



**Isle of Man**  
**Government**

*Reiltys Ellan Vannin*

## TOWN AND COUNTRY PLANNING (AMENDMENT) BILL 2018

Consultation period 3<sup>rd</sup> September—31<sup>st</sup> October 2018

# Amendments to the Town and Country Planning Act 1999

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The Isle of Man government conducted a consultation on planning issues from October 2017 to January 2018. This was a wide-ranging consultation, seeking input from the public about many different aspects of the current legislation, issues of concern and potential legislative changes.


A summary of that consultation can be found [here](#).

The government considered all the responses received and then published [an action plan to improve the planning system](#) in May 2018.

Implementing this action plan requires legislative amendments to the Town and Country Planning Act 1999. The form of that amendment is now available, and we now seek your views.

## Background

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Isle of Man planning framework		Current Action
	<b>Town and Country Planning Act 1999</b>	This is the statute which governs land use planning on the Isle of Man.
	<b>Island Development Plan</b>	The development plan consists of two parts:-
	<u>Isle of Man Strategic Plan (2016)</u>	a strategic plan, formulating the general policies in for the development and use of land on the Isle of Man
	<u>Area Plans</u>	These are the locally-specific tools to implement the policies in the Strategic Plan.
		<b>Proposed amendment</b>
		No change
		No change
		No change

The [Programme for Government](#) 'Our Island - a special place to live and work' is the strategic plan for government's direction. It was agreed in Tynwald in January 2017, and has had minor amendments since.

The strategic objectives of the Programme for Government are:-

- An Inclusive and Caring Society
- An Island of Enterprise and Opportunity
- Financially Responsible Government

Distilled from these are outcomes, to be achieved by the government. There are twenty outcomes in total, grouped into five themes:-

- Enterprise and Opportunity Island
- Responsible Island
- Sustainable Island
- Inclusive and Caring Island
- Healthy and Safe Island

Each outcome is supported by a number of policy statements and these are intended to represent the Council of Ministers' commitments for each outcome.

A number of actions result from this, as instructed by the Council of Ministers, which help take Government into action to implement the objectives of the Programme for Government.

One of these is the action plan to improve the planning system, [published](#) in May 2018, which sets out a series of things to be done by Government. The first of these is to bring forward amendments to the Town and Country Planning Act 1999. The amendments outlined in the action plan are:-

1. New powers for the subsequent introduction of National Policy Directives which, with Tynwald approval, could override the Development Plan to better meet our needs.
2. A new Community Infrastructure Levy taking effect in early 2020.
3. The powers to introduce a method for faster minor amendments to existing planning approvals by the end of 2019.
4. Introduce a definition of 'General Importance to the Island' as set out in Section 11(1)(a) of the Act.
5. Discretionary powers for the Cabinet Office to appoint a planning advisory body under Section 40 of the Act.
6. Explicitly define the statutory basis for Planning Committee(s) and their decisions

Please refer to the [Action Plan to Improve the Planning System](#) for the full outline of these and future actions.

## Town and Country Planning (Amendment) Bill 2018

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This bill seeks to act upon two of the five Themes in the Programme for Government.

**Sustainable Island** - We have a planning system which supports sustainable growth and

**Inclusive and Caring Island** - We have open and transparent Government which engages effectively with Tynwald and the public

In order to facilitate sustainable economic growth through development, and continue to manage that development in an appropriate manner which is relevant to the Isle of Man and

its particular economy and needs, the bill makes the following amendments to the Town and Country Planning Act 1999:-

<b>The Programme for Government</b>	
Specific Themes and Outcomes	Action in the Town and Country Planning (Amendment) Bill 2018
<p><b>Theme: Sustainable Island</b></p> <p>Outcome: We have a planning system which supports sustainable growth</p>	<ul style="list-style-type: none"> <li>• creates the power for National Policy Directives to be made. These would be instruments approved by Tynwald, and would over-ride the existing provisions of the Isle of Man Development Plan; and,</li> <li>• creates the power for a Community Infrastructure Levy to be set. This would be done by secondary instruments; and,</li> <li>• establishes the ability for minor amendments to be made to planning approvals. At present, if changes are made to a proposal after planning approval has been granted, then a whole new approval must be sought. The proposed amendment would enable amendments to existing planning approvals to be made, and also allow definitions of what minor changes are to be set.</li> </ul>
<p><b>Theme: Inclusive and Caring Island</b></p> <p>Outcome: We have open and transparent Government which engages effectively with Tynwald and the public</p>	<ul style="list-style-type: none"> <li>• amends Section 11 of the Town and Country Planning Act 1999, which deals with referrals of applications for planning approval to the Council of Ministers. The amendment introduces a definition of <i>general importance to the island</i>, which is one of the criteria for an application being referred to the Council of Ministers; and,</li> <li>• creates reference to the power to constitute the Planning Committee in the Town and Country Planning Act 1999 (this is currently established under delegation powers in the Government Departments Act 1987).</li> <li>• clarifies the operation of Section 40 of the Town and Country Planning Act 1999 in relation to establishing an advisory body.</li> </ul>

Views on the draft Bill which is attached to this document are now sought. To assist readers of the Bill, explanatory notes of each amending clause are below.

# Explanation of Clauses in the Town and Country Planning (Amendment) Bill

REFERENCE	TEXT in the BILL	EXPLANATORY NOTE
<b>PART 1 – INTRODUCTORY</b>	<p><b>1 Short title</b></p> <p>The short title of this Act is the Town and Country Planning (Amendment) Act 2018.</p>	<p>The short title reference to what the bill does, i.e. the purpose.</p> <p>The amendment, if passed by Tynwald, would take effect on a date to be determined.</p>
	<p><b>2 Commencement</b></p> <p>(1) This Act (other than section 1 and this section) comes into operation on such day or days as the Council of Ministers may by order appoint.</p> <p><i>Tynwald procedure – laying only.</i></p> <p>(2) An order under subsection (1) may include such consequential, incidental, supplementary, savings, transitional and transitory provision as the Council of Ministers considers necessary or expedient.</p>	
<b>PART 2 – TOWN AND COUNTRY PLANNING ACT 1999 AMENDED</b>	<p><b>3 Town and Country Planning Act 1999 amended</b></p> <p>The <i>Town and Country Planning Act 1999</i> is amended as follows.</p>	
<b>DIVISION 1 – NATIONAL POLICY DIRECTIVES</b>	<p><b>4 Section 2 amended</b></p> <p>(1) In section 2(2A) (development plan), after “<i>Coastline Management Act 2005</i>”, insert – «and any national policy directive made under section 2A (national policy directives)».</p> <p>(2) After subsection (2A), insert –</p>	<p>New subsection inserted to create national policy directives.</p>

REFERENCE	TEXT in the BILL	EXPLANATORY NOTE
	<p data-bbox="600 140 1534 290">«(2B) Having taken a national policy directive into account in the preparation or revision of a development plan, the Cabinet Office shall recommend to the Council of Ministers that the national policy directive –</p> <p data-bbox="779 309 1211 341">(a) remains in operation; or</p> <p data-bbox="779 360 1066 392">(b) is revoked.».</p> <p data-bbox="421 450 797 481"><b>5 Section 2A inserted</b></p> <p data-bbox="510 507 1084 539">After section 2 (development plan), insert –</p> <p data-bbox="510 596 981 628"><b>«2A National policy directives</b></p> <p data-bbox="600 654 1534 804">(1) The Council of Ministers may, whenever it is satisfied that it is in the national interest, by order, issue a national planning policy directive of such description as is specified in the order (“national policy directive”).</p> <p data-bbox="600 829 1534 938">(2) The Council of Ministers shall by regulations make further provision about the making of national policy directives under this section.</p> <p data-bbox="600 963 1534 1037">(3) A national policy directive must give reasons for the policy set out in the directive.</p> <p data-bbox="600 1062 1534 1171">(4) The Council of Ministers must arrange for the publication of a national policy directive in a manner the Council considers will bring it to the attention of those likely to be affected by it.</p> <p data-bbox="600 1197 1534 1385">(5) In the event of any inconsistency between a national policy directive and the matters referred to in paragraphs (a), (b) and (c) of section 10(4) (determination of planning applications), the relevant provisions of the national policy directive shall prevail.».</p>	<p data-bbox="1559 197 2042 229">Duration of national policy directives.</p> <p data-bbox="1559 670 2089 743">Power for the Council of Ministers to issue a national policy directive.</p> <p data-bbox="1559 826 2089 935">Regulations must be prepared to make administrative provisions for the process of making national policy directives.</p> <p data-bbox="1559 979 2089 1053">Reasons must be stated for a national policy.</p> <p data-bbox="1559 1098 2089 1206">National policy directives must be published and made known to the public.</p> <p data-bbox="1559 1251 2089 1404">When there is any inconsistency, the provisions of national policy directives shall prevail over the development plan, planning policy statements,</p>

REFERENCE	TEXT in the BILL	EXPLANATORY NOTE
	<p>6     <b>Section 10 amended</b></p> <p>In section 10(4) (determination of planning applications), after paragraph (a), insert –</p> <p style="padding-left: 40px;">  «(ba) any relevant national policy directive under section 2A;».</p> <p>7     <b>Section 45 amended</b></p> <p>After the definition of “land” in section 45(1) (interpretation), insert –</p> <p style="padding-left: 40px;">  «“national policy directive” means a national policy directive specified in an order under section 2A(1);».</p>	<p>development orders / development procedure orders, but not all other material considerations as set out in section 10(4).</p> <p>Changes to Section 10 of the act to insert reference to national policy directives.</p> <p>Definition of a national policy directive.</p>
<p><b>DIVISION 2 — DEVELOPMENT PROCEDURE ORDERS</b></p>	<p style="text-align: center;"><b>DIVISION 2 — DEVELOPMENT PROCEDURE ORDERS</b></p> <p>8     <b>Section 10 amended</b></p> <p>In section 10(6) (determination of planning applications – provisions which may be made in a development procedure order), after paragraph (e) insert –</p> <p style="padding-left: 40px;">  «           ; and</p> <p style="padding-left: 40px;">  (f) the grant of minor changes to a planning approval and the procedure for the determination of applications for minor changes.».</p>	<p>This creates a power to amend existing planning approvals in order to incorporate minor changes. The procedures for this are to be contained in a development procedure order, to be made at a later time.</p> <p>Minor changes would be things which do not transform what has been previously approved into something different.</p>
<p><b>DIVISION 3 — REFERRAL OF APPLICATIONS TO THE COUNCIL OF MINISTERS</b></p>	<p>9     <b>Section 11 amended</b></p> <p>For section 11(1) (reference of applications to Council of Ministers), substitute –</p>	<p>Clarified circumstances where applications for planning approval are referred to the Council of Ministers.</p>

REFERENCE	TEXT in the BILL	EXPLANATORY NOTE
	<p data-bbox="584 140 748 172">«(1) If —</p> <p data-bbox="689 193 1536 379">(a) it appears to the Department that an application made to it for planning approval is an application to which subsection (1A) applies, it shall refer the application to the Council of Ministers and the Council may direct that the Council shall determine the application;</p> <p data-bbox="689 400 1536 740">(b) it appears to the Council of Ministers that an application made to the Department for planning approval —</p> <p data-bbox="779 491 1536 560">(i) is an application to which subsection (1A) applies; and</p> <p data-bbox="779 580 1536 651">(ii) the application has not been referred to it under paragraph (a),</p> <p data-bbox="779 671 1536 740">the Council of Ministers may direct that the application shall be referred to and determined by the Council.</p> <p data-bbox="584 762 1536 874">(1A) This subsection applies to an application which appears to the Department or to the Council of Ministers, as the case may be, —</p> <p data-bbox="689 895 1536 963">(a) to raise considerations of general importance to the Island; or</p> <p data-bbox="689 984 1536 1054">(b) that for some other reason ought not to be determined by the Department.».</p>	



REFERENCE	TEXT in the BILL	EXPLANATORY NOTE
<p><b>DIVISION 4 — COMMUNITY INFRASTRUCTURE LEVY</b></p>	<p>10    <b>Section 13A inserted</b></p> <p>After section 13 (agreements regulating development of land), insert —</p> <p>    <b>«13A Community infrastructure levy</b>  P2008/29/205-223 and drafting</p> <p>    (1)    The Council of Ministers may make regulations providing for the imposition of a charge to be known as Community Infrastructure Levy (“CIL”).</p> <p>    (2)    The Council of Ministers may delegate to any member or officer of the Department, or any other person, its functions under this section.</p> <p>    (3)    A delegation by the Council of Ministers under subsection (2) may impose conditions with which a person exercising a function under the delegation must comply.</p> <p>    (4)    Regulations made under subsection (1) may include provision about procedures to be followed in connection with CIL.</p> <p>    (5)    Without limiting subsection (4), the regulations may make provision about —</p> <p>        (a)    procedures to be followed by the Council in proposing to begin charging CIL;</p> <p>        (b)    procedures to be followed by the Council in relation to charging CIL;</p> <p>        (c)    procedures to be followed by the Council in proposing to stop charging CIL;</p> <p>        (d)    consultation;</p> <p>        (e)    the form and content of documents;</p>	<p>New power to create a community infrastructure levy.</p>

REFERENCE	TEXT in the BILL	EXPLANATORY NOTE
	<ul style="list-style-type: none"> <li>(f) setting rates or other criteria;</li> <li>(g) the collection of CIL and provision for payment on account or by instalments;</li> <li>(h) the repayment of CIL (with or without interest);</li> <li>(i) the matters to which received CIL may be applied;</li> <li>(j) the terms and conditions of appointment and remuneration of independent persons in relation to charging, collecting or the enforcement of CIL;</li> <li>(k) reimbursement of expenditure incurred by the Council (including provision for enforcement);</li> <li>(l) combining procedures in connection with CIL with procedures for another purpose of the Council (including a purpose of the Council in another capacity);</li> <li>(m) procedures to be followed in connection with actual or potential liability for CIL;</li> <li>(n) procedure to be followed in respect of an exemption from CIL or a reduction of CIL;</li> <li>(o) how the following powers are to be used, or are not to be used — <ul style="list-style-type: none"> <li>(i) section 13 (agreements regulating development of land); and</li> <li>(ii) section 109A of the <i>Highways Act 1986</i> (execution of works);</li> </ul> </li> <li>(p) the exercise of any other power relating to planning or development;</li> <li>(q) permit a person to exercise a discretion in respect of any matters specified in the regulations; and</li> </ul>	

REFERENCE	TEXT in the BILL	EXPLANATORY NOTE
	<ul style="list-style-type: none"> <li>(r) giving guidance by the Council about any matter connected with CIL;</li> <li>(s) provide for their contravention to be an offence and prescribe a penalty on summary conviction –               <ul style="list-style-type: none"> <li>(i) where the offence comprises a failure to pay CIL, not exceeding twice the amount of the CIL due; and</li> <li>(ii) in any other case <i>a fine not exceeding level 4 on the standard scale.</i></li> </ul> </li> <li>(6) Without limiting subsection (4), CIL regulations may –               <ul style="list-style-type: none"> <li>(a) make provision that applies generally or only to specified cases, circumstances or areas;</li> <li>(b) make different provision for different cases, circumstances or areas;</li> <li>(c) provide, or allow a charging schedule to provide, for exceptions;</li> <li>(d) confer, or allow a charging schedule to confer, a discretionary power on the Council or another specified person;</li> <li>(e) apply an enactment, with or without modifications; and</li> <li>(f) make incidental, consequential, supplementary, transitional or transitory provision or savings (and incidental, supplemental or consequential provision may include provision disapplying, modifying the effect of or amending an enactment).».</li> </ul> </li> </ul>	

REFERENCE	TEXT in the BILL	EXPLANATORY NOTE
<p><b>DIVISION 5 — PLANNING COMMITTEE</b></p>	<p>11 Part 4A inserted</p> <p>(1) After Part 4 (enforcement of control) insert —</p> <p style="text-align: center;"><b>«PART 4A –THE PLANNING COMMITTEE</b></p> <p style="text-align: center;"><i>Planning Committee</i></p> <p><b>39B Planning committee</b></p> <p>(1) Subject to this section, the Council of Ministers must, by order (“the constitution order”), constitute a committee (the “planning committee”) to carry out any of the functions under this Act to which subsection (5) applies.</p> <p>(2) The constitution order may in particular provide for —</p> <p>(a) the constitution of the committee;</p> <p>(b) the terms of office of members of the committee;</p> <p>(c) termination of membership of the committee;</p> <p>(d) committee proceedings and procedure;</p> <p>(e) without limiting paragraph (d) —</p> <p>(i) the appointment of a chairperson;</p> <p>(ii) voting procedures; and</p> <p>(iii) the quorum of the committee; and</p> <p>(f) such transitional arrangements as the Council of Ministers considers necessary or expedient.</p> <p>(3) The Council of Ministers must appoint the members of the planning committee.</p>	<p>This provision inserts reference for the planning committee into the Town and Country Planning Act 1999.</p> <p>The provisions ensure clarity and transparency for the operation of the planning committee. Savings provisions are also made to emphasise that this is not creating a new power, but consolidating the existing arrangement into the one piece of legislation.</p>

REFERENCE	TEXT in the BILL	EXPLANATORY NOTE
	<p>(4) Schedule 2 to the <i>Government Departments Act 1987</i> applies to the planning committee as it applies to a Department and accordingly references in that Schedule to a Department shall be read as including a reference to the planning committee.</p> <p>(5) This subsection applies to any function —</p> <p>(a) which the Department has authorised the planning committee to exercise under section 3 of the <i>Government Departments Act 1987</i>; and</p> <p>(b) which may be transferred to the planning committee by an order under Schedule 2 to the <i>Government Departments Act 1987</i>.</p> <p>(6) The Council of Ministers shall arrange for the publication of an authorisation of the Department referred to in subsection (5)(a) in a manner the Council considers will bring it to the attention of those likely to be affected by it.</p> <p><b>39C Powers to delegate not affected</b></p> <p>To avoid doubt section 39B does not prevent —</p> <p>(a) the appointment of a deputy, in accordance with section 80 of the <i>Interpretation Act 2015</i>, to perform any planning functions of the Minister instead of the planning committee; or</p> <p>(b) the authorisation of the exercise of functions under section 3 of the <i>Government Departments Act 1987</i> by a person other than the planning committee.</p> <p><b>39D Definitions for sections 39E to 39G</b></p> <p>In sections 39E to 39G —</p>	<p>Provision to ensure no doubt as to the effect of delegations.</p>

REFERENCE	TEXT in the BILL	EXPLANATORY NOTE
	<p>“existing planning committee” means the body of persons known as the ‘Planning Committee’ to which the functions of the Department in determining applications for planning approval under this Act and any orders or regulations made under it were delegated immediately before the enactment of the <i>Town and Country Planning (Amendment) Act 2018</i>; and</p> <p>“new planning committee” means the planning committee established under section 39B.</p> <p><b>39E Existing planning committee taken to be new planning committee</b></p> <p>(1) From the commencement of this Part, until an order is made under section 39B(1), the existing planning committee is taken to be the new planning committee.</p> <p>(2) A person who immediately before the commencement of this Part was appointed to the existing planning committee is to be treated as having been appointed to the new planning committee on the same terms and conditions as applied immediately before that commencement.</p> <p>(3) This section does not prevent the terms and conditions being varied after that commencement.</p> <p>(4) <i>A reference in any enactment or document in force or created before the commencement of this Part to the existing planning committee is to be taken to be a reference to the new planning committee.</i></p> <p><b>39F Transitional provision about existing applications</b></p> <p>(1) This section applies if –</p> <p>(a) an application under this Act was made before the commencement of this Part; and</p>	<p>Definitions for the planning committee as it exists before the commencement of the provision, and after. This is to ensure the legislation can be clearly understood.</p>

REFERENCE	TEXT in the BILL	EXPLANATORY NOTE
	<p>(b) the application is to be determined by the existing planning committee.</p> <p>(2) The application may, on or after commencement of this Part, be determined by the new planning committee in the same way as it would have been determined by the existing planning committee.</p> <p><b>39G Transitional provision about existing consents and determinations</b></p> <p>On and after the commencement of this Part, a planning approval, consent or other determination under this Act given by the existing planning committee continues to have effect as if it had been given by the new planning committee.».</p> <p><b>12 Section 45 amended</b></p> <p>(1) Section 45 (interpretation) is amended as follows.</p> <p>(2) In subsection (1), after the definition of “planning approval” insert —  «<b>“planning authority”</b> has the meaning given by subsection (3);»; and  «<b>“planning committee”</b> means the committee established under section 39B;».</p> <p>(3) After subsection (2) —</p> <p>«(3) A reference in a public document to a <b>“planning authority”</b> is a reference to any person responsible for determining an application for planning approval, giving a consent or otherwise making a determination in relation to a matter under this Act or an enactment that relates to town and country planning.</p> <p>Here “person” includes a body whether corporate or not (and in particular includes the planning committee constituted by section 39B).»</p>	<p>For clarity – the existing planning committee remains: its statutory base is simply being consolidated into the same piece of legislation that it determines planning applications under.</p> <p>Definition of “planning authority”.</p>

REFERENCE	TEXT in the BILL	EXPLANATORY NOTE
<p><b>DIVISION 6 — OUTSIDE ORGANISATIONS</b></p>	<p>13 <i>Section 40 amended</i></p> <p>In section 40 (involvement of outside organisations in planning) —</p> <ul style="list-style-type: none"> <li>(a) in subsection (1), for “Council of Ministers shall”, substitute «Council of Ministers may»; and</li> <li>(b) in subsection (3), for “Cabinet Office must”, substitute «Cabinet Office may».</li> </ul>	<p>Minor amendment to this section. The use of this section would be rendered optional.</p>
<p><b>DIVISION 7 — GENERAL IMPORTANCE</b></p>	<p>14 <b>Section 45A — inserted</b></p> <p>After section 45 (interpretation), insert —</p> <p>«45A <b>General importance</b></p> <ul style="list-style-type: none"> <li>(1) In this Act a consideration or matter of “general importance” means a consideration or matter — <ul style="list-style-type: none"> <li>(a) which does not accord with the use for which the land is zoned as specified in — <ul style="list-style-type: none"> <li>(i) the relevant area plan;</li> <li>(ii) the relevant local plan; or</li> <li>(iii) Isle of Man Planning Scheme (Development Plan) Order 1982;</li> </ul> </li> <li>(b) which relates to — <ul style="list-style-type: none"> <li>(i) in the case of a commercial development, a site of 1,000 square metres or more;</li> <li>(ii) in the case of a residential development, a development of more than 30 homes; or</li> <li>(iii) in any other case, a development site of more than one hectare; and</li> </ul> </li> </ul> </li> </ul>	<p>New definition of the term “general importance”. This is used to identify what applications are referred to the Council of Ministers to be determined. A definition has not existed before.</p>



REFERENCE	TEXT in the BILL	EXPLANATORY NOTE
	<p>(c) for which an environmental impact assessment is required under —</p> <ul style="list-style-type: none"> <li>(i) any enactment;</li> <li>(ii) a development plan policy;</li> <li>(iii) a national policy directive; or</li> <li>(iv) a planning policy statement.</li> </ul> <p>(2) A matter or consideration to which subsection (1)(a) applies, in respect of which there is a relevant national policy directive, is not a matter or consideration of general importance.</p> <p>(3) The Council of Ministers may issue guidance about the meanings of any of the terms in subsection (1)(b).</p> <p>(4) Regard must be had to any guidance issued under subsection (3) in interpreting references to those terms.</p> <p>(5) The Council of Ministers may revise guidance issued under subsection (3) and a reference to guidance includes a reference to revised guidance.</p> <p>(6) Guidance issued under subsection (3) must be published by the Council of Ministers in a manner the Council considers will bring it to the attention of those likely to be affected by it.</p> <p>(7) The Council of Ministers may by order —</p> <ul style="list-style-type: none"> <li>(a) amend subsection (1) to add, amend or remove a consideration or matter;</li> <li>(b) make further provision, or amend or repeal existing provision, about a consideration or matter which is, and is not, within subsection (1).</li> </ul> <p>(8) An order under subsection (7)(b) may amend this Act.».</p>	

REFERENCE	TEXT in the BILL	EXPLANATORY NOTE
<b>PART 3</b> <b>GENERAL</b>	<p><b>15 Consequential amendments</b></p> <p>In section 44 of the <i>Town and Country Planning Act 1999</i> (Tynwald control of orders and regulations) –</p> <p>(a) for subsection (1), substitute –</p> <p>«(1) Development orders, orders under sections 2A, 6(3)(e) or (f), 45A(7) and regulations under this Act may not come into operation unless they are approved by Tynwald.»; and</p> <p>(b) in subsection (2), after “A development procedure order”, insert «and an order made under section 39B(1)».</p>	<p>Consequential amendments to ensure that terms used are consistent.</p>

## Responding to the consultation

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Your views on the draft Bill which is attached to this document are now sought. Both specific and general comments on the Bill are welcome and you are encouraged to set out your response in a way you find most appropriate.

When submitting your comments please indicate whether you are responding on behalf of an organisation or putting forward your own views. Anonymous responses cannot be accepted.

Your privacy is important: please let us know whether we can publish your comments.

### How can I submit my views?

<b>Online</b> We have created the Isle of Man government consultation hub to enable you to access all documents and respond, all on the one webpage.  The consultation hub is  <a href="https://consult.gov.im/">https://consult.gov.im/</a>	<b>By post</b> You can write to us at:  <b>The Cabinet Office Planning Policy Unit 3rd Floor Government Office Bucks Road Douglas IM1 3PN</b>	<b>Email</b> You can email us at:  <a href="mailto:PlanningPolicy.CO@gov.im">PlanningPolicy.CO@gov.im</a>
<b>The closing date for comments is the 31st of October, 2018.</b>		

## What happens next?

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After this consultation closes a summary of matters raised in the consultation, with responses where appropriate, will be published and the draft Bill will be finalised with a view to it being introduced into Tynwald at the earliest practical opportunity.

## Bodies to be consulted directly

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- Tynwald Members
- Isle of Man Chamber of Commerce, Construction Committee
- Isle of Man Law Society
- HM Attorney General's Chambers
- Local Authorities and Municipal Association
- Government Departments, Statutory Boards and other relevant entities including:-
  - the Department of the Environment, Food and Agriculture
  - the Department of Home Affairs
  - the Department of Infrastructure
  - the Treasury
  - Manx Utilities
  - Manx National Heritage
  - Manx Wildlife Trust

## Consultation Criteria

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The Council of Ministers' "[Public engagement and consultation principles](#)" were laid before the November 2017 sitting of Tynwald. In summary, the consultation principles are as follows:

1. Consultations have a purpose and offer genuine opportunities to make a difference
2. Consultations follow a clear and open process
3. Consultations are well planned and delivered in a reasonable timescale
4. We encourage and enable everyone affected to get involved, if they wish to
5. We provide jargon free and understandable information
6. Use suitable methods to deliver the consultation
7. We learn and share lessons to improve future consultations
8. We tell people the impact of their contribution



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