



Cabinet Office

Isle of Man Strategic Plan review Preliminary Publicity consultation summary report

November 2023 (Published 2025)

The Isle of Man Strategic Plan Review – Preliminary Publicity : Summary report

This report was created on Tuesday 25 March 2025 at 14:00 and includes **209** responses.

The activity ran from 21/07/2023 to 29/09/2023.

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Question 1: What is your name?

Name

There were **201** responses to this part of the question.

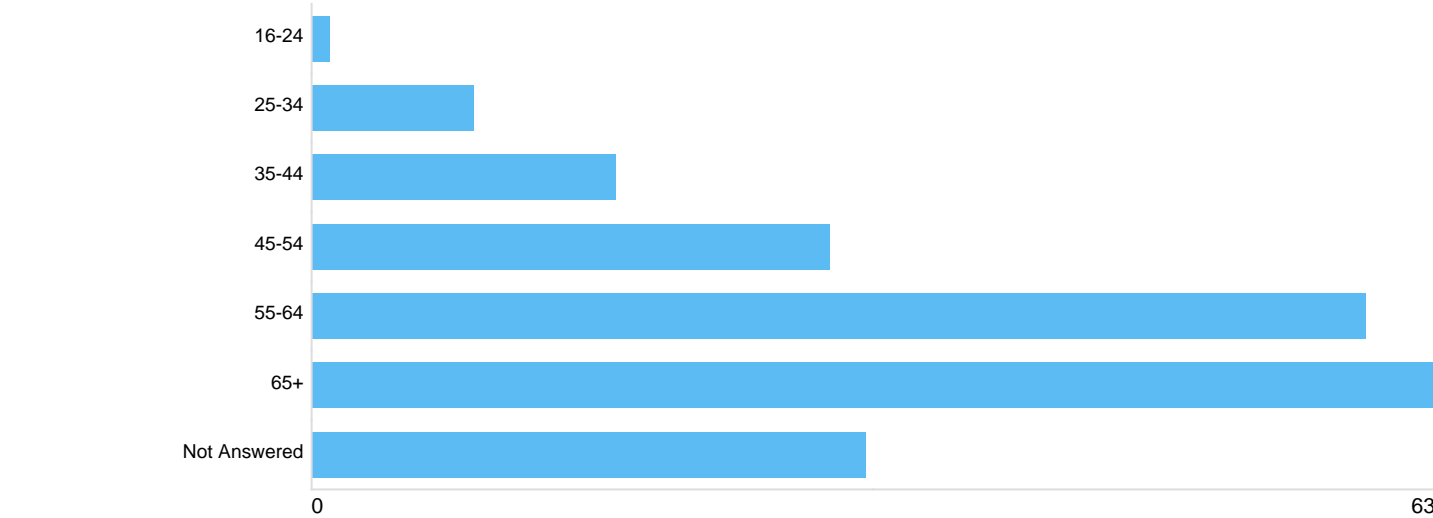
Question 2: What is your email address?

Email

There were **196** responses to this part of the question.

Question 3: What is your age range?

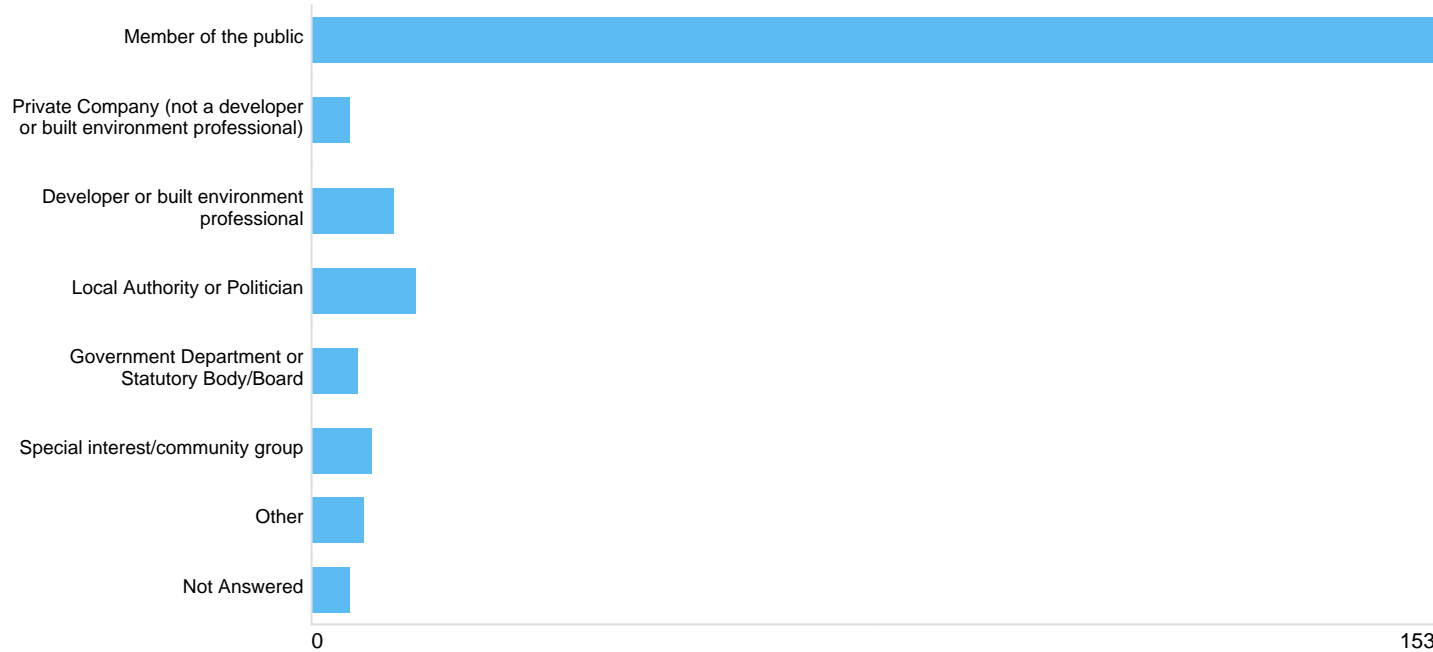
What is your age range?



Option	Total	Percent
16-24	1	0.48%
25-34	9	4.31%
35-44	17	8.13%
45-54	29	13.88%
55-64	59	28.23%
65+	63	30.14%
Not Answered	31	14.83%

Question 4: Which of the following are you?

Which of the following are you?



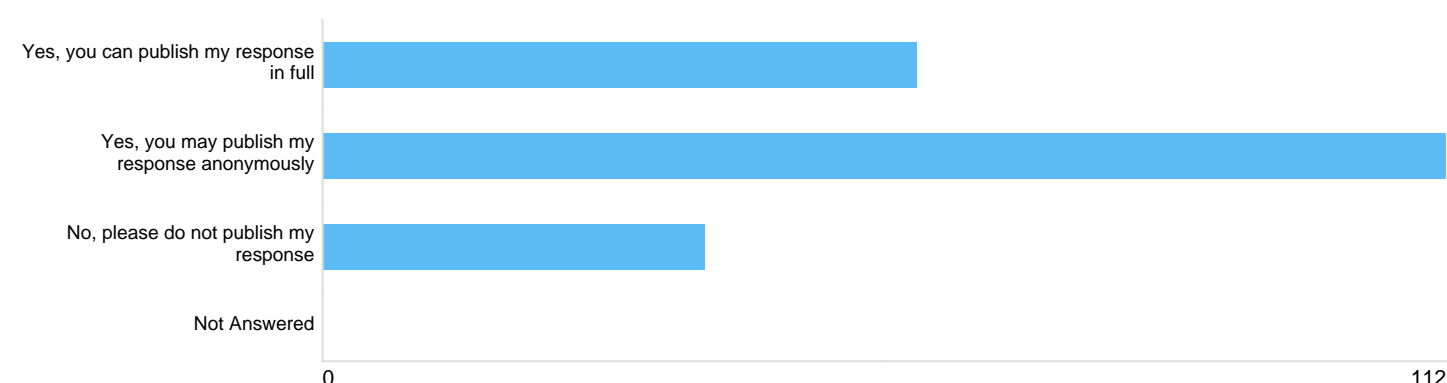
Option	Total	Percent
Member of the public	153	73.21%
Private Company (not a developer or built environment professional)	5	2.39%
Developer or built environment professional	11	5.26%
Local Authority or Politician	14	6.70%
Government Department or Statutory Body/Board	6	2.87%
Special interest/community group	8	3.83%
Other	7	3.35%
Not Answered	5	2.39%

If other, please state:

There were **39** responses to this part of the question.

Question 5: May we publish your response?

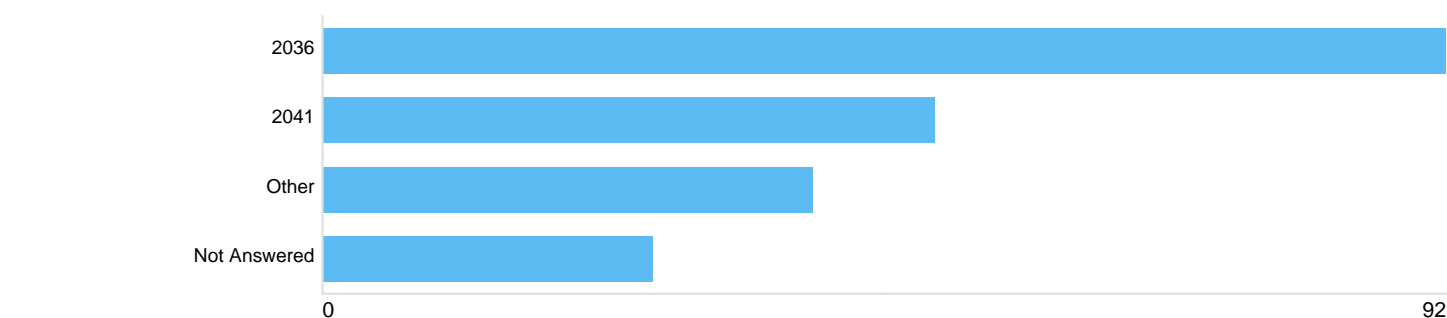
Consent publishing



Option	Total	Percent
Yes, you can publish my response in full	59	28.23%
Yes, you may publish my response anonymously	112	53.59%
No, please do not publish my response	38	18.18%
Not Answered	0	0.00%

Question 6: Which of the following years do you think the Strategic Plan period should run until?

Which of the following years do you think the Strategic Plan period should run until?



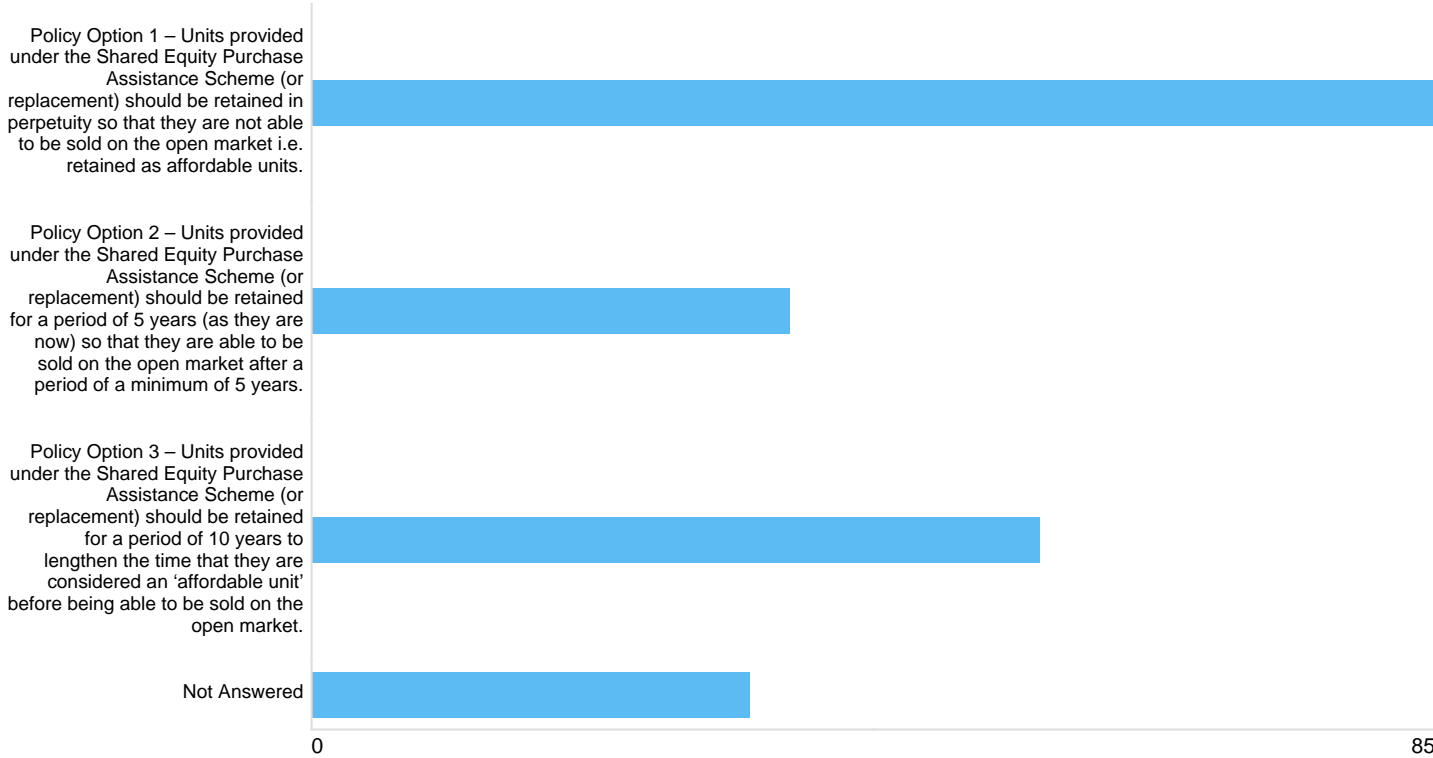
Option	Total	Percent
2036	92	44.02%
2041	50	23.92%
Other	40	19.14%
Not Answered	27	12.92%

If other, please state:

There were **52** responses to this part of the question.

Question 7: In respect of affordable housing provision, which of the following broad policy options do you prefer?

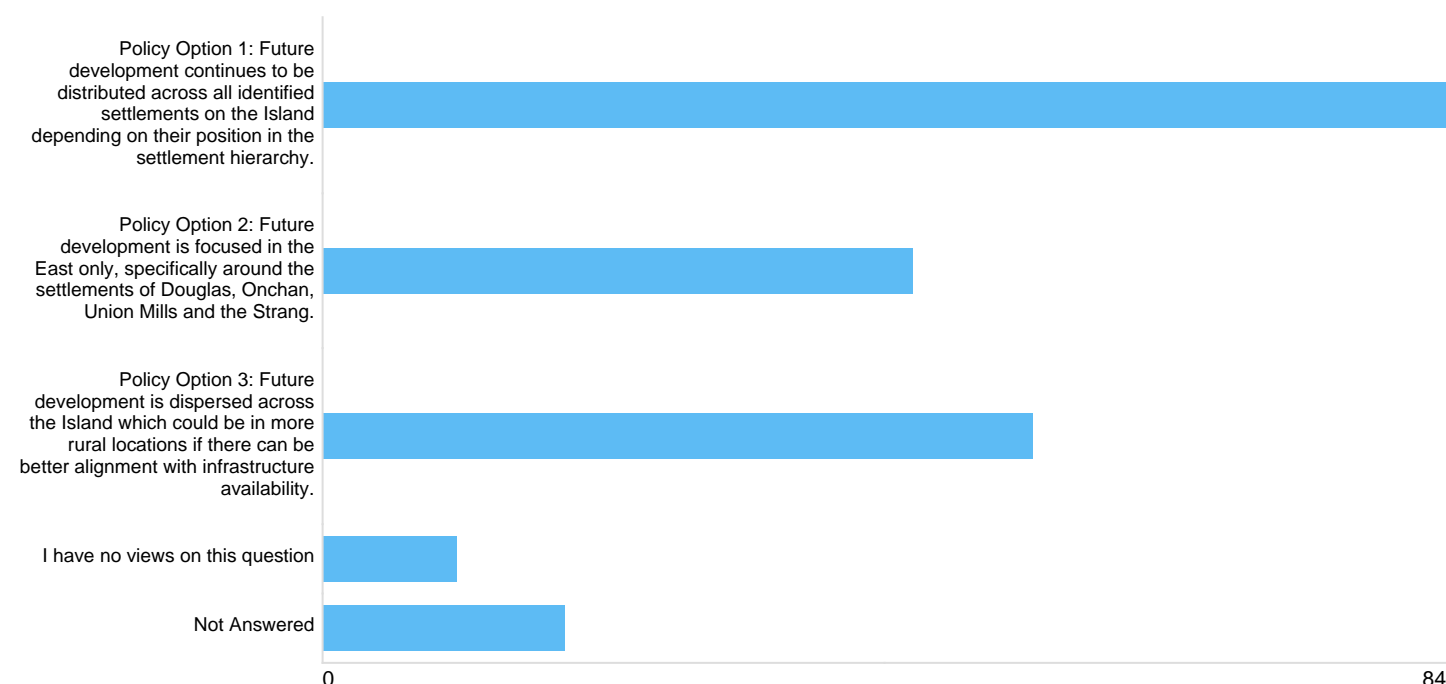
In respect of affordable housing provision, which of the following broad policy options do you prefer?



Option	Total	Percent
Policy Option 1 – Units provided under the Shared Equity Purchase Assistance Scheme (or replacement) should be retained in perpetuity so that they are not able to be sold on the open market i.e. retained as affordable units.	85	40.67%
Policy Option 2 – Units provided under the Shared Equity Purchase Assistance Scheme (or replacement) should be retained for a period of 5 years (as they are now) so that they are able to be sold on the open market after a period of a minimum of 5 years.	36	17.22%
Policy Option 3 – Units provided under the Shared Equity Purchase Assistance Scheme (or replacement) should be retained for a period of 10 years to lengthen the time that they are considered an 'affordable unit' before being able to be sold on the open market.	55	26.32%
Not Answered	33	15.79%

Question 8: When considering how the Island's settlements may be developed in future, which of the broad policy options identified in Table 1.2 of the Spatial Strategy Evidence Paper do you prefer?

When considering how the Island's settlements may be developed in future, which of the broad policy options identified in Table 1.2 of the Spatial Strategy Evidence Paper do you prefer?



Option	Total	Percent
Policy Option 1: Future development continues to be distributed across all identified settlements on the Island depending on their position in the settlement hierarchy.	84	40.19%
Policy Option 2: Future development is focused in the East only, specifically around the settlements of Douglas, Onchan, Union Mills and the Strang.	44	21.05%
Policy Option 3: Future development is dispersed across the Island which could be in more rural locations if there can be better alignment with infrastructure availability.	53	25.36%
I have no views on this question	10	4.78%
Not Answered	18	8.61%

Question 9: Is there a variation of Policy Option 1 that you want to highlight/propose?

Is there a variation of Policy Option 1 that you want to highlight/propose?

There were **40** responses to this part of the question.

If you find a combination of options, or a different option agreeable, please expand:

There were **6** responses to this part of the question.

Question 10: If you find some, but not all aspects of Option 2 agreeable, please specify which aspects of Option 2 you agree with.

Is there a variation of Policy Option 1 that you want to highlight/propose?

There were **23** responses to this part of the question.

If you find a combination of the above broad policy options, or a different approach altogether agreeable, please expand:

There were **12** responses to this part of the question.

Question 11: If you find some, but not all aspects of Option 3 agreeable, please specify which aspects of Option 3 you agree with.

Is there a variation of Policy Option 1 that you want to highlight/propose?

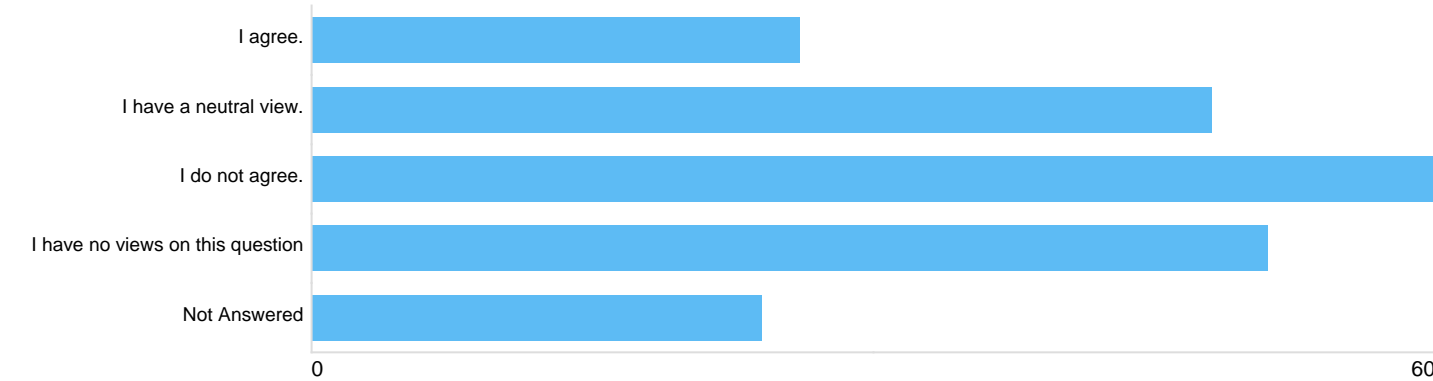
There were **24** responses to this part of the question.

If you find a combination of the above broad policy options, or a different approach altogether agreeable, please expand:

There were **12** responses to this part of the question.

Question 12: Do you agree with the method of calculating housing need set out in Part Two of the Spatial Strategy Evidence Paper i.e. the 'Standard Method'

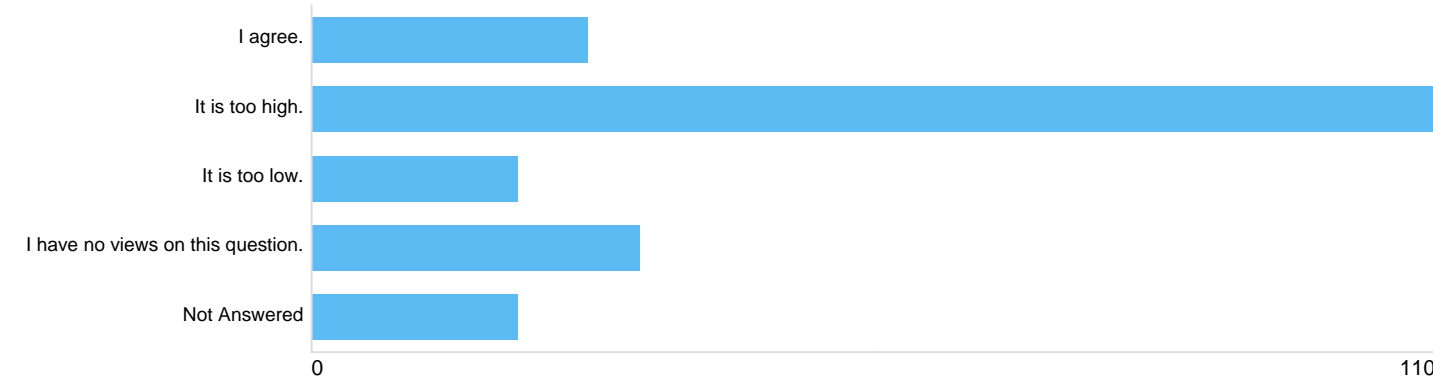
Do you agree with the method of calculating housing need set out in Section 9 of the Spatial Strategy Evidence Paper



Option	Total	Percent
I agree.	26	12.44%
I have a neutral view.	48	22.97%
I do not agree.	60	28.71%
I have no views on this question	51	24.40%
Not Answered	24	11.48%

Question 13: Do you agree with the gross calculation of 7,460 new dwellings needed between 2021 and 2037 to meet a population of 100,000 people set out in Part 2 of the Spatial Strategy Evidence Paper?

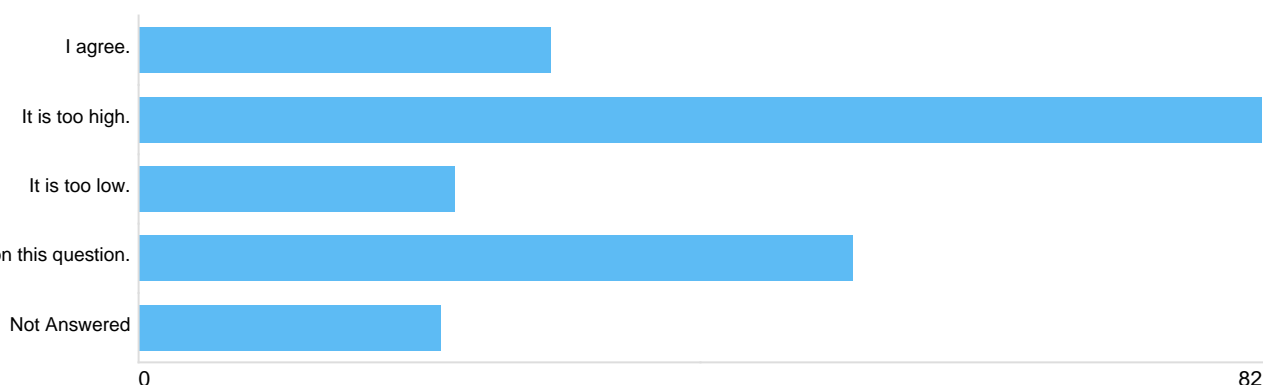
Do you agree with the gross calculation of 7,484 new dwellings needed between 2021 and 2037 to meet a population of 100,000 people set out in Part 2 of the Spatial Strategy Evidence Paper



Option	Total	Percent
I agree.	27	12.92%
It is too high.	110	52.63%
It is too low.	20	9.57%
I have no views on this question.	32	15.31%
Not Answered	20	9.57%

Question 14: Do you agree with the residual housing need of 1,847 as set out in Table 1.9 of the Spatial Strategy Evidence Paper?

Do you agree with the residual housing need of 1,858



Option	Total	Percent
I agree.	30	14.35%
It is too high.	82	39.23%
It is too low.	23	11.00%
I have no views on this question.	52	24.88%
Not Answered	22	10.53%

Question 15: Do you have any comments on a 2.16 average household size by 2032?

Do you have any comments on an 2.16 average household size by 2032?

There were **103** responses to this part of the question.

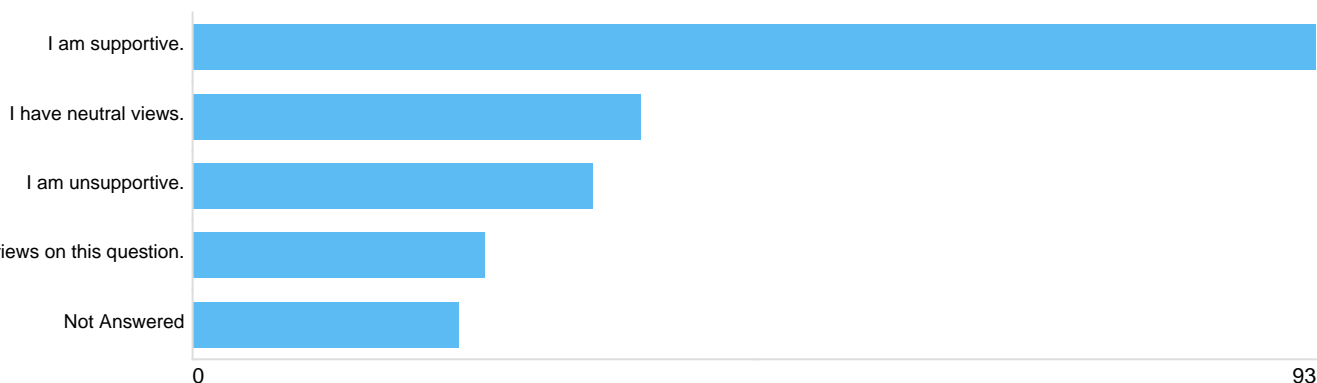
Question 16: Do you have any comments on a 2.22 average household size by 2032?

Do you have any comments on a 2.22 average household size by 2032?

There were **91** responses to this part of the question.

Question 17: How supportive would you be of interim reviews of the housing figures within the Strategic Plan via a National Policy Directive (NPD)? Such reviews could revise 'targets' upwards or downwards outside of the plan process.

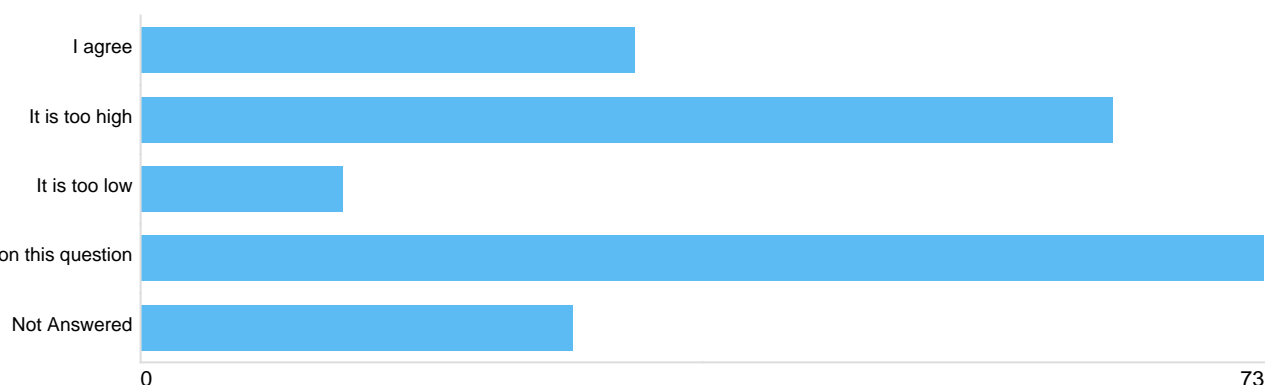
How supportive would you be of interim reviews of the housing figures within the Strategic Plan



Option	Total	Percent
I am supportive.	93	44.50%
I have neutral views.	37	17.70%
I am unsupportive.	33	15.79%
I have no views on this question.	24	11.48%
Not Answered	22	10.53%

Question 18: Do you agree with the gross calculation of 6.26 ha. of employment land needed to 2026 as specified in Table 1.12 of the Spatial Strategy paper based on existing evidence?

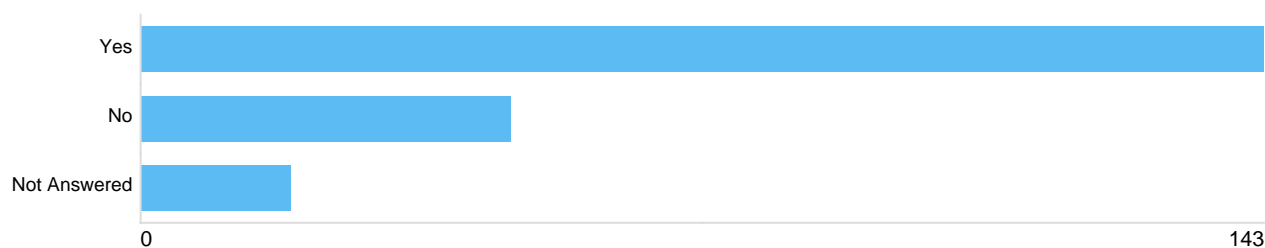
Do you agree with the gross calculation of 6.26 ha. of employment land needed to 2026



Option	Total	Percent
I agree	32	15.31%
It is too high	63	30.14%
It is too low	13	6.22%
I have no views on this question	73	34.93%
Not Answered	28	13.40%

Question 19: Should retail and general office development continue to be directed to town centres?

Should retail and general office development continue to be directed to town centres?



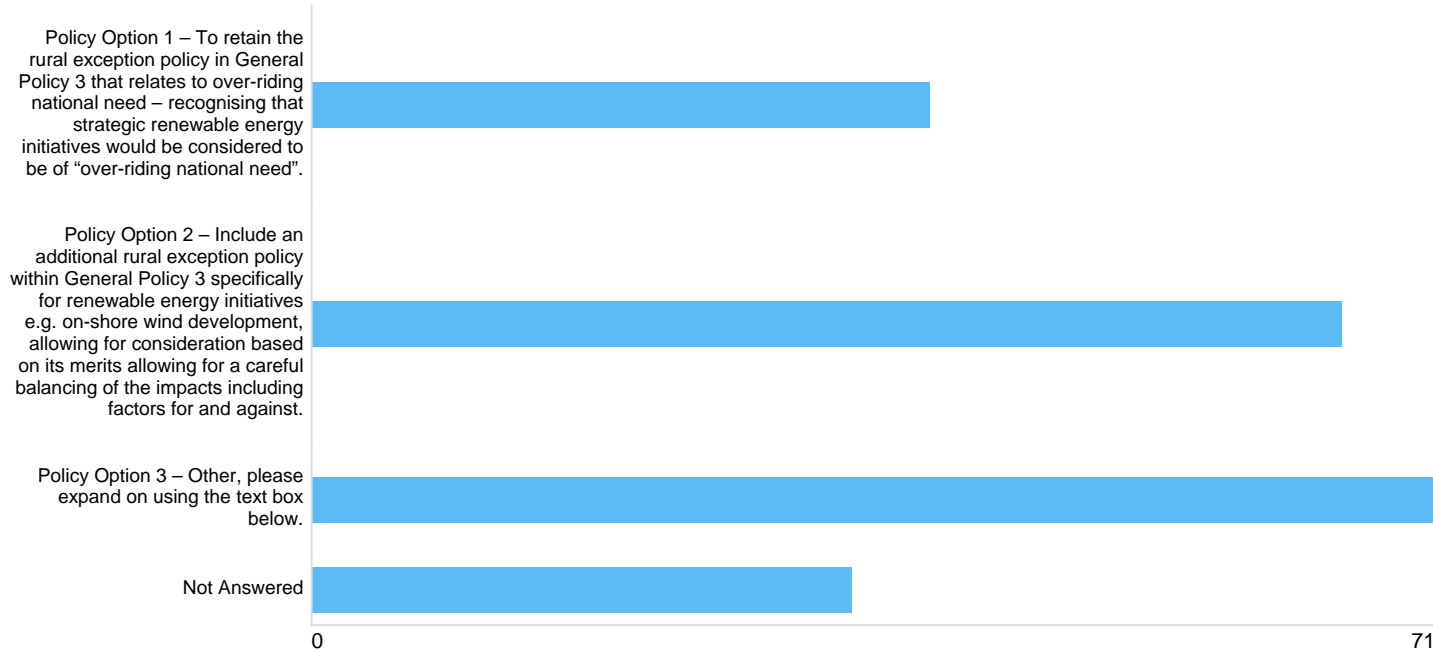
Option	Total	Percent
Yes	143	68.42%
No	47	22.49%
Not Answered	19	9.09%

Should there be exceptions, where retail and general office development might be located outside of a town centre? If yes – what?

There were **89** responses to this part of the question.

Question 20: In terms of renewable energy generation, which of the following broad policy options do you most agree with?

In terms of renewable energy generation, which of the following broad policy options do you most agree with?



Option	Total	Percent
Policy Option 1 – To retain the rural exception policy in General Policy 3 that relates to over-riding national need – recognising that strategic renewable energy initiatives would be considered to be of “over-riding national need”.	39	18.66%
Policy Option 2 – Include an additional rural exception policy within General Policy 3 specifically for renewable energy initiatives e.g. on-shore wind development, allowing for consideration based on its merits allowing for a careful balancing of the impacts including factors for and against.	65	31.10%
Policy Option 3 – Other, please expand on using the text box below.	71	33.97%
Not Answered	34	16.27%

If Policy option 3, please expand:

There were 94 responses to this part of the question.

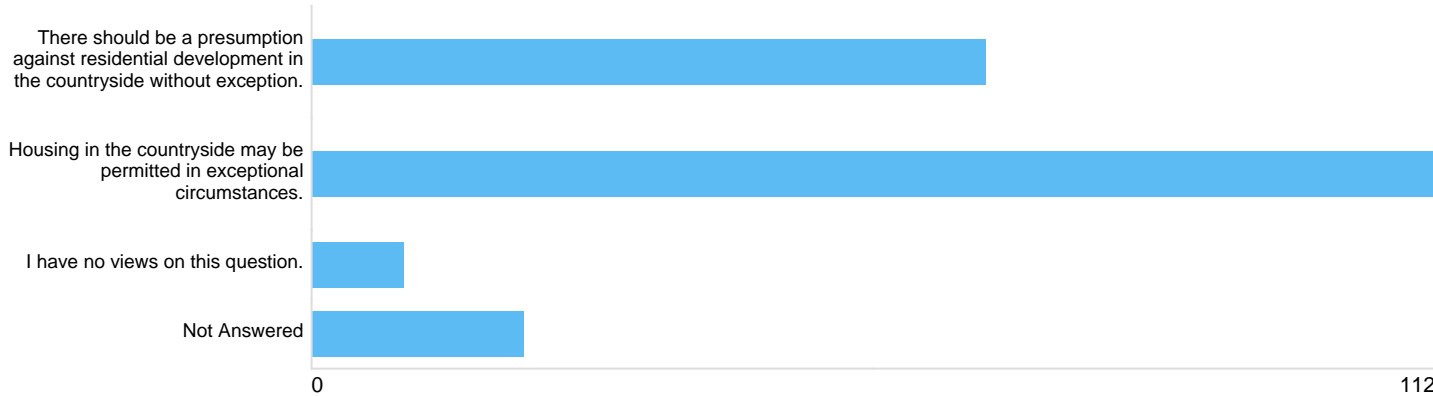
Question 21: Do you have any other comments to make on the themes discussed in the Main Consultation Document?

Please provide the page number(s) from the consultation document that your comment(s) refer to:

There were 70 responses to this part of the question.

Question 22: In respect of potential changes to rural housing policy, which of the following statements do you most agree with?

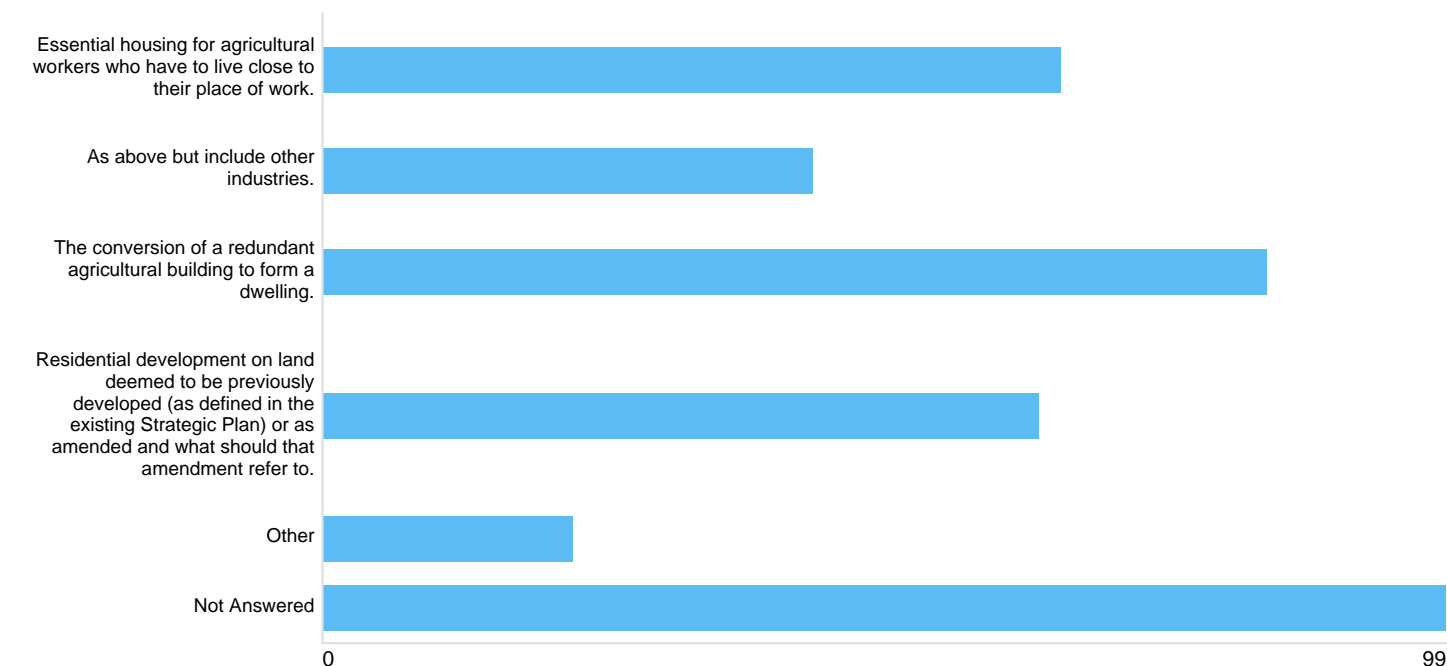
In respect of potential changes to rural housing policy, which of the following statements do you most agree with?



Option	Total	Percent
There should be a presumption against residential development in the countryside without exception.	67	32.06%
Housing in the countryside may be permitted in exceptional circumstances.	112	53.59%
I have no views on this question.	9	4.31%
Not Answered	21	10.05%

Question 23: If you agree that residential development in the countryside should be permitted in exceptional circumstances, which of the following cases do you believe should be exceptions?

If you agree that residential development in the countryside should be permitted in exceptional circumstances, which of the following cases do you believe should be exceptions?



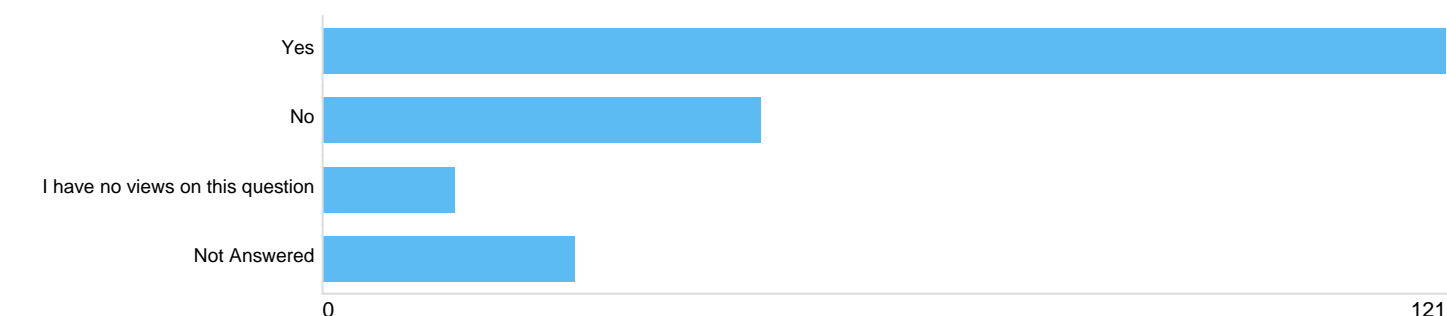
Option	Total	Percent
Essential housing for agricultural workers who have to live close to their place of work.	65	31.10%
As above but include other industries.	43	20.57%
The conversion of a redundant agricultural building to form a dwelling.	83	39.71%
Residential development on land deemed to be previously developed (as defined in the existing Strategic Plan) or as amended and what should that amendment refer to.	63	30.14%
Other	22	10.53%
Not Answered	99	47.37%

If other, please state:

There were **39** responses to this part of the question.

Question 24: In respect of replacement dwellings in the countryside, should there be greater protection for vernacular Manx cottages/dwellings for instance in terms of demolition, replacement or extension?

In respect of replacement dwellings in the countryside, should there be greater protection for vernacular Manx cottages/dwellings for instance in terms of demolition, replacement or extension?



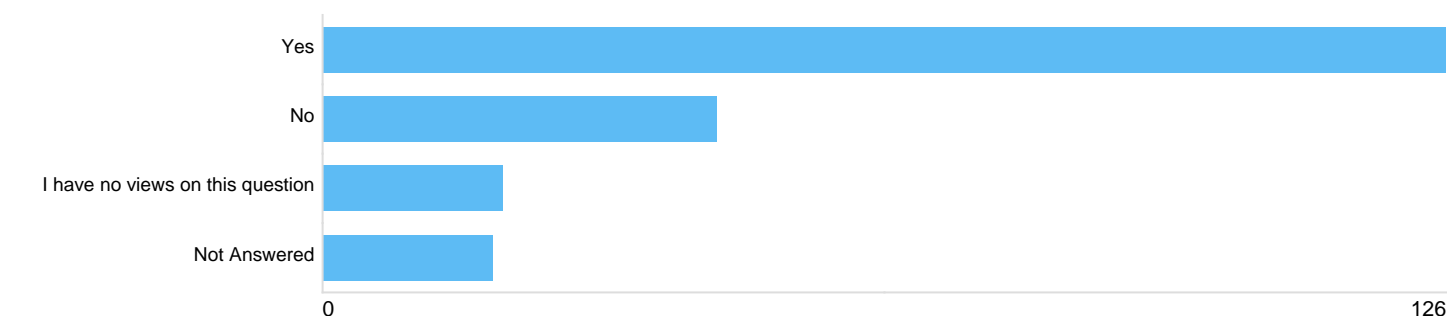
Option	Total	Percent
Yes	121	57.89%
No	47	22.49%
I have no views on this question	14	6.70%
Not Answered	27	12.92%

Do you have any further comments on this:

There were **75** responses to this part of the question.

Question 25: Should there be design guidance or pattern books relating to rural dwellings and other development? These could cover matters such as design features, size, materials, layout, landscaping, external treatment and care for vernacular buildings etc.

Should there be design guidance or pattern books relating to rural dwellings and other development?



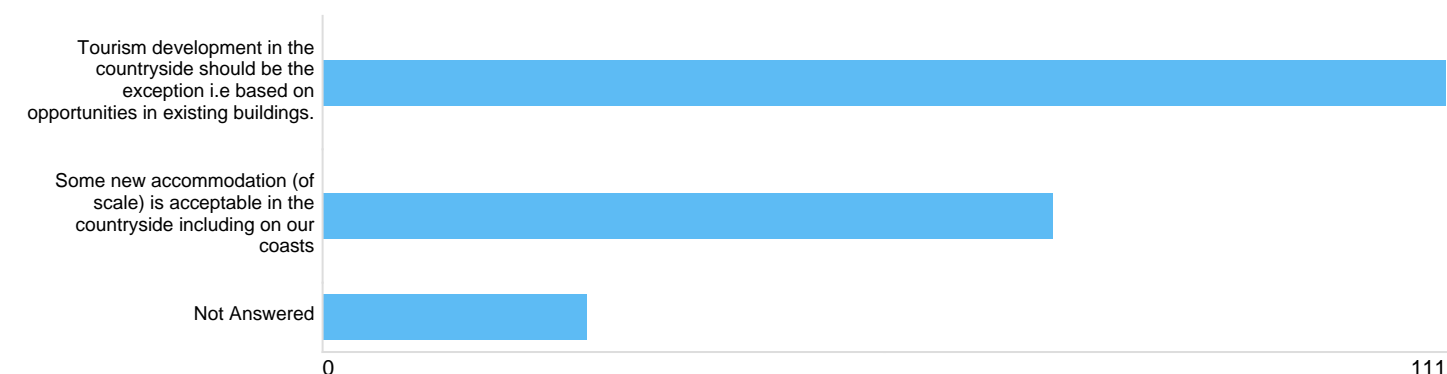
Option	Total	Percent
Yes	126	60.29%
No	44	21.05%
I have no views on this question	20	9.57%
Not Answered	19	9.09%

If yes, what other elements could also be included:

There were **67** responses to this part of the question.

Question 26: In respect of tourism, which of the following statements do you agree with most?

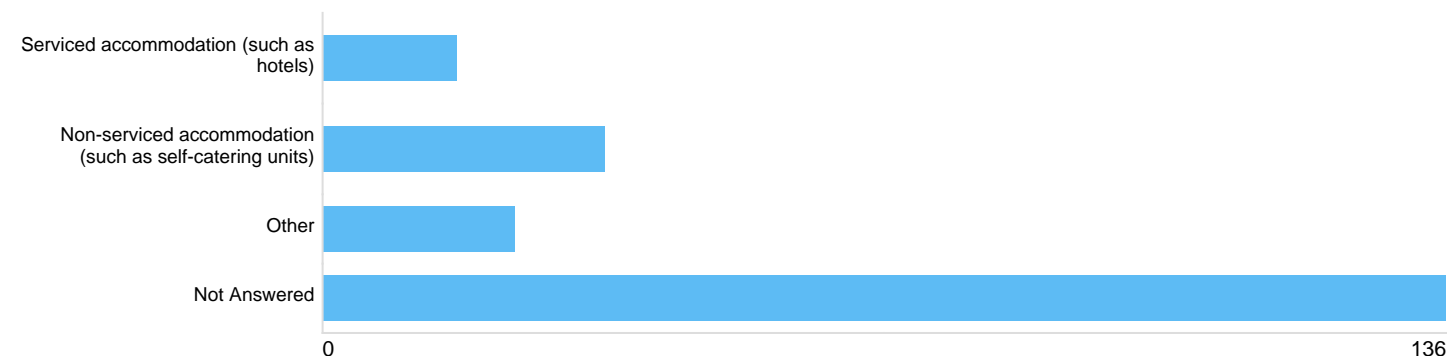
In respect of tourism, which of the following statements do you agree with most?



Option	Total	Percent
Tourism development in the countryside should be the exception i.e based on opportunities in existing buildings.	111	53.11%
Some new accommodation (of scale) is acceptable in the countryside including on our coasts	72	34.45%
Not Answered	26	12.44%

Question 27: If you agree that some new accommodation (of scale) is acceptable in the countryside, including on our coasts, which of the below types of accommodation might you find acceptable in principle?

which of the below types of accommodation might you find acceptable in principle?



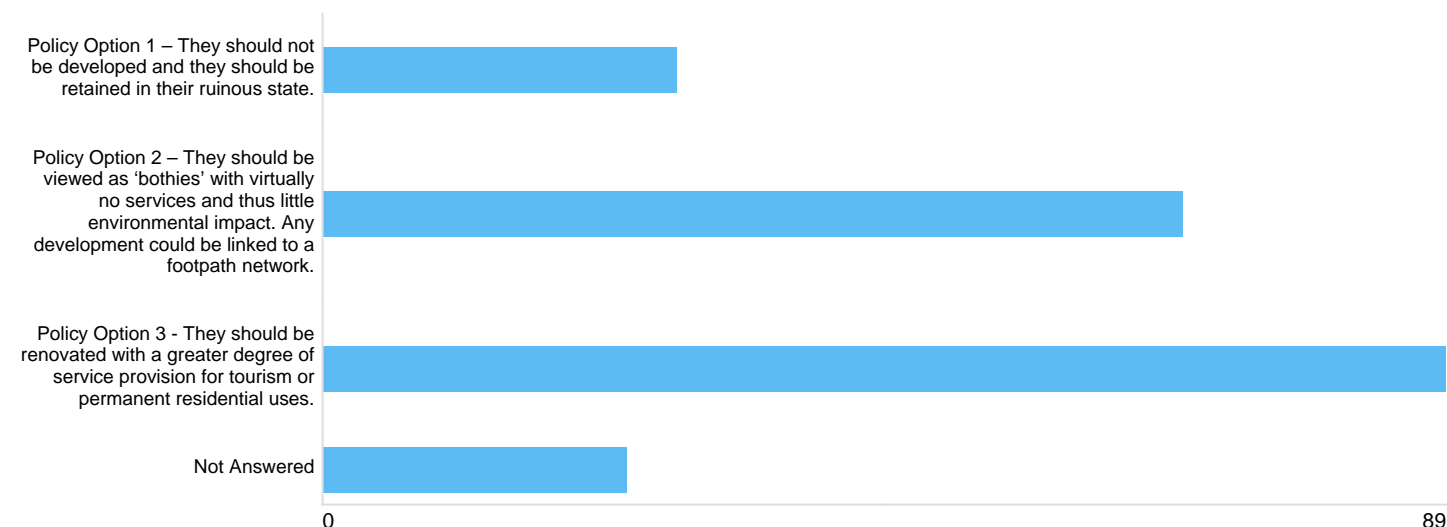
Option	Total	Percent
Serviced accommodation (such as hotels)	16	7.66%
Non-serviced accommodation (such as self-catering units)	34	16.27%
Other	23	11.00%
Not Answered	136	65.07%

If other, please state:

There were **32** responses to this part of the question.

Question 28: In respect of Manx Tholtans, which will be defined, which of the following broad policy options do you prefer?

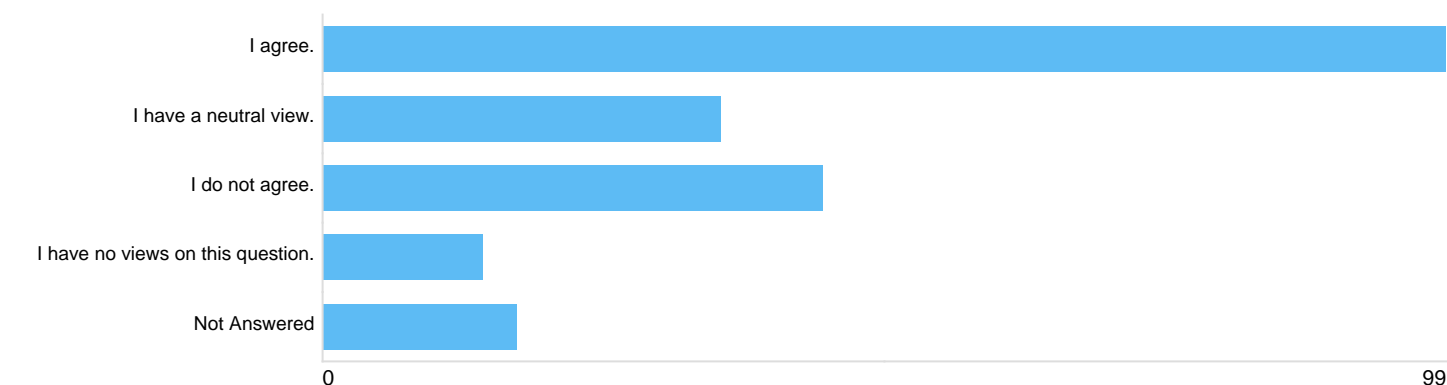
In respect of Manx Tholtans, which will be defined, which of the following broad policy options do you prefer?



Option	Total	Percent
Policy Option 1 – They should not be developed and they should be retained in their ruinous state.	28	13.40%
Policy Option 2 – They should be viewed as ‘bothies’ with virtually no services and thus little environmental impact. Any development could be linked to a footpath network.	68	32.54%
Policy Option 3 - They should be renovated with a greater degree of service provision for tourism or permanent residential uses.	89	42.58%
Not Answered	24	11.48%

Question 29: Do you agree that a target for Biodiversity Net Gain should be set?

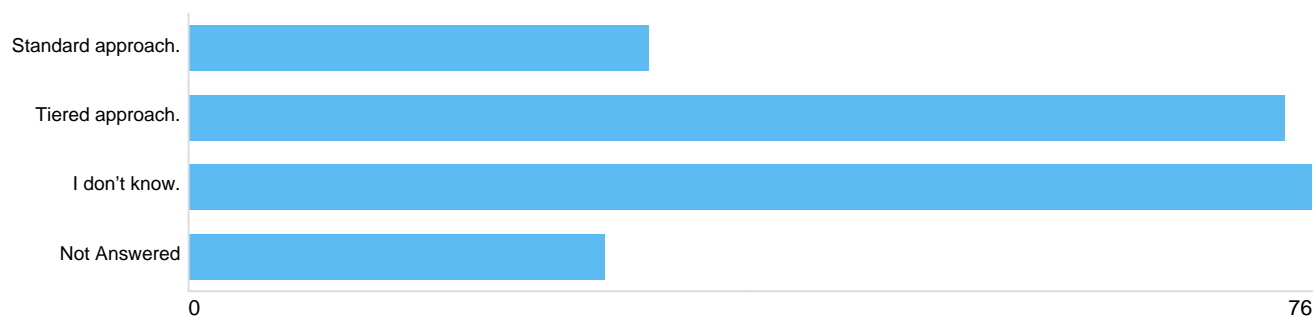
Do you agree that a target for Biodiversity Net Gain should be set?



Option	Total	Percent
I agree.	99	47.37%
I have a neutral view.	35	16.75%
I do not agree.	44	21.05%
I have no views on this question.	14	6.70%
Not Answered	17	8.13%

Question 30: Should there be a standard or a tiered approach to Biodiversity Net Gain?

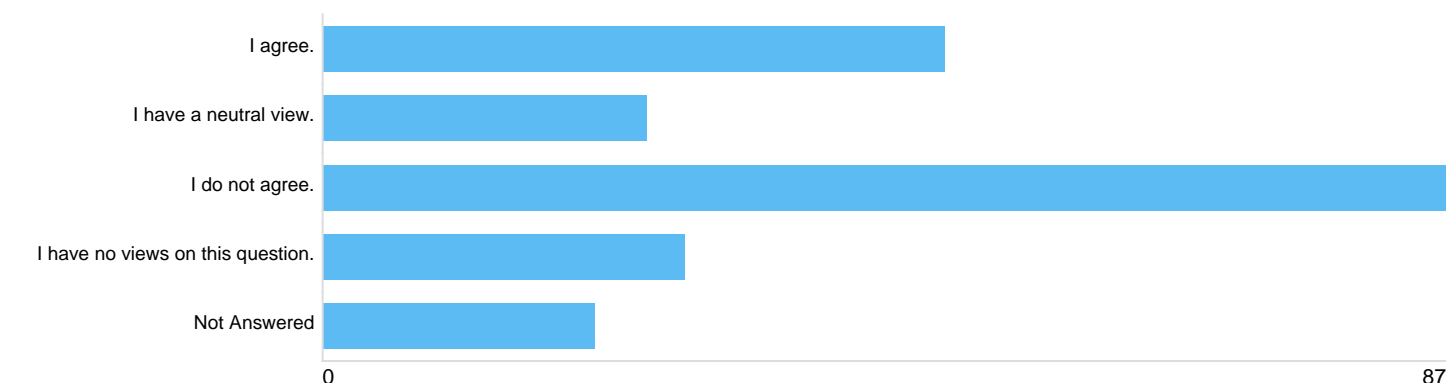
Should there be a standard or a tiered approach to Biodiversity Net Gain?



Option	Total	Percent
Standard approach.	31	14.83%
Tiered approach.	74	35.41%
I don't know.	76	36.36%
Not Answered	28	13.40%

Question 31: Do you agree that a Biodiversity Net Gain Tariff should be set for small planning applications such as the extension of a dwelling?

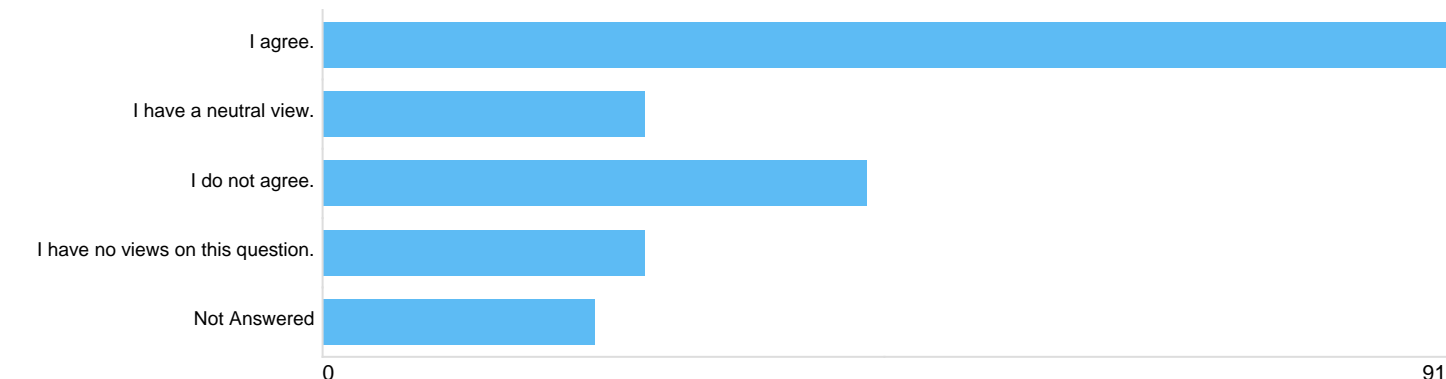
Do you agree that a Biodiversity Net Gain Tariff should be set for small planning applications such as the extension of a dwelling?



Option	Total	Percent
I agree.	48	22.97%
I have a neutral view.	25	11.96%
I do not agree.	87	41.63%
I have no views on this question.	28	13.40%
Not Answered	21	10.05%

Question 32: Do you agree that Biodiversity Net Gain policies should be linked to an independent verification process in respect of the delivery of Biodiversity Net Gain supply?

Do you agree that Biodiversity Net Gain policies should be linked to an independent verification process in respect of the delivery of Biodiversity Net Gain supply?



Option	Total	Percent
I agree.	91	43.54%
I have a neutral view.	26	12.44%
I do not agree.	44	21.05%
I have no views on this question.	26	12.44%
Not Answered	22	10.53%

Question 33: While not every topic or existing policy can be covered with a specific question we would like to hear if you have any other thoughts or proposals for consideration as part of this review. Let us know in the text box below.

if you have any other thoughts or proposals for consideration as part of this review.

There were **133** responses to this part of the question.