



PEEL TOWN COMMISSIONERS

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Dy chooilley insh dy ve er ny enmys nish Cleragh y Valley

Date 3 May 2024

Dear Sirs,

2024 Draft of the Area Plan for the North and West

Peel Town Commissioners considered the latest 2024 Draft of the Area Plan for the North and West at their last Board meeting. At this meeting the Commissioners resolved to notify the public of the major amendments proposed within the PIP document which is scheduled to be considered at a public inquiry in July 2024. For many residents in Peel the Commissioners' press release, issued earlier this week, was the first time they had been told the 2022 Draft Area Plan document had been significantly amended and land zonings extensively changed.

The major changes impacting Peel, which have been recently introduced by the Cabinet Office include:

- An additional 35.8 hectares of agricultural land on the outskirts of Peel is now proposed for predominately new housing development.
- Minimum housing densities are now proposed these are:
 - a) 160 dph (dwellings per hectare) in service centre settlement (Peel and Ramsey)
 - b) 45 dph in service centre settlement conservation areas (Peel Conservation Area)
 - c) 35 dph on greenfield sites in or abutting service centre (newly zoned land on Peel outskirts)For the public consultation in 2022 the high average density of 19.5 dph and a peak density of 41 dph was specified for Peel
- A maximum of 350 dph (dwelling per hectare) of the net developable area is now specified.
- Using the minimum dwelling per hectare density specified for the land newly zoned on the outskirts of Peel this will provide for a minimum of 1,253 new properties. This is in addition to the minimum 400 properties already included during the public consultation in 2022.
- No estimates are now specified for overall numbers of properties to be delivered between 2011 and 2026 in each region. The 2026 date for this Draft Plan must coincide with the approved 2016 Strategic Plan. An estimate of 770 properties were originally distributed to the whole of the West region during the public consultation in 2022.
- No long-term solution for the removal and processing of Peel Harbour silt has been developed. Instead the Draft Plan proposes the continued use of the Peel harbour silt lagoon on important land zoned for employment. This proposal (Waste Proposal 1) alongside the retention of the silt lagoon at Rockmount in Waste Proposal 2 will see the lagoons retained for the foreseeable future even though planning consent for both these facilities have now expired.

The Commissioners believe these late major changes to the Area Plan is contrary to the information provided during the public consultation in 2022 and could not have been reasonably foreseen by anyone viewing this consultation and attending the associated Cabinet Office presentations. The Commissioners have resolved to make a request to the Cabinet Office and their Minister to undertake a further public consultation, including further public presentations, on these and all other fundamental Draft Area Plan changes prior to holding the proposed inquiry currently scheduled for July 2024.

The Commissioners when making this request are aware of the relatively short period of time afforded to potential new respondents to register their interest/objection prior to 10 May 2024. In the first instance, an extension to this deadline would be helpful.

The Commissioners are aware the timescale for this draft Area Plan has been subject to significant delays. At a Commissioners' public meeting on 18 August 2022 the Commissioners were advised by the Cabinet Office modifications to the June 2022 Draft Area Plan would be incorporated by Spring 2023 for the Area Plan to be in place by the end of 2023. This timescale was being driven by the requirement to review the Isle of Man Strategic Plan review prior to 2026. If approved on these original timescales the Area Plan for the North and West would have had the relatively short life expectancy of between two and three years. Unfortunately, a twelve months delay has occurred on these timescales and in this time a consultation has already taken place on the new 2026 Strategic Plan. A further delay to ensure adequate public engagement is not unreasonable in these circumstances for an Area Plan which should have a fifteen months life expectancy.

Thank you for considering this request for an extension to permit the time for the public to become fully informed on the proposals in the new 2024 Draft Area Plan and to ensure the necessary public scrutiny is in place for the development of this important statutory Area Plan.

Yours faithfully,



Peel Town Commissioners

Town Clerk