

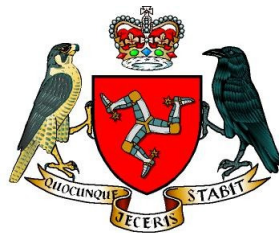
Department of Infrastructure

Town and Country Planning Act 1999

The Isle of Man Strategic Plan Review

Draft Isle of Man Strategic Plan 2015

Response Form - Consultation Questions



Isle of Man
Government

Reiltys Ellan Vannin



Closing Date: 5pm on 13th March 2015

The Isle of Man Strategic Plan Review

The Isle of Man Strategic Plan was approved by Tynwald in 2007. The Plan sets out the Department's general policies for the development and use of land across the Isle of Man. In December 2013, the Department began the process of reviewing the Isle of Man Strategic Plan 2007 in response to the findings of the 2011 Census and the updated Isle of Man Population Projections which followed. In line with the procedures set out in Schedule 1 of the Town and Country Planning Act 1999, 'Preliminary Publicity' for the Isle of Man Strategic Plan Review was carried out and the Department has now produced the Draft Isle of Man Strategic Plan 2015.

In the preparation of the Draft Isle of Man Strategic Plan 2015, the Department consulted the public on the matters to be reviewed and duly considered the representations made. The Department concluded that the Review should remain tightly focused and the Draft Plan has been prepared addressing only those matters set out in the Preliminary Publicity, namely, the Island's broad housing need figures, the spatial distribution of those figures across the North, South, East and West of the Island and the impact of this breakdown on the strategic highway network.

In terms of the contents of the Draft Isle of Man Strategic Plan 2015, it incorporates much of the Isle of Man Strategic Plan 2007 and the general layout remains largely the same; the Isle of Man Strategic Plan has simply undergone a timely roll forward to bring key figures up to date. By reviewing the 2007 Plan in this way, the Department can start to prepare the remaining Area Plans in an expeditious manner, starting with the Area Plan for the East later in the year. It is through such Area Plans that existing land designations can be reviewed, additional land can be designated for development where needed, and where other detailed matters specific to local communities and places can be dealt with.

The three Policies in the Isle of Man Strategic Plan 2007 that have been amended by this Review are: Strategic Policy 11, Housing Policy 1 and Housing Policy 3. The existing and proposed Policies are set out overleaf.

Isle of Man Strategic Plan 2007

Strategic Policy 11:

The housing needs of the Island will be met by making provision for sufficient development opportunities to enable 6000 additional dwellings (net of demolitions), and including those created by conversion, to be built over the Plan period 2001 to 2016.

Draft Isle of Man Strategic Plan 2015:

Strategic Policy 11:

The housing needs of the Island will be met by making provision for sufficient development opportunities to enable 5100 additional dwellings (net of demolitions), and including those created by conversion, to be built over the Plan period 2011 to 2026.

Isle of Man Strategic Plan 2007

Housing Policy 1:

The housing needs of the Island will be met by making provision for sufficient development opportunities to enable 6000 additional dwellings (net of demolitions), and including those created by conversion, to be built over the Plan period 2001 to 2016.

Draft Isle of Man Strategic Plan 2015:

Housing Policy 1:

The housing needs of the Island will be met by making provision for sufficient development opportunities to enable 5100 additional dwellings (net of demolitions), and including those created by conversion, to be built over the Plan period 2011 to 2026.

Isle of Man Strategic Plan 2007

Housing Policy 3:

The overall housing provision will be distributed as follows:

North	1,200
South	1,300
East	2,500
West	1,000
All Island	6,000

Draft Isle of Man Strategic Plan 2015

Housing Policy 3:

The Island's housing need of 5100 additional dwellings between 2011 and 2026 is to be met by a spatial distribution of housing across the North, South, East and West as follows:

North	770
South	1,120
East	2,440
West	770
All-Island	5,100

To support the proposed amendments to the above Policies, a number of alterations have been made to the text. These affect elements of the following Chapters only: The Foreword, The Preface, Chapter 1 (Introduction), Chapter 5 (Island Spatial Strategy), Chapter 8 (Housing), Chapter 11 (Transport, Infrastructure and Utilities), Chapter 13 (Implementation, Monitoring and Review) as well as Appendix 8 (Existing and Approved Dwellings by Local Authority Area).

The Department is now seeking views on the Draft Isle of Man Strategic Plan 2015. By answering the following questions, the Department will be able to understand your views and analyse them alongside other representations. A summary of this analysis will be provided in a 'Department Response Document'. If, as a result of the analysis of comments on the Draft Plan 2015, the Department seeks to make any modifications to the Draft Plan 2015, a list of 'Proposed Departmental Amendments' will be prepared which will feed directly into the Public Inquiry.

The Report of the Public Inquiry will inform the final version of the Plan. Representations will be invited before any decision by the Department to 'Adopt' the Plan takes place. The final Plan will then be put to Tynwald for 'Approval.' At that stage the new Isle of Man Strategic Plan will formally replace the Isle of Man Strategic Plan 2007 in its entirety. All of the Papers which the Department has used as an evidence base to inform the Review have been published alongside the Draft Isle of Man Strategic Plan 2015.

If you require further space for your answers, please continue on a separate sheet and clearly indicate which question your additional text relates to.

Q1 **What is your name?**

Q2 **What is your full address?**

Q3 **What is your e-mail address?**

Q4 **What is your preferred contact telephone number?**

Q5 Are you an Agent acting on behalf of a private individual or Company?

Yes..... Go to Q6
No..... Go to Q7

Q6 Please state which individual or Company you are representing

Q7 A new Foreword has been prepared by the Minister. It is the intention to retain the Foreword 2007 (for context purposes) and present the Foreword 2015 below it . Do you agree that the existing Foreword should be retained as part of the revised Plan?

Retain Foreword (2007) as well as Foreword (2015)? *Yes* Go to Q9 *No* Go to Q8

Q8 You have selected 'no' to the above question; please explain why:

Q9 A new Preface has been prepared. It is the intention to retain the Preface 2007 (for context purposes) and present the Preface 2015 below it. Do you agree that the existing Preface should be retained as part of the revised Plan?

Retain Preface (2007) as well as Preface (2015)? *Yes* Go to Q11 *No* Go to Q10

Q10 You have selected 'no' for the above question; please explain why:

Q11 Do you have any comments on the Preface 2015 as drafted?

Q12 Chapter 1: Introduction
Paragraph 1.8.1 has been replaced with paragraphs 1.8.1 and 1.8.2.

Do you have any comments on:

Paragraph 1.8.1 *Yes* Go to Q13 *No* Go to Q14

Q13 You have chosen to make comments on Paragraph 1.8.1. Please set out below:

Q14 Do you have any comments on:

Paragraph 1.8.2 *Yes* Go to Q15 *No* Go to Q16

Q15 You have chosen to make comments on Paragraph 1.8.2. Please set out below:

Q16 Chapter 4: Strategic Policies
Paragraph 4.6.1 Strategic Policy 11

It is proposed to replace Strategic Policy 11 with the following Policy:

"The housing needs of the Island will be met by making provision for sufficient development opportunities to enable 5100 additional dwellings (net of demolitions), and including those created by conversion, to be built over the Plan period 2011 to 2026."

Please Note: If you make any comments on this Policy, they will automatically be recorded as being your views on Housing Policy 1 as the wording for both Policies is the same.

Do you have any comments on the *Yes* Go to Q17 *No* Go to Q18
proposed wording for Strategic Policy 11 & Housing Policy 1?

Q17 You have chosen to make comments on Strategic Policy 11 and Housing Policy 1. Please set these out below:

Q18 **Chapter 5: Island Spatial Strategy**
Paragraphs 5.18 to 5.22

It is proposed to replace the above paragraphs with paragraphs 5.18 to 5.27. Do you have any comments on these paragraphs?

	<i>Yes</i>		<i>No</i>	
Paragraph 5.18	<input type="checkbox"/>	Go to Q19	<input type="checkbox"/>	Go to Q29
Paragraph 5.19	<input type="checkbox"/>	Go to Q20	<input type="checkbox"/>	Go to Q29
Paragraph 5.20	<input type="checkbox"/>	Go to Q21	<input type="checkbox"/>	Go to Q29
Paragraph 5.21	<input type="checkbox"/>	Go to Q22	<input type="checkbox"/>	Go to Q29
Paragraph 5.22	<input type="checkbox"/>	Go to Q23	<input type="checkbox"/>	Go to Q29
Paragraph 5.23	<input type="checkbox"/>	Go to Q24	<input type="checkbox"/>	Go to Q29
Paragraph 5.24	<input type="checkbox"/>	Go to Q25	<input type="checkbox"/>	Go to Q29
Paragraph 5.25	<input type="checkbox"/>	Go to Q26	<input type="checkbox"/>	Go to Q29
Paragraph 5.26	<input type="checkbox"/>	Go to Q27	<input type="checkbox"/>	Go to Q29
Paragraph 5.27	<input type="checkbox"/>	Go to Q28	<input type="checkbox"/>	Go to Q29

Q19 You have chosen to make comments on Paragraph 5.18. Please set out below:

Q20 You have chosen to make comments on Paragraph 5.19. Please set out below:

Q21 You have chosen to make comments on Paragraph 5.20. Please set out below:

Q22 You have chosen to make comments on Paragraph 5.21. Please set out below:

Q23 You have chosen to make comments on Paragraph 5.22. Please set out below:

Q24 You have chosen to make comments on Paragraph 5.23. Please set out below:

Q25 You have chosen to make comments on Paragraph 5.24. Please set out below:

Q26 You have chosen to make comments on Paragraph 5.25. Please set out below:

Q27 You have chosen to make comments on Paragraph 5.26. Please set out below:

Q28 You have chosen to make comments on Paragraph 5.27. Please set out below:

Q29 **Chapter 8: Housing**
Paragraphs 8.1.3 to 8.1.5
It is proposed to replace the above paragraphs with paragraphs 8.1.3 to 8.1.6. Do you have any comments on these paragraphs?

	<i>Yes</i>		<i>No</i>	
Paragraph 8.1.3	<input type="checkbox"/>	Go to Q30	<input type="checkbox"/>	Go to Q34
Paragraph 8.1.4	<input type="checkbox"/>	Go to Q31	<input type="checkbox"/>	Go to Q34
Paragraph 8.1.5	<input type="checkbox"/>	Go to Q32	<input type="checkbox"/>	Go to Q34
Paragraph 8.1.6	<input type="checkbox"/>	Go to Q33	<input type="checkbox"/>	Go to Q34

Q30 You have chosen to make comments on Paragraph 8.1.3. Please set out below:

Q31 You have chosen to make comments on Paragraph 8.1.4. Please set out below:

Q32 You have chosen to make comments on Paragraph 8.1.5. Please set out below:

Q33 You have chosen to make comments on Paragraph 8.1.6. Please set out below:

Q34

Chapter 8: Housing

Paragraphs 8.4.1 to 8.4.9 and Tables 8.1, 8.2 and 8.3

Paragraphs 8.5.3, Housing Policy 3 and Paragraph 8.5.4 (page 65)

It is proposed to replace the above paragraphs with paragraphs 8.4.1 to 8.4.10, Tables 8.1, 8.2 and 8.3, paragraph 8.5.3, 8.5.4, a revised Housing Policy 3, and paragraph 8.5.6. Please note: If you any comments on Housing Policy 3 please complete Question 51.

	<i>Yes</i>		<i>No</i>	
Paragraph 8.4.1	<input type="checkbox"/>	Go to Q35	<input type="checkbox"/>	Go to Q51
Table 8.1	<input type="checkbox"/>	Go to Q36	<input type="checkbox"/>	Go to Q51
Paragraph 8.4.2	<input type="checkbox"/>	Go to Q37	<input type="checkbox"/>	Go to Q51
Table 8.2	<input type="checkbox"/>	Go to Q38	<input type="checkbox"/>	Go to Q51
Paragraph 8.4.3	<input type="checkbox"/>	Go to Q39	<input type="checkbox"/>	Go to Q51
Paragraph 8.4.4	<input type="checkbox"/>	Go to Q40	<input type="checkbox"/>	Go to Q51
Paragraph 8.4.5	<input type="checkbox"/>	Go to Q41	<input type="checkbox"/>	Go to Q51
Table 8.3	<input type="checkbox"/>	Go to Q42	<input type="checkbox"/>	Go to Q51
Paragraph 8.4.6	<input type="checkbox"/>	Go to Q43	<input type="checkbox"/>	Go to Q51
Paragraph 8.4.7	<input type="checkbox"/>	Go to Q44	<input type="checkbox"/>	Go to Q51
Paragraph 8.4.8	<input type="checkbox"/>	Go to Q45	<input type="checkbox"/>	Go to Q51
Paragraph 8.4.9	<input type="checkbox"/>	Go to Q46	<input type="checkbox"/>	Go to Q51
Paragraph 8.4.10	<input type="checkbox"/>	Go to Q47	<input type="checkbox"/>	Go to Q51
Paragraph 8.5.3	<input type="checkbox"/>	Go to Q48	<input type="checkbox"/>	Go to Q51
Paragraph 8.5.4	<input type="checkbox"/>	Go to Q49	<input type="checkbox"/>	Go to Q51
Paragraph 8.5.6	<input type="checkbox"/>	Go to Q50	<input type="checkbox"/>	Go to Q51

Q35

You have chosen to make comments on Paragraph 8.4.1. Please set out below:

Q36

You have chosen to make comments on Table 8.1. Please set out below:

Q37 You have chosen to make comments on Paragraph 8.4.2. Please set out below:

Q38 You have chosen to make comments on Table 8.2. Please set out below:

Q39 You have chosen to make comments on Paragraph 8.4.3. Please set out below:

Q40 You have chosen to make comments on Paragraph 8.4.4. Please set out below:

Q41 You have chosen to make comments on Paragraph 8.4.5. Please set out below:

Q42 You have chosen to make comments on Table 8.3. Please set out below:

Q43 You have chosen to make comments on Paragraph 8.4.6. Please set out below:

Q44 You have chosen to make comments on Paragraph 8.4.7. Please set out below:

Q45 You have chosen to make comments on Paragraph 8.4.8. Please set out below:

Q46 You have chosen to make comments on Paragraph 8.4.9. Please set out below:

Q47 You have chosen to make comments on Paragraph 8.4.10. Please set out below:

Q48 You have chosen to make comments on Paragraph 8.5.3. Please set out below:

Q49 You have chosen to make comments on Paragraph 8.5.4. Please set out below:

Q50 You have chosen to make comments on Paragraph 8.5.6. Please set out below:

Q51 **Proposed Housing Policy 3:**

The Island's housing need of 5100 additional dwellings between 2011 and 2026 is to be met by a spatial distribution of housing across the North, South, East and West as follows:

North	770
South	1120
East	2440
West	770
All-Island	5100

Do you have any comments on the proposed Housing Policy 3?

Yes

Go to Q52

No

Go to Q53

Q52 Please set out your comments on Housing Policy 3 below:

Q53 **Chapter 11: Transport, Infrastructure and Utilities**
Paragraphs 11.1.7 to 11.1.13

It is proposed to replace the above paragraphs with paragraphs 11.1.7 to 11.1.15. Do you have any comments on any of the proposed paragraphs?

	<i>Yes</i>		<i>No</i>	
Paragraph 11.1.7	<input type="checkbox"/>	Go to Q54	<input type="checkbox"/>	Go to Q63
Paragraph 11.1.8	<input type="checkbox"/>	Go to Q55	<input type="checkbox"/>	Go to Q63
Paragraph 11.1.9	<input type="checkbox"/>	Go to Q56	<input type="checkbox"/>	Go to Q63
Paragraph 11.1.10	<input type="checkbox"/>	Go to Q57	<input type="checkbox"/>	Go to Q63
Paragraph 11.1.11	<input type="checkbox"/>	Go to Q58	<input type="checkbox"/>	Go to Q63
Paragraph 11.1.12	<input type="checkbox"/>	Go to Q59	<input type="checkbox"/>	Go to Q63
Paragraph 11.1.13	<input type="checkbox"/>	Go to Q60	<input type="checkbox"/>	Go to Q63
Paragraph 11.1.14	<input type="checkbox"/>	Go to Q61	<input type="checkbox"/>	Go to Q63
Paragraph 11.1.15	<input type="checkbox"/>	Go to Q62	<input type="checkbox"/>	Go to Q63

Q54 You have chosen to make comments on Paragraph 11.1.7. Please set out below:

Q55 You have chosen to make comments on Paragraph 11.1.8. Please set out below:

Q56 You have chosen to make comments on Paragraph 11.1.9. Please set out below:

Q57 You have chosen to make comments on Paragraph 11.1.10. Please set out below:

Q58 You have chosen to make comments on Paragraph 11.1.11. Please set out below:

Q59 You have chosen to make comments on Paragraph 11.1.12. Please set out below:

Q60 You have chosen to make comments on Paragraph 11.1.13. Please set out below:

Q61 You have chosen to make comments on Paragraph 11.1.14. Please set out below:

Q62 You have chosen to make comments on Paragraph 11.1.15. Please set out below:

Q63 **Chapter 13: Implementation, Monitoring and Review**
Paragraphs 13.1 to 13.4

It is proposed to replace the above paragraphs with paragraphs 13.1 to 13.3. Do you have any comments on any of the proposed paragraphs?

	<i>Yes</i>		<i>No</i>	
Paragraphs 13.1	<input type="checkbox"/>	Go to Q64	<input type="checkbox"/>	Go to Q67
Paragraphs 13.2	<input type="checkbox"/>	Go to Q65	<input type="checkbox"/>	Go to Q67
Paragraph 13.3	<input type="checkbox"/>	Go to Q66	<input type="checkbox"/>	Go to Q67

Q64 You have chosen to make comments on Paragraph 13.1. Please set out below:

Q65 You have chosen to make comments on Paragraph 13.2. Please set out below:

Q66 You have chosen to make comments on Paragraph 13.3. Please set out below:

Q67 **Appendix 8:**
Table showing 'existing and approved dwellings by local authority area'

It is proposed to replace the Table in Appendix 8 with an updated Table showing 'existing, approved and new dwellings by local authority area.' Do you have any comments on this new Table?

Table - Appendix 8 Yes Go to Q68 No

Q68 You have chosen to comment on the Table in Appendix 8. Please set out your comments below.

Thank you for your response

Your views will be considered alongside other representations and a summary of responses will be published in a 'Department Response Document' in due course. This Document and any modifications proposed to the Draft Plan by the Department as a result of this consultation will, in addition to the Evidence Papers published so far, form part of the Department's suite of documents collated to inform the Public Inquiry. Please note that all of the comments made on the Draft Isle of Man Strategic Plan 2015 and any other material submitted to the Inquiry will be publicly available (this includes details in respect of the respondents).

For further information, please contact:

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