

Response ID ANON-ZAN6-QTU1-A

Submitted to Strategic Plan Preliminary Publicity 2025

Submitted on 2025-10-21 20:08:09

About you

1 What is your name?

Name:

Hayley Kinvig

2 What is your email address?

Email:

H.KINVIG@PORTSTMARY.GOV.IM

3 What is your age range?

35 - 44

4 Which of the following are you?

Local Authority or politician

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

please specify who you are representing and the nature of their interest::

Port St Mary Commissioners - Local Authority

6 May we publish your response?

Yes, you can publish my response in full

Paper 1: Main Explanatory Document

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::

The strategic plan should align new housing with supporting infrastructure i.e. transportation, schools, doctors/GP surgeries and green spaces to ensure any housing enhances both existing and future quality of life.

The infrastructure should be considered first.

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::

The quality of the regeneration should be paramount, there is a concern at present that the quality in build and regeneration is lacking.

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::

Address the lack of modern office space, workshop facilities and suitable hotel accommodation.

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::

Both private and commercial new build should be required to have parking allocated.

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::

N/A

Paper 2: The pattern and distribution of development

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?

Neutral response

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?

Neutral response

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::

Very ambiguous.

A neutral response was submitted to the items above due to the lack of information to provide an informed response.

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::

N/A

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.

No

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::

Immediate infrastructure (GP Surgeries/Doctors, Dentists, Shops & Schools to be considered. Along with wider infrastructure - provision of secondary schools suitable.

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

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

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 5,533 new homes up to 2041. Do you support the figures on Table 5 and/or the net residential need of 5,533 new homes?

Neutral response

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

Not sufficient information provided to assist with answering.

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?

Neutral response

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

Not sufficient information provided to assist with answering.

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

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

Yes

Please provide any comments that you may consider relevant::

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

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

Wider than just retail to be considered.

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::

N/A

Paper 3: Urban Communities and Centres

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

Yes

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::

Include a mixed use design - day v evening.

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

Please provide any comments that you may consider relevant::

Incorporate monitoring and review to ensure adaptability.

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

Important

Please provide any comments that you may consider relevant::

Cultural identity and sense of place; without heritage the Island would become 'just another place'.

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::

Appearance - regular cleaning, upkeep before it looks neglected).

Maintenance of footpaths prioritised.

More street art.

Day - Night use where practical.

Maintenance of existing structures over new to be prioritised.

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::

Our needs have changed - there are now more cars per household and requests for EV charging points. Working from home means more cars are static throughout the day, therefore not allowing for other 'short term' parking. Parking enforcement for larger cars to be considered. Parking restrictions are in place, but not enforced.

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::

N/A

Paper 4: Rural Communities and the Countryside (please note, landscape is dealt with in paper 2 questions)

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

Neutral response

Please provide any comments that you may consider relevant::

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

No

Please provide any comments that you may consider relevant::

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

Yes

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

No

Please provide any comments that you may consider relevant::

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

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::

N/A

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::

A clear definition is paramount as part of the decision - making framework.

- Necessity
- Alternatives
- Proportionality
- Mitigation
- Legal compliance

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?

No

Please provide any comments that you may consider relevant::

9 If you would like to make any other comments on matters covered in Paper 4: Rural Communities and the Countryside, please include them in the box below.

Please provide any comments that you may consider relevant::

N/A

Paper 5: Our Climate Responsibilities

1 Do you have any comments on how Strategic Plan policy will promote carbon sequestration or the maintenance and enhancement of ecosystem services?

No

Please provide any comments that you may consider relevant::

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?

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

Please provide any comments that you may consider relevant::

3 Which of the following BNG approaches do you support?

A nature-focused policy approach (see page 37)

Please provide any comments that you may consider relevant::

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

5 If you would like to make any other comments on matters covered in Paper 5: Our Climate Responsibilities, please include them in the box below.

Please provide any comments that you may consider relevant::

N/A

Paper 5a: Flood Matters and Sustainable Urban Drainage Systems (SuDS)

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?

No

Please provide any comments that you may consider relevant::

2 Do you have any comments on Draft Flood Policy 2 regarding flood defences, as set out on page 47 of paper 5?

No

Please provide any comments that you may consider relevant::

A practical way forward.

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

No

Please provide any comments that you may consider relevant::

A practical way forward.

4 Do you have any comments on Draft Flood Policy 4 in relation to drainage, as set out on page 50 of paper 5?

No

Please provide any comments that you may consider relevant::

A practical way forward.

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.

No

Please provide any comments that you may consider relevant::

A practical way forward - essential for planning.

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.

No

Please provide any comments that you may consider relevant::

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.

No

Please provide any comments that you may consider relevant::

Overall consultation comment - This is cumbersome consultation which requires in-depth reading and consideration - not user friendly to the general public. The consultation should have been issued in bite size chunks (i.e. paper by paper) over a longer period to encourage more public to respond.