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preparation of a scoping report of how this will be implemented including: how sites will be defined, the level of detail required and how the data can be updated and shared.

A further update to the June 2019 Report was published in December 2019, in order to move forward with the implementation of the relevant recommendations identified in the Select Committee Report. The Report confirms that a scoping report has been prepared by Cabinet Office for the proposed new data set/ register of unoccupied urban sites which will complement the existing Residential Land Availability Study and Employment Land Review and datasets.

In respect of the approved Recommendations set out above, Cabinet Office (CO) has now prepared a Unoccupied Urban Sites Register (UUS Register), as attached in Appendix 1 of this report. The UUS Register will complement the existing Residential Land Availability Study and Employment Land Review and datasets. Cabinet Office shall remain the lead Department in updating the Register.

1.2 Status of the Register

The Register will be an information source and may form 'evidence' in the formation of policy documents such as development plans and it may be used as a material consideration in the determination of planning applications.

1.3 Purpose of the Register

The register is intended to facilitate the re-development of previously developed sites within existing settlement boundaries of key service centres that are currently vacant and under-used, by providing an easily accessible data source that clearly identifies and maps unoccupied urban sites on the Island.

Stakeholder engagement is a critical early step in the process of land assembly within the urban environment and it is hoped that the UUS Register will provide information in respect of unoccupied urban sites within Douglas and Onchan that helps to facilitate these early discussions between government, local authorities and private developers.

The Purpose of this register is not to identify every empty home or car park, but to encourage the development industry to assemble land, if required, and re-develop larger unoccupied urban sites that are currently blighting our townscapes.

Reference has been made to data sources that include potential development sites for which an appetite for development has been indicated, either through submission to the Call for Sites Exercise associated with the Area Plan process, or submission to DEFA through the planning application process. The Department of Enterprise frequently engage with developers who may wish to assemble land for development and at their request, we have referred to their Schedule of Disused/Potential Development Sites in Douglas. More information in respect of data sources is given in Section 7 of this report.

1.4 Geographical Scope of the Register

The initial focus will be on the Main Centre and Service Centres in the East but the UUS Register may be extended to cover Service Centres, Service Villages and Villages on an island wide basis after a review of the process.

1.5 Intended Users of the Register

The Register is intended for use by a range of interested stakeholders. This could include:-

- Government Departments tasked with promoting the re-development of government owned sites;
- A potential development agency that is tasked with the delivery of urban regeneration
- Local Authorities who would like to promote the re-development of vacant sites within their authority boundary;
- The Planning Authority (DEFA) who are tasked with assessing planning applications;
- Estate agents/surveyors who have been approached by potential investors who are interested in investing in the Island;
- Land owners who may wish to consolidate land assets; and

Developers that are looking for viable development opportunities within the main service centres.

1.6 Broad Focus of the Register

The broad focus for the register is intended to be as follows:-

- a 'UUS Register', in table form which will list and detail sites that are both unoccupied and in urban areas;
- It will be publically available and be designed so that it is simple to understand, update and to get access to;
- It will be as up to date as possible on each publication date but will not represent in itself any sort of marketing document;
- Both Government owned sites and privately owned sites will be included;
- Where particulars on sites are unknown, not available, or for any other reason are unable to be released publically, this will be specified, and
- The Register in terms of detail/data shall be kept manageable and all definitions and criteria used and data collection methods will be clear and agreed.

1.7 Composition of the Register

The UUS Register for the East is composed of the following documents:-

- An Unoccupied Urban Sites Report (East), with supporting appendices;
- The Unoccupied Urban Sites Register (East), and
- An Unoccupied Urban Sites Map (East) to show the locations of the unoccupied urban sites.

The UUS Register for the East will be updated at regular intervals, coinciding with updates to the Residential Land Availability Study.

2 Defining 'Unoccupied Urban Site'

2.1 Definition of Unoccupied Urban Site

For the purposes of this register, an unoccupied urban site is defined as:-

An area of land, whether occupied by a building(s) or not which is within an identified settlement that has the potential for development. Generally, all sites which appear on the register will be previously developed land and fit with the definition set out in the Isle of Man Strategic Plan 2016 (or replacement thereof).

The definition of previously developed land located within Appendix 1 of the Strategic Plan 2016 is as follows:-

'Previously developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure'.

The definition includes defence buildings but excludes:-

- *Land that is or has been occupied by agricultural or forestry buildings*
- *Land that has been developed for minerals extraction or waste disposal by land fill purposes where provision for restoration has been made through development control procedures*
- *Land in built-up areas such as parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously developed*
- *Land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended in to the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings).*

There is no presumption that land that is previously developed is necessary suitable for housing development nor that the whole of the curtilage should be developed.

7 Data Sources

7.1 Referenced Data Sources

Information used to populate the UUS Register for the East has been obtained from the following Government sources:-

1. The Area Plan for the East process, including the initial site assessment framework stage during preliminary publicity. This information is detailed and provides a snapshot in time in respect of a specific site. It will be subject to change over time;
2. The latest Residential Land Availability Study (RLAS) Update 2020;
3. Schedule of disused / potential development sites in Douglas (DoE).

The first two sources detail potential development sites for which an appetite for development has been indicated, either through submission to the Call for Sites Exercise associated with the Area Plan process, or submission to DEFA through the planning application process.

The DoE frequently engage with developers who may wish to assemble land for development. The Department of Enterprise requested that we consider their Schedule of disused/potential development sites in Douglas.

7.2 Other Possible Data Sources

Over time, new or updated data may influence the Register. This may include the following:-

1. An update to the Employment Land Review;
2. Information arising from Special Planning Vehicle (SPV) Work and Progress;
3. Future iterations of the Vacant Property Review (VPR).⁵

7.3 Stakeholder Engagement

Cabinet Office and the Department for Enterprise has consulted with the following stakeholders:-

- Brett Woods, Public Estates, Department of Infrastructure
- Emily Curphey, Director for Strategy, Policy and Performance, Department of Infrastructure
- Tim Cowshill, Head of Business, Department for Enterprise
- Andrew Sidebottom, Director of Strategic Asset Management, Treasury
- Sheila Lowe, Executive Director for Programme Management, Crown and External Relations
- Chris Pyecroft, Assistant Chief Officer for Regeneration, Douglas Borough Council
- Thomas Chapman MRICS and Dave Chapman MRICS, Directors of Chapman Chartered Surveyors
- Orry Creane MRICS, Head of Property Management and Commercial Agency, Cowley Groves

⁵ for the purposes of the UUS Register for the East, the Review did not reveal any suitable sites that had not been identified by other sources.

8 Useful Contacts

| Name | Role | Telephone | Email Address |
|---------------|---|------------------|----------------------|
| Fiona Huyton | Planning Policy Team, Cabinet Office, 3 rd Floor, Government House, Bucks Road, Douglas, Isle of Man, IM1 3PN | 01624 687371 | fiona.huyton@gov.im |
| Stephen Moore | Policy Development Manager - Built Environment, St. George's Court, Upper Church Street, Douglas, Isle of Man, IM1 1EX | 01624 685873 | stephen.moore@gov.im |

9 GDPR Statement

A pre-screening process was undertaken to assess whether a Privacy Impact Assessment is required, in respect of the publication of the UUS Register. A series of questions were asked, as set out in Table 2 below.

Table 2: GDPR Pre-screening Questions.

| Questions | Response |
|---|----------|
| 1. Will the project involve the collection of new information about individuals? | No |
| 2. Will the project compel individuals to provide information about themselves? | No |
| 3. Will information about individuals be disclosed to organisations or people who have not previously had routine access to information? | No |
| 4. Are you using information about individuals for a purpose it is currently not used for, or in a way it is not currently used for? | No |
| 5. Does the project involve you using new technology that might be perceived as being privacy intrusive? For example, the use of biometrics or facial recognition. | No |
| 6. Will the project result in you making decisions or taking action against individuals in ways that can have a significant impact on them? | No |
| 7. Is the information about individuals of a kind particularly likely to raise privacy concerns or expectations? For example, health records, criminal records or other information that people would consider to be private? | No |
| 8. Will the project require you to contact individuals in ways that they may find intrusive? | No |

No questions were answered with a 'Yes', therefore a privacy impact assessment is not required.



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

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