



Isle of Man
Government
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The Isle of Man Strategic Plan Review

The Department's response to the
representations received on the
Preliminary Publicity

Explanatory Note

To support the Response Table prepared by the
Department (Response Table PP1)

Planning Policy Team
Strategy, Policy and Performance
Department of Infrastructure
16th January 2015



The Department of Infrastructure's response to the representations received on the Preliminary Publicity for the Strategic Plan Review

Explanatory note

1.0 Background

- 1.1 In 2013, the Department of Infrastructure began the process of reviewing the Isle of Man Strategic Plan 2007. The Preliminary Publicity identified the Department's commitment to only examine those parts of the Plan which related to the broad housing numbers and how those numbers were distributed spatially around the Island. This focussed Review would allow an update of the Plan to reflect the population projections derived from the 2011 Census data. In December 2013, the Department announced the first stage in the Review process, namely the Preliminary Publicity. This set out the intention to limit the Review to those Policies that referred to the housing numbers (Strategic Policy 11, Housing Policy 1 and Housing Policy 3) and a number of consequential changes to elements of the text. Only the following Chapters were to be affected by the Review: Chapter 5 (Island Spatial Strategy), 8 (Housing), 11 (Transport, Infrastructure and Utilities), 13 (Implementation, Monitoring and Review) as well as Appendix 8 (Existing and approved dwellings by Local Authority area), the Foreword and the Preface. The Department consulted the public on the matters to be reviewed and representations were invited to be submitted by way of an online consultation exercise.

2.0 Analysis of Representations

- 2.1 In total, 36 submissions were received from a range of different organisations and individuals. In total there were 395 individual comments to be analysed and responded to by the Department. This work has been undertaken and a detailed table compiled which sets out all of the representations and the Department's response to each of them (see Response Table PP1).
- 2.2 It is important that the Table is read in full to ensure that interested parties understand how the Department has responded to individual points but also how decisions have been reached on other matters. This will help all those interested in the following stages of the Review to fully understand the Department's approach and reasons for it.
- 2.3 Where there are clear linkages between representations the Department has endeavoured to highlight these by cross-referencing to those other representations.

3.0 Departmental Commitment to Review

3.1 Following the detailed analysis of the representations on the Preliminary Publicity, the Department made the following decisions:

- the Review of the Isle of Man Strategic Plan should be limited to those parts of the current 2007 Plan identified in the Preliminary Publicity;
- the Island’s housing requirements should be projected forward to 2026; and
- that work should continue on the preparation of a Draft Isle of Man Strategic Plan.

4.0 Stages in the Process

4.1 There are a number of stages in the Plan process before the Department can adopt a Plan and seek Tynwald approval. These stages are set out in Schedule 1 of the Town and Country Planning Act 1999. A summary is set out below.

Stage	Broad stages in development plan process
Stage 1	Preliminary Publicity
Stage 2	Publication of the Draft Plan The Draft Isle of Man Strategic Plan 2015
Stage 3	Public Consultation (8 weeks for Draft Isle of Man Strategic Plan 2015 - 16/01/15 to 13/03/15)
Stage 4	Public Inquiry
Stage 5	Publication of Inspector’s Report
Stage 6	Adoption of Draft Plan by the Department with or without modifications Where the Department proposes to adopt the plan with modifications, these shall be published and representations considered
Stage 7	Approval of Plan sought from Tynwald
Stage 8	Publication of Plan after approval

5.0 Opportunities to Get Involved in the Review Process

5.1 All interested parties will be able to comment on the Draft Isle of Man Strategic Plan 2015 from 16th January 2015 to 13th March 2015. This will be the second opportunity

to submit views since the start of the entire Review process. The Department will consider all comments received and they will be passed to the independent Inspector appointed to conduct the Public Inquiry. Any modifications recommended by the Department as a result of the consultation on the Draft Plan, will also be submitted to the Inspector as part of the Public Inquiry process. The Inquiry itself will take place in a public forum and there will be an opportunity for interested parties (who have registered to do so and prepared a proof of evidence) to speak at the Inquiry. The procedures for appearing at/submitting comments to the Public Inquiry will be published in due course. Following receipt of the Inspector's Report, the Department will adopt the Plan but if it intends to make any modifications, the Department shall publish these and seek representations. The Department will after considering any representations, 'adopt' the Plan and seek Tynwald 'approval.'