Isle of Man Government

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Area Plan for the East: Call for Sites

Explanatory Note

Cabinet Office

July 2016

1. Background

Purpose of this Explanatory Note

1.1 As part of the preparation of the Area Plan for the East, the Department is undertaking a 'Call for Sites'. This exercise will help the Cabinet Office identify potential sites for housing, employment uses and other types of development. This note is intended to provide background information about the Call for Sites process and an overview of the stages involved in preparing a development plan.

1.2 This note is particularly relevant to those wishing to submit a site(s) to the Call for Sites stage who are requested to use the separate Response Form (one form per site) when submitting sites for consideration. The Response Form (to complete on-line or download) can be accessed via the website at **www.gov.im/tape**

1.3 All forms must be submitted by **5pm on Friday 16th September 2016.**

The Island Development Plan (the "Development Plan")

1.4 There are a number of statutory development plans which make up the plan framework for the Island. It is this framework which guides all new development. In time, the Development Plan for the Isle of Man will be made up solely of a Strategic Plan and a number of Area Plans but for the time being consists of a Strategic Plan, the Area Plan for the South, a number of Local Plans and in parts of the Island, the 1982 Development Plan.

1.5 The Strategic Plan now in operation is the Isle of Man Strategic Plan 2016. This was approved by Tynwald in March 2016. It sets out the general approach for the development and use of land, and is relevant to decision makers when assessing planning applications and when producing planning policy documents, such as the Area Plans. In summary, this Plan:

- defines four 'Areas' (North, South, Douglas and the East, and West) – Douglas and the East is defined as 'Douglas, Onchan, Braddan, Marown, Santon, Laxey and Lonan';
- establishes a housing need figure of 5,100 new dwellings between 2011 and 2026 (i.e. the 'Plan Period');
- sets out a settlement hierarchy which defines the function of identified settlements and where growth should be directed;
- sets out how housing need should be spatially distributed around the Island - Douglas and the East is identified as needing 2,440 new dwellings in the Plan Period;
- provides broad principles for general development and specific Policies for matters such as the environment (built and natural), housing and business and tourism; and
- sets out Policies in relation to other matters including transport, utilities and infrastructure.

1.6 Detailed and site-specific proposals are set out in the Area Plan for the South, a number of Local Plans and (for areas not covered by either) the 1982 Development Plan. Many of the Local Plans date back to the 1990's and work is underway to replace them (and the 1982 Development Plan) with new Area Plans. Each Area Plan will generally cover a larger geographical area than the Local Plans which tended to be focused on particular settlements.

The Area Plan for the East

1.7 Work has now commenced commencing work on the Area Plan for the East. The geographical scope is set out in the Strategic Plan and comprises:

- the Borough of Douglas;
- the District of Onchan; and
- the Parishes of Braddan, Garff (Laxey and Lonan Wards only),[1] Marown and Santon.

1.8 The Area Plan for the East will therefore replace:

- the Douglas Local Plan (1998);
- the Braddan Local Plan (1991);
- the Onchan Local Plan (2000);
- the Laxey and Lonan Local Plan (2005); and
- the relevant parts of the 1982 Development Plan.

Additional Information

1.9 Additional information is available from the website for the Area Plan for the East **www.gov.im/tape** including:

- the Public Notice for the Call for Sites;
- the Site Assessment Framework for the East (in Draft); and
- maps showing the geographical scope of the plan, the areas covered by existing Local Plans and the Draft Settlement Boundaries for the East.

1.10 The Planning Policy Team can also be contacted by email at planningpolicy@gov.im or by phone:

- Diane Brown - Head of Planning Policy (01624) 685905
- Steve Butler - Planning Policy Officer (01624) 686985

[1] *The previously separate Parishes of Laxey, Lonan and Maughold have now combined to form the Parish of Garff.*

2. Call for Sites

2.1 The Call for Sites extends to developers, landowners, agents, Local Authorities, Government Departments and Statutory Boards as well as others with an interest in developing land in the East. All information submitted will help to inform the next steps in the plan preparation process. Before submitting a site for consideration, respondents should note the following:

> The Department intends to make details of all of the sites put forward as well as any subsequent information provided available for public viewing. The Call for Sites 'site' information will first be made public at the time of the Preliminary Publicity (see Table 1 for more details)

2.2 It should also be noted that this Call for Sites does not comprise or form part of the Preliminary Publicity as set out in Schedule 1, Paragraph 2 of the Town and Country Planning Act 1999.[2]

2.3 Although the focus on site assessment is often on housing and employment sites, the scope of the Area Plan for the East has not yet been determined, and will be informed by the public engagement process. Therefore the Department is open to sites being put forward for the development of other uses (for example retail or community facilities).

2.4 At this stage, there is no size limit for sites that can be put forward, however in the final plan smaller sites may be subsumed into wider designations if appropriate.

2.5 Employment uses are defined within Chapter 9 of the Strategic Plan, and include:

- light, general and special industrial buildings;
- storage and distribution; and
- offices which are corporate headquarters do not involve day-to-day callers.

2.6 In terms of existing land designations (see paragraph 1.8), the Department is open to any suggestions as part of this Call for Sites to re-examine sites in order to consider their suitability for housing or employment use. Such proposals will be considered on their merits taking into account the implications: for the site, for the land use/buildings that would be lost, on the immediate environs of the site as well as any knock on effects for other sites in the vicinity and the rest of the Plan Area if such sites were to be given over to housing or employment.

[2] *The Area Plan for the East will be prepared in accordance with Schedule 1 'Development Plan Procedure' set out in the Town and Country Planning Act 1999*

2.7 Sites which have been previously been put forward as part of the Employment Land Development Order Project (the Call for Sites for which took place in 2015) must be resubmitted for consideration as part of the Area Plan for the East (the Response Form for the Area Plan Call for Sites is slightly different to the form used for the Development Order Project).

2.8 The purpose of a Development Order is to satisfy short term need; the purpose of an Area Plan is to address need for a longer time period – in the case of the Area Plan for the East - up to 2026; the approach to these 2 types of project is therefore slightly different.

Site Assessment Framework (SAF)

2.9 A Draft SAF is available to view as part of this Call for Sites. It will be used by Officers to initially assess all of the sites put forward and the scoring results will feed into specific reports for those sites which are taken through to later stages in the Area Plan process. The framework is designed primarily to assess housing and employment sites but it will be possible to use the framework for others types of land use as far as it is relevant within a wider context of assessment using the Strategic Plan Policies and any other material considerations.

2.10 The application of the SAF is the first part of the process of deciding which sites should be included in the Area Plan. Table 1 (overleaf) illustrates how it is envisaged that the Framework will fit into the plan making process.

Table 1: Key Stages in Area Plan Preparation

Plan Making Stage	What will the Cabinet Office do during this Stage?	How can public/others get involved?	Indicative Timescale
Call for Sites	i. Make a public announcement of the Call for Sites ii. Publish 'Response Form' and draft 'Site Assessment Framework'	i. Submit sites for consideration	Summer 2016
Preliminary Publicity	i. Make a public announcement of the 'Preliminary Publicity' (i.e. what it intends the Plan - and proposals therein - should deal with) identifying a period for public consultation ii. Publish the suggested sites plus any additional sites identified by the Department iii. Publish basic SAF findings iv. Undertake internal detailed site assessment scoring/reports, exploring options for site distribution and the implications of differing growth distribution scenarios across the East	i. Make representations to Cabinet Office on the Preliminary Publicity during the Consultation Period	Early 2017
Draft Plan	i. Publish the "Draft Area Plan for the East" which will identify sites proposed for development ii. Publish supporting evidence including: Full Site Assessment findings 'Response Table' addressing representations made on Preliminary Publicity	i. Make representations to Cabinet Office on the Draft Plan during the Consultation Period	Early 2018
Public Inquiry	i. Prepare Departmental Response Table to comments on the Draft Plan ii. Prepare documents and case for Inquiry (including proofs of evidence) iii. Make arrangements for the Public Inquiry	i. Submit proofs of evidence based on previous submissions ii. Parties can appear in person at Inquiry	2018
Adoption of Draft Plan	i. Consider Inspector's Report and decide whether to make modifications to Draft Plan which may include modifications to specific site allocations/proposals ii. Seeks representations/objections on any modifications and consider them iii. In due course, formally 'Adopt the Plan'	i. Make representations to Cabinet Office on any proposed modifications during the Consultation Period	Early 2019
Approval of Final Plan by Tynwald	i. Arrange for consideration of the Plan at a forthcoming meeting of Tynwald ii. If approved, make copies of the Plan available to download or purchase – i.e. 'publish the Plan'	i. Note political debate at Tynwald and decision	Mid 2019

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

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