**Draft Area Plan for the North and West Statement**

A letter addressed to Peel Town Commissioners, dated 17 May 2024, concerning the Cabinet Office’s Draft Area Plan for the North and West was received via email at 9.30 am yesterday (20 May) from the Peel and Glenfaba Member of the House of Keys/Minister for the Cabinet Office. Unusually within 75 minutes this letter had been released to the public and was being circulated on social media.

The content of the letter seeks both to deflect the blame onto the Commissioners for the major amendments introduced by the Cabinet Office in the 2024 Area Plan and to distance the Minister from her Department’s Area Plan Inquiry documentation. Peel Town Commissioners’ response on these matters will be sent directly to the Isle of Man Government to rebut any allegations and to correct the misrepresentation, errors or inaccuracies stated within the Minister’s letter.

In the meantime, Peel Town Commissioners confirm their fourteen-page submission sent by the Commissioners’ Town Planning Consultant, on final day of the public consultation period (16 September 2022), and the subsequent additional minor comments on 11 October 2022 represent the Commissioners’ views on the 24 June 2022 Cabinet Office’s public consultation documents. For the avoidance of doubt, the Commissioners reiterate the 2022 Draft Area Plan for the North and West does not accord with the requirements of the Strategic Plan 2016 to 2026 and paragraph 2.7 of the Commissioners’ submission on page 4 states:

“Cabinet Office have made it clear that the draft Plan is subject to change and of course they may make modifications prior to the public inquiry and Peel Town Commissioners would very much welcome significant changes to the current proposals with proposed designations removed and new ones added in locations that are sustainable and in accordance with the Strategic Plan (quantitatively and geographically). However, this is likely to be a much changed document to what the public have seen to date and it is hoped that all those with an interest in the area are kept abreast of any potential changes.”

This warning was ignored and in March 2024 a Public Inquiry Publication (PIP) introduced major amendments without prior warning or further public consultation. It fell to the Commissioners to issue a press statement on 29 April 2024 to highlight the magnitude of these changes to the public and to formally request a full public consultation should been undertaken before the public inquiry is held. Unfortunately, this request for further public engagement was refused and a one week extension to the registration and submission of evidence for the inquiry was eventually granted following a further Commissioners’ request for a delay to these proceedings.

Peel Town Commissioners are currently reviewing the 2024 (Public Inquiry Publication) Draft Area Plan for the North and West documentation for their submission to the public inquiry on or before 28 June 2024. The Commissioners note, the February 2024 document detailing the Schedule of Responses (PIP 4) cites the consultation responses received in 2022 and the proposed changes made by the Cabinet Office to the Area Plan following this consultation. This contemporary document does not support the reasons given recently by the Cabinet Office Minister in their letter for the residential zoning of 35.8 hectares of land around Peel.

Peel Town Commissioners are disappointed by the failure of our Member of the House of Keys/Minister for the Cabinet Office to meet the Commissioners and discuss these issues.

**End**

Please contact Alan Jones/Christine Moughtin Tel 842341.