



**Isle of Man
Government**

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Cabinet Office



The Draft Area Plan for the East

Modifications to the Draft Plan
following the Public Inquiry

Paper 1: Overview and Explanatory Note

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Overview of the Plan process

1.1 What is the Area Plan for the East?

1.1.1 The Area Plan will implement the broad Island-wide planning policies set out in the Isle of Man Strategic Plan 2016. Once adopted by Cabinet Office, and approved by Tynwald, the Area Plan will guide the spatial development of the East for the remainder of the Plan Period (up to 2026) and identify those areas that shall be protected from change. The Area Plan will set out development opportunities and proposals for employment, housing, and other land uses as well as provide clarity in terms of the countryside, how settlement character will be maintained and where development may be constrained by environmental, infrastructure and community factors.

1.2 When will the Plan be in force?

1.2.1 The Plan, which will be made up of a Written Statement and a set of Maps, will remain a 'draft' plan until it is adopted by the Cabinet office. The plan's progress has however reached an advanced and another important stage.

1.2.2 The Public Inquiry was held in September/October 2019. The Inspector's Report was received on 25th November 2019 and its content considered carefully. Now (February 2020) the Cabinet Office has published documents setting out how it intends to modify the Draft Plan in light of the Inquiry Report. It is anticipated that the adopted or final version of the Plan would be taken to the July 2020 sitting of Tynwald when, if approved, all extant development plans in the East would be revoked.

1.3 A Sustainable Island

1.3.1 The policy proposals and allocations that drive the Draft Area Plan for the East aim to achieve the following objectives:-

- To provide a clear direction for growth, that concentrates opportunities around our existing settlements in a sensible and sustainable pattern
- To achieve a good balance between the preservation of our key landscapes and the natural environment and our economic, housing and social needs.
- To provide a high quality environment with proper infrastructure planning to retain and develop key businesses, attract investors and improve quality of life
- To offer opportunities for housing that help to strengthen a sense of community in places that enjoy a unique sense of place.

1.3.2 Cabinet Office committed to develop a Plan which set the scene for creating better places with appropriate levels of development, well served in the future by good transport links, active travel corridors, appropriate infrastructure, community facilities, open spaces, green infrastructure and so on.

1.3.3 The modifications now proposed remain consistent with the aim and objectives of the plan at the start of the process in 2017.

1.4 What stage has the Plan reached?

1.4.1 The development of the Plan has now reached Stage 5:

Table 1: Schedule 1 – The Town and Country Planning Act 1999

Stage	Headings (Schedule 1 of the 1999 Act)	Summary of Key Dates/Publications
Stage 1	Preliminary Publicity	February 2017 – May 2017
Stage 2	Publication of Draft Plan	25 th May 2018
Stage 3	Public Inquiry	18 th July 2019 – Pre-Inquiry Meeting 10 th September 2019 to 2 nd October 2019 – Public Inquiry Appointed person prepares and submits report
Stage 4	Publicity of Report for Appointed Person	Cabinet Office publishes the report (December 2019)
Stage 5	Adoption of Draft Plan	The Department adopts the Plan with or without modifications Where the Department proposes to adopt the plan with modifications, the general effect of the proposed modifications shall be published. Any objections or representations need to be considered before 'Adoption'. The intention is for an 8 week consultation
Stage 6	Publication of Plan after Approval	As soon as practicable after a plan has been approved by Tynwald, the Department shall publish it

1.5 What are 'Modifications' to the Draft Area Plan for the East?

- 1.5.1 Schedule 1 of the Town and Country Planning Act 1999 sets out that following the Public Inquiry and receipt and publication of the Inspector's Report, the Department may adopt the plan with or without modifications. Adopting the plan with modifications requires Cabinet Office to publish a Notice stating the general effects of the proposed modifications. Changes may relate to text in the Written Statement and/or in the accompanying maps. Some of the changes relate to land allocations (zonings) and the timing of their release.

1.6 Is there an opportunity to comment?

- 1.6.1 Any person may make objections or representations in writing, with respect to any of the published modifications. Cabinet Office shall consider those objections or representations before adopting the plan by Order. A period of just under eight weeks from the publication of the notice is being allowed for representations to be submitted. Before adoption of the plan, the Cabinet Office will consider any objections and representations made with respect to the modifications. It is intended that the final Area Plan for the East is submitted to July Tynwald 2020 for approval.

1.7 Where Can I Get More Information?

- 1.7.1 All papers relating the modifications proposed to the Draft Area Plan can be found on Government's Consultation Hub <https://consult.gov.im/>
- 1.7.2 Also, paper copies of the proposed modifications for the Draft Area Plan for the East, are available to view at the Reception Area, 3rd Floor, Government Offices, Bucks Road, Douglas.



**The information in this leaflet can be provided in large
print or audio on request.**

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