



**Isle of Man  
Government**

*Reiltys Ellan Vannin*

## Cabinet Office



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## **The Draft Area Plan for the East**

Modifications to the Draft Plan  
following the Public Inquiry

Paper 2: Response Form Guidance

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# Response Form Guidance Notes

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## **1 What is the Purpose of this Guidance?**

- 1.1 Schedule 1 of the Town and Country Planning Act 1999, sets out a legislative requirement to publish the proposed modifications to the Draft Area Plan for the East, and gives a window of opportunity for representations or objections to be made in writing, in respect of the proposed modifications.
- 1.2 This document has been prepared to give guidance on how interested parties can respond to the publication of the general effects of the modifications for the Area Plan for the East.

## **2 What are the Modifications and where do I find them?**

- 2.1 Many of the modifications have been extracted from the Inspector's Independent Report on the Draft Area Plan for the East (Paper 9), following the process of public inquiry.
- 2.2 In his report, the Inspector made a number of recommendations. As part of the review process by the planning policy team, each recommendation was given a number (e.g. R1), in order of appearance in the report, and considered by the Department. All of the Inspector's recommendations are set out in Paper 4 entitled Schedule of Recommendations and the Department's proposed Modifications.
- 2.3 Some of the Inspector's recommendations require no change to the Draft Plan. No modifications will be made to the Draft Plan in respect of these recommendations.
- 2.4 Where a recommendation is likely to result in a change, or modification to the Draft Area Plan for the East, this has been given a reference number (e.g. M1), which can be found within Paper 4.
- 2.5 A very small number of recommendations are not accepted as originally drafted by the Inspector. These are detailed in Paper 5: Recommendations in the Inspector's Report which Cabinet Office proposes to reject or amend'.
- 2.6 Paper 6 sets out a Schedule of Mapping Modifications. These modifications have resulted from an internal review of the maps to ensure that they are accurate and consistent. They have not originated from the Inspector's Report. We have provided an opportunity within the response form for comments to be submitted in relation to these mapping amendments.

### **3 Can I comment on proposed modifications that were presented at Inquiry?**

- 3.1 The Inspector accepted the majority of the changes presented in PIP 5 and so these changes have been included in the Written Statement (modified version). Where the Inspector did not accept changes in PIP 5, the Draft Area Plan for the East reverts to the original text or is amended in line with his recommendation (as appropriate).

### **4 How do I comment on the Modifications?**

- 4.1 A Response Form (Paper 3) has been drafted to enable representations and objections to be made if desired, on the highlighted modifications only.
- 4.2 Respondents should note that the Department will not respond to any representations made in respect of any part of the Draft Plan that is not affected by a Modification.
- 4.3** Modifications 1-28 (M1-M28) can be viewed in the Modified Written Statement (Paper 10). **Edits are in red.**
- 4.4 If you wish to make written representation or objection in respect of modifications M1 to M28, a general dialogue box has been included within the response form in which comments can be placed.
- 4.5 Modifications M29 – M68 are not included within the Modified Written Statement (Paper 10) at this time. If you wish to make a written representation or objection in respect of modifications M29 – M68, you will find a section for each numbered modification within the response form where the numbered modification is set out in full. There is an ability to indicate whether you agree or disagree with the modification, and space for a more detailed written response has been provided.
- 4.6 The Inspector’s Recommendations that have not been taken forward or have been but in a different manner by the Department are not shown in the Modified Written Statement (Paper 10). There is a space available at the very end of the response form, for representations to be made in respect of these suggested modifications.
- 4.7 The Schedule of Mapping Modifications (Paper 6) identifies modifications M69 – M105 that the Department has accepted to ensure accuracy and consistency within the accompanying Written Statement. Question 39 of the response form includes a general comments box so that representations or objections can be made in response to the mapping modifications contained within this particular Schedule.

### **5 What Documents Are Available to Refer to?**

- 5.1 The following **documents** are available to view and/or download from the Area Plan for the East web link:-

- Paper 1: Overview and Explanatory Note
- Paper 2: Response Form Guidance
- Paper 3: The Response Form
- Paper 4: Schedule of Recommendations and the Department's proposed Modifications
- Paper 5: Recommendations in the Inspector's Report which Cabinet Office proposes to reject or amend
- Paper 6: Schedule of Mapping Amendments
- Paper 7: Schedule of Development Briefs
- Paper 8: All Sites List (February 2020)
- Paper 9: Inspector's Independent Report on the Draft Area Plan for the East
- Paper 10: The Draft Area Plan for the East – Modified Written Statement
- PIP 5: Schedule of Proposed Changes (as presented at Public Inquiry)

The following **maps** are available to view and/or download from the Area Plan for the East web link:-

1. Map showing proposed Green Gap Boundaries
2. Map showing Mixed Use Areas 8a, 8b and 8c
3. Map showing Waste Infrastructure Consultation Zone (300m Buffer from HWTF)
4. Amended Site Plan Boundary for Site GM001
5. Amended Site Plan Boundary for Site BE010
6. Amended Site Plan Boundary for Site BH031
7. Site Plan Boundary for 'Antillas', Ballanard Road
8. Site Plan Boundary for Late Site 2
9. Site Plan Boundary for Telecommunications Site at Carnane, Douglas



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

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