012 document)</b>
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## **PURPOSE OF THIS DOCUMENT**

The purpose of this document is to provide a commentary and reference point to all the proposed modifications in the Final Modified Draft Area Plan for the South. Each of the modifications listed here can be found as "track change" within the Final Modified Draft Written Statement. It has been determined not to prepare draft maps for this stage but to rely on a listing of the changes within this report. Representations are sought on the modifications to the Plan. Any representation should relate only to a modification as identified by a number. Any general comments or representations on matters not relating to a specific modification will not be considered.

Those wishing to make representations should do so using the Proposed Modifications Response form and should refer to MDPC number provided in the table. In order to fully understand this document you are advised to have available the DoI document CD35a, The Inspector's report and the track changes version of the Final Modified Draft Area Plan, Final Modified Draft Written Statement all of which can be accessed via the DoI Website

Many of the modifications were proposed by the Department prior to and during the Inquiry and as such are listed in a document titled "A supplementary paper to support the Department's response document dates 27<sup>th</sup> April 2011 and subsequent DoI Statements" more commonly referred to as CD35a or "The Department's Proposed Changes Document". Copies of this can be provided on request or are available via the website. In addition there are a number of changes which were recommended by the Inspector in his report, and finally there a very small number of "factual changes" and "consequential changes" which the Department has determined to include in the modifications, these are also included within the table.

At the end of this report there are a number of changes which have been requested by the Inspector which the Department has determined do not fall within the remit of the Area Plan but which relate more to either the review of the Strategic Plan or the preparation of a Planning Policy Statement. These changes are listed for information purposes and representations are not sought on these matters.

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	<b>Title Page</b>		
1.	Change <b>title and date</b>	Factual update. It is recommended that this change is accepted.	<b>Front Cover</b>
	<b>Contents</b>		
2.	Amend <b>title of Chapters 5 and 6</b>	Change proposed by the Department in CD35a ( PC 1) and approved by the Inspector .It is recommended that this change is accepted	<b>Contents Page</b>
3.	Amend <b>appendices numbers and titles</b>	Consequential change from the removal of Appendix one and the updating of former appendices 2 and 3	<b>Contents Page see also modification 190</b>
	<b>Foreword</b>		
4.	<b>Rewritten and change to Minister</b>	Factual update. It is recommended that this change is accepted.	<b>Foreword</b>
	<b>Preface</b>		
5.	<b>Paragraphs 1.1 to 1.11</b> (inclusive). These need to be updated to ensure that the dates and stages in the Plan process are referred to accurately.	Change proposed by the Department in CD35a (PC 2) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 1.3</b>
6.	<b>Paragraph 1.4.1</b> Re-phrase 1 <sup>st</sup> sentence Remainder of paragraph re-worded (as recommended by Inspector)	Change proposed by the Department in CD35a (PC 3) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 1.4</b>
7.	<b>Paragraph 1.6</b> Insert new paragraph "Future Review of the Area Plan" and re-number sections below	Change proposed following the Inspector's Report. It is recommended that this change is accepted	<b>Paragraph 1.6</b>
8.	That the Department provide a more <b>equitable spread of housing allocations</b> by seeking additional land	Inspector's recommendation. Following assessment of the Inspector's recommendation it is recommended that an additional study is undertaken of the potential to release additional sites within	<b>Paragraph 1.6 Additional</b>

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	in Castletown area.	and around Castletown. That this should be incorporated into a subsequent partial review of the Area Plan for the South and therefore the study should be carried out post adoption of the initial Plan.	<b>references in 4.3.5, 4.15.1 (b) and (d) 4.19 2ii, 8.16.3</b>
9.	That the Department <b>review their allocations in the Castletown area</b> with the intention of providing a more equitable spread of housing allocations. To focus in particular on omission site P (Great Meadow, Castletown) and omission site Q (Knock Rushen)	Inspector's recommendation. Following assessment of the Inspector's recommendation it is recommended that an additional study is undertaken of the potential to release additional sites within and around Castletown. That this should be incorporated into a subsequent partial review of the Area Plan for the South and therefore the study should be carried out post adoption of the initial Plan.	<b>Paragraph 1.6</b> <b>Additional references in 4.15.1 (b) and (d) 4.19 2ii, 8.16.3</b>
10.	<b>Paragraph 1.6.2</b> Replace 4 <sup>th</sup> bullet point	Change proposed by the Department in CD35a (PC 4) and approved by the Inspector. It is recommended that this change is accepted along with factual updates with regards to the process.	<b>Paragraph 1.7.2</b>
11.	<b>Paragraph 1.6.2</b> Replace 5 <sup>th</sup> bullet	Change proposed by the Department in CD35a (PC 5) and approved by the Inspector. It is recommended that this change is accepted.	<b>Paragraph 1.7.2</b>
12.	<b>Paragraph 1.9.1</b> Addition to end of last sentence	Change proposed by the Department in CD35a (PC 6) and approved by the Inspector. It is recommended that this change is accepted.	<b>Paragraph 1.10.1</b>
13.	Ensure references to the ' <b>Plan</b> ' are referenced as 'Area Plan' where appropriate.	Change proposed by the Department in CD35a (PC9) and approved by the Inspector. It is recommended that this change is accepted.	<b>Paragraph 1.12.3</b>
14.	Insertion of a new paragraph with the title ' <b>The meaning of development</b>	Change proposed by the Department in CD35a (PC 7) and approved by the Inspector. It is recommended that this change is accepted.	<b>Section 1.13</b>

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	<b>briefs'</b>		
15.	Former <b>Section 1.13</b>	Factual update that this section can now be removed. It is recommended that this change is accepted as there is no longer a requirement to include a contact section.	<b>Section 1.14</b>
	<b>The Strategic Plan Context</b>		
16.	Amend <b>Key Diagram</b> to show Union Mills as a Service Village. This will then reflect the Key Diagram contained in the Strategic Plan 2007.	Change proposed by the Department in CD35a (PC10) and approved by the Inspector. It is recommended that this change is accepted.	<b>To appear on Key Diagram prior to final adoption of Area Plan</b>
17.	<b>Paragraph 3.2.1 Spatial Vision</b> To include "high quality" be added after "local materials and....." in part a and replace "which bind" with "binding" in part b.	Inspector's recommendation. Following assessment of the Inspector's recommendation it is recommended that this change is accepted.	<b>Page 12</b>
18.	<b>Paragraph 3.3.2</b> Need to include a sentence that states that "the historic landscape character remains to be addressed and that this should be undertaken at the Strategic Plan Review".	Inspector's recommendation. Following assessment of the Inspector's recommendation it is recommended that this change is accepted.	<b>Paragraph 3.3.2</b>
19.	<b>Paragraph 3.4 Cregneash and Meayll Peninsula (H4)</b> amend first sentence	Change proposed by the Department in CD35a (PC 12) and approved by the Inspector. It is recommended that this change is accepted.	<b>Paragraph 3.4 (Cregneash and Meayll Peninsula H4)</b>
20.	<b>Paragraph 3.4 Calf of Man (J1)</b> Remove the brackets around the phrase in the 1 <sup>st</sup> sentence rich ecological habitats.	Change proposed by the Department in CD35a (PC 13) and approved by the Inspector. It is recommended that this change is accepted.	<b>Paragraph 3.4 (Calf of Man J1)</b>

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21.	<b>Paragraph 3.4.1</b> Removal of reference to Appendix 1.	Consequential change from the removal of Appendix 1. It is recommended that this change is accepted.	<b>Paragraph 3.4.1</b>
22.	<b>Paragraph 3.4.2</b> Update quote to reflect the 2011 version of the Draft PPS on Landscape Character and Appearance.	Change proposed by the Department in CD35a (PC14) and approved by the Inspector. It is recommended that this change is accepted.	<b>Paragraph 3.4.2</b>
23.	Update <b>Footnote 4</b>	Change proposed by the Department in CD35a (PC 15) and approved by the Inspector. It is recommended that this change is accepted.	<b>Footnote 4</b>
24.	<b>Paragraph 3.6.1</b> Need to clarify in the text that sites brought forward through the work of the Regeneration Committees would be assessed by the committee but any significant changes would require the agreement of the Department and planning permission.	Inspector's recommendation. Following assessment of the Inspector's recommendation it is recommended that further information is included in a new section 6.1.5 setting out a fuller description of the role and remit of the regeneration committees based on CD 36 which was put before the Public Inquiry.	<b>Small addition at 3.6.1 full reference in new section 6.1.5</b>
25.	<b>Paragraph 3.6.2</b> Amend 1st sentence	Change proposed by the Department in CD35a (PC 16) and approved by the Inspector. It is recommended that this change is accepted.	<b>Paragraph 3.6.2</b>
26.	<b>Paragraph 3.6.2</b> Amend 3 <sup>rd</sup> sentence to create 2 new sentences .	Change proposed by the Department in CD35a (PC 17) and approved by the Inspector. It is recommended that this change is accepted.	<b>Paragraph 3.6.2</b>
27.	<b>Landscape Proposal 2</b> Replace the word "generous" with "substantial".	Inspector's recommendation. Following assessment of the Inspectors recommendation it is recommended that this change is accepted.	<b>Landscape Proposal 2</b>
28.	<b>Delete paragraph 3.11 ii</b>	Consequential Change. It is recommended that the Qualtrough's	<b>3.11 (ii)</b>

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		Yard site is removed from the Plan	
29.	<b>Landscape Proposal 7</b> Spelling correction	Change proposed by the Department in CD35a (PC18) and approved by the Inspector. It is recommended that this change is accepted.	<b>Landscape Proposal 7</b>
30.	<b>Paragraph 3.14 (i)</b> To add "or other properly assessed uses" after "...principal opportunity for new housing "	Inspector's recommendation. Following assessment of the Inspector's recommendation it is recommended that this change is accepted.	<b>Paragraph 3.14</b>
31.	<b>Paragraph 3.15.1</b> Insert new sentence after Island Spatial Strategy 5 <sup>th</sup> line down	Change proposed by the Department in CD35a (PC 19) and approved by the Inspector. It is recommended that this change is accepted.	<b>Paragraph 3.15.1</b>
32.	<b>Paragraph 3.18 (ii)</b> Should be replaced with "It is likely that the built area of Cregneash will become a Conservation Area under another process for such designations"	Inspector's recommendation. Following assessment of the Inspector's recommendation. It is recommended that this change is accepted.	<b>Paragraph 3.18</b>
33.	<b>Landscape Proposal 10</b> Amend end of last sentence to add Cregneash	Change proposed by the Department in CD35a (PC 21) and approved by the Inspector. It is recommended that this change is accepted.	<b>Landscape Proposal 10</b>
34.	<b>Landscape Proposal 11</b> Amend wording.	Change proposed by the Department in CD35a (PC 22) and approved by the Inspector. It is recommended that this change is accepted.	<b>Landscape Proposal 11.</b>
35.	<b>Paragraph 3.19.1</b> Remove 5 <sup>th</sup> sentence beginning "The cluster of buildings around..."	Change proposed by the Department in CD35a (PC 23) and approved by the Inspector. It is recommended that this change is accepted.	<b>Paragraph 3.19.1</b>
36.	<b>Paragraph 3.20</b> Insert into list after Landscape Area:"E9 (Bay-ny-Carrickey)"	Change proposed by the Department in CD35a (PC 24) and approved by the Inspector. It is recommended that this change is accepted.	<b>Section 3.20</b>

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37.	<b>Paragraph 3.21 iii</b> Amend bracketed text at end of sentence	Change proposed by the Department in CD35a (PC 25) and approved by the Inspector. It is recommended that this change is accepted.	<b>Section 3.21</b>
38.	<b>Landscape Proposal 15</b> Insert text at end of sentence.	Change proposed by the Department in CD35a (PC 26) and approved by the Inspector. It is recommended that this change is accepted.	<b>Landscape Proposal 15</b>
39.	<b>Paragraph 3.24 ii</b> Insert bracketed text at end of sentence:  It is proposed to replace the existing school, currently at Clagh Vane ( <i>see Map 4 for possible alternative locations</i> ).	Change proposed by the Department in CD35a (PC 27) and approved by the Inspector Factual update. It is recommended that this change is accepted a decision has now been reached on the final location of the school so this change relates to location not locations	<b>Section 3.24</b>
40.	<b>Paragraph 3.24 iv</b> To be amended to read " It is proposed under other legislation to extend the Conservation Area in Silverdale (see Map 4 for draft boundary)	Inspector's recommendation. Following assessment of the Inspectors recommendation it is recommended that this change is accepted.	<b>Section 3.24</b>
41.	<b>Paragraph 3.24 vii</b> Insert text in sentence	Change proposed by the Department in CD35a(PC 29) and approved by the Inspector. It is recommended that this change is accepted.	<b>Section 3.24</b>
42.	<b>Paragraph 3.24 viii</b> Replace with "land at Ronaldsway Industrial Estate has been re-designated as a Business Park"	Change proposed by the Department in CD35a (PC 30) and approved by the Inspector. It is recommended that this change is accepted.	<b>Section 3.24</b>
43.	<b>Paragraph 3.24 ix</b> Remove sentence	Change proposed by the Department in CD35a (PC 31) and approved by the Inspector. It is recommended that this change is	<b>Section 3.24</b>



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		accepted.	
44.	<b>Landscape Proposal 19</b> Amend text in 3 <sup>rd</sup> line".	Change proposed by the Department in CD35a (PC 32) and approved by the Inspector. It is recommended that this change is accepted.	<b>Landscape Proposal 19</b>
45.	<b>Reference to Ronaldsway Industrial Estate</b> Changed to Ronaldsway Business Park	Factual update/edit to reflect the Plan's intention to reclassify the Ronaldsway Industrial Estate.	<b>Landscape Proposal 19 Landscape Proposal 23 Green Cap Proposal 3</b>
46.	<b>Landscape Proposal 21</b> This proposal should be removed.  The consequence of this change has resulted in Landscape Proposals 22, 23, 24, 25 and 26 being renumbered	Change proposed by the Department in CD35a (PC 33) and approved by the Inspector. It is recommended that this change is accepted.	<b>Landscape Proposal 21 (former numbering)</b>
47.	<b>Landscape Proposal 24</b> Amend text	Change proposed by the Department in CD35a (PC 34) and approved by the Inspector. It is recommended that this change is accepted.	<b>Landscape Proposal 23</b>
48.	<b>Landscape Proposal 26</b> Amend last line to read 'green areas'	Change proposed by the Department in CD35a (PC 35) and approved by the Inspector. It is recommended that this change is accepted.	<b>Landscape proposal 25</b>
49.	<b>Paragraph 3.25.2</b> Amend third bullet point to add "and the Ronaldsway Business Park Built Environment"	Change proposed by the Department in CD35a(PC 161) and approved by the Inspector. It is recommended that this change is accepted.	<b>Paragraph 3.25.2</b>
50.	<b>Paragraph 3.25.3</b>	Change proposed by the Department in CD35a (PC 36) and	<b>Paragraph 3.25.3</b>

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	Remove 1 <sup>st</sup> sentence	approved by the Inspector. It is recommended that this change is accepted.	
<b>Residential Development</b>			
51.	<b>Paragraph 4.3.5</b> Should not refer to a "target" of 1300 dwellings, but reflect the Strategic Plan approach of "at least 1300 dwellings to be built in the Plan period"	Inspector's recommendation. Following assessment of the Inspector's recommendation it is recommended that there is a revision made to the Plan to reflect this. Reference made to "housing provision" figure as this is a clearer definition.	<b>Rewording at 4.3.5</b>
52.	<b>Chapter 4</b> That there be a specified date for the annual publication of housing completion figures included within the Area Plan	Inspector's recommendation. Following assessment of the Inspector's recommendation it is recommended that the Department will:  (i) continue Residential Land Availability Study Updates  (ii) aim to publish annual update figures regularly but not tied to a specific date as requested by the Inspector  (iii) to reiterate this commitment within the Area Plan as set out above.	<b>Paragraph 4.3.5</b>
53.	That the Department adopt a more flexible approach to housing allocations and that <b>Strategic Reserve Site 2</b> be released now subject to urgent work to be carried out to ensure a quick design progress for a new by-pass for Ballasalla, a Master Plan and a method for developer financial contributions to complete the by-pass. Also that a Legal	Inspector's recommendation. Following assessment of the Inspector's recommendation it is recommended that the Department adopts a more flexible approach to housing allocations to ensure adequate number of completions.  It is recommended that the Department do not accept the recommendation of the Inspector to seek an early release of site SR2.	<b>Revision of section 4.3.5</b>  <b>Revision of section 1.4.1, 4.14.1 (iii), 4.15.1, 4.17, 4.19, 4.20</b>

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	Agreement be required with developers relating to such contributions and completion arrangements for the by-pass.	<p>The site should be retained as a Strategic Reserve with the release being linked to a monitoring report which will take into account housing numbers, the rate at which land is being developed across the South (i.e. completions), the strength of the housing market, infrastructure/highway factors (based on an up to date traffic assessment and predictions which will be influenced by the housing land review intended for the wider Castletown area) and other Island-wide considerations at the time. This requirement for the monitoring report which will release the site will be specified within the Plan.</p> <p>The mechanism for seeking contributions to the funding of the By-Pass should be set out in a Planning Policy Statement which would apply to all Strategic Reserve sites and potentially any additional releases in Castletown. The intention to prepare a PPS will be included within the Plan and will be referred to in the Development Briefs for all Strategic Reserve sites.</p>	
54.	<b>Paragraph 4.3.5</b> Reference should be made to the need to allocate 1805 dwellings in order to ensure the correct level of completions.	Inspector's recommendation. Following assessment of the Inspector's recommendation it is recommended to accept that it would be a sensible approach to include a section on the planning approvals within the Plan.	<b>Rewording at section 4.4.3</b>
55.	<b>Paragraph 4.4.1 and Paragraph 4.4.4</b> Updated to reflect the inclusion within the Plan of the 2001-2010 data.	Factual and consequential update. It is recommended that this change is accepted	<b>Paragraph 4.4.1 and Paragraph 4.4.4 see also modifications 191 &amp; 192</b>
56.	<b>Paragraph 4.8.5</b> Amend text for clarification purposes:	Change proposed by the Department in CD35a(PC37) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 4.8.5</b>

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57.	<p><b>Paragraph 4.9.1</b> Amend last sentence for clarification purposes:</p> <p>More recently, the term 'high net worth individuals' has emerged to describe those persons recognised as having a certain tax status; people in this bracket are often looking to purchase larger properties in the countryside.</p>	Change proposed by the Department in CD35a (PC 38) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 4.9.1</b>
58.	<p><b>Paragraph 4.9.2</b> Particular issues in the allocation of residential land – residential development in the Countryside That the Area Plan retain existing LDHP designations but not to extend them.</p>	<p>Inspector's recommendation. Following assessment of the Inspector's recommendations it is recommended to accept the Inspector's recommendations and alter Appendix 4 to retain only those sites which were 'existing LDHP' on 1982 Plan and recorded as Private Estates on subsequent local plans. Remove all "new Existing LDHP" from the proposal maps and reinstate the 1982 "proposed LDHP" designation.</p> <p>Further explanation in Chapter 4 of the issue of LDHP sites and accommodation for "high net worth individuals" and clarification that this will be dealt with through the Strategic Plan review</p>	<b>Paragraph 4.9.2 Appendix 4</b>
59.	<p><b>Paragraph 4.9.2</b> Delete last sentence which reads:</p> <p>In the South, an area of Proposed LDHP on Phildraw Road remains extant on the 1982 Development Plan.</p>	Change proposed by the Department in CD35a (PC 39) and recommended to be reviewed by the Inspector. Following assessment of the Inspector's recommendation it is recommended that this whole paragraph is re-worded to recognise the change in emphasis on LDHP recommended by the Inspector	<b>Paragraph 4.9.2</b>

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60.	<b>Paragraph 4.9.3</b> Re-word paragraph for clarification purposes.	Change proposed by the Department in CD35a (PC 40) and recommended to be reviewed by the Inspector. Following assessment of the Inspector's recommendation it is recommended that this whole paragraph is re-worded to recognise the change in emphasis on LDHP recommended by the Inspector	<b>Paragraph 4.9.2</b>
61.	<b>Residential Proposal 1</b> Change text	Change proposed by the Department in CD35a (PC 41) and approved by the Inspector. It is recommended that this change is accepted	<b>Residential Proposal 1</b>
62.	<b>Density on Development Sites</b>	Consequential change proposed following the Inspector's recommendation to seek to increase density levels on sites. It is recommended that this change is accepted. New section of text inserted.	<b>Section 4.13</b>
63.	<b>Section 4.13</b> Strategic Reserve Sites That the principle of Strategic Reserve sites be adopted and additional land allocated, as well as an explanation of the role of Strategic Reserve Sites beyond the Plan period.	Inspector's recommendation. Following assessment of the Inspector's recommendation it is recommended that this change is accepted and section renumbered.	<b>Para 1.4.1 and section 4.14</b>
64.	Update Sections to recognise additional <b>Strategic Reserve</b> , intentions for the Castletown Review and updated timetable	Consequential Change proposed following Inspector's Report. It is recommended that this change is accepted	<b>Sections 4.14, 4.15 iii and 4.16 (a,b,c&amp;d)</b>
65.	<b>Paragraph 4.15.1 (b)</b> Amend last sentence:	Change proposed by the Department in CD35a (PC 42) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 4.16.1 (b)</b>
66.	<b>Paragraph 4.17 Development Brief</b>	Change proposed by the Department in CD35a (PC 43) and	<b>Section 4.18</b>

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	<b>SR1</b> PC 43: Insert text after point 3c.	approved by the Inspector. Wording has been slightly amended since Inspector's Report. It is recommended that this change is accepted	
67.	<b>Paragraph 4.19 Development Brief SR2</b> Amend Development Brief SR2 1.	Inspector recommended that this site was released immediately. Department did not concur with this and as such a Revised Brief has been prepared. It is recommended that this change is accepted. The revised Brief has re-assessed the "buffer zone" required around the By-Pass route in order to enable some sites to the south of the route within the Balthane Industrial estate to potentially be developed.	<b>Paragraph 4.20</b>
68.	<b>Paragraph 4.21</b> Insert new Strategic Reserve Site 3	Change proposed by the Department in CD35a (PC 58) and approved by the Inspector. Following the Inspector's report the further consideration was given to this site and the Department determined that it should be retained as a Strategic Reserve. It is recommended that this change is accepted	<b>Paragraph 4.21</b>
69.	<b>Paragraph 4.20.1</b> Amend text: Housing Proposal 1 should be re-titled Residential Proposal 3	Change proposed by the Department in CD35a (PC 46) and approved by the Inspector. It is recommended that this change is accepted	<b>Residential Proposal 3</b>
70.	<b>Paragraph 4.23.2</b> Site 2 Should make it clear that a distributor road may not be required as well as the essential conclusions of the Sanderson Report.	Inspector's recommendation. Following assessment of the Inspector's recommendation it is recommended that in order to meet the Inspector's recommendations paragraph 4.23.2 should be reviewed and updated to incorporate the conclusions of the Sanderson Report, but to clarify that access is likely to be a through route.	<b>Paragraph 4.25.2</b>
71.	<b>Paragraph 4.23</b> Site 2 Recommends that urgent discussions	Inspector's recommendation. Following assessment of the Inspector's recommendation cross Government discussions have taken place and the preferred site of the School has been agreed. It	<b>Paragraph 4.25.3 and 4.26 1 iv Community Policy 5</b>

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	are carried out with other Departments to establish the location of the new school at Ballasalla	is recommended that this is reflected in the Plan.	
72.	<b>Paragraph 4.28</b> Site 4 Inclusion of Land to the North of Ronaldsway Industrial Estate Road	Consequential change due to the Inspector accepting Department's proposed changes relating to this site. It is recommended that this change is accepted	<b>Section 4.28 Development Brief included in Chapter 6</b>
73.	<b>Paragraph 4.29</b> Inclusion of Land to the South of Ronaldsway Industrial Estate	Consequential change due to the Department directing the inclusion of this site within the Plan. It is recommended that this change is accepted	<b>Section 4.29 Development Brief Chapter 6</b>
74.	<b>Paragraph 4.26</b> Site 4 - Corner of Douglas Road and Victoria Road, Castletown	The Inspector was seeking to increase density on this site (and others within the Plan). It is recommended that this would be best addressed through keeping the allocations the same but inserting a stronger message about density, as within the Plan thereby giving greater scope to potentially increase numbers achievable on sites at the Development Control Stage. This may help ensure a higher number of new dwellings on allocated sites, helping to address the issues of uncertainty over estimating final development numbers on individual sites and changeable completion rates.	<b>Section 4.13 (see also Modification 58)</b>
75.	<b>Paragraph 4.28 Site 5</b> Insert in description of Site 5: Site size: 1.5 ha	Change proposed by the Department in CD35a (PC 47) and approved by the Inspector. Following assessment of the Inspector's Report it is recommended that the site is removed from the General Allocation but that the whole of the site is given the designation of Industrial on the proposals map (as in the extant Castletown Plan) and that a strong statement is included within the text about the potential of Qualtrough's yard but reference given to further investigate the constraints on the site if redevelopment of the site were ever to be sought.	<b>Former 4.28 and 6.6.3</b>

<b>MDPC Number</b>	<b>Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)</b>	<b>Origin of the change and the Department's recommendation regarding this change</b>	<b>Where can this change be found? (2012 document)</b>
76.	<b>Paragraph 4.29 Development Brief 5</b>  Word change in Point 6: ... An Archaeological Evaluation" instead of "an Archaeological Survey"	Change proposed by the Department in CD35a (PC 48) and approved by the Inspector. Following assessment of the Inspector's Report it is recommended that the site is removed from the General Allocation but that the whole of the site is given the designation of Industrial on the proposals map (as in the extant Castletown Plan) and that a strong statement is included within the text about the potential of Qualtrough's yard but reference given to further investigate the constraints on the site if redevelopment of the site were ever to be sought.	<b>Former 4.28 and 6.6.3</b>
77.	<b>Paragraph 4.29</b> Development Brief Site 5 To undertake urgent discussions with the Drainage Authority and Highway Division in order to conclude the form, design and uses for the land.	Inspector's recommendation. Following assessment of the Inspector's Report it is recommended that the site is removed from the General Allocation but that the whole of the site is given the designation of Industrial on the proposals map (as in the extant Castletown Plan) and that a strong statement is included within the text about the potential of Qualtrough's yard but reference given to further investigate the constraints on the site if redevelopment of the site were ever to be sought.	<b>Former 4.28 and 6.6.3</b>
78.	<b>Paragraph 4.32</b> Re-word points 1 and 2 set out in Development Brief 7 <i>The consequence of this change has resulted in the re-numbering of paragraphs</i>	Change proposed by the Department in CD35a (PC 49) and approved by the Inspector. It is recommended that this change is accepted	<b>Section 4.35</b>
79.	<b>Paragraph 4.36 Site 9</b> Insert after "High School" (see Community Proposal 2, Chapter 8)	Change proposed by the Department in CD35a (PC 50) and approved by the Inspector. It is recommended that this change is accepted	<b>Section 4.38</b>
80.	<b>Paragraph 4.37 site 10</b> Insert after "Primary School" (see	Change proposed by the Department in CD35a(PC 51) and approved by the Inspector. It is recommended that this change is accepted	<b>Section 4.39</b>



MDPC Number	Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)	Origin of the change and the Department's recommendation regarding this change	Where can this change be found? (2012 document)
	Community Proposal 4, Chapter 8)		
81.	<b>Site 11</b> Urge that the best possible use and density should be achieved including affordable housing.	Inspector's recommendation. The Inspector was seeking to increase density on this site (and others within the Plan). It is recommended that this would be best addressed through keeping the allocations the same but inserting a stronger message about density, as within the Plan thereby giving greater scope to potentially increase numbers achievable on sites at the Development Control Stage. This may help ensure a higher number of new dwellings on allocated sites, helping to address the issues of uncertainty over estimating final development numbers on individual sites and changeable completion rates.	<b>Section 4.13(see also Modification 58)</b>
82.	<b>Site 12</b> Urge that the best possible use and density should be achieved including affordable housing.	Inspector's recommendation however also a Factual Update as Planning approval was granted and work has now commenced on this site it is proposed that it is removed from the Plan. Additional consequential updates.	<b>Section 4.40 (former numbering). Paragraph 4.41.1</b>
83.	<b>Paragraph 4.43 Development Brief 13</b> Amend development brief (specifically Points 1 and 3):	Change proposed by the Department in CD35a (PC 52) and approved by the Inspector. It is recommended that this change is accepted. Consequential update in paragraph 4.41.3	<b>Paragraph 4.41.3 &amp; 4.42</b>
84.	<b>Paragraph 4.44.1 Site 14</b> Replace last sentence	Change proposed by the Department in CD35a (PC 54) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 4.43.1</b>
85.	<b>Paragraph 4.45 Development Brief 14</b> It is recommended that the brief is amended.	Change proposed by the Department in CD35a (PC 55) and approved by the Inspector. It is recommended that this change is accepted.	<b>Paragraph 4.44</b>

<b>MDPC Number</b>	<b>Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)</b>	<b>Origin of the change and the Department's recommendation regarding this change</b>	<b>Where can this change be found? (2012 document)</b>
86.	<b>Site 15/Recreation Proposal 1</b> Remove the reference to Colby Football club from the Proposal should relate only to Open Space/ Playing Field.	Inspector's recommendation Following assessment of the Inspector's recommendation it is recommended that this change is accepted.	<b>Paragraph 4.45</b>
87.	<b>Paragraph 4.47 Site 16</b>	Change proposed by the Department in CD35a (PC 56) and approved by the Inspector. Following the Inspector's report the further consideration was given to this site and the Department determined that it should be retained as a Strategic Reserve. It is therefore recommended that the site is included within the Plan but as a Strategic Reserve. A revised Development Brief has been included in line with the Inspector's recommendations.	<b>Former 4.47</b>
88.	<b>Site 17</b> (now site 16) Point 1 of the Development Brief to be removed and replaced with "Housing numbers will be dependant upon an adequate vehicular access and the findings of a tree survey"	Inspector's recommendation. Following assessment of the Inspector's recommendation it is recommended that this change is accepted.	<b>Paragraph 4.49</b>
89.	<b>Site 18</b> (now site 17) Urge that the best possible use and density should be achieved including affordable housing.	The Inspector was seeking to increase density on this site (and others within the Plan). It is recommended that this would be best addressed through keeping the allocations the same but inserting a stronger message about density, as within the Plan thereby giving greater scope to potentially increase numbers achievable on sites at the Development Control Stage. This may help ensure a higher number of new dwellings on allocated sites, helping to address the issues of uncertainty over estimating final development numbers on individual sites and changeable completion rates.	<b>Section 4.13(see also Modification 58)</b>

<b>MDPC Number</b>	<b>Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)</b>	<b>Origin of the change and the Department's recommendation regarding this change</b>	<b>Where can this change be found? (2012 document)</b>
90.	<b>Site 19</b> (now site 18) Suggest that in terms of density levels the best possible use should be made of the land.	The Inspector was seeking to increase density on this site (and others within the Plan). It is recommended that this would be best addressed through keeping the allocations the same but inserting a stronger message about density, as within the Plan thereby giving greater scope to potentially increase numbers achievable on sites at the Development Control Stage. This may help ensure a higher number of new dwellings on allocated sites, helping to address the issues of uncertainty over estimating final development numbers on individual sites and changeable completion rates.	<b>Section 4.13(see also Modification 58)</b>
91.	<b>Site 20</b> (now site 19) If this site is to be built upon there is no reason in my assessment why a level of density and mix of housing types should not be achieved providing the layout demonstrates adequate screening and landscaping for adjoining development. I suggest that the scheme should include affordable housing in accordance with the requirements of the Strategic Plan and the Development Brief amended accordingly.	The Inspector was seeking to increase density on this site (and others within the Plan). It is recommended that this would be best addressed through keeping the allocations the same but inserting a stronger message about density, as within the Plan thereby giving greater scope to potentially increase numbers achievable on sites at the Development Control Stage. This may help ensure a higher number of new dwellings on allocated sites, helping to address the issues of uncertainty over estimating final development numbers on individual sites and changeable completion rates.	<b>Section 4.13(see also Modification 58)</b>
92.	<b>Site 20</b> – Rowany Drive – Port Erin Suggest that further thought is given to this land for a maximum of two low level dwellings.	Inspector's recommendation. Following assessment of the Inspector's recommendation it is recommended that the Department accept the Inspector's recommendations and seeks to amend the Plan to include a small site at Rowany Drive, Port Erin for a maximum of 2 dwellings.	<b>Paragraph 4.54</b>
93.	<b>Site 21</b>	The Inspector was seeking to increase density on this site (and	<b>Section 4.13(see</b>

<b>MDPC Number</b>	<b>Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)</b>	<b>Origin of the change and the Department's recommendation regarding this change</b>	<b>Where can this change be found? (2012 document)</b>
	Given the existing adjacent housing, a level of density and mix of housing should be required that is commensurate with the location including affordable housing if that accords with the requirements of the Strategic Plan.	others within the Plan). It is recommended that this would be best addressed through keeping the allocations the same but inserting a stronger message about density, as within the Plan thereby giving greater scope to potentially increase numbers achievable on sites at the Development Control Stage. This may help ensure a higher number of new dwellings on allocated sites, helping to address the issues of uncertainty over estimating final development numbers on individual sites and changeable completion rates.	<b>also Modification 58)</b>
94.	<b>Paragraph 4.58 Site 22</b> Enlarge Proposal Site to include car park. The size of site should reflect this change i.e. change from 0.2 ha to 0.25 ha.	Change proposed by the Department in CD35a (PC60) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 4.58</b>
95.	<b>Paragraph 4.59 Development Brief 22</b> Amend Development Brief for Site 22 to include a stronger reference to landscaping and the enhancement of green space.	Change proposed by the Department in CD35a (PC61) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 4.59</b>
96.	<b>Paragraph 4.63</b> Revise Development Brief 24	Change proposed by the Department in CD35a (PC 63) and approved by the Inspector. Following assessment it is recommended to extend residential area to include all of Field 414546 and amend Development Brief accordingly to state that this will be the final phase of the development.	<b>Paragraph 4.62.4 and section 4.63</b>
97.	<b>Site 25</b>	Change proposed by the Department in CD35a (PC 65) and	<b>Paragraph 4.64</b>

<b>MDPC Number</b>	<b>Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)</b>	<b>Origin of the change and the Department's recommendation regarding this change</b>	<b>Where can this change be found? (2012 document)</b>
	<b>Paragraph 4.64</b> Add after "School" (see Community Proposal 3 Chapter 8)	approved by the Inspector. It is recommended that this change is accepted	
98.	<b>Site 26</b> <b>Paragraph 4.65.3</b> Replace paragraph	Change proposed by the Department in CD35a (PC 66) but not accepted by the Inspector. The recommendation is to not accept the Inspector's recommendation and to retain the Development Brief as set out in PC 67. Point 2 of the Development Brief will state:  "The provision of affordable housing (in accordance with Housing Policy 5 of the Strategic Plan 2007 or its replacement) shall be required for schemes over the 56 residential units already approved under PA 02/00343/B".	<b>Paragraph 4.65.3</b>
99.	<b>Paragraph 4.66</b> <b>Revise Development Brief Site 26</b>	The recommendation is to not accept the Inspector's recommendation and to retain the Development Brief as set out in PC 67. Point 2 of the Development Brief will state:  "The provision of affordable housing (in accordance with Housing Policy 5 of the Strategic Plan 2007 or its replacement) shall be required for schemes over the 56 residential units already approved under PA 02/00343/B".	<b>Paragraph 4.66</b>
100.	<b>Paragraph 4.68 Site 27</b> Inclusion of "Proposed Park" in Ballabeg as an indentified site.	Change proposed by the Department in CD35a(PC(M) 17) and approved by the Inspector. It is recommended that this change is accepted.	<b>Paragraph 4.67</b> <b>Paragraph 8.13.5</b> <b>(see also modifications 215 &amp; 174)</b>
<b>The Natural Environment, The Built Environment And</b>			

<b>MDPC Number</b>	<b>Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)</b>	<b>Origin of the change and the Department's recommendation regarding this change</b>	<b>Where can this change be found? (2012 document)</b>
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	<b>Our Cultural And Historic Heritage)</b>		
101.	<b>Paragraph 5.3.1</b> Change 3 <sup>rd</sup> sentence to include "and flora"	Change proposed by the Department in CD35a (PC 71) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 5.3.1</b>
102.	<b>Paragraph 5.3.4 iii</b> Change reference in Point iii	Change proposed by the Department in CD35a (PC 72) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 5.3.4</b>
103.	<b>Paragraph 5.4.1</b> Change Points 1-4	Change proposed by the Department in CD35a (PC 73) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 5.4.1</b>
104.	<b>Paragraph 5.5.2</b> Insert text at the end of the paragraph	Change proposed by the Department in CD35a (PC 74) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 5.5.2</b>
105.	<b>Paragraph 5.5.3</b> Insert replacement paragraph	Change proposed by the Department in CD35a(PC 75) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 5.5.3</b>
106.	<b>Paragraph 5.5.4</b> Amend paragraph	Change proposed by the Department in CD35a (PC 76) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 5.5.4</b>
107.	<b>Paragraph 5.5.5</b> Correct typographical error in Point 2	Change proposed by the Department in CD35a (PC77) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 5.5.5</b>
108.	<b>Paragraph 5.6.1</b> Amend text after 1 <sup>st</sup> sentence	Change proposed by the Department in CD35a (PC 78) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 5.6.1</b>
109.	<b>Paragraph 5.7</b> Change Title to "Manx National Trust	Change proposed by the Department in CD35a (PC 79) and approved by the Inspector. It is recommended that this change is	<b>Section 5.7</b>

MDPC Number	Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)	Origin of the change and the Department's recommendation regarding this change	Where can this change be found? (2012 document)
	Land"	accepted.	
110.	<b>Paragraph 5.7.1</b> Amend 1 <sup>st</sup> sentence	Change proposed by the Department in CD35a (PC 80) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 5.7.1</b>
111.	<b>Paragraph 5.8.1</b> Insert capital 'I' in "important" for IBA's	Change proposed by the Department in CD35a(PC 81) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 5.8.1</b>
112.	<b>Paragraph 5.9</b> Insert new paragraph ( <i>Paragraph numbering in the rest of the chapter to be altered accordingly</i> )	Change proposed by the Department in CD35a (PC 82) and approved by the Inspector. It is recommended that this change is accepted	<b>Section 5.9</b>
113.	<b>Paragraph 5.9</b> (as existing) (now 5.10) Change in Heading to read: "Working with the Natural and Built Environments – Agriculture"	Change proposed by the Department in CD35a (PC83) and approved by the Inspector. It is recommended that this change is accepted	<b>Section 5.10</b>
114.	<b>Paragraph 5.9.2</b> (as existing) (now 5.10.2) Correct spelling mistake	Change proposed by the Department in CD35a (PC 84) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 5.10.2</b>
115.	<b>Paragraph 5.9.3</b> (as existing) (now 5.10.3) Re-word last sentence	Change proposed by the Department in CD35a (PC 85) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 5.10.3</b>
116.	<b>Paragraph 5.10.6 (now 5.11.6)</b> Amend	Change proposed by the Department in CD35a (PC 86) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 5.11.6</b>

<b>MDPC Number</b>	<b>Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)</b>	<b>Origin of the change and the Department's recommendation regarding this change</b>	<b>Where can this change be found? (2012 document)</b>
117.	<b>Paragraph 5.12.1 Environment Proposal 1</b> Insert text at end of Environment Proposal 1	Change proposed by the Department in CD35a (PC 87) and approved by the Inspector. It is recommended that this change is accepted	<b>Environment Proposal 1</b>
118.	<b>Paragraph 5.15 (now 5.16)</b> Insert new Heading <b>5.15 Legislation for Conservation Areas and Registered Buildings</b>	Change proposed by the Department in CD35a (PC 88) and approved by the Inspector. It is recommended that this change is accepted	<b>Section 5.16</b>
119.	<b>Paragraph 5.15.1</b> Insert new paragraph	Change proposed by the Department in CD35a (PC89) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 5.16.1</b>
120.	Insert <b>footnote</b> after "Act 1999"	Change proposed by the Department in CD35a (PC90) and approved by the Inspector. It is recommended that this change is accepted	<b>Footnote 29</b>
121.	<b>Paragraph 5.16</b> Existing Heading at 5.15 'Registered Buildings' and 5.15.1 and 5.15.2 to be renumbered 5.16, 5.16.1 and 5.16.2 respectively (as a consequence of inserting new paragraph at 5.15.1).	Change proposed by the Department in CD35a(PC 91) and approved by the Inspector. It is recommended that this change is accepted	<b>Section 5.16</b>
122.	<b>Paragraph 5.16.2 (as amended) (now 5.16.3)</b> Replace last sentence	Change proposed by the Department in CD35a (PC92) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 5.16.3</b>
123.	<b>Paragraphs (numbers as existing) 5.16 – 5.22.1 inclusive</b> Re-number to be in number sequence as a consequence of changes above	Change proposed by the Department in CD35a (PC 93) and approved by the Inspector. It is recommended that this change is accepted	<b>Section 5.16 to end of chapter</b>



<b>MDPC Number</b>	<b>Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)</b>	<b>Origin of the change and the Department's recommendation regarding this change</b>	<b>Where can this change be found? (2012 document)</b>
124.	<b>Paragraph 5.17.2</b> (as re-numbered) Change reference in 3 <sup>rd</sup> line from 5.16 to 5.18.	Change proposed by the Department in CD35a (PC 94) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 5.17.2</b>
125.	<b>Paragraph 5.18.2</b> (as re-numbered) Insert additional sentence at end of paragraph	Change proposed by the Department in CD35a (PC95) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 5.18.2</b>
126.	<b>Paragraph 5.21.1</b> (as renumbered) Insert text at the end of the first sentence	Change proposed by the Department in CD35a (PC96) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 5.21.1</b>
127.	<b>Paragraph 5.21.1</b> (as renumbered) Remove last sentence starting "It is desirable to..."	Change proposed by the Department in CD35a (PC97) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 5.21.1</b>
128.	<b>Paragraph 5.21.1</b> (as renumbered) Insertion of text at the end of 5.21.1  <b>Paragraphs renumbers accordingly due to change</b>	Change proposed by the Department in CD35a (PC 98) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 5.21.1 and 5.21.2</b>
129.	<b>Paragraph 5.21.2</b> (as renumbered) (now 5.21.3) Insert at the beginning of sentence  In terms of the Island's rail heritage, the route of the still operational...	Change proposed by the Department in CD35a (PC 99) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 5.21.3</b>
130.	<b>Paragraph 5.21.3</b> (5.20.3 in Modified Draft) Remove text and Environment Proposal 3 as they are unnecessary.	Change proposed by the Department in CD35a (PC100) and approved by the Inspector. It is recommended that this change is accepted	<b>Former Environment Proposal 3</b>

<b>MDPC Number</b>	<b>Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)</b>	<b>Origin of the change and the Department's recommendation regarding this change</b>	<b>Where can this change be found? (2012 document)</b>
131.	<b>Paragraph 5.22.2</b> (as renumbered) Replace last sentence	Change proposed by the Department in CD35a (PC101) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 5.22.2</b>
<b>Employment (Including Retail And Industry And Tourism)</b>			
132.	<b>Paragraph 6.1.4</b> Inclusion of additional information relating to the work of the Regeneration Committees.	Inspector's recommendation (in relation to section 3.6.1 but it was determined that a fuller reference should be included within this section). It is recommended that this change is accepted	<b>Paragraph 6.1.4 &amp; 6.1.5</b>
133.	<b>Paragraph 6.5 Uses within Mixed Use Areas</b>  Delete the text in paragraphs 6.5.1 and 6.5.2  The consequence of this change has resulted in the following paragraphs being renumbered.	Change proposed by the Department in CD35a (PC 102) and approved by the Inspector. It is recommended that this change is accepted	<b>Former section 6.5</b>
134.	Insert <b>Offices Section</b> at Paragraph 6.5 (6.5.1 – 6.5.6)	Change proposed by the Department in CD35a (PC 103) and approved by the Inspector. It is recommended that this change is accepted	<b>Revised section 6.5</b>
135.	<b>Paragraph 6.5.4 (as re-numbered)</b> Change text	Change proposed by the Department in CD35a (PC 104) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 6.5.4</b>

<b>MDPC Number</b>	<b>Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)</b>	<b>Origin of the change and the Department's recommendation regarding this change</b>	<b>Where can this change be found? (2012 document)</b>
136.	<b>Paragraph 6.5.6</b> Removal of text to provide a factual update on the Freeport.	Factual Update. It is recommended that this change is accepted	<b>Paragraph 6.5.6</b>
137.	Revise the section on <b>Encouragement of Sustainable Mixed Use Schemes</b>	Change proposed by the Department in CD35a (PC 105) and approved by the Inspector. This section has been amended slightly from that in PC 105 as a consequential change relating to the removal of Qualtrough's Yard. It is recommended that this change is accepted	<b>Section 6.6</b>
138.	<b>Mixed Use Proposal 1</b> Suggested that the words "although each case will be determined upon its circumstances and merits" be added at the end of the sentence to cover such eventualities.	Inspector's recommendation. It is recommended that this change is accepted	<b>Mixed Use Proposal 1</b>
139.	<b>Mixed Use Proposal 2</b> Omission of the words in the parenthesis and inclusion of "Residential Uses will not normally be accepted, subject to the circumstances and merits of such a use."	Inspector's recommendation. It is recommended that this change is accepted	<b>Mixed Use Proposal 2</b>
140.	<b>Mixed Use Proposal 4</b> It is suggested that the words "as long as this ..... existing residential units" be omitted and replaced by " "although there will be a presumption in favour of the retention of existing residential uses subject to the circumstances and merits	Inspector's recommendation. It is recommended that this change is accepted	<b>Mixed Use Proposal 4</b>

<b>MDPC Number</b>	<b>Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)</b>	<b>Origin of the change and the Department's recommendation regarding this change</b>	<b>Where can this change be found? (2012 document)</b>
	of any alternative uses".		
141.	<b>Mixed Use Proposal 5</b> Omitting the words "... provided ...area" and replacement with "although there will be a presumption in favour of retaining retail units subject to the circumstances and merits of any alternative scheme and provided it does not cause significant harm to the character and appearance of the area".	Inspector's recommendation. It is recommended that this change is accepted	<b>Mixed Use Proposal 5</b>
142.	<b>Paragraph 6.8 (existing)</b> Re-number this Paragraph 6.7 and remaining Paragraphs in this Chapter to be re-numbered in sequence.	Change proposed by the Department in CD35a (PC 106) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 6.7</b>
143.	<b>Paragraph 6.7.4 (as re-numbered)</b> Replace paragraph	Change proposed by the Department in CD35a (PC 107) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 6.7.4</b>
144.	<b>Paragraph 6.7.5 (as renumbered)</b> Replace second sentence.	Change proposed by the Department in CD35a (PC 108) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 6.7.5</b>
145.	<b>Employment Proposal 1</b> Amend 1 <sup>st</sup> part of sentence	Change proposed by the Department in CD35a (PC 109) and approved by the Inspector. It is recommended that this change is accepted	<b>Employment Proposal 1</b>

<b>MDPC Number</b>	<b>Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)</b>	<b>Origin of the change and the Department's recommendation regarding this change</b>	<b>Where can this change be found? (2012 document)</b>
146.	<b>Site 3</b> - North-east of Freeport, Malew Inspector recommended that the brief is amended to specify emergency Access only onto the Main Road and main vehicular access through Balthane.	Inspector's recommendation. It is recommended that this change is accepted	<b>Section 6.8</b>
147.	<b>Insert new section 6.9</b> <b>Site Number</b> (next in sequence – suggested as Site 4)	Change proposed by the Department in CD35a (PC 111) and by the Inspector but suggests a review of (b) in the Development Brief if adequate Business Park land is to be provided. It is recommended that this change is accepted	<b>Paragraph 6.9 and 6.10</b>
148.	<b>Inclusion of Site to the South of Ronaldsway Industrial Estate Development Brief</b>	Department direction to include this site within the Plan. A development brief has been written to realise this and it is recommended that this change is accepted.	<b>Sections 6.11 and 6.12</b>
149.	<b>Employment Proposal 4</b> After reviewing this Proposal, it is clear that this could be interpreted as being too general and more suited to the Strategic Plan. It is suggested that this proposal is either removed in its entirety and the implications of such a proposal considered as part of the Strategic Plan Review	Change proposed by the Department in CD35a (PC 115) and approved by the Inspector. It is recommended that this change is accepted	<b>Former Employment Proposal 4</b>

<b>MDPC Number</b>	<b>Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)</b>	<b>Origin of the change and the Department's recommendation regarding this change</b>	<b>Where can this change be found? (2012 document)</b>
150.	<b>Employment Proposal 5</b> (now Employment Proposal 4 due to deletion of a proposal) be amended the word "must in the second line be replaced by should to allow some flexibility	Following assessment of the Inspector's recommendation it is recommended that this change is accepted.	<b>Employment Proposal 5</b>
151.	<b>Paragraph 6.29.7</b> (as re-numbered) Insert additional text	Change proposed by the Department in CD35a (PC 116) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 6.29.7</b>
152.	<b>Paragraph 6.29.8 (as re-numbered)</b> Change last sentence to	Change proposed by the Department in CD35a (PC 117) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 6.29.8</b>
153.	<b>Paragraph 6.26.2</b> Make an addition to the paragraph to clarify the position relation to hotels within a Business Use	Inspector's recommendation. Following assessment of the Inspector's recommendation it is recommended that this change is accepted.	<b>Paragraph 6.30.2</b>
154.	<b>Tourism Proposal 2</b> Change end of 2 <sup>nd</sup> sentence	Change proposed by the Department in CD35a (PC 121) and approved by the Inspector. It is recommended that this change is accepted	<b>Tourism Proposal 2</b>
155.	<b>Tourism Proposal 3</b> Insert new Tourism Proposal	Change proposed by the Department in CD35a (PC 122) and approved by the Inspector. It is recommended that this change is accepted	<b>Tourism Proposal 3</b>
<b>Transport, Infrastructure And Utilities</b>			
156.	<b>Paragraph 7.4.1</b> Insert new text	Change proposed by the Department in CD35a (PC 123) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 7.4.1</b>

<b>MDPC Number</b>	<b>Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)</b>	<b>Origin of the change and the Department's recommendation regarding this change</b>	<b>Where can this change be found? (2012 document)</b>
157.	<b>Insert footnote</b>	Change proposed by the Department in CD35a (PC 124) It is recommended that this change is accepted and approved by the Inspector.	<b>Footnote 34</b>
158.	<b>Paragraph 7.4.2</b> Amend text	Change proposed by the Department in CD35a (PC 125) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 7.4.2</b>
159.	<b>Paragraph 7.4.3</b> Insert new sentence after 2 <sup>nd</sup> sentence and before 3 <sup>rd</sup> sentence.	Change proposed by the Department in CD35a (PC 126) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 7.4.3</b>
160.	<b>Paragraph 7.4.4</b> Insert 'future' in 2 <sup>nd</sup> line before 'provision'	Change proposed by the Department in CD35a (PC 127) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 7.4.4</b>
161.	<b>Paragraph 7.4.5</b> After 'Chapter 4' in 2 <sup>nd</sup> paragraph, amend text	Change proposed by the Department in CD35a (PC 128) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 7.4.5</b>
162.	<b>Paragraph 7.4.6</b> Replace paragraph with amended text.	Change proposed by the Department in CD35a (PC 129) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 7.4.6</b>
163.	<b>Paragraph 7.4.8</b> Amend text to read:	Change proposed by the Department in CD35a (PC 130) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 7.4.8</b>
164.	That the design and a programme for the implementation of the a new <b>Ballasalla By-Pass</b> be sought urgently	Inspector's recommendation.Following assessment of the Inspector's recommendation it was determined by the Department that the site should be a Strategic Reserve and as such it is recommended that a revised brief is included within the Plan.	<b>Paragraph 4.20 (see also modification 63)</b>
165.	That <b>Transport Proposal 1</b> be	Although the Inspector recommended that this site was released	<b>Paragraph 4.20</b>

<b>MDPC Number</b>	<b>Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)</b>	<b>Origin of the change and the Department's recommendation regarding this change</b>	<b>Where can this change be found? (2012 document)</b>
	deleted and replaced by a Proposal seeking the implementation of the Ballasalla By-Pass under the terms of a Legal Agreement with any developers requiring financial contributions, completion of the By-Pass to serve all new development.	immediately. Department did not concur with this. A revise brief has been prepared for Strategic Reserve site 2 and all Strategic Reserve sites include the need to consider the Planning Policy Statement on contributions to the By-Pass. Transport Proposal 2 has been clarified regards to the status of applications on zoned land outside SR but within the buffer zone of the By-Pass route.	<b>(see also modification 63)</b>
	<b>Sport, Recreation, Open Space And Community Facilities</b>		
166.	<b>Paragraph 8.7.1</b> Insert text into the end of 1 <sup>st</sup> sentence	Change proposed by the Department in CD35a (PC 131) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 8.7.1</b>
167.	<b>Paragraph 8.8.6</b> Replace paragraph to reflect Strategic Reserve Site 3	Change proposed by the Department in CD35a (PC 132) and approved by the Inspector factual update to reflect the change to a Strategic Reserve. It is recommended that this change is accepted	<b>Paragraph 8.8.6</b>
168.	<b>Paragraph 8.8.7</b> Replace paragraph to reflect playing fields change to Business Park use	Change proposed by the Department in CD35a (PC 134) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 8.8.7</b>
169.	<b>Paragraph 8.8.9</b> Change text from 'rugby pitch and training pitch' to 'standard sized sports pitch and training pitch'.	Change proposed by the Department in CD35a (PC 135) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 8.8.9</b>
170.	<b>Paragraph 8.8.9 Recreation Proposal 1:</b> Remove end of 1 <sup>st</sup> sentence after (playing fields)	Change proposed by the Department in CD35a (PC 136) and approved by the Inspector. It is recommended that this change is accepted	<b>Recreation Proposal 1</b>



<b>MDPC Number</b>	<b>Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)</b>	<b>Origin of the change and the Department's recommendation regarding this change</b>	<b>Where can this change be found? (2012 document)</b>
171.	<b>Paragraph 8.8.9 Recreation Proposal 2</b> Delete this Proposal as a consequence of other changes	Change proposed by the Department in CD35a (PC 137) and approved by the Inspector. It is recommended that this change is accepted	<b>Recreation Proposal 2 (former)</b>
172.	<b>Paragraph 8.8.9 Recreation Proposal 3</b> Delete this Proposal	Change proposed by the Department in CD35a (PC 138) and approved by the Inspector. It is recommended that this change is accepted	<b>Recreation Proposal 3 (former)</b>
173.	<b>New Recreation Proposal</b> New recreation proposal for the development at Ballakilly (Development Brief 24)	Change proposed by the Department in CD35a (PC 139) and approved by the Inspector. It is recommended that this change is accepted	<b>Recreation Proposal 2 (new)</b>
174.	<b>Paragraph 8.13.5</b> New paragraph included referencing the Proposed Park in Ballabeg.	Change proposed by the Department in CD35a (PC(M)17) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 8.13.5 (see also modifications 100 &amp; 215)</b>
175.	<b>Paragraph 8.16</b> That paragraph 8.16 be amended to reflect the commitment at the Inquiry and conclusions regarding the Buchan School Land	Inspector's recommendation. Following assessment of the Inspector's recommendation it is recommended that the Plan is amended to include a text reference clarifying the status of this site and that it will form part of the review of additional allocations in Castletown. Also a factual update here to reflect the progression made by the DEC to secure the extension to Victoria Road School.	<b>Paragraph 8.16.3 and consequential change to Community Facility Proposal 1.</b>
176.	<b>Community Facility Proposal 1</b> Insert at end of paragraph (See Site 9)	Change proposed by the Department in CD35a (PC 140) and approved by the Inspector. It is recommended that this change is accepted	<b>Community Facility Proposal 1</b>
177.	<b>Community Facility Proposal 2</b> Insert at end of paragraph (See Site	Change proposed by the Department in CD35a (PC 141) and approved by the Inspector. It is recommended that this change is	<b>Community Facility Proposal 2</b>

<b>MDPC Number</b>	<b>Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)</b>	<b>Origin of the change and the Department's recommendation regarding this change</b>	<b>Where can this change be found? (2012 document)</b>
	25)	accepted	
178.	<b>Community Facility Proposal 4</b> Insert at end of paragraph (See Site 10)	Change proposed by the Department in CD35a (PC 142) and approved by the Inspector. It is recommended that this change is accepted	<b>Community Facility Proposal 4</b>
179.	<b>Community Facility Proposal 5</b> The Inspector "strongly recommend that the Department seeks urgent discussions with other appropriate Departments and the Parish Commissioners to assess the timing, location and requirements of the school and local community	Inspector's recommendation. Following assessment of the Inspector's recommendation cross Government discussions have taken place and the preferred site of the School has been agreed. It is recommended that this is reflected in the Plan.	<b>Community Facility Proposal 5</b>
180.	<b>Paragraph 8.17.1</b> Insert additional/amended text to read:	Change proposed by the Department in CD35a (PC 143) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 8.17.1</b>
181.	<b>Paragraph 8.18.1</b> (wrongly referenced in the Inspector's report as 8.8.1)  The inspector recommended that the section be amended to include a reference to the fact that it is a matter for other organisations to institute such facilities.	Inspector's recommendation. Following assessment of the Inspector's recommendation it is recommended that this change is accepted.	<b>Paragraph 8.18.1</b>
182.	<b>Paragraph 8.19.1</b> Insert sentence at end of	Change proposed by the Department in CD35a (PC 144) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 8.19.1</b>

<b>MDPC Number</b>	<b>Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)</b>	<b>Origin of the change and the Department's recommendation regarding this change</b>	<b>Where can this change be found? (2012 document)</b>
183.	<b>Paragraph 8.19.2 Site 27</b> Change 'Proposed Designation' from Cemetery to Churchyard	Change proposed by the Department in CD35a(PC 145) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 8.19.2</b>
184.	<b>Paragraph 8.20 Development Brief 27</b> Development Brief should be re-worded	Change proposed by the Department in CD35a (PC 146) and approved by the Inspector. It is recommended that this change is accepted	<b>Section 8.20</b>
<b>Minerals and Waste</b>			
185.	<b>Paragraph 9.1.1</b> Replace 2 <sup>nd</sup> sentence	Change proposed by the Department in CD35a (PC 147) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 9.1.1</b>
186.	<b>Paragraph 9.2.2</b> Replace 'correspondence' with 'conjunction' in 2 <sup>nd</sup> line	Change proposed by the Department in CD35a (PC 148) and approved by the Inspector. It is recommended that this change is accepted	<b>Paragraph 9.2.2</b>
187.	<b>Section 9.4</b> Amend 3 <sup>rd</sup> bullet point, 2 <sup>nd</sup> sentence	Change proposed by the Department in CD35a (PC149) and approved by the Inspector. It is recommended that this change is accepted	<b>Section 9.4</b>
188.	<b>Section 9.4</b> Amend 7 <sup>th</sup> bullet point, 3 <sup>rd</sup> sentence	Change proposed by the Department in CD35a (PC 150) and approved by the Inspector. It is recommended that this change is accepted	<b>Section 9.4</b>
189.	<b>Section 9.4</b> Add 'Quarry' after 'Stoney Mountain', 'Cringle', 'Earystane', 'Pool Vaish', 'South Barrule' and 'New Turkeyland' in bullet points 1, 2, 3, 5, 6 and 7.	Change proposed by the Department in CD35a (PC 151) and approved by the Inspector. It is recommended that this change is accepted	<b>Section 9.4</b>
<b>Appendices</b>			
190.	<b>Appendix 1</b>	Change proposed by the Department in CD35a (PC 152)and	<b>Removed from</b>

<b>MDPC Number</b>	<b>Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)</b>	<b>Origin of the change and the Department's recommendation regarding this change</b>	<b>Where can this change be found? (2012 document)</b>
	Extract should be in line with Revised Final Draft PPS on Landscape Character and Appearance i.e. titles and numbering. <i>Consequential renumbering of remaining appendices.</i>	approved by the Inspector. As the Revised Consultation Draft PPS has not yet been published it is recommended that this Appendix is removed from the Plan.	<b>Appendix One</b>
191.	<b>Appendix 2</b> Replace with updated Table (2001-2010)	Change proposed by the Department in CD35a (PC 153) and approved by the Inspector. It is recommended that this change is accepted	<b>Appendix 1 with consequential changes at 4.4.1 and 4.4.4</b>
192.	<b>Appendix 3</b> Replace with updated table reflecting most up to date figures	Change proposed by the Department in CD35a (PC154) and approved by the Inspector. It is recommended that this change is accepted	<b>Appendix 2</b>
193.	<b>Appendix 4</b> They be reviewed in the light of comments in Chapter 4 regarding LDHP	Inspector recommendation. Following assessment of the Inspector's recommendation it is recommended that this change is accepted.	<b>Appendix 3</b>
194.	<b>Appendix 5</b> Amend point (bii) 2 <sup>nd</sup> sentence	Change proposed by the Department in CD35a (PC 156) and approved by the Inspector. It is recommended that this change is accepted	<b>Appendix 4</b>
195.	<b>Appendix 5</b> Inserting the words "Whilst it would be more accurate to refer to Cregneash as the setting for the National Folk Museum..." prior to "The introduction of additional dwellings..."	Inspector recommendation. Following assessment of the Inspector's recommendation it is recommended that this change is accepted.	<b>Appendix 4</b>
196.	<b>Appendix 6:</b>	Change proposed by the Department in CD35a (PC157) and	

<b>MDPC Number</b>	<b>Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)</b>	<b>Origin of the change and the Department's recommendation regarding this change</b>	<b>Where can this change be found? (2012 document)</b>
	Insert additional information about Registered Buildings and removal of those buildings no longer on 'proposed list'.	approved by the Inspector. It is recommended that this change is accepted	<b>Appendix 5</b>
197.	<b>Appendix 7</b> Insert text under Emergency Services - Ballasalla Police Station (unmanned)	Change proposed by the Department in CD35a (PC 158) and approved by the Inspector. It is recommended that this change is accepted	<b>Appendix 6</b>
198.	<b>Appendix 7</b> Under Formal Open Space change reference to Silverdale Glen and Boating Lake	Change proposed by the Department in CD35a(PC 159) and approved by the Inspector. It is recommended that this change is accepted	<b>Appendix 6</b>
	<b>Maps</b>	This list attempts to give a comprehensive listing of all the map changes but it is inevitable that there may be other consequential mapping changes arising from the changes above which have unintentionally not been listed here. Due to the time and costs incurred from preparing the maps it has been determined not to prepare any maps for this stage of the process but to rely only on this listing to illustrate the changes proposed.	
	<b>Map 1 – Constraints</b>		
199.	That the Department investigates the boundary of the AEI at Meayll Peninsula with the intention of rectifying the matter	Inspector recommendation. Following assessment of the Inspector's recommendation it is recommended that this change is accepted. The final plan will reflect the most up to date information with regards to mapping of constraints. This matter will be brought to the attention of DEFA.	<b>Mapping change</b>
200.	DEFA states that various designations have not been shown on the proposals map	Change proposed by the Department in CD35a(PC(M) 1) and approved by the Inspector. DOI will work in conjunction with DEFA to produce and accurate and useable final constraints map	<b>Mapping change</b>

<b>MDPC Number</b>	<b>Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)</b>	<b>Origin of the change and the Department's recommendation regarding this change</b>	<b>Where can this change be found? (2012 document)</b>
201.	Show Manx National Trust Land	Change proposed by the Department in CD35a(PC(M) 2) and approved by the Inspector. DOI will work in conjunction with MNH to produce and accurate and useable final constraints map	<b>Mapping change</b>
	<b>Map 2 – Landscape Character</b>	No changes	
	<b>Map 3 – Proposals</b> (and also reflected on the inset maps)		
202.	Remove Green Gap stipple notation	Change proposed by the Department in CD35a(PC(M) 3) and approved by the Inspector. It is recommended that this change is accepted	<b>Mapping change</b>
203.	Need to review the mapping associated with Site 24 (Ballakilley)	Consequential Change. It is recommended that this change is accepted	<b>Mapping Change</b>
204.	Need to show sites 22 and 23 as being "Proposed Mixed Use" and need to remove site 5 (Qualtroughs Yard) as being "Proposed Mixed Use."	Consequential Change. It is recommended that this change is accepted	<b>Mapping Change</b>
205.	The 'W' annotation should be removed from Map 3. Designation showing "building for civic, cultural or other use" to remain.	Change proposed by the Department in CD35a (PC 118) and approved by the Inspector. It is recommended that this change is accepted	<b>Mapping Change</b>
206.	Map 3 to state the name "Malew Church" alongside the church building.	Change proposed by the Department in CD35a (PC 119) and approved by the Inspector. It is recommended that this change is accepted	<b>Mapping Change</b>
207.	The Key should be altered to say "buildings or land for civic, cultural or other use."	Change proposed by the Department in CD35a (PC 120) and approved by the Inspector. It is recommended that this change is accepted	<b>Mapping Change</b>
208.	Inset Maps need to be re-numbered. Ballasalla should be Map 4, Castletown	Change proposed by the Department in CD35a (PC(M) 6) and approved by the Inspector. It is recommended that this change is	<b>Mapping Change</b>

<b>MDPC Number</b>	<b>Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)</b>	<b>Origin of the change and the Department's recommendation regarding this change</b>	<b>Where can this change be found? (2012 document)</b>
	should be Map 5, Colby and Ballabeg should be Map 6 and Port Erin/Port St Mary/Ballafesson should be Map 7.	accepted	
	<b>Map 4 – Ballasalla</b>		
209.	Area shown as "playing field" projecting into Creggans Hill to revert to open countryside/agriculture ie white colour	Change proposed by the Department in CD35a(PC 112 & PC(M) 10) and approved by the Inspector. It is recommended that this change is accepted	<b>Mapping Change</b>
210.	Area shown as "playing field" apart from the projection into Creggans Hill to be classified as Business Park and coloured purple.	Change proposed by the Department in CD35a(PC 113 & PC(M) 11) and approved by the Inspector. It is recommended that this change is accepted	<b>Mapping Change</b>
211.	Amend the extent of SR2 to reflect the agreement reached as to the extent of the land.	Change proposed by the Department in CD35a(PC(M) 12) and approved by the Inspector. It is recommended that this change is accepted	<b>Mapping Change</b>
212.	Amend the settlement boundary in Ballasalla to include a section of garden.	Change proposed by the Department in CD35a(PC(M) 21) and approved by the Inspector. It is recommended that this change is accepted	<b>Mapping Change</b>
	<b>Map 5 - Castletown</b>		
213.	Remove Green Gap stipple notation	Change proposed by the Department in CD35a(PC(M) 3) and approved by the Inspector. It is recommended that this change is accepted	<b>Mapping Change</b>
214.	Need to remove site 5 (Qualtroughs Yard) as being "Proposed Mixed Use" and give it the industrial land annotation.	Consequential change. It is recommended that this change is accepted	<b>Mapping Change</b>
	<b>Map 6 – Colby and Ballabeg</b>		
215.	Proposed Park designation in Ballabeg	Change proposed by the Department in CD35a(PC(M) 17) and	<b>Mapping Change</b>

MDPC Number	Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)	Origin of the change and the Department's recommendation regarding this change	Where can this change be found? (2012 document)
	to be added.	approved by the Inspector. It is recommended that this change is accepted	
216.	Strategic Reserve Site 3 to be added	Consequential change. It is recommended that this change is accepted	<b>Mapping Change</b>
	<b>Map 7 – Port Erin, Port St Mary and Ballafesson.</b>		
217.	Remove Green Gap stipple notation	Change proposed by the Department in CD35a(PC(M) 3) and approved by the Inspector. It is recommended that this change is accepted	<b>Mapping Change</b>
218.	Need to review the mapping associated with Site 24 (Ballakilley)	Consequential change. It is recommended that this change is accepted	<b>Mapping Change</b>
219.	Need to show sites 22 and 23 as being "Proposed Mixed Use".	Consequential change. It is recommended that this change is accepted	<b>Mapping Change</b>
220.	Need to enlarge site 22 to incorporate Car Park.	Change proposed by the Department in CD35a(PC(M) 18) and approved by the Inspector. It is recommended that this change is accepted	<b>Mapping Change</b>
	<b>Other Recommendations from the Inspector which have not resulted in any modification to the Plan</b> <i>Not open for representations</i>		
	<b>Landscape Proposal 3</b> <i>Needs to be reviewed in the light of the Inspector's comments on achieving a more equitable spread of housing allocations in the Castletown area.</i>	Inspector's recommendation. Following assessment of the Inspector's recommendation it has been determined that this change is linked to any assessment of any potential additional sites that may be released around Castletown	<b>No change at present but this Landscape Proposal will need to be considered in the</b>



MDPC Number	Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)	Origin of the change and the Department's recommendation regarding this change	Where can this change be found? (2012 document)
			<b>Castletown Study.</b>
	<i>Chapter 4 That the text includes a commitment to the enforcement of both the requirements of the Area Plan and planning conditions relating to subsequent planning permissions.</i>	Inspector's recommendation. Following assessment of the Inspector's recommendation it is recommended that as this is adequately addressed in General Policy 5 of the Strategic Plan there is no need to add anything further into the Area Plan.	<b>No change required to the Plan.</b>
	<i>Site 28 Derbyhaven (not included within the Modified Draft Plan but suggested for inclusion prior to the Public Inquiry) That PC 68/69 not be adopted and the Proposals Map and Appendix 5 be amended to exclude this land from further housing</i>	Inspector's recommendation was to remove the site from the plan. It is recommended that the Department seek to remove the site as a development site but retain Residential zoning of the land as per the 1982 Development Order (which would not preclude any infill housing proposals being brought forward for consideration)	<b>Not included within the Plan.</b>
	<b>Strategic Plan</b> <i>Not Open for representations</i>		
	<i>Section 4.8 – Particular issues in the allocation of residential land – affordable housing That the numbers of affordable housing allocations be reviewed to achieve a higher number when assessing planning allocations.</i>	Inspector's recommendation. Following assessment of the Inspector's recommendation it is recommended that the Plan should not include a statement within the Plan but to look at the matter as part of the Strategic Plan review. Continue to consider each application over 8 dwellings in line with HP5 with the understanding that the term 'normally' can be used to revise affordable housing requirements both below and above 25%, depending on merits/viability arguments/housing needs for each case.	<b>Implications to the Strategic Plan not to the Area Plan</b>
	<i>Paragraph's 5.22 and 8.4.8 of the Strategic Plan to be reassessed at the time of the Review of the Strategic</i>	Inspector's recommendation. Following assessment of the Inspector's recommendation it is recommended that this is noted and that the Inspector's comments regarding contradictions within	<b>Implications to the Strategic Plan not to the Area Plan</b>

MDPC Number	Change proposed either by the Inspector or by the Department in CD35a or as a Factual Update or consequential change) (references generally relate to the 2011 document)	Origin of the change and the Department's recommendation regarding this change	Where can this change be found? (2012 document)
	<i>Plan.</i>	the Strategic Plan should be taken into consideration in any forthcoming review of the Strategic Plan.	
	<i>That a reassessment of the 25% level for affordable housing be considered at the review of the Strategic Plan</i>	Inspector's recommendation. Following assessment of the Inspector's recommendation it recommended that this is noted and that the Inspector's comments regarding contradictions within the Strategic Plan should be taken into consideration in any forthcoming review of the Strategic Plan.	<b>Implications to the Strategic Plan not to the Area Plan</b>
	<i>That the Area Plan retain the existing list of LDHP sites, but not to extend them until there has been a reassessment of this matter at the Review of the Strategic Plan</i>	Inspector's recommendation. Following assessment of the Inspector's recommendation it recommended that this is noted and that the Inspector's comments regarding contradictions within the Strategic Plan should be taken into consideration in any forthcoming review of the Strategic Plan.	<b>Implications to the Strategic Plan not to the Area Plan</b>
	<b>Flooding Planning Policy Statement</b> <i>Not open for representations</i>		
	<i>Clarification of flood risks be included within the new Planning Policy Statement</i>	Inspector's recommendation. Following assessment of the Inspector's recommendation it is recommended that this is reviewed in the work being carried out on the PPS on Flooding	<b>Implications to the further work on the Planning Policy Statement.</b>