

**ISLE OF MAN DRAFT AREA PLAN FOR THE NORTH AND WEST  
PUBLIC INQUIRY  
INITIAL NOTE AND QUESTIONS  
TO CABINET OFFICE POLICY TEAM  
FROM THE APPOINTED INSPECTOR**

**Introduction**

The following notes confirm administrative matters for the of the Inquiry discussed and agreed with the Programme Officer.

These are followed a by a number of initial questions, broadly in Plan order, the answers to which will assist me in my preparation for the Inquiry following my first reading of the APNW written statement and Inquiry documents PIP1-9.

This Document and the CABO response to it will be public Inquiry documents, taken into account in the Inquiry.

***The CABO Policy team is asked to provide, via the Programme Officer, an immediate acknowledgement of receipt of this document together with a date for its full response, which should not be later than Monday 15 April.***

The CABO response should consist of a copy of this document with Answers inserted question by question.

**Notes**

The following points will be included in the Notes for Guidance for participants to be issued to all Respondents in due course. Meanwhile they include specific actions for Policy Team (in ***bold italic***)

1

***CABO will provide as an Inquiry document a copy of the ruling/resolution that the APNW is legally required to be prepared and subject to Inquiry to the current timescale.***

2

Only duly made objectors (not supporters) will be included in at programmed Inquiry hearings.

3

Structured general sessions for others without duly made objections may be added to the programme if required.

4

***The Inspector will be provided with names and addresses of 'ANON' respondents.***

5

The Inspector will frame the Report with reference to all written and oral evidence, representations and the changes proposed by CABO after the previous public consultation and make recommendations for Policy Team to take forward through the subsequent adoption process.

6

***Re Document PIP 1: the Main Changes (MCs) and minor changes (mcs) will be numbered separately and PIP 1 re-issued in that form.***

7

***Re Document PIP 5: the List of Sites will be split into Allocated and Unallocated sites and PIP 5 re-issued in that form.***

8

***Policy Team will provide names of their advocate and witnesses with qualifications and job titles for inclusion in the published Guidance Notes.***

9

***Policy Team will arrange formal public notification for the Inquiry (16 July 24).***

10

The Inquiry will sit for up to four days a week – Tuesday to Friday.

11

Key dates are currently expected to be :

Inspector issue Guidance/Issues/Outline Programme	19 April
Respondents confirm participation	10 May
Firm Programme	17 May
Position Statements/Written Representations submitted	21 June
Inquiry opening	16 July

## Questions

### Q1

Preface, #1.3.2, #5.2.1 and #1.7.2

Should Preface #3 refer to replacing all AREA plans?

and

Will the ongoing legal and policy updates and changes to Manx strategic planning inevitably influence this Inquiry and require some elements 'future-proofing'?

and

What would be the implications for decision making post 2026 if the APNW became non-compliant with a new strategic plan and Island Spatial Strategy or All-Island Area Plan?

and

Is the date of 2026 in #1.3.2 for the All-Island AP still realistic and valid?

and

Is #1.7.2 sufficiently clear and does the APNW overall explain the plan period and lifetime difference appropriately so as to avoid confusion over its status and planning weight at any given time?

**Q2**

#1.2.2

Is the term 'Proposal' synonymous with 'Policy' (in terms of planning weight)?

**Q3**

#1.4.1

How will priority be determined when overlapping area plans are in conflict?

**Q4**

#1.7.3

Is omitting to allocate any strategic reserve sites in contradiction with the statement in #1.7.2 that the APNW will be effective beyond 2026?

**Q5**

#1.8.2

Is this clear and correct in implying that the 1982 DPO is only now the development plan in the north and west and that local plans are not part of the development plan; that is given the 1982 DPO is frequently relied upon in applications and appeals Island-wide (eg to define designations such as Areas of High Landscape Value)?

**Q6**

#2.8.2

Will development briefs in practice be evolved via the Inquiry by way of the CABO Proposed Changes?

**Q7**

#5.1.1

Will the spatial strategy and vision in practice be evolved via the Inquiry by way of the CABO Proposed Changes?

**Q8**

#814

Urban Environment Recommendations

Are such recommendations inappropriately reliant upon agencies external to planning?

**Q9**

#8.15

Is reliance upon a future feasibility study for CTAs appropriate, given the implications for the effectiveness of this element of the Plan if it has not been produced to inform a future decision – ie reliance upon external SPD that does not yet exist?

**Q10**

#8.17

Should this narrative on heritage lead to a specific Proposal (policy)?

**Q11**

Housing general

How was the spatial strategy applied in site selection?

and

How was the viability of the 30% affordable contribution justified?

and

How does the housing supply go beyond the strategic requirement of 1540 when even proposed changes indicate a deficiency of one unit, even before tested on the evidence?

and

Given both the potential to extend the life of the APNW beyond 2026 and the broad Government imperative to enlarge the Island population, how is the lack of any reserves or supply headroom justified?

**Q12**

Finally, please advise if you have available Excel or other databases of representations by Policy/Site and by Respondent, as an aid to communication by the PO and preparation by the Inspector.

*Thank you in anticipation and please feel free to address any queries via the PO.*

B J Sims

Inspector

22 March 2024