



Isle of Man
Government

Reillys Ellan Vannin

Community Guide: Area Plan for the North and West

An Introduction To The Draft Plan And A Community Guide
To The Consultation And Plan Development Process



[gov.im/northandwest](https://www.gov.im/northandwest)

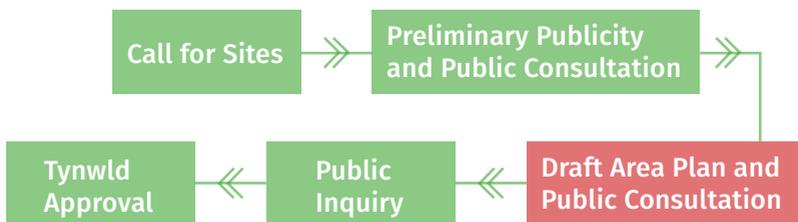
What is the Area Plan for the North and West?

This Area Plan covers the Town Districts of Ramsey and Peel, the District of Michael, and the Parishes of Jurby, Andreas, Bride, Ballaugh, Lezayre, Garff (Maughold Ward only), German and Patrick.

The Area Plan will implement a series of land use proposals for housing, employment, the environment and all necessary supporting infrastructure with a clear focus on people, the biosphere, economic development and urban regeneration within our settlements over the plan period.

The Area Plan is made up of the 'Written Statement' and a series of Maps and the Draft Plan has now been published by Cabinet Office.

The time line sets out where we are in the plan development process –



What is the Consultation?

This consultation is one of many in the process of creating an Area Plan and seeks views on the Written Statement, Maps and supporting evidence that makes up the plan.

By commenting you will help resolve any outstanding or unforeseen issues, correct errors, refine Proposals and Development Briefs and help frame amendments put forward by Cabinet Office ahead of the Public Inquiry. This will ensure a robust, sustainable Plan for the North and West.



Our Aims

Build better communities

By listening to and understanding the needs of our Island communities and presenting proposals that will address their needs.

Support health and well-being goals

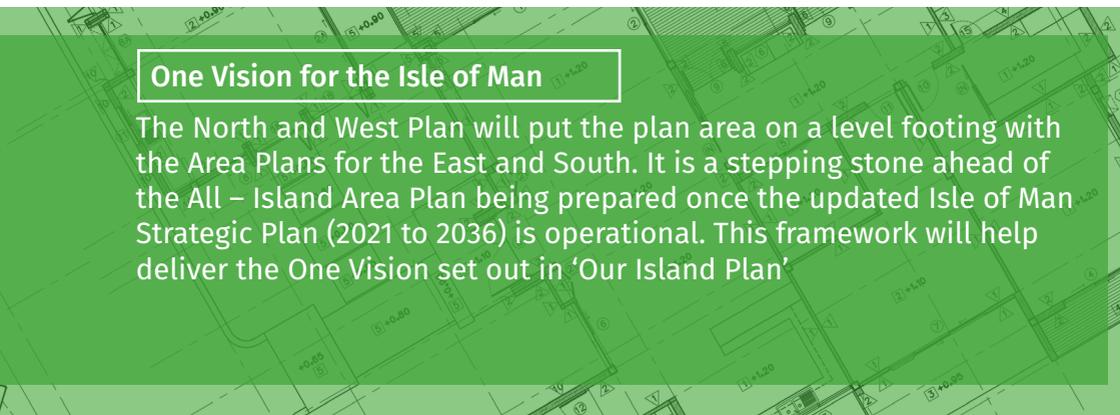
By retention of and creation of new recreational areas, support for active travel, strengthening of leisure routes and footpaths and better physical connections between them.

Support a vibrant economy

By defining town centres, their townscape characters and by guiding development, recognising changing demands. Protecting good employment land for industry and allowing businesses and activities to flourish in the best locations.

Protect the environment

By acting responsibly to climate change through careful consideration of location/scale/nature of developments and recognition of critical infrastructure requirements and any impact this plan may have on our biosphere.



One Vision for the Isle of Man

The North and West Plan will put the plan area on a level footing with the Area Plans for the East and South. It is a stepping stone ahead of the All – Island Area Plan being prepared once the updated Isle of Man Strategic Plan (2021 to 2036) is operational. This framework will help deliver the One Vision set out in ‘Our Island Plan’

What is in the Plan?



New homes : Potential for 386 new homes from existing approvals, future conversions and undeveloped and brownfield land within our existing towns and villages.

Sustainable greenfield sites : An additional 318 homes in urban extensions to Peel, Ramsey, Andreas, St John's, Sulby and Ballaugh that are close to existing community facilities and local services. These sites will help provide for future affordable housing and sustain our smaller communities.



Provision of vital infrastructure: Over 3.7 hectares of land is allocated for the preferred site for a Regional Sewage Treatment works in Peel.

Minimising the impact of growth: New development conditional on sewage treatment being available, promotion of sustainable travel, and good access to other services/ infrastructure which can cope with the level of development.



4.18 hectares Employment Land supply identified for : Industry, Research & Development and Storage or Distribution.

Town Centre boundaries for Peel and Ramsey : and Mixed Use areas for other villages reaffirming focus on existing centres.

Comprehensive Treatment Area (CTA) for Ramsey : To guide specific regeneration approach to development, re-development or improvement.



Recognition of important sites : For wildlife and natural habitats: 13,029 hectares of Areas of Ecological Interest giving them material weight in the decision making process and helping to protect our biodiversity and provide wildlife corridors.

These are just some highlights and the full plan can be seen at [gov.uk/northandwest](https://www.gov.uk/government/consultations/north-and-west-lancashire-local-development-plan)

Events

Webinar

11 July • Draft Plan Presentation

This will be a presentation by Planning Policy, talking through the approach and proposals within the draft plan and what they mean for you. There will be a moderated chat where you can ask questions and officers can respond.

Peel

13-16 July • House of Manannan
Wed - Fri 9.30-4.30 | Sat 9.30-2

Drop in sessions where you can talk with Cabinet Office planners.

Ramsey

20-23 July • Ramsey Town Hall
Wed 9.30 - 7 | Thurs & Fri 9.30 - 5
Sat 9.30 - 2

Drop in sessions where you can talk with Cabinet Office planners.

Webinar

September • Draft Plan Consultation Summary

This will be a presentation by Planning Policy talking through the broad responses to the Draft Plan and how it is proposed to change the plan heading into Public Inquiry.

More details on the time and date will be released later this year.

Can't make it?

We would be more than happy to have a cup of tea and a chat with you at Government Office, Bucks Road, Douglas. Get in contact to arrange a time that suits you. Contact details can be found on the back of this document.

What happens next?

Once the consultation has closed the Cabinet Office will:

- *Consider all of the comments received*
- *Prepare for the Public Inquiry, making public any proposed changes to the Draft Plan in light of the representations or objections made*
- *Hold a Pre-Inquiry Meeting and Public Inquiry*
- *Await the Inspector's report and their recommendations*
- *Publish modifications*
- *Adopt the plan prior to being put to Tynwald for approval.*



Frequently asked Questions

When will the plan come into force and how long will it last?

The plan will come into force once approved by Tynwald, with the plan period running until 2026. However, it will continue to be valid until it is replaced.

Does the Plan development process follow a procedure?

The plan is being prepared in accordance with Schedule 1 of the Town and Country Planning Act 1999.

When and where will the Public Inquiry take place?

It has not yet been confirmed when the Public Inquiry will take place but it is likely to be held in one or more venues across the North and West and take around two weeks to complete.

Can I attend the Public Inquiry?

Yes, anyone can attend the Public Inquiry and you will be free to come and go at any time.

Can I give evidence at the Public Inquiry?

Yes, but there will be a registration process. Information on how to register will be made available closer to the Inquiry.

I don't want to give evidence in person. Can I still submit something to the Inspector?

Yes, but you will have to provide that written evidence in a prescribed way. Information on how to register will be made available closer to the Inquiry.

Frequently asked Questions

How will you let me know when registration is open?

We will publish a notice in the Courier, on the Government Website and on social media letting people know how and when to register by. Alternatively, email northandwest@gov.im and let us know if you want to be kept informed and we will add your email address to our mailing list.

How will the Inquiry be administered?

Programme Officers will be appointed to deal with the Inquiry administration and papers.

Will there be legal counsel available for the public at the inquiry?

There is no provision for planning or legal advice for the public provided by Cabinet Office. However, you may wish to take your own independent advice.

Can an application be considered while there is an emerging plan?

The existing local plans will continue to be the primary land use planning documents within the North and West until the Area Plan for the North and West is approved by Tynwald and is in operation.

How do I respond to the consultation?

Information on how to respond can be found on the back page of this leaflet.



There are several ways to comment on the Draft Area Plan for the North and West.

Either scan the QR code above or online at consult.gov.im

Alternatively you can phone us on 686758 up to request a response form or Email: northandwest@gov.im

Or in writing to:

Planning Policy, Cabinet Office
3rd Floor Government Office
Bucks Road
Douglas
IM1 3PN

gov.im/northandwest
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