

**ISLE OF MAN DRAFT AREA PLAN FOR THE NORTH AND WEST
PUBLIC INQUIRY
NOTES FOR GUIDANCE
FROM THE APPOINTED INSPECTOR
including
ARRANGEMENTS FOR PARTICIPATION
PROVISIONAL SCHEDULE OF MATTERS AND ISSUES
AND
DRAFT OUTLINE PROGRAMME**

Notes

(i) These notes for guidance are entirely procedural and do not address the merits of the draft Area Plan for the North and West (APNW – the Plan) but should be kept for reference from now until the end of the Inquiry.

(ii) These notes are issued in place of a physical pre-inquiry meeting which, experience shows, is of little or no more value than written guidance, whilst also being costly and inconvenient.

*(iii) Please give full attention to this document and the attached Provisional Schedule of Matters and Issues and Draft Outline Programme, together with the Inquiry Documents published on the Inquiry web page (gov.im/northandwest), before replying to the Programme Officer (PO) on the attached **Registration Form**, indicating if and how you wish to participate in the Inquiry process.*

(iv) Core Document and Public Inquiry Paper (PIP) numbers are given in square brackets [CD etc] for reference to the Inquiry Library List on the Inquiry web page.*

(v) You are advised to keep in touch with the progress of the arrangements for the Inquiry via the Inquiry website or directly with the PO.

(vi) Specific actions requested of respondents are set out in bold underlined text.

Introductions

1. ***The appointed Inspector is Brian J Sims BSc (Hons) CEng MICE MRTPI.*** He has been a member of the Isle of Man Panel of Independent Inspectors for planning appeals since 2016 and also has many years experience of local plan inquiries in England.
2. ***The Programme Officer is Mr Andy Johnstone, assisted by Mr Andrew Joyce and Mrs Lorna Milestone*** of the Cabinet Office (CABO). They are

administrators, independent of the CABO Planning Policy Team responsible for the preparation of the APNW. The PO team manages the Inquiry under the direction of the Inspector and acts as a central point of contact for all parties. Neither the Planning Policy Team nor Respondents communicate directly with the Inspector outside the Inquiry sessions.

3. ***The PO team can be contacted as follows:***

Email: NorthandWestAreaPlanInquiry@gov.im

Address:

Cabinet Office 3rd Floor, Government Office, Bucks Road,
Douglas, IM1 3PN

Tel: Mr Andy Johnstone 01624 685204

Mr Andrew Joyce 01624 685280

Mrs Lorna Milestone 01624 685994

Office Hours:

Monday to Thursday 9.00am to 5.00pm, Friday 9.00am to 4.30pm

Key Dates

- | | |
|---|--------------|
| • Registration Forms - latest date for submission | 10 May 2024 |
| • Inspector publish Agreed Programme | 20 May 2024 |
| • Written Representations and
Position Statements – latest date for submission | 21 June 2024 |
| • Inspector publish session Agendas | 8 July 2024 |
| • Inquiry opens | 16 July 2024 |
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Inquiry Dates and Venues

4. ***The Inquiry will open at 10.00 am on Tuesday 16 July 2024*** and will be conducted at the following venues:

Tuesday 16 July to Friday 19 July 2024

Ramsey Masonic Hall

6 Lezayre Rd, Ramsey, Isle of Man IM8 3HT

Some parking on site and parking available at the Shoprite/Tesco store within easy walking distance.

Disabled Access

Public Transport - bus station within walking distance.

There are shops and cafes within walking distance.

Refreshments – water will be provided.

**Tuesday 23 July to Friday 26 July
and if required Tuesday 30 and Wednesday 31 July 2024**

QE2 High School

Douglas Road, Peel IM5 1RD

Parking on site

Disabled access

Public Transport - bus stop outside school.

There are shops and cafes within walking distance.

Refreshments – water will be provided.

Legal Basis for Judgements and Recommendations

5. The Inquiry will be conducted under The Town and Country Planning Act 1999 Section 2 and Schedule 1.
6. The APNW is required to be in general conformity with national policy in the Isle of Man Strategic Plan 2016 (IMSP) and judgement as to whether the Draft APNW is in such conformity will take into account the legal advice on this matter provided on behalf of the Attorney General in connection with the Inquiry into the Area Plan for the East in 2019 [CD96].
7. The Inquiry will focus primarily upon objections to the proposals or policies and site allocations of the APNW public consultation version 24 June 2022 [CD66], together with post-consultation changes proposed by CABO [PIP1-2].
8. After the close of the Inquiry the Inspector will submit a report to the Minister for the Cabinet Office with recommendations for modifications to the Draft APNW for consideration by CABO before proceeding to the formal adoption process. Such recommendations will flow from a judgement as whether the APNW will be in general conformity with the IMSP, as the essential legal test, based upon the balance of all material planning considerations.

Proposed Changes to the Draft APNW

9. In response to the public consultation, CABO has proposed a range of Changes to the Plan [PIP1/2]. These proposed changes include the allocation of further sites not included in the consultation draft of the Plan and are for consideration by the Inspector alongside the Draft Plan and all public responses to it.

Inspector's Initial Questions to CABO and responses

10. Following a first perusal of the Draft APNW and supporting documents, the Inspector forwarded to CABO via the PO a schedule of initial questions on several aspects of the Plan and the Inquiry and these, and the responses to them by CABO, provide the Inspector with helpful background to the Plan and the preparation process. These documents are published on the Inquiry web page and may be referred to at the Inquiry [*INSP1-2*]

Draft Schedule of Matters and Issues

11. Appended below is a Draft Schedule of Matters and Issues for consideration by the Inspector and discussion at the Inquiry as required.
12. This schedule is based upon the Inspector's initial review of the Draft APNW, its supporting evidence, consultation responses and the CABO comments upon them and the resulting proposed changes.
13. **If you consider that a matter or issue has been omitted, this must be highlighted on the Registration Form so that the Inspector can consider suitable additions to the Schedule of Matters and Issues in the Firm Programme.**

Provisional Outline Programme of Hearings

14. At this stage only a very provisional outline programme can be provided and this is appended below for information.

Participation in the Inquiry Process

CABO Policy Team

15. **The CABO Policy Team will be represented by:**

Mr Keiron Murray, advocate of Innova Law, Isle of Man.

Diane Brown BSc (Hons) MRTPI, Head of Planning Policy.

Ethan Grubb BSc (Hons) AssocRTPI, Senior Planning Policy Officer.

Christopher Long, Planning Policy Officer.

Fiona Huyton MRTPI, Chartered Landscape Architect, Policy Officer.

Supporting team members

Betty Laurincova, Masters in Architecture and Urban Planning

Planning Policy Officer

John Durney, Planning Policy Assistant Office

Other witnesses may be called, including from other Departments, according to the final programme.

Options for Respondents

16. ***If you have a duly-made objection seeking an alteration to the Draft APNW before adoption, you have a right to appear in person before the Inspector and nothing will remove that right.***

17. However, you should only exercise that right if you wish to discuss with the Inspector and CABO the matters and issues to which your objection relates. ***That is because all original responses and all written representations will be taken fully into account and carry the same weight as oral evidence.*** Thus, much of the Inquiry can properly be conducted in writing, with the oral Inquiry focusing upon the most controversial outstanding issues.

18. So, for each matter and issue there are ***three options***:

1 - Rely upon your Original Response

Where you have nothing to add to your original objections, or consider that your concerns have been appropriately resolved by CABO in its comments and proposed changes [*PIP 1 and 4*], you need take no further action, apart from indicating your choice on the Registration Form and your views will be fully considered by the Inspector.

2 - Submit a Written Representation but not appear in person

Alternatively, you may wish to submit a Written Representation on any of the matters listed below for discussion and to which your original response relates. If so, please indicate your intentions on the Registration Form, and your representations will be fully considered by the Inspector.

3 - Submit a Position Statement and appear or be represented at the Inquiry.

If you wish to participate or be represented at the Inquiry you should submit a Position Statement summarising your views on any of the matters identified below for discussion and to which your original response relates, If so, please indicate your intentions on the Registration Form.

19. Where several respondents are of the same view on a particular matter, they are encouraged to join together with a single spokesman. Again, please indicate this on the Registration Form.

20. Where a response supports a policy or allocation of the Plan, it will normally be taken into account in writing unless the supporter appears as a witness on behalf of CABO.

21. **All respondents are requested to complete the Registration Form attached to indicate your intentions regarding participation in the Inquiry with respect to each Matter and to return it to the PO no later than 10 May 2024, after which it will be assumed that you will rely upon your original consultation response, to be taken into account in writing.**
22. *Further advice on the submission of PSs and appearing at the Inquiry is set out below.*

Agreed Inquiry Programme, Schedules of Participants and Session Agendas

23. Once the intentions of Respondents regarding participation are known, a Firm Programme of Inquiry sessions, with schedules of participants for each, will be published, no later than 20 May 2024.
24. More detailed Session Agendas will be circulated a week in advance but these are simply to guide the discussion.

Submission of Written Representations (WR) or Position Statements (PS)

25. **If you choose to submit a WR or PS these must be sent to the PO in electronic form (unless otherwise agreed) before 21 June 2024.**
26. **A WR or PS must generally not exceed 3000 words per Matter and will not be accepted with special title pages, graphics or photographs, but cross-reference may be made to CDs, IDs or Appendices.**
27. **Every WR or PS must bear the name of the Respondent and the Inquiry Matter it concerns.**

Procedure at the Inquiry

28. **Invited Participants should arrive at least fifteen minutes before the stated start time, sign the attendance form and take their allocated seat, marked with a nameplate.**
 29. Depending on numbers attending, at least two seats will be allocated at the table for the CABO Policy Team and at least one seat for each Respondent or group of Respondents.
 30. However, participants may alternate with colleagues at the table according to the issue under discussion.
 31. The Inquiry sessions will all proceed by way of round table discussion led by the Inspector (unless an exception is agreed in advance). This is a relatively
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informal process, similar to that used at appeals. Generally, the agenda will indicate which participant is likely to be asked to speak first to initiate the discussion.

32. The Inquiry will generally sit from 10.00 am until 5.00pm from Tuesday to Friday, with short morning and afternoon mid-session breaks and an hour lunch-time adjournment.
33. Separate morning and afternoon sessions will be arranged as appropriate and participants will be welcome to come and go to suit their area of interest.

PROVISIONAL SCHEDULE OF MATTERS AND ISSUES

Notes

It is emphasized that the following is a provisional and not necessarily exhaustive list of matters and issues that need to be addressed by the Inspector in the Report on the Draft APNW.

Not every matter and issue will necessarily be the subject of an oral session of the Inquiry, which will focus on the most controversial matters requiring discussion. Other matters may be covered by written representations.

Where objectors put forward alternative or additional sites to those allocated in the Draft Plan, these relate equally to matters of land requirement and site selection and will be treated as such, in addition to any site-specific Inquiry session.

Matter 1 – General Considerations - Chapters 1, 2, 4-9

Issue

- 1.1 Quality of public consultation
 - 1.2 Role and practical life of the APNW
 - Relationship with
 - 1982 DPO
 - Future IMSP – timescale
 - Future All-Island Area Plan – timescale
 - Existing Local Plans and neighbouring Area Plans
 - Alleged prematurity of the APNW
 - Deferment of strategic issues to All-Island strategic review or Area Plan
 - Deferment of reserve sites from the APNW
 - Legal Requirement for adoption of an APNW
 - 1.3 Spatial Strategy – Spatial Vision
 - Brownfield priority
 - 1.4 Development Management policies
 - Detailed points and proposed changes
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Matter 2 – Climate Change – Chapter 3***Issues***

- 2.1 Policy presumptions
- 2.2 Provisions for renewable energy
- 2.3 Provisions for tree planting

Matter 3 – Transport and Utilities Chapter 10***Issues***

- 3.1 Part 1 - Transport
 - Sustainable links
 - District road for Peel
 - Electric Vehicle Charging Points
- 3.2 Part 2 – Utilities
 - Electrical grid
- 3.3 Part 3 - Minerals and Waste
 - Waste strategy – accuracy
 - Regional Sewage Treatment
 - Ramsey
 - Peel
 - Local sewage treatment
 - Foxdale
 - St Johns
 - Ballaugh
 - Sustainable locations for civic amenity recycling sites

Matter 4 – Provision for Employment – Chapter 11***Issues***

- 4.1 Employment land requirement
 - Uplift with respect to extended life of the APNW ?
 - 4.2 Employment site selection
-

Strategic/spatial vision

4.3 Employment land supply

Safeguarding Jurby airfield

4.4 ***Individual allocated employment sites***

All employment sites allocated in the draft Plan or Proposed Changes that are subject to objection.

4.5 ***Alternative employment sites***

Sites put forward as alternatives or in addition to those allocated for employment in the draft Plan and Proposed Changes, noting that such objections are equally relevant to land requirements and supply set out in Issue 4.1 above.

Matter 5 – Tourism and Leisure – Chapter 12

Issues

5.1 Protection of Hotels – Tourism Proposal 1

5.2 Protection of Campsites – Tourism Proposal 4

Broader provision

5.3 Promotion of tourist businesses

Matter 6 – Open Space, Recreation, Education, Health, Community Facilities – Chapter 13

Issues

6.1 Sports pitches

6.2 Future needs

Matter 7 – Provision for Housing – Chapter 14

Issues

7.1 Housing objectives

7.2 Housing land requirement

Basis of calculation

2021 Census figures and projections

Future Objective Assessment of Housing Need (OAHN) approach

Uplift with respect to extended life of the APNW ?

7.3 Housing site selection

Strategic/spatial vision

7.4 Housing land supply

Practical yield of allocated sites

Overall supply headroom

Reserve sites

Sufficiency in Ramsey

Regeneration of Glen Mona

Provision for Eldercare

7.5 ***Individual allocated housing sites***

All housing sites in the draft Plan or Proposed Changes that are subject to objection.

7.6 ***Alternative housing sites***

Sites put forward as alternatives or in addition to those allocated for housing in the draft Plan and Proposed Changes, noting that such objections are equally relevant to land requirements and supply set out in Issue 7.2 above.

DRAFT OUTLINE PROGRAMME**Note**

This draft outline programme can do no more than give a rough idea of the shape of the Inquiry and will be followed in due course by a more detailed firm programme listing issues and participants.

Day	Date	Venue	Matters for Discussion	Time
1	Tuesday 16 July 24	Ramsey Masonic Hall	Matter 1 – General Considerations Issues 1.1 Public Consultation 1.2 Role and Life of the APNW 1.3 Spatial Strategy and Vision 1.4 Development Management <i>Midday adjournment</i>	10.00 am - o - 2.00 pm
2	Wednesday 17 July 24	Ramsey Masonic Hall	Matter 3 – Transport and Utilities Issues 3.1 Transport 3.2 Utilities 3.3 Minerals and Waste	10.00 am
3	Thursday 18 July 24	Ramsey Masonic Hall	Matter 4 – Employment Issues 4.1 Requirement 4.2 Site Selection 4.3 Supply	10.00 am
4	Friday 19 July	Ramsey Masonic Hall	Matter 5 – Tourism and Leisure Issues 5.1 Protection of Hotels - TP1 5.2 Protection of Campsites – TP4 5.3 Promotion of tourist businesses <i>Midday adjournment</i>	10.00 am - o - 2.00 pm
			Matter 6 – Open space, recreation, education, health, community facilities Issues 6.1 Sports pitches 6.2 Future needs	

5	Tuesday 23 July	QEII School Peel	Matter 7 – Housing Issues 7.1 Objectives 7.2 Requirement 7.3 Site Selection 7.4 Supply	10.00 am
6	Wednesday 24 July	QEII School Peel	Individual Sites Issues 4.4-5	10.00 am
7	Thursday 25 July	QEII School Peel	Individual Sites Issues 7.5-6	10.00 am
8	Friday 26 July	QEII School Peel	Individual Sites Issues 7.5-6	10.00 am
9	<i>Tuesday</i> <i>30 July</i>	<i>QEII</i> <i>School</i> <i>Peel</i>	<i>reserve</i>	<i>10.00 am</i>
10	<i>Wednesday</i> <i>31 July</i>	<i>QEII</i> <i>School</i> <i>Peel</i>	<i>reserve</i>	<i>10.00 am</i>



Isle of Man
Government
Sicut Reges

The Cabinet Office

Draft Area Plan for the North & West Registration Form for the Public Inquiry

This form has three parts: Part A - Personal Details (to be filled out once).
Part B - Your Representation(s). Please fill in a separate sheet for each.
Part C - To be completed only if you intend to speak at the Inquiry.

**PLEASE COMPLETE AND RETURN THIS FORM TO THE
PROGRAMME OFFICER NO LATER THAN 10 MAY 2024**

PART A – Personal Details

1. Your Details (Required)

Contact Email or Telephone number:

2. Agent Details (*optional*)

Contact (*optional*)

Please Note – The information in this form is to be shared with the independent inspector. Names on this form will be published as part of the public record but any sensitive information entered on this form, such as contact details and property addresses, will be redacted. This information will be kept for 3-5 years depending on statutory requirements as per Schedule 1 of the Town and Country Planning Act (1999).

PART B – Please use a separate sheet for each Matter on which you wish to make written representations or appear at the Inquiry

Respondent Code or Unique ID (If known):

3. To which Matter and Issue in the draft Schedule of Matters does this representation relate?

Please take your time to read the draft Schedule of Matters and Issues identified by the Inspector.

Examples -*If you wish to make a written or oral representation on:*

The Spatial Strategy or Spatial Vision of the Plan, enter Matter 1 Issue 1.3.

The Housing land Requirement of the Plan, Enter Matter 7 Issue 7.2

A specific allocated housing site, enter Matter 7 Issue 7.5 and the reference number and name of the site.

3a. Do you wish to make a written representation or speak on a subject which does not appear on the Draft Schedule of Issues - Please give brief details for the Inspector to consider any additional items

4. Your representation is? *(please tick one)*

- An objection
- A statement of support
- A comment
- A minor editing/grammatical/spelling error issue

5. In connection with this representation, would you like to participate at the oral part of the Public Inquiry or make a written representation or rely only on your original response to the public consultation? (Please tick one)

- I would like to speak at the Public Inquiry *(Please complete Part C)*
- I wish to submit a written representation and not appear in person
I am content to rely on my original response to the public consultation representations

6. If you would like to speak at the Inquiry, would you be willing to cooperate with others making similar representations, and present a joint case at the Inquiry? (Please tick one)

- Yes**, I am willing to present a joint case at the Inquiry *(and agree for Cabinet Office to share my contact details with others making similar representations)*
- No**, I do not wish to present a joint case at the Inquiry

Declaration

Signature:

Date:

Please Note- The information in this form is to be shared with the independent inspector. By completing this form you agree to this and to our privacy notice which can be read here: <https://www.gov.im/about-the-government/departments/cabinet-office/privacy-notice/>

Please email completed forms to: northandwestareaplaninquiry@gov.im

Please return this completed form to: Programme Officers
Cabinet Office
Government Offices
Bucks Road
Douglas
Isle of Man
IM1 3PN

To arrive no later than 5pm 10th May 2024

For official use only

Respondent Code/Unique ID:

Date Comment received:

Date Comment logged/acknowledged:

Part C – to be completed only by those wishing to speak in person

In order to assist in the timetabling of the inquiry sessions, you are requested to complete the information below. This information will be used by the inquiry Officers and the Inspector to try and ensure that sufficient inquiry time is made available to fully explore the matters in question. It is not a guarantee that all the time that is requested will be made available. Numerous and diverse matters will require exploration at the inquiry and sufficient time needs to be allowed for this to take place.

This information must be completed in full and returned to the Programme Officers, Cabinet Office, Government Offices, Prospect Hill, Douglas, Isle of Man, **no later than 5pm 10th May 2024**. It may be difficult to accommodate requests after this time, particularly after the publication of the timetable.

Name:

Representing (if applicable):

Will you have legal representation? **Yes** **No**

Who will represent you at the Inquiry?

Please give the number of persons likely to attend on your behalf, their areas of interest and their names (if known at this stage - if not please provide them on submission of position statements)