



Isle of Man
Government

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Area Plan for the North and West

Call for Sites Explanatory Note

MAY 2019

CABINET OFFICE

The Area Plan for the North and West- Call for Sites

Introduction

As part of the preparations for the Area Plan for the North and West the Cabinet Office is undertaking a 'Call for Sites' exercise. The Call for Sites forms part of an early engagement activity offering individuals and organisations the opportunity to suggest sites for development consideration or particular uses within the North and West.

This will help the Cabinet Office identify potential sites that can be assessed for housing, employment and other types of development ahead of the first formal stage of the plan process: the Preliminary Publicity stage. This note is intended to provide an overview of the stages involved in preparing an Area Plan and information regarding the Call for Sites process.

The Area Plan for the North and West

An Area Plan provides a framework for the future development of a specific area. It plans for housing, employment, community facilities, the environment, and ensures infrastructure is available to support these. The combined Area Plan for the North and West will include a strategy for the spatial development of the area, development management policies and sites for achieving the development requirements. All planning applications will be determined against policies and proposals in the Area Plan and material considerations.

The geographical scope is set out in the Strategic Plan and comprises of:

NORTH	WEST
Ballaugh	Patrick
Jurby	German
Andreas	Michael
Bride	
Lezayre	
Ramsey	
Maughold	

The Area Plan for the North and West will therefore replace the following:

- Foxdale Local Plan 1999
- St Johns Local Plan 1999
- Peel Local Plan 1989
- Kirk Michael Local Plan 1998
- Sulby Local Plan 1998
- Ramsey Local Plan 1998
- Relevant parts of the Planning Scheme (Development Plan) Order 1982

Call for Sites

The Call for Sites extends to developers, landowners, agents, Local Authorities, Government Departments and Statutory Boards as well as other with an interest in developing land in the North and West. All information submitted will help to inform the next steps in the plan preparation.

It should be noted that this Call for Sites **does not** comprise or form part of the first statutory stage in the area plan process. The Call for Sites is a technical exercise that will form part of the evidence base for the area plan. The Preliminary Publicity, as set out in Schedule 1, Paragraph 2 of the Town and Country Planning Act 1999, is the first statutory stage and will take place in due course.

In terms of existing land designations as stated in current Local/Development Plans, as set out above the Cabinet Office is open to any suggestions as part of the Call for Sites to re-examine sites in order to consider their suitability for consideration for site allocation(s) for future use or development of land such as:

- Housing
- Employment
- Retail
- Leisure
- Community Use
- Mixed Use Development

The Call for Sites invitation will open on the 31st May 2019 and will close on the 29th November 2019.

Next Steps

All sites received from the Call for Sites exercise will be assessed by the Planning Policy Team/Consultants. Site survey work will be carried out and may lead to a further request for information and/or site access. Sites will be assessed against a range of criteria to determine the capacity and suitability for development and will assist in identifying appropriate sites to take forward.

The initial site assessments findings will be published at the Preliminary Publicity stage and will be open for comments during this stage.

For updates on the Area Plan for the North and West please visit the Planning Policy website at:

<https://www.gov.im/categories/planning-and-building-control/planning-policy/>

Table 1 sets out the key stages in the preparations for the Area Plan, the work that the Planning Policy Team within the Cabinet Office will carry out and a brief overview of the stages in which the public can become involved in the plan process.

Plan Making Stage	Part Of Statutory Stage	What will the Cabinet Office do during this Stage?	How can public get involved?	Indicative Timescale
Call for Sites	NO	<ul style="list-style-type: none"> i. Make a public announcement of the Call for Sites ii. Publish <i>Call for Sites Response Form</i> iii. Publish the <i>Consultation and Engagement Statement</i> iv. Publish <i>Scoping Report</i> v. Report of Call for Sites 	<ul style="list-style-type: none"> • Submit sites for consideration • Input from Local Authorities, service providers and key stakeholders for <i>Scoping Report</i> • Input from Steering Committee for <i>Scoping Report and Consultation and Engagement Statement</i> 	<p>May 2019 – November 2019 (receiving responses for Call for Sites)</p> <p>TBC (Scoping Report and Engagement Strategy)</p>
Preliminary Publicity	YES	<ul style="list-style-type: none"> i. Make a public announcement of the Preliminary Publicity and a period for public consultation ii. Publish all suggested sites iii. Publish initial site assessment findings iv. Undertake internal detailed site assessment scoring/reports, exploring options for site distribution and the implications of differing growth distribution scenarios across the North and West v. 	<ul style="list-style-type: none"> • Make representations to Cabinet Office on the Preliminary Publicity during the Consultation Period 	TBC
Draft Plan	YES	<ul style="list-style-type: none"> i. Publish the <i>Draft Area Plan for the North and West</i> which will identify sites proposed for development ii. Publish supporting evidence including: Full Site Assessment findings and Response Table addressing representations made on Preliminary Publicity 	<ul style="list-style-type: none"> • Make representations to Cabinet Office on the Draft Plan during the Consultation Period 	TBC
Public Inquiry	YES	<ul style="list-style-type: none"> i. Prepare Departmental Response Table to comments on the Draft Plan ii. Prepare documents and case for Inquiry (including proofs of evidence) iii. Make arrangements for the Public Inquiry 	<ul style="list-style-type: none"> • Submit proofs of evidence based on previous submissions 	TBC

TABLE 1
Overview of Area Plan Process

			<ul style="list-style-type: none"> Parties can appear in person at Inquiry 	
Adoption of Draft Plan	YES	<ol style="list-style-type: none"> Consider Inspector's Report and decide whether to make modifications to Draft Plan which may include modifications to specific site allocations/proposals Seeks representations/objections on any modifications and consider them In due course, formally 'Adopt the Plan' 	<ul style="list-style-type: none"> Make representations to Cabinet Office on any proposed modifications during the Consultation Period 	TBC
Approval of Final Plan by Tynwald	YES	<ol style="list-style-type: none"> Arrange for consideration of the Plan at a forthcoming meeting of Tynwald If approved, make copies of the Plan available to download or purchase – i.e. publish the Plan. 	<ul style="list-style-type: none"> Note political debate at Tynwald and decision 	TBC

TABLE 1
Overview of Area Plan Process



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

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