

 <p>Isle of Man Government <i>Reilys Ellan Vannin</i></p>	<p>Cabinet Office Strategic Plan</p> <p>Preliminary Publicity 2025</p>	<p>Response Number: <div style="border: 1px solid black; height: 20px; width: 100%;"></div> </p> <p>Date Received: Date Acknowledged:</p> <p>FOR OFFICE USE ONLY</p>
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OVERVIEW

Cabinet Office gives notice that it is re-issuing the Strategic Plan review Preliminary Publicity. Preliminary Publicity is the first formal step in the preparation of a development plan and sets out the matters that the proposals in the plan will deal with.

The Strategic Plan provides the overarching, high-level planning framework for the development and other use of land on the Isle of Man and is a consideration in the drafting of Area Plans and other pieces of planning policy as well as in the determination of planning applications by DEFA.

The Strategic Plan review provides an opportunity for stakeholders to input into the Plan's development and to make representations on topics such as; climate change policy, the Island Spatial Strategy, and how the Strategic Plan can reflect the aims of 'Our Island Plan'.

This consultation builds on the findings of an earlier Strategic Plan Preliminary Publicity consultation which was launched in July 2023. Feedback received on the evidence papers during the 2023 consultation has informed the development of the 2025 evidence papers. The findings of the 2023 consultation, coupled with the development of a more comprehensive evidence base mean Cabinet Office have a better understanding of the challenges facing our Island and matters that the proposals in the plan will deal with.

WHY YOUR VIEWS MATTER

In accordance with Schedule 1 of the Town and Country Planning Act (1999), when preparing a Development Plan, Cabinet Office must give adequate publicity to the matters that the plan proposals intend to deal with. The review of the Strategic Plan will cover a wide range of topic areas, including the Island Spatial Strategy, Housing, the Environment, Business (employment land), and Infrastructure. To ensure a robust Draft Plan, Cabinet Office is seeking input from a wide range of stakeholders at this early stage of the Development Plan process.

Respondents are encouraged to complete and submit this form via the [Consultation Hub](#) however the Department will accept completed forms which are sent by email to strategicplan@gov.im or by post to:

**Cabinet Office- Planning Policy
Third Floor Government Office
Bucks Road
Douglas
IM1 3PN**

Processing Notice:

It is important to note that all 'Response Forms' submitted to the Department will be made available for public viewing in due course with commentary from the Department. A Data Protection Impact Assessment has been carried out.

The personal data you provide is being collected for the purposes of updating Area Plan Documents in accordance with statute.

The Cabinet Office will be the data controller for this information and it is being collected and processed with your consent. Details will be retained for planning purposes only. Our Privacy Notice can be viewed at: www.gov.im/CO-privacy

For further information on your rights contact the CO Data Protection Officer: Email: DPO-CabOff@gov.im

RESPONSE FORM

Please use this Response Form to make comments on the Preliminary Publicity stage of the Strategic Plan. You should familiarise yourself with the papers and evidence papers prior to completing this form. The documents are available via the Consultation Hub, as well as on the strategic plan website which can be found at gov.im/strategicplan. The closing date for representations is **5pm on 27th October 2025**.

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1 ABOUT YOU

1.1. What is your name?

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1.2. What is your email address?

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1.3. What is your age range?

<input type="checkbox"/> Under 18	<input type="checkbox"/> 45 - 54
<input type="checkbox"/> 18 - 24	<input type="checkbox"/> 55 - 64
<input type="checkbox"/> 25 - 34	<input type="checkbox"/> 65+
<input type="checkbox"/> 35 - 44	

1.4. Which of the following are you?

<input type="checkbox"/> Member of the public or private company (not a developer or built environment professional)
<input type="checkbox"/> Developer or built environment professional
<input type="checkbox"/> Local Authority or politician
<input type="checkbox"/> Government department
<input type="checkbox"/> Statutory body/board
<input type="checkbox"/> Special interest/community group
<input type="checkbox"/> Landowner
<input type="checkbox"/> Agent (representing another party)

1.5. If you are responding on behalf of another party or organisation, please specify who you are representing and the nature of their interest.

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1.6. May we publish your response? Please read our Privacy Policy for more details and your rights. (Please note if this question is not answered, nothing will be published publicly)

☐ Yes, you can publish my response in full (your name and surname, organisation name, along with full answers, will be published on the hub; your email will not be published).

☐ Yes, you may publish my response anonymously (only your responses will be published on the hub; your name, organisation, and email will not be published).

☐ No, please do not publish my response (nothing will be published publicly on the hub; your response will only be taken into account as part of a larger summary response document).

2 PAPER 1: MAIN EXPLANATORY DOCUMENT

Supporting Guidance for Questions

The current settlement hierarchy is made up of:

- Main Centre – Douglas
- Service Centres – Ramsey, Peel, Onchan, Castletown, and Port Erin
- Service Villages – Laxey, Jurby, Andreas, Kirk Michael, St Johns, Foxdale, Port St Mary, Ballasalla, and Union Mills
- Villages - Bride, Sulby, Ballaugh, Glen Mona, Baldrine, Crosby, Glen Vine, Glen Maye, Dalby, Ballafession, Colby, Ballabeg, Newtown, and Strang

Paper 1 provides the background to the plan process, sets out what to expect from the plan itself and summarises Papers 2 to 5. While this is an overview and summary paper, there is the option to comment on it as well as the more detailed Papers 2 to 5.

Paper 1 highlights how the new strategic plan will respond to Government's aspirations set out in Our Island Plan and groups topics together under four 'critical issues'.

If you have any comments on how the new strategic plan intends to respond, please select the appropriate 'Issue' below and comment accordingly.

Please refer to Paper 1 for supporting background information.

2.1. Do you have any comments on what the strategic plan should do in response to Issue 1 Population and Housing? *Please provide any comments that you may consider relevant*

2.2. Do you have any comments on what the strategic plan should do in response to Issue 2 Towns, Centres and Regeneration? *Please provide any comments that you may consider relevant*

2.3. Do you have any comments on what the strategic plan should do in response to Issue 3 Economic Vision (jobs and investment)? *Please provide any comments that you may consider relevant*

2.4. Do you have any comments on what the strategic plan should do in response to Issue 3 Economic Vision (supporting infrastructure)? *Please provide any comments that you may consider relevant*

2.5. Do you have any comments on what the strategic plan should do in response to Issue 4 Environment and Climate Change? *Please provide any comments that you may consider relevant*

3 PAPER 2: THE PATTERN AND DISTRIBUTION OF DEVELOPMENT

Paper 2 - Pattern and distribution of development on the Isle of Man: Explores future options for growth - where development might be focused in future, including broad housing and employment land need figures.

The Employment Land Review 2025, the Isle of Man Landscape Character Assessment 2025, and the Isle of Man Landscape Designations Study 2025 are available at gov.im/strategicplan for further information.

Please refer to Paper 2 for supporting background information.

3.1. To accommodate future development the strategic plan may need to name additional settlements in the settlement hierarchy as being suitable for growth. Do you support this?

☐ Yes

☐ No

☐ Neutral response

3.2. To accommodate future development, the strategic plan may also need to re-order the settlement hierarchy. Generally, higher tiers would be expected to accommodate greater levels of development. Do you support this?

☐ Yes

☐ No

☐ Neutral response

3.3. In respect of questions 1 and 2, do you have any examples of – groups of houses that could be added to the settlement hierarchy and expanded? *Please provide any comments that you may consider relevant*

3.4. In respect of questions 1 and 2, do you have any examples of – existing settlements that could be moved up or down the hierarchy? *Please provide any comments that you may consider relevant*

3.5. Do you support the principle of one or more new settlements? This would mean building at scale in a particular area of the rural environment that departs from the normal settlement hierarchical pattern.

☐ Yes

☐ No

☐ Neutral response

3.6. The term new settlement is yet to be defined. The Strategic Plan will set out the principles for a new settlement and any location details will be explored as part of an All-Island Area Plan. Do you have any views on what the minimum requirements for a new settlement should be e.g. size, mix of uses or number of new homes? *Please provide any comments that you may consider relevant*

3.7. Do you support the seven 'candidate special landscapes' being taken forward for designation as recommended in the Isle of Man Landscape Designations Study 2025? These areas would be mapped on future constraints maps and would represent areas of the Manx landscape that are of the highest value.

☐ Yes

☐ No

☐ Neutral response

Do you have any other comments to make relating to candidate special landscapes?

3.8. Table 5 of Paper 2 states that between 2021 and 2041, gross housing need (using the Objective Assessment of Housing Need) is 9,900 new homes. This equates to a net residential need of 5,553 new homes up to 2041. Do you support the figures on Table 5 and/or the net residential need of 5,533 new homes?

☐ Yes

☐ No

☐ Neutral response

Do you have any other comments to make relating to housing need?

3.9. Table 6 of Paper 2 states that between 2021 and 2036, gross housing need (using the Objective Assessment of Housing Need) is 7,425 new homes. This equates to a net residential need of 3,286 new homes up to 2036. Do you support the figures on Table 6 and/or the net residential need of 3,286 new homes?

☐ Yes

☐ No

☐ Neutral response

Do you have any other comments to make relating to housing need?

3.10. Do you support an increase (44ha) in the employment land to meet land use needs connected to manufacturing, engineering, construction, wholesaling and distribution?

☐ Yes

☐ No

☐ Neutral response

3.11. Future development will impact upon and need to be coordinated with the availability of and capacity of infrastructure. Does this concern you?

☐ Yes

☐ No

☐ Neutral response

Please provide any comments that you may consider relevant

3.12. The strategic plan will continue to support the vitality and viability of City, town and villages centres. The review will however review what types of development are permitted on industrial areas (including business parks) and whether exceptions should be made for any other purposes 'out of town' e.g. retail. Do you support this?

☐ Yes

☐ No

☐ Neutral response

Please identify what types of development you think should be permitted and under what circumstances

3.13. If you would like to make any other comments on matters covered in Paper 2 'The pattern and distribution of development' please include them in the box below.
Please provide any comments that you may consider relevant

4 PAPER 3: URBAN COMMUNITIES AND CENTRES

Paper 3 - Urban communities and centres: Sets out how a reviewed Strategic Plan would support urban centres by encouraging re-generation, high-quality design and the development of vibrant, resilient town centres.

Please refer to Paper 3 for supporting background information.

4.1. Do you support the seven fundamental principles of placemaking as identified on page 22 of Paper 3?

☐ Yes

☐ No

☐ Neutral response

4.2. Further to Question 1, are there any other measures that could help to make great communities? *Please provide any comments that you may consider relevant*

4.3. 'Masterplanning' is a term used to help plan, phase and co-ordinate development on larger sites. Should this be defined in the strategic plan? Do you have any suggestions to ensure masterplanning works well?

☐ Yes

☐ No

☐ Neutral response

Please provide any comments that you may consider relevant

4.4. How important is it to include policies to protect our built heritage and integrate existing built heritage into new schemes?

☐ Important

☐ Neutral

☐ Unimportant

Please provide any comments that you may consider relevant

4.5. What changes would you like to see in terms of appearance, use and treatment of the public realm (streets, squares, parks etc.) in our settlements? *Please provide any comments that you may consider relevant*

4.6. The review will re-examine the current parking standards associated with different types of new development. What do you consider to be the main issues with current parking standards? *Please provide any comments that you may consider relevant*

4.7. If you would like to make any other comments on matters covered in Paper 3: Urban Communities and Centres, please include them in the box below. *Please provide any comments that you may consider relevant*

5 PAPER 4: RURAL COMMUNITIES AND THE COUNTRYSIDE

Paper 4 - Rural communities and the countryside: Provides an overview of what the Strategic Plan review seeks to achieve taking into consideration of the feedback received during the 2023 consultation.

Please refer to Paper 4 for supporting background information (Please note, landscape is dealt with in Paper 2 questions).

5.1. Do you support the removal of agricultural workers' dwellings from the list of rural exceptions listed in General Policy 3?

☐ Yes

☐ No

☐ Neutral response

Please provide any comments that you may consider relevant

5.2. Do you think any changes are needed to the definition for previously developed land, as set out on page 23?

☐ Yes

☐ No

☐ Neutral response

Please provide any comments that you may consider relevant

5.3. Would you support a policy provision to allow new tourism accommodation in the countryside whether serviced or non-serviced accommodation?

☐ Yes

☐ No

☐ Neutral response

5.4. Should there be exceptions for other development types in the countryside?

☐ Yes

☐ No

☐ Neutral response

Please provide any comments that you may consider relevant

5.5. Would you support a more restricted use of the rural exception rule for replacement dwellings (General Policy 3(d)) – to retain examples of Manx vernacular architecture?

☐ Yes

☐ No

☐ Neutral response

5.6. Do you have any examples of what should be included in the definition for ‘rural industries’? Please provide any comments that you may consider relevant

5.7. When considering General Policy 3 (g) - and the reference to ‘overriding national need’ – do you have any comments on whether this should be defined?

Please provide any comments that you may consider relevant

5.8. Do you support the inclusion of a new rural exception rule which would look to support the principle of renewable energy production such as on-shore wind farms and solar power?

☐ Yes

☐ No

☐ Neutral response

Please provide any comments that you may consider relevant

5.9. If you would like to make any other comments on matters covered in Paper 4: Communities and the Countryside, please include them in the box below. *Please provide any comments that you may consider relevant*

6 PAPER 5: OUR CLIMATE RESPONSIBILITIES

Paper 5 - Our climate responsibilities - embedding the Climate Change Act into development planning: Sets out possible methodologies and approaches for the Island to best achieve its climate goals in a Manx context. The aim would be to develop a proportionate and sensible planning approach to a variety of climate change related issues.

Please note, for consultation questions on Flood Planning Guidance, Flood Risk Assessment and Sustainable Urban Drainage Systems (SuDS) please see Paper 5a of this consultation.

Please refer to Paper 5 for supporting background information.

6.1. Do you have any comments on how Strategic Plan policy will promote carbon sequestration or the maintenance and enhancement of ecosystem services?
<input type="checkbox"/> Yes
<input type="checkbox"/> No
<i>Please provide any comments that you may consider relevant</i>

6.2. The strategic plan will be responding to the climate change requirements to ensure biodiversity net gain (BNG) for particular developments. To achieve this, which of the following options are you most supportive of? (Please select only one option)

☐ On-site provision only

☐ Off-site provision only

☐ A combination of both on-site and off-site provision

☐ Allocation of land within an Area Plan for strategic off-site provision

☐ Off-site provision via agri-environment scheme

Please provide any comments that you may consider relevant

6.3. Which of the following BNG approaches do you support?

☐ A nature-focused policy approach (see page 37)

☐ An amenity focused policy approach (see page 37)

☐ A site focused policy approach (see page 38)

Please provide any comments that you may consider relevant

6.4. Do you agree that there should be a specific policy provision for active travel – which promotes strong connections to the wider transport network?

☐ Yes

☐ No

☐ Neutral response

6.5. If you would like to make any other comments on matters covered in Paper 4: Communities and the Countryside, please include them in the box below. *Please provide any comments that you may consider relevant*

7 PAPER 5a: FLOOD MATTERS AND SUSTAINABLE URBAN DRAINAGE SYSTEMS (SuDS)

The following questions relate to documents relating to flood policy, flood risk and sustainable drainage systems. For further information please see:

- Draft Planning Policy Statement for Flood Planning Guidance and Flood Risk Assessment Guidance
- Draft Planning Policy Statement for Sustainable Drainage Systems
- Draft Manual for Manx SuDS: Technical Guidance for Sustainable Drainage Systems on the Isle of Man

Cabinet Office is sharing early drafts of some of the policies ahead of the Draft Plan to allow more time to comment.

Please note, for consultation questions on matters relating to the Island's response to climate change please see Paper 5 of this consultation.

Please note:

- (a)** Comments received from questions 7.1 to 7.7 will be shared with DOI Flood Management Team anonymously
- (b)** Planning Policy Statements do not form part of the Strategic Plan but sit alongside it. All PPSs are laid before Tynwald via a separate legislative process to the development Plan procedure

Please refer to Paper 5 for supporting background information.

7.1. Do you have any comments on Draft Flood Policy 1 concerning managing the risk of new development, as set out on page 44 of paper 5?	
<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<i>Please provide any comments that you may consider relevant</i>	

7.2. Do you have any comments on Draft Flood Policy 2 concerning managing the risk of new development, as set out on page 47 of paper 5?

☐ Yes

☐ No

Please provide any comments that you may consider relevant

7.3. Do you have any comments on Draft Flood Policy 3 regarding flood risk assessments, as set out on page 48 of paper 5?

☐ Yes

☐ No

Please provide any comments that you may consider relevant

7.4. Do you have any comments on Draft Flood Policy 4 concerning managing the risk of new development, as set out on page 50 of paper 5?

☐ Yes

☐ No

Please provide any comments that you may consider relevant

7.5. Do you have any comments on the Draft Sustainable Drainage Systems Planning Policy Statement (PPS)? This PPS sets out the requirements for Sustainable Drainage Systems on development sites and the manner in which surface water will be dealt with during the planning application process.

☐ Yes

☐ No

Please provide any comments that you may consider relevant

7.6. Do you have any comments on Draft Flood Planning and Flood Risk Assessment PPS? This PPS provides guidance on implementing Strategic Plan policies related to development and flood risk. It explains how to apply these policies when assessing a planning application and offers additional information to support applicants during the submission process.

☐ Yes

☐ No

Please provide any comments that you may consider relevant

7.7. Do you have any comments on the DOI's Manual for Manx SuDS? This document sets out the expectations for SuDS design on the Island, and how to meet the design standards as set out in the SuDS PPS.

☐ Yes

☐ No

Please provide any comments that you may consider relevant

If you require additional space to answer any of the previous questions, please use the section below. Please ensure you reference the relevant question or paper number your comments relate to.