

Town and Country Planning Act 1999

Island Development Plan



Cabinet Office

*Oik Cooncell
ny Shirveishee*

Paper 3: Strategic Plan review Preliminary Publicity: Summary of themes raised during interactive exhibitions

Cabinet Office
August 2026

As a part of preliminary publicity for the Strategic Plan Review we ran interactive consultation in three locations on the island.

Douglas 1st – 24th September 2025

Ramsey 30th September – 15th October 2025

Castletown 13th – 21st October 2025

We introduced the main changes to the Strategic Plan and people could express their opinions for them in different ways. Overall we collected:

416 stickers to vote on different topics

150 sticky notes expressing people's **hopes & dreams** for the island in 2041

135 sticky notes expressing people's **fears & worries** for the island in 2041 and **22 letters** from the suggestion box.



Building great communities



Scale, type and distribution of development

A review of the spatial strategy and settlement hierarchy to ensure new development is sustainably located



Urban Regeneration

Policy support for brownfield development and making the best use of sites and the spaces around them to reap the wider social, economic and environmental benefits of regeneration



Design & Placemaking

Strengthening requirements for high-quality design, embedding placemaking principles into planning to uplift our centres and spaces, better realise local identity and improved community safety and inclusivity



Housing Policy

To set out the Island's housing needs (around 5000 new dwellings on top of existing housing commitments) looking ahead over the next 15 years. Reviewed alongside will be the % of new housing that needs to be affordable



Community Engagement

The strategic plan promotes inclusive planning processes and encourages local participation in shaping neighbourhoods



Carbon sequestration: New policy will protect and encourage restoration of areas recognised for their carbon storage qualities such as peatlands, heathlands, saltmarsh, wetlands and woodlands



Greenhouse gas emissions: To help reduce emissions, new policy will require new development to be designed with carbon in mind, following the 'avoid, reduce, replace and offset' principle



Biodiversity net gain (BNG): A bespoke Manx model is being developed, drawing from English, Welsh and Scottish approaches to ensure it suits the Island.



Sustainable drainage systems: Policy focus on green infrastructure to manage surface water sustainably to reduce flood risk, enhance water quality and biodiversity



Maintenance and restoration of ecosystems: New policy will ensure development supports ecosystem health and includes nature-based solutions



Active travel infrastructure: will ensure development provides facilities and routes that connect with movement networks and prioritise active travel to support local communities



Recognising special landscapes and heritage assets

The plan will protect the most valued and iconic landscapes, protect the countryside, recognising some exceptional development types may be of benefit for local communities and the nation.

An environment we can be proud of

A strong and diverse economy



Employment Land

Policy will draw on the Employment Land Review 2025 which identifies needs across sectors i.e. manufacturing uses, supermarket uses or additional office space



Town Centre First

The plan will support the Local Economy Strategy 2025 focusing on town centres through mixed-use development and improved public realm



Support for existing and emerging sectors

The plan will guide land use approaches for manufacturing, other industry (including emerging sectors) and offices, as well as identifying when it may be appropriate to allow development in the countryside to support the rural economy



Retail uses

The plan will review and update all retail policy while ensuring that the vitality and viability of our towns continues to be protected and supported

An Island of health and well-being



Neighbourhoods for people

The plan will promote walkable communities to reduce car dependency, improve public health, and enhance accessibility for everyone (for example people with disabilities, elderly, children and caretakers)



The people-centred infrastructure

The plan will seek to align new development with all necessary infrastructure, services and facilities whether grey (roads and drainage), green/blue (parks and sustainable water management) and social (health and social care)



Creating neighbourhoods

Establish principles for design approaches to ensure safety, accessibility and natural surveillance to support healthier communities, improve social connections, and reduce isolation



Resilient Community

Policies aim to protect communities from climate-related risks, including flooding, heatwaves and more.

Outstanding lifelong learning and development opportunities for all



Educational Infrastructure

The plan will set policy approaches to ensure retention and creation of schools and training facilities close to communities which need them



Community facilities

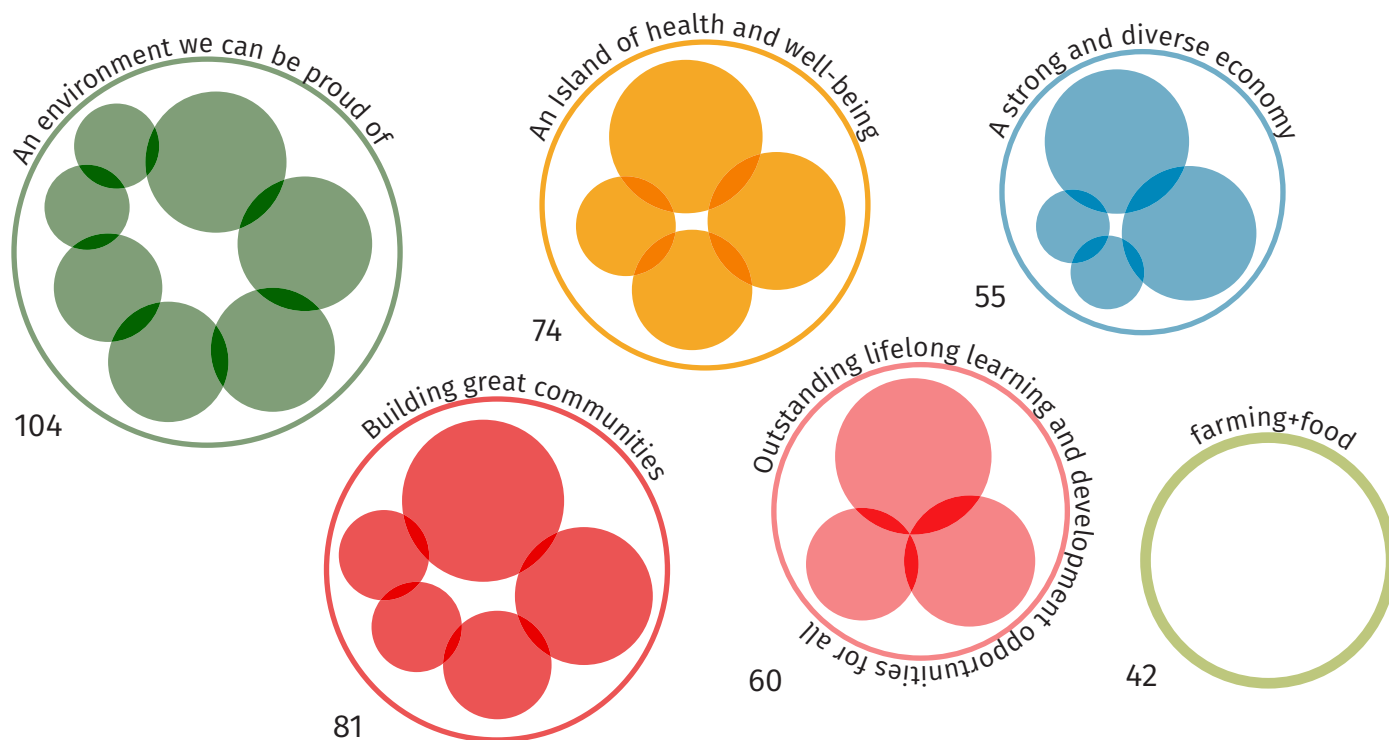
Policies will respond to the approved strategies for education, health, social care and need and ensure the pattern and distribution of development supports learning opportunities and social cohesion



Employment for Learning

The plan supports a range of industries, creating job opportunities that help people to re-skill or up-skill and explore new career paths and possibilities.





The first question we asked was to identify which topics from the strategic plan people care about most. The listed topics focus on proposed changes in areas such as **environmental and social resilience**. Planning Policy grouped them into categories from *Our Island Plan*:

- Building great communities
- Protecting the environment
- Fostering a strong and diverse economy
- Creating an island of health and wellbeing
- Providing outstanding lifelong learning and development opportunities

Participants were invited to place stickers on the categories they cared about most.

On the previous page, you can see all the individual topics ranked from most to least tagged, and above are the five main categories. Some categories had more subtopics than others, so their totals are higher. In Douglas, we received the most responses and votes.

A visitor also added a new category - **Farming + Food** - which others then voted for. This topic received the most votes, possibly because people genuinely care about it, but also because it was introduced by a member of the public, which may have encouraged others to engage.

Emerging topics were largely community-focused, including **housing, community facilities**, and **walkable neighbourhoods** to support social cohesion. Environmental themes also featured strongly, such as **renewable energy, landscape protection, active travel**, and walkability.

The following pages summarise posters showing **Hopes & Dreams** for the island in 2041, as well as **Fears & Worries**. You'll see the emerging topics with numbers and selected quotes from attendees that illustrate them.



TOP 5 Hopes & Dreams (150 notes)



Environment & Energy (22 mentions)

People strongly hope for clean, renewable energy and better environmental stewardship.

"accelerate installation of wind turbines and solar"

"clean renewable energy (in the right places)"



Shops & Retail (20 mentions)

People expressed high hopes for more shops, better town centres, and big-brand arrivals.

"primark + more good shops in Ramsey"

"need more shops primark"

"More development especially in the shops area!"



Transport & Cycling (15 mentions)

People want improved cycling routes, ferries, and generally better transport links.

"more cycle route and lanes. More ferry routes."

"I want better signage for cyclists"

"reduce price of boat sailings to UK"



Education & Schools (12 mentions)

Hopes focus on better education quality, curriculum reform, and support for youth.

"Better education policy... attract youth to be employable here"

"teacher training programmes"

"Realistic education curriculum."



Health & Mental Health (9 mentions)

People hope for improved healthcare access and stronger mental health support.

"Funding & premises for community hubs,"

"Services for physical disabled people"

"Better mental health support"





TOP 5 Fears & Worries (135 notes)



Cost of Living & Prices (28 mentions)

Respondents highlighted concerns about rising living costs and the potential impact on affordability.

"cost of living too high :("
"getting priced out of living on island"
"prices going up"



Housing & Development (22 mentions)

People fear losing green spaces, rising housing costs, and potential impact of future development.

"Too many holiday homes making housing unaffordable!!"
"The island will be taken over by houses & concrete"



Healthcare (21 mentions)

There is concern about NHS service provision, mental health, and dental care.

"Loneliness. We need more mental health help."
"Better access to health care GP appointments."
"Dental services"



Government Trust (19 mentions)

Some respondents expressed concerns about trust in government, decision-making processes, and the effectiveness of public services.

"Government too large & expensive"



Traffic, Transport & Congestion (17 mentions)

Transport frustrations, traffic congestion, and availability of public transport are major concerns.

"Traffic at a stand still"
"Unreliable transport"
"no need for more 20 mph areas"

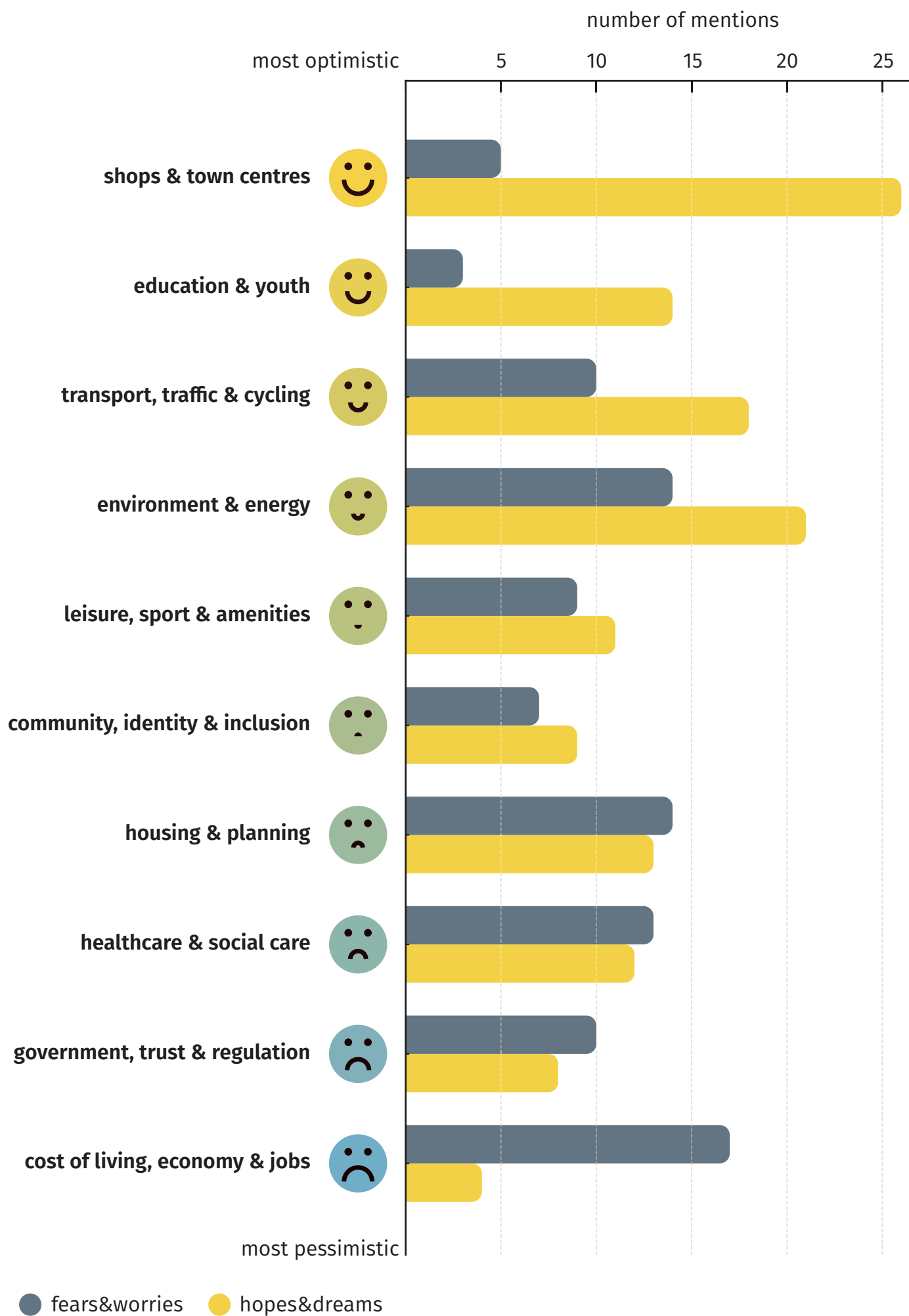
The consultation has highlighted a wide range of priorities, concerns and aspirations for the Isle of Man's future. While not all matters raised fall within the scope of the Strategic Plan review, all representations will be considered.

The review will use relevant issues raised through consultation to help inform future planning policies and ensure the Strategic Plan supports sustainable growth while protecting the Island's environment and heritage.









The answers from the two posters were compared to identify general attitudes toward popular topics. They are ordered in terms of **optimism and pessimism**.

For example, if a topic appeared frequently under Fears & Worries but rarely under Hopes & Dreams, we can assume people feel rather pessimistic about it - and vice versa.

What can we learn from this? When people feel optimistic about a topic, they likely see proactive attitudes and initiatives, and step-by-step improvements happening around them.

The key takeaway is to maintain the current focus on topics perceived optimistically and adjust messaging and strategies for those viewed more pessimistically.

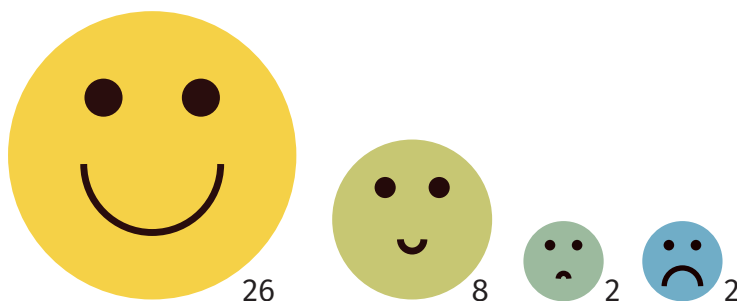
Summary of Suggestion Box Feedback

Feedback from the suggestion box ranged from positive comments praising the consultation's visual, engaging and positive format to criticism expressing distrust in the process and concerns about government transparency.

Common themes included calls for improved **public transport**, particularly evening services to rural areas and more affordable fares, alongside better connectivity between towns. Mental health support for teenagers and additional facilities were highlighted as priorities, as were requests for more community activities and entertainment options.

One contributor provided a detailed letter raising issues around strategic planning, including cost transparency, as well as concerns about wind farm viability, road maintenance, and off-island transport pricing. Another comment addressed revisiting the North & West Area Plan after the new Strategic Plan is finalized.

How do you rate this style of consultation on the scale from 😞 to 😊 ?



This type of interactive self-facilitated consultation was received very well, the strongest attendance was in Douglas in the Sea Terminal, but it is important to note that in this location it was installed for almost 4 weeks, compared to two weeks in Ramsey and a week in Castletown. It was regularly monitored and advertised ahead through various media channels.



