



Isle of Man
Government
Reiltys Ellan Vannin

Area Plan for the North and West Proposed Modifications

An extract of PIP 1- Schedule of Changes
(Originally published July 2024) to show
minor changes supported by Cabinet
Office

Paper 7

January 2025



A guide on how to use this document

This Paper is an extract of 'PIP 1 – Schedule of Changes' published prior to the Public Inquiry in March 2024. In July 2024, a revised version of PIP 1 was published which separated the 'major' and 'minor' changes under separate headings to aid discussions at the Public Inquiry. This Paper represents the 'minor' changes table and now forms part of the broader set of Modifications now proposed to the Draft Plan.

Minor Changes

Proposed Change Number	Proposal/Paragraph of Draft Plan or Easting/Northing on Map	Proposed Change	Reason
Map 4 - Ramsey			
59	243385 495083	Inclusion of Mountain View Innovation Centre as employment land, Jurby Road, Ramsey.	To reflect the existing use of the site which provides employment uses, specifically office space.
60	244540 495453	Change from Open Space to Residential, 'Ballachrink Beg', Grove Mount, Ramsey.	To reflect the existing use as garden.
61	244888 496019	Amendment of boundary of Public Open Space, Royal Park, Ramsey.	To reflect the existing use and approved planning application 21/01465/B.
62	244231 495694	Change from Open Space to Residential, 'Thornhill Manor', Ramsey.	To reflect the existing use as lawn and private tennis court.
63	243680 495087	Inclusion of a potential Active Travel Route between Gardeners Lane and Mountain View Innovation Centre, Ramsey.	To create the opportunity for better connectivity between Ramsey and the Mountain View Innovation Centre as well as the proposed sports pitch off Lezayre Road, Ramsey (LO001).
64	243817 494822	Change from Open Space to Residential, Auldyn Way, Ramsey.	To reflect the existing use and approved planning application 20/01367/B.
65	244179 494327	Change from Predominantly Residential use to Civic, Cultural or Other Uses, Ramsey Grammar School, Lezayre Road, Ramsey.	To reflect the existing use of the site as part of the School playing field.
66	244584 493600	Change from 'white land' to residential and amendment of settlement boundary, 'Cloughbane Lodge', Ramsey.	To reflect the existing residential use and for consistency between this Area Plan and the approach taken in the Area Plan for the East.
67	245166 493705	Change from Residential to Open Space, land at Killeba Mount, Ramsey.	To reflect the existing use of the site as Open Space and to acknowledge the archaeological potential of the site.
68	245378 493660	Change from Open Space to Residential, land adjacent to 'Maughold Lodge', The Crescent East, Ramsey.	To reflect existing use as Residential and approved planning application 15/01055/A.
69	244592 494765	Change from Open Space to Residential, 'River House', Riverside, Ramsey.	To reflect the existing use as a garden.
70	244643 494835	Change from Open Space to Residential, 27 Bowring Road, Ramsey.	To reflect the existing use as a garden.
71	244577 494900	Change from Open Space to Residential, 'Waters Meet', Westfield Drive, Ramsey.	To reflect the existing use as a garden.
72	244706 494308	Change from Open Space to Residential, land adjoining Fairfield Avenue, Ramsey.	To reflect the existing residential use.

Proposed Change Number	Proposal/Paragraph of Draft Plan or Easting/Northing on Map	Proposed Change	Reason
73	244562 494105	Change from Open Space to Residential, plot adjacent to 'Manor House', Fairfield Avenue, Ramsey.	To reflect approved planning application 23/00465/B.
Map 5 - Ramsey Town Centre			
74	N/A	Rename "Parliament Street East" to "Ramsey High Street East".	To be consistent with the written statement.
75	N/A	Rename "Parliament Street West" to "Ramsey High Street West".	To be consistent with the written statement.
76	245358 494294	Erroneous Town Centre border at St Pauls Square Carpark removed.	To be consisted with other car parks in Ramsey.
77	244621 494636	Transition Zone extended at Riverside.	To cover all the Area of the CTA in to the Transitional Zone.
78	244602 494668	Remove erroneous residential boundary at Riverside.	Not suitable as a residential area.
79	N/A	Transitional Zone boundary appearance modified.	To make it more distinct from the Town Centre Boundary.
80	N/A	Carparks labels changed to CP.	For consistency with the rest of the map set.
Map 6 - Peel			
81	224723 484043	Annotation over Peel Police Station changed from "PC" to "PS".	To reflect the correct spelling of "Police Station".
82	224343 484256	Removal of red dot at the corner of the car park to the rear of the sewage pumping station.	Correction of error.
83	N/A	Annotation of all car parks in the Town Centre and Transition Zone changed from "car park" to "CP"	For consistency with the rest of the map set.
84	224138 484378	Change Fenella Beach car park from Civic, Cultural other use to 'Car Park'.	For consistency with the rest of the map set.
85	224254 484363	Amendment of Town Centre Boundary to match the Existing Settlement Boundary at Spit Corner.	Correction of error.
86	225137 483987	Addition of 'Pool' annotation over the Western Swimming Pool.	For consistency with the rest of the map set.
87	N/A	Transitional Zone boundary appearance modified.	To make it more distinct from the Town Centre Boundary.

Proposed Change Number	Proposal/Paragraph of Draft Plan or Easting/Northing on Map	Proposed Change	Reason
88	N/A	Appearance of town centre green space amended to mirror that of open space.	For consistency of approach whilst still reflecting the green spaces to which some of the Town Centre Proposals in the Written Statement make reference to.
89	224192 483504	Removal of site code 'PE002'.	The site is not proposed for employment use.
Map 8 - Andreas			
90	241451 499729	AR019 proposed for residential development, Bride Road, Andreas.	The site comprises a former plant nursery (now disused) and is enclosed by development (existing or proposed) on all sides.
91	241524 499851	Field 121381 (AR011) recognised as predominantly residential, Bride Road, Andreas.	Approved planning application 00/00196/B is considered unlikely to be completed during the plan period but otherwise, the site is enclosed on all sides by residential development, existing or proposed.
92	242233 499767	Addition of site code AE001	For consistency with the rest of the map set.
Map 9 - Jurby			
93	236922 499207	JR009 recognised as Predominantly Residential, land at Ballagarraghyn, Jurby.	To reflect the approved planning application 22/01133/B.
94	236009 499185	Change from Open Space to Residential, lawn of 'Palm Court', Jurby.	To reflect the residential curtilage of the dwelling and the use as garden.
95	236239 499032	Addition of Service Reservoir, Former Parade Ground, Jurby.	To reflect approved application planning application 23/00988/B.
Map 10 - Kirk Michael			
96	232154 491389	Change from 'white land' to employment land, Pennybridge Stables, Main Road, Kirk Michael.	To reflect approved planning application 21/00644/B.
97	231649 490658	Car park changed from Civic, Cultural or other use to ' car park' - change reflected in the legend.	For consistency with the rest of the map set.
Map 11 - St Johns			

Proposed Change Number	Proposal/Paragraph of Draft Plan or Easting/Northing on Map	Proposed Change	Reason
98	228159 482372, 227969 481849, 227690 481828, 227817 481614	Car parks in St Johns changed from Civic, Cultural or other use to 'car park' - change reflected in the legend.	For consistency with the rest of the map set.
Map 16 - Glen Mona			
99	245362 488795	Enclosure of Glebe Field within the Existing Settlement Boundary, Glebe Field, Main Road, Glen Mona.	So that the Glebe field is recognised as an important area of Open Space within the Village and for consistency with this Area Plan and the approach taken in the Area Plan for the East.
100	245336 488693	Change from 'white land' to Open Space (for no particular purpose), path and woodland adjacent to 'Glen Mona House', Glen Mona.	To reflect the existing use.
Map 14- Bride			
101	244967 501134	Car park changed from Civic, Cultural or other use to 'car park' - change reflected in the legend.	For consistency with the rest of the map set.
Map 17 - Dalby			
102	221993 478422	Addition of 'W' label over Glen Maye Methodist Church.	For consistency with the rest of the map set.
Map 18 - Glen Maye			
103	223541 479793	Change label of car park adjacent to former Waterfall Hotel from 'car park' to 'CP'.	For consistency with the rest of the map set.
104	223637 479860	Addition of 'W' label over Glen Maye Methodist Church.	For consistency with the rest of the map set.
Written Statement - Preface			
105	Preface	Text replaced	Updated by Political Member to reflect current stage and context.

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Chapter 2 - The Role of the Area Plan for the North and West			
106	Paragraph 2.3.1	Change "this 'Vision'," set out in Chapter 3" to read "this 'Vision'," set out in Chapter 5".	To rectify mis-referenced chapter.
Chapter 4 - National Strategies relevant to the North and West			
107	Paragraph 4.5.1	Footnote 16 inserted.	To provide a link to The Town and Country Planning (Permitted Development) (Government Owned Land) Order 2012 as referenced in the written statement.
108	Table 6	Additional reference to Ballaugh in Table 6 removed.	Ballaugh was entered twice in the table.
109	Footnote 21	Reword and renumber footnote to read: "Taken forward via applications under the 'Jurby Initiative'	To reflect planning applications which aim to implement the aims of the Jurby Study.
Chapter 5 - A Spatial Vision for the North and West			
110	Paragraph 5.3.3 - Point 6	Removal of "which are seeing more regular and severe storm events as a result of climate change".	To remove unnecessary wording and to be more concise.
111	Paragraph 5.3.4 -Point 2	Reword point to read: "How to maintain settlement character; including preserving or enhancing the historic built environment".	To reflect the contribution that the historic built environment can make to the character of settlements.
112	Paragraph 5.3.5 - Point 10	Addition of "inland".	To clarify which bodies of water the Paragraph is making reference to.
113	Paragraph 5.5 - Spatial Vision	Removal of "and the major employment area of Jurby".	So as to not conflate the previously developed land at Jurby alluded to in the third paragraph of the Spatial Vision, with the service centres of Ramsey and Peel.
Chapter 7 - The Natural Environment			
114	Landscape Proposal 7	Removal of "wooded" and removal of "Sulby River" and replacement with "Lhen Trench".	The Sulby River is not situated within the Andreas and Jurby (F3) Landscape Character Area as shown on the maps associated with the Landscape Character Assessment (2008). The Lhen Trench however, is located in the Character Area.

Proposed Change Number	Proposal/Paragraph of Draft Plan or Easting/Northing on Map	Proposed Change	Reason
115	Paragraph 7.2.1	Removal of verbatim reference to Environment Policy 1 of the Strategic Plan.	Strategic Plan policies need not be repeated in this Plan.
116	Paragraph 7.3 v.i - Plan Objective 6 and Plan Outcome 6a	Removal of Plan Objective 6 and Plan Outcome 6a.	Sites in the Countryside are already afforded considerable protection through the policies in the Strategic Plan.
117	Footnote 26	Removal of footnote 26.	Footnote 26 no longer required after the removal of Paragraph 7.3 vi - Plan Objective 6 and Plan Outcome 6a.
118	Paragraph 7.9	Removal of "stands for the convention on wetlands of international importance" and replace with "defined under the Ramsar Convention on Wetlands of International Importance Especially as Waterfowl Habitat."	To use the correct terminology when referring to Ramsar sites.
119	Paragraph 7.12.1	Replace "areas of ecological importance" with "Areas of Ecological Interest".	To use the correct terminology when referring to AEI sites.
120	Page 49	Removal of Natural Environmental Recommendation 1.	Natural Environment Recommendation 1 reaffirms Strategic Plan policies and implemented through proposals in this plan
121	Paragraph 7.18	Removal of section on Dark Skies.	Sites in the Countryside are already afforded considerable protection through the policies in the Strategic Plan.
122	Pages 51 - 54	Duplication of Natural Environmental Proposal 6, numbering corrected and all subsequent Natural Environment Proposals have been renumbered.	In order to ensure that the Natural Environment Proposals flow in numerical order.
123	Environment Proposal 6	Removal of "off the coast of the Plan Area".	So that the proposal need not only apply to Marine Nature Reserves off the coast of the Plan Area.
124	Paragraph 7.23.2	Addition of "on Sea Defences, Flooding and Coastal Erosion".	For consistency with the rest of the written statement and to refer to the exact title of the report.
125	Paragraph 7.24.2	Noting of the Ramsey Bay Marina and rewording of the paragraph to as follows: "In Ramsey, plans have been mooted over the years for improvements a scheme in the inner harbour area and a new marina scheme in Ramsey Bay was suggested in response to the preliminary publicity stage between the Queen's Pier and the Ramsey breakwater. Any future schemes will be considered on their merits, taking into account the Strategic Plan and all other Proposals in this Plan."	To acknowledge the Ramsey Bay Marina scheme put forward at the Preliminary Publicity stage of the Area Plan for the North and West.
126	Natural Environment Proposal 9	Reword proposal to read: "Any applications relating to inner harbour development in Ramsey must demonstrate that it has taken into account the implications for silt build up and mitigate for such as part of any overall design scheme".	In light of the well documented issues with silt in relation to the Peel Marina.

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Chapter 8- The Built Environment and Urban Regeneration			
127	Paragraph 8.12	Removal of "(Higher)".	Lower Foxdale is not recognised as a settlement in the Spatial Policies of the Strategic Plan and therefore the addition of "Higher" is not required as part of this Plan.
128	Paragraph 8.12.2	Addition of "as well as mine captain's houses, mining remains and a former railway station".	To provide greater context on the types of dwellings and other buildings that contribute to the wider character of Foxdale.
129	Built Environment Proposal 1: Urban	Removal of reference to "Shoprite". Remove 'generally'	To remove reference to a specific business. To remove ambiguity
130	Built Environment Proposal 1: Urban Regeneration - Point 6	Built Environment Proposal 1: Urban Regeneration - Point 6: Addition of "Sites PR014 and PR015"	To remove references to specific businesses and to add specificity to the Proposal by using the specific site codes.
131	Urban Environment Recommendation 1	Removal of reference to "Manx Development Corporation" and replace with "all key stakeholders".	To better reflect the wide range of interested parties in the development of vacant or underused sites in the North and West.
132	Paragraph 8.15.2	Removal of reference to "Shoprite".	To remove reference to a specific business.
133	Development Brief - CTA Proposal for West Quay and Sulby River, Ramsey (Treatment Plan) - Paragraph 3	Removal of "BE Proposal 2" and replaced with "Built Environment Proposal 2".	To be clear that the Development Brief is referring to Built Environment 2.
134	Footnote 35	Removal of Footnote 35 referring to 'Cabinet Office data to support Settlement Studies'	Footnote no longer required following removal of Table 7.
135	Paragraph 8.17.2	Insert "and a number of War Memorials protected under War Memorials Act 2016"	To acknowledge the importance war memorials play in the historic settlement character and their special protection under primary legislation.
136	Paragraph 8.18.3	Removal of "surprising".	Wording is not required.
137	Paragraph 8.18.3	Remove Army and replace with RAF.	Factual correction.

Proposed Change Number	Proposal/Paragraph of Draft Plan or Easting/Northing on Map	Proposed Change	Reason
138	Paragraph 8.20.2	Correction of date in relation to Cashtal Y n Ard and addition of "Cronk Sumark Hillfort, Sulby, Lezayre" to the list of most notable Ancient Monuments in the North and removal of "Maughold Church, Keeils and Crosses, Maughold" and "Maughold Head Bronze Age Cairn" from the list of most notable Ancient Monuments in the North.	To refer to the correct era Cashtal Yn Ard dates to and make correct reference to some of the most notable Ancient Monuments in the North and West of the Island.
139	Paragraph 8.20.3	Removal of "Ancient Boulder containing Rock Art" and addition of "Peel Castle – Iconic fortress set on St Patrick’s Isle" and " Lag ny Keeilley - one of the Island's best preserved Keeils" to the list of "most notable Ancient Monuments in the West".	In light of feedback from Manx National Heritage who indicated that the "Ancient Boulder containing Rock Art" originally referenced in the paragraph is not an Ancient Monument but that Peel Castle and Lag ny Keeilley are.
140	Paragraph 8.20.4	Removal of the phrase "stone Celtic cross" and replacement with "medieval stone sculptures".	To more accurately reflect the time period from which the stone crosses originate.
Chapter 9- Our Town and Village Centres			
141	Paragraph 9.4.1	"to" removed, "located within" added	change in emphasis
142	Town Centre Proposals 1a, 1b, 2a, 2b, 4, 7 and 8	Include reference to "inclusive access" in Town Centre Proposals.	To reflect feedback received from the Department of Infrastructure.
143	Town Centre Proposal 2a: Ramsey High Street – East - Point 5	Removal of Point 5 "Market stalls for seasonal and weekend use will be supported; and".	Activities of this kind do not pertain to development or change of use and therefore fall outside of the planning system.
144	Town Centre Proposal 2a: Ramsey High Street – East - Point 6	Renumber Point 6 to point 5 and insert "general".	To add specific as to which types of Industrial uses the Proposal is making reference to as Light Industrial uses can be carried out in any residential area without detriment to the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit whereas general industrial uses may be incompatible with neighbouring residential uses.
145	Town Centre Proposal 2b point 2	Remove 'generally'	Remove ambiguity
146	Town Centre Proposal 3: Old South Ramsey - Point	Removal of "and Queen's Pier".	At present there is no permanent public access to Queen's Pier.

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147	Town Centre Proposal 4: East Quay, Peel - Point 5	Insert "Light Industrial" in replace of "Industrial".	To be specific as to which types of Industrial uses the Proposal is making reference to as Light Industrial uses can be carried out in any residential area without detriment to the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit whereas general industrial uses may be incompatible with neighbouring residential uses.
148	Town Centre Proposal 5: Market Place, Peel - Point 2	Rewording of point to read: "New development within the Market Place should be of high design quality and be of sufficient scale and height to re-inforce establish the a traditional sense of enclosure to the Market Place and screen views towards the rears of existing properties".	Historically, the Market Place in Peel was less enclosed than it is today.
149	Town Centre Proposal 5: Market Place, Peel - Point 3	Replacement of "High quality retail" with "Appropriately scaled".	It is not necessary for an Area Plan to provide a policy stance on the perceived "quality" of certain retail uses.
150	Town Centre Proposal 5: Market Place, Peel - Point 5.	Removal of Point 5 from the Proposal, subsequent points in the Proposal renumbered.	Activities of this kind do not pertain to development or change of use and therefore fall outside of the planning system.
151	Town Centre Proposal 5: Market Place, Peel - Point 7.	Reword point 7 of the Proposal to read: " Market Place would benefit from urban tree planting".	To add clarity to this part of the Proposal.
152	Town Centre Proposal 8: The Civic Quarter - Point 1	Removal of the word "use "and insert "other community uses".	In order to reflect uses that may not be directly associated with the church but provide benefit to the community nonetheless.
153	Town Centre Proposal 8: The Civic Quarter - Point 4	Removal of Point 4 from the Proposal.	The pedestrian link between Derby Road and Tynwald Road via Lyndale Avenue is not a Public Right of Way or recognised Active Travel Link.
154	Paragraph 9.8.3 to 9.8.5	Change 'Ramsey High Street' to 'Parliament Street' here and on subsequent and previous refs.	To align with description on Maps
155	Paragraph 9.10.2	Removal of reference to "Shoprite".	To remove reference to a specific business
156	Town Centre Proposal 9: The Transition Zones - Point 4	Removal of "restore a sense of the original street enclosure" and insert "strengthen the street enclosure".	In order that the Proposal is applicable to streets within the Transition Zones of Peel and Ramsey which may not historically been enclosed but nonetheless would benefit from a greater sense of enclosure.
Chapter 10- Transport and Utilities			
157	Table 10	Renumber to Table 9.	To ensure the Table numbering flows in numerical order.

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158	Paragraph 10.3, Plan Outcome 3a	Rewording of Plan Outcome to read: "Average speed and average journey times remain within acceptable tolerances".	To reflect consultation with the Department of Infrastructure.
159	Paragraph 10.6.2, point iii	Rewording of point to read: "The change in traffic flows arising from this plan will be relatively low, however there will be sensitive locations where traffic modelling will be required. Traffic count data collection is continuing. This will help to complete the modelling on the Plan".	To reflect consultation with the Department of Infrastructure who have indicated that although the change in traffic flows across the Plan Area will be low, there will be traffic sensitive locations where modelling is required.
160	Paragraph 10.6.4	Insert "St Johns" and "Foxdale".	To reflect the routes of the former railway line as a strategic leisure route.
161	Transport and Utilities Proposal 1	Re-word Proposal to read: "Planning applications must take into account any Active Travel Strategy or Investment Plans approved by Tynwald relevant to the North and West."	There is no Investment Plan or valid Active Travel Strategy that goes beyond any Policies already contained within the Strategic Plan.
162	Transport and Utilities Proposal 5	Renumber to Transport and Utilities Proposal 6.	Inserted earlier proposal changes numbering for all subsequent Transport and Utilities Proposals.
163	Transport and Utilities Proposal 5	Replace "Sewage and wastewater treatment in Peel and the leachate from the Raggatt shall be dealt with by a new Regional Sewage Treatment Works (RSTW)." with "Sewage and wastewater treatment in Peel and the leachate from the Raggatt shall be dealt with at a new Regional Sewage Treatment Works (RSTW) facility. "	The leachate from the raggatt may not be dealt with entirely at the site.
164	Transport and Utilities Proposal 6	Renumber to Transport and Utilities Proposal 7.	Inserted earlier proposal changes numbering for all subsequent Transport and Utilities Proposals.
165	Paragraph 10.10	Combine paragraphs 10.10.2, 10.10.3 and 10.10.4 into one new paragraph -10.11.2. Removal of "while the Design Stage of the new reservoir is in its early phase, the principle of the scheme" and replacement with "Planning approval for the development of a Service Reservoir in Jurby was secured in November 2023. This scheme is supported".	To allow the written statement to be read more easily and to acknowledge the approved planning application 23/00988/B for the development of a Service Reservoir in Jurby.
166	Transport and Utilities Proposal 7	Renumber to Transport and Utilities Proposal 8 and reword Proposal to read: "The development of a service reservoir in Jurby is supported".	Inserted earlier proposal changes numbering for all subsequent Transport and Utilities Proposals.
167	Transport and Utilities Proposal 8	Renumber to Transport and Utilities Proposal 9	Inserted earlier proposal changes numbering for all subsequent Transport and Utilities Proposals.
168	Transport and Utilities Proposal 9	Renumber to Transport and Utilities Proposal 10	Inserted earlier proposal changes numbering for all subsequent Transport and Utilities Proposals.
169	Transport and Utilities Proposal 10	Renumber to Transport and Utilities Proposal 11 and replace reference to "MUA" with "Manx Utilities Authority".	Inserted earlier proposal changes numbering for all subsequent Transport and Utilities Proposals and to make correct reference to the name of the Authority.

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170	Transport and Utilities Proposal 11	Renumber to Transport and Utilities Proposal 12.	Inserted earlier proposal changes numbering for all subsequent Transport and Utilities Proposals.
171	Minerals Policy 3	Rename to Minerals Proposal 3.	To be consistent with the rest of the Written Statement.
172	Paragraph 10.15.1	Reword paragraph to read: ""The 'Isle of Man Waste Strategy 2018, prepared by the Department of Infrastructure, sought to reduce the amount of waste sent to landfill. To that effect, much of the Island's domestic waste is incinerated at the Energy from Waste Plant in Braddan or processed for recycling or reuse either on or off Island".	In light of feedback from the Department of Infrastructure and to make correct reference to the Isle of Man Waste Strategy and its aims.
173	Paragraph 10.15.2	Addition of "Of the non-incinerable waste that is inert such as glass and road planings (only when free of coal tar) these can be suitable for recycling as secondary aggregates".	In light of feedback from the Department of Infrastructure, Cabinet Office acknowledges that coal tar falls within the hazardous/special waste category.
Chapter 11- Employment			
174	Paragraph 11.1.2	Removal of: "states under the goal of "strong and diverse economy" that the aim is to "support and provide the right conditions for development, diversification, growth and opportunity for the Islands economy and business sections" and replace with "together with the Isle of Man Economic Strategy aims to "develop a strong and diverse economy, which is sustainable, ambitious and built on firm foundations to provide economic success, rewarding career opportunities and prosperity which positively impacts all residents on the Isle of Man".	This reference to Our Island Plan was from an older version of the Plan which has been re-published in January 2023 to incorporate the aims of the Isle of Man Economic Strategy.
175	New Paragraph 11.1.6	Addition of "Pursuant of providing such an over-arching vision, Our Island Plan, in tandem with the Isle of Man Economic Strategy sets the economic ambition for the Island."	Since the publication of the Draft Area Plan for the North and West in June 2022, Our Island Plan and the Isle of Man Economic Strategy have been approved by Tynwald.
176	New footnote (45) in Pip 2	Insert footnote to read: "Our Island Plan: Incorporating the delivery of the Economic Strategy, January 2023 (GD No. 2022/0095)".	To provide a link to the Our Island Plan.
177	Paragraph 11.1.6	Removal of "Establishing the clear longer term vision will be aided by the incoming Economic Strategy which will filter through to planning policy via strategic policy review and update of local area proposals".	Since the publication of the Draft Area Plan for the North and West in June 2022, Our Island Plan and the Isle of Man Economic Strategy have been approved by Tynwald. Together, these documents provide the longer term vision to which reference is made in this paragraph.

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178	Paragraph 11.6.2	Replace Army with RAF	Factual correction
179	Table 11	Rename to Table 10 and amend figures.	To ensure the table numbering flows in numerical order and to reflect the site size, net developable area and contribution to land supply (Ha.).
180	Table 12	Removal of table	The contents of the table is covered in Table 11.
181	Employment Proposal 2	Amendment of the name of JE001 to include field 124728. Site size amended to reflect the addition of field 124728 and the addition of "and HGV parking" to the list of uses supported on the proposal site in the associated Development Brief.	To reflect the proposed amendment to include field 124728 within JE001 and to allow the site to be used for the parking of HGV's in future.
182	Table 13	Removal of table	The contents of the table is covered in Table 11.
183	Table 13	Removal of table	The contents of the table is covered in Table 11.
184	New Footnotes (50 & 51 in Pip 2)	Amend reference to the approval of Economic Strategy.	To reflect the publication and approval by Tynwald of the Isle of Man Economic Strategy.
185	Paragraph 11.9.2	Removal of "and noting that no licenses have been issued".	Since the publication of the Draft Area Plan for the North and West a conditional medicinal cannabis license for export has been offered by the Department for Enterprise.
		Chapter 12- Tourism and Leisure	
186	Paragraph 12.3.1	Addition of "abundant wildlife" to paragraph.	In light of consultation feedback received from the Department for Enterprise - Visit Agency who requested that the Island's wildlife be included in the paragraph.
187	Tourism Proposal 4	Generally' removed	To remove ambiguity
		Chapter 13- Open Space and Recreation, Education, Health and other Community Facilities	
188	Paragraph 13.5.1	Update Table numbers.	To ensure the paragraph refers to the correct Tables.

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189	Table 14	Rename to Table 12 and amendments made encompassing: Removal of burial land and allotments from Ramsey, removal of golf course from Bride, removal of institutional care from Andreas and addition of institutional care to Lezayre.	To refer to the correct table and to show the correct availability of open space or community facilities within the Parish/Local Authority Area.
190	Table 14	Add in date of research "2023" in title. Insert the following caveat below table "Note: Some facilities serving individual settlements may fall outside of the parish or local authority area. This table reflects the current position."	The parish in which a facility is recorded may not necessarily be the community in which it best serves.
191	Table 15	Rename to Table 13 and amendments made encompassing: Removal of burial land and allotments from Peel, the addition of allotments to and the removal of sports pitches in German, the removal of equestrian from Michael and the addition of children's play space and allotments to Patrick.	To refer to the correct table and to show the correct availability of open space or community facilities within the Parish/Local Authority Area.
192	Table 15	Add in date of research "2023" in title. Insert the following caveat below table "Note: Some facilities serving individual settlements may fall outside of the parish or local authority area. This table reflects the current position."	The parish in which a facility is recorded may not necessarily be the community in which it best serves.
193	Paragraph 13.6.1	Addition of "new residential development".	To clarify that the open space standards in Appendix 6 of the Strategic Plan apply to new residential development.
194	Paragraph 13.6.3	Update Table numbers.	To refer to the correct tables.
195	Table 16	Rename to Table 13 and amend figures.	To reflect the amended table numbering and the findings of the updated evidence paper in respect of Open Space and Community Facilities in the Plan Area.
196	Table 17	Rename to Table 14 and amend figures.	To reflect the amended table numbering and the findings of the updated evidence paper in respect of Open Space and Community Facilities in the Plan Area.
197	Paragraph 13.6.4	Replace "1.22 Ha/1000 residents in the North and 0.57 Ha/1000 residents in the West" to read "1.28 Ha/1000 residents in the North and 1.45 Ha/1000 residents in the West".	To reflect the findings of the updated evidence paper in reflect of Open Space and community Facilities in the Plan Area.
198	Open Space and Community Proposal 2	Addition of "and will be retained for such purposes". Removal of "not detract from" and replacement with "compliment".	To add clarity that the Proposal not merely recognises the importance of the facilities in question but also supports their retention.
199	Open Space and Community Proposal 3	Rewording of proposal to read: "In the light of the identified capacity issues relating to education provision in Peel, for both Peel Clothworkers' Primary School and Queen Elizabeth II High School, new educational land has been identified and must be safeguarded for future educational purposes. "	To allow the proposal to be read more easily.

Proposed Change Number	Proposal/Paragraph of Draft Plan or Easting/Northing on Map	Proposed Change	Reason
200	Open Space and Community Proposal 5 - LO001 Development Brief	Rewording of Point 1 of Development Brief to read: "The site shall only be used for formal open space, which includes pitches: greens, courts, athletics tracks, and for associated purposes such as training areas. The acceptability of flood lighting proposal shall be determined as part of future planning applications".	To add clarity to the development brief in that the site shall only be used to provide formal open space.
Chapter 14- Residential (Housing)			
201	Paragraph 14.3.4	Addition of "allocates 15% (770) to the North, 15% (770) to the West, 22% (1120) to the South and 48% (2440) to the East".	To capture the specific detail of Housing Policy 3 without the need to repeat the whole Strategic Plan policy verbatim.
202	14.4 Plan Outcome 1a	Re-word Plan Outcome 1a to read: "There are sufficient housing opportunities on a mix of sites for a variety of housing types (including opportunities for affordable housing) to be delivered over the plan period. There is also sufficient and considered expansion space to support sustainable planning in the longer term as this Plan transitions into the next."	To reflect the Cabinet Office acknowledgement that the lifetime of the Area Plan for the North and West may well extend into the next Plan period beyond 2026.
203	14.4 Plan Objective 5	Change to "To retain the character and appearance of the settlements in the Plan Area while recognising the need for sustainable growth and consolidation where appropriate."	To add clarity about the overall approach.
204	14.4 Plan Outcome 5a	Reword Plan outcome to read: "The local area is sustainable and development is focused on regeneration first".	To reflect that in Strategic Planning policy, although regeneration is the preferred approach to development over sustainable urban extensions or other greenfield development, it alone may not be sufficient to deliver housing to meet local need, or to provide an adequately diverse range of housing typologies including affordable housing. Accordingly, while development in smaller settlements should be focused on regeneration first, it is accepted that regeneration cannot necessarily be the sole way in which development is delivered.
205	Paragraph 14.6.1	Rewording of paragraph to read: "The Strategic Plan 2016 seeks to ensure opportunities for 1,540 dwellings to be built in the North and West between 2011 and 2026".	To better reflect the role of the Strategic Plan in setting high level Strategic Policy in respect of housing numbers.
206	Paragraph 14.6.2	The net figure of new homes which have been completed or are currently under construction since 2011 has been updated.	To take into account the most recent Residential Land Availability (RLAS) Study.
207	Paragraph 14.8.2 - Point vii	Re-wording of point.	In recognition that on occasion, the delivery of affordable housing on brownfield sites is not a viable prospect.

Proposed Change Number	Proposal/Paragraph of Draft Plan or Easting/Northing on Map	Proposed Change	Reason
208	Paragraph 14.8.2 - Point viii	Re-wording of point and removal of subsequent bullet points.	In light of the proposed amendments to the Draft Area Plan for the North and West including proposals sites within settlements which the Draft Pan (as published in June 2022) did not.
209	Paragraph 14.9.1	Removal of "The following sites will be accompanied by Development Briefs: PR002, RR009, AR018, BR010, LR007 & GMR001 (part)" as well as "Consultation on Development Briefs" section.	In light of the proposed changes to the Draft Area Plan for the North and West ahead of the Public Inquiry.
210	Paragraph 14.11.2	Amendment of the total figure (line 2) and removal of "but will do at some point within the plan period and until such time a greater number of units than anticipated could be approved" and replacement with "and improvements may be made off site".	To reflect the proposed amendments to the Draft Area Plan for the North and West and that, at present, the policy requirement for the delivery of biodiversity net gain is not in force as well as the fact that off-site provision for BNG is an option which would have no implications for the net developable area of the site.
211	Paragraph 14.11.3	Removal of paragraph.	Provision for Biodiversity Net Gain and the impact this has on site yields is explained in detail in the evidence paper on Land Needs and land Supply. Any changes will be monitored through the plan monitor manage approach.
Written Statement - Appendices			
212	Appendix 1 - Table A.1.1	Addition of "Greeba Mountain and Central Hills ASSI" to the list of the ASSI sites in the North and West.	To reflect the areas Special Scientific Interest and its location partially within the Plan area.
213	Appendix 1 - Table A.1.2	Addition of "Ramsey Hairpin Woodland Park" to the list of Manx Wildlife Trust Reserves in the North and West.	To reflect the status of the area as an MWT Reserve.
214	Appendix 1 - Table A.1.3	Addition of "Lezayre Community Hall, Lezayre" and "Traie ny Halsall, Maughold" to the list of Wildlife Sites in the North and West.	To reflect both areas status as Wildlife Sites within the Plan area.
215	Appendix 1 - Table A.1.4	Addition of "Coil y Ree" to the list of Glens in the North and West.	To reflect the areas status as a Glen.



Isle of Man
Government

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Paper 7