

Cabinet Office

Main Explanatory Document

A new strategic plan under the Town and
Country Planning Act 1999

Paper 1



Isle of Man Strategic Plan
Preliminary Publicity

Publication Date: August 2025
Paper 1

Front Cover Image:
Douglas Sea Front, Isle of Man

Preliminary publicity

When preparing a plan and before finally determining its content, the Cabinet Office shall take such steps as will in its opinion secure —

- (a) that adequate publicity is given to the matters with which it intends that the proposals in the plan should deal;
- (b) that persons who may be expected to desire an opportunity of making representations to the Cabinet Office with respect to those matters are made aware that they may do so; and
- (c) that such persons are given an adequate opportunity of making such representations.

Schedule 1, Town and Country Planning Act 1999



Malew Street, Castletown

Contents	Page
Ministerial Foreword	7
Overview & Introduction	9
The role of the strategic plan in planning decisions	10
Preface	14
Outcome of 2023 preliminary publicity	15
PART 1 A new strategic plan	
What is the strategic plan?	18
How will the number of development plans change in the future?	25
The challenges of plan making, Lessons learned from previous plans	26
Why are we continuing with the development plan format?	27
PART 2 Building Great Communities	
How does the strategic plan fit with other Government policy and strategy	30
The strategic plan and climate responsibilities	32
PART 3 Evidence - what we have and what we need	
Data and evidence requirements for new National Planning Policy	36
The core documents list	37
PART 4 The Critical Issues	
Issue 1 - Population and housing	40
Issue 2 - Towns, centres and regeneration	42
Issue 3 - Economic vision	46
Issue 4 - Environment and climate change	50
PART 5 Summary of Evidence Papers	
Navigational aid to Preliminary Publicity Papers	57
Paper 2 The pattern and distribution of development on the Isle of Man	58
Paper 3 Urban communities and centres	59
Paper 4 Rural communities and the countryside	60
Paper 5 Our climate responsibilities	61
Glossary of terms	62
Appendix One: Data Protection Notice	64



Red Valerian with Small Tortoiseshell Butterflies in Douglas

Ministerial Foreword



The Isle of Man Strategic Plan 2016 has served as a vital framework for guiding development across our Island. However, the world has changed significantly since then - and so have the needs of our communities. It is now time to look ahead and shape a new plan that reflects our ambitions, our values and our shared vision for the future.

A new strategic plan will continue to provide overarching guidance on key land use issues. It will support Our Island Plan by helping to build great communities, protect our environment, and promote sustainable development. It will also shape the future Isle of Man Area Plan and guide decision-making on planning applications.

Since the review was first announced in July 2023, we have listened carefully to the views of our community. Public consultation has played a central role in shaping this work, and I am pleased to say that the feedback received has directly informed the updated set of documents we are now publishing as part of the preliminary publicity stage.

Having taken stock and strengthened our evidence base, we are ready to move forward with renewed purpose. The Island has changed in many ways since the first Strategic Plan in 2007. As we look to the future, we must now carefully balance the need for sustainable growth with the protection of our Island's distinctive character. I am reassured that public consultation and an independent public inquiry remain at the heart of this process. Meaningful engagement is key and it will make a real difference to the final plan.

The new set of papers reflects the progress made so far, highlights areas where further work is needed, and sets out the key issues the draft strategic plan will address. We have worked hard to make these documents accessible and easy to understand, including a community guide leaflet that summarises the key information.

I understand the frustrations that can come with plan-making. But I also believe that taking the time to get this right - based on sound evidence and meaningful engagement - will result in a stronger, more resilient plan for the future.

It is with confidence and optimism that I now share this work with the nation.

Hon David Ashford MBE MHK
Minister for the Cabinet Office



Castletown

Overview & Introduction

This document explains the purpose of the strategic plan review and what it aims to achieve. It's one of five introductory papers, all shaped by feedback from the 2023 preliminary publicity consultation (see page 15).

This consultation builds on the one held in 2023, with updated evidence and revised questions. Your responses will help shape the new draft strategic plan. Once the process is complete, the final plan will be presented to Tynwald for approval.

We've included several key questions in an online survey. The easiest way to take part is through the Consultation Hub. If you prefer, you can also email your completed response form to strategicplan@gov.im

A copy of the documents in paper form is available for viewing at the public counter, 3rd Floor, Government Office, Bucks Road, Douglas, Isle of Man, IM1 3PN during normal working hours.

The deadline for submitting views is:

5pm Monday 27th October 2025

Further information on development plans, legislation and core documents list can be found on the planning policy webpage:

www.gov.im/planningpolicy

The Cabinet Office wants to hear from a wide range of people, including local authorities, businesses, landowners, community groups and members of the public. If you took part in the 2023 consultation - thank you - your feedback helped shape these new evidence papers. We now invite you to update and resubmit your comments so they can be formally included in this new stage of the process.

We're keen to keep the conversation going. Public drop-in sessions will be announced throughout the consultation period - a great opportunity to ask questions and share your views.

This paper gives an overview of all five introductory documents. For a full understanding, we recommend reading them together, along with the other supporting materials available.

- | | |
|-----------------|---|
| Paper 1: | Main explanatory document (this paper) |
| Paper 2: | The pattern and distribution of development on the Isle of Man |
| Paper 3: | Urban communities and centres |
| Paper 4: | Rural communities and the countryside |
| Paper 5: | Our climate responsibilities - embedding the climate change Act into development planning |

The role of the strategic plan in planning decisions

When a planning application is considered, decision makers must take into account a range of 'material considerations.' This term relates to the factors that are relevant to the outcome of an application and they can vary depending on the nature of the development proposal being considered.

Regard is had to:

- The strategic plan and area plans
- Any national policy directives
- Any statements of planning policy, development order or procedure order
- All other material considerations

Material considerations are not defined specifically but examples include the impact of a proposed development on residential amenity, on landscape, on the highway network etc.

What does 'applying weight' mean?

The law does not prescribe how much weight should be given to each consideration. Instead, it is a matter of planning judgement for the decision maker. On the Isle of Man, DEFA – as the planning authority – determines planning applications, however in certain circumstances the Council of Ministers can be responsible.

Decision makers must:

- Consider all relevant matters
- Balance competing priorities
- Provide a transparent and reasoned justification for their decision



In planning decisions, applying weight refers to the process of assessing the relative importance of different material considerations when determining whether a development proposal should be approved or refused.

Balancing competing priorities in planning

The 'planning balance' is a term which is sometimes used to refer to the process by which decision makers weigh the benefits of a proposed development against its adverse impacts. It's not a mathematical formula but a structured judgment.

In the Manx context, there are many examples where decisions have been made which have had to weigh up and balance competing priorities. This typically happens in the case of larger and more complex applications for development.

Cabinet Office recognises that in the future, there may be a need for new infrastructure such as housing, transport, energy or waste to satisfy the long term needs of local communities.

Such schemes will almost certainly need to be balanced with the likely impact of that development which could be visual impact, the effect on the landscape or noise. There may be a number of other factors to take into account.

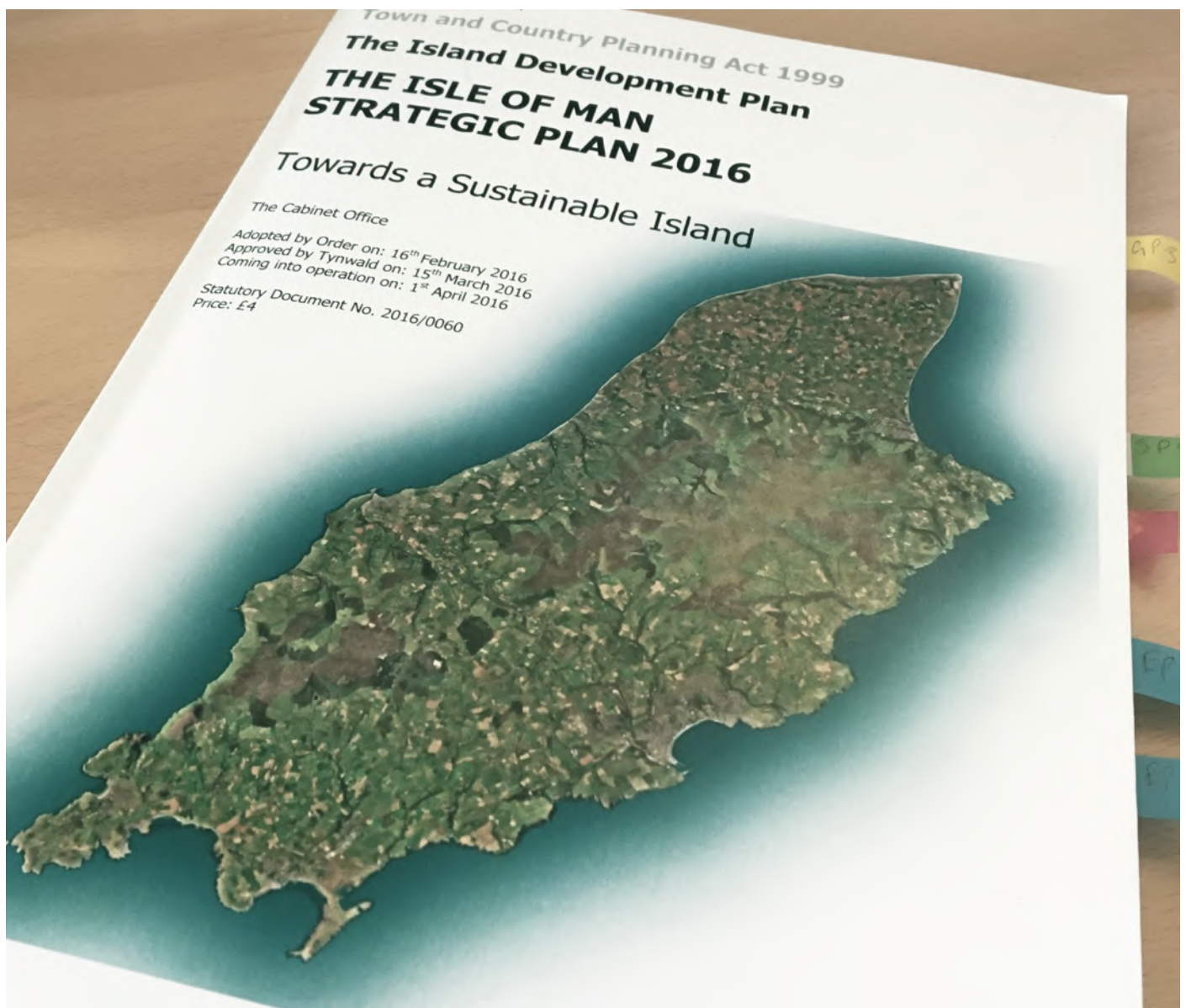
As the Island's needs change, it is increasingly likely that the most suitable or feasible locations for major infrastructure projects may overlap with areas of environmental or landscape sensitivity. Difficult decisions will have to be made about whether certain development should be approved or refused.

This is where planning judgement and justification becomes critical. The Manx planning system is designed to ensure that all relevant factors are considered and weighed appropriately, with decisions made transparently and in line with policy and law.

For more information on material considerations, see

<https://pabc.gov.im/planning/planning-process-timescale/material-planning-considerations/>

and Section 10(4) of the ***Town and Country Planning Act 1999***.



Current plan
Isle of Man Strategic Plan 2016

Preface

Preface

On 21st July 2023, Cabinet Office formally launched the review of the Strategic Plan 2016, in accordance with the procedure set out in Schedule 1 of the Town and Country Planning Act 1999 (the 1999 Act).

The first stage is called 'preliminary publicity'.

Paragraph 2, Schedule 1 of the Act states clear rules about this first plan making stage.

The gist of the rules is that when preparing a plan and before finally determining its content, Cabinet Office must publish details of matters that the proposals in the plan will deal with. The department must bring the plan process to the attention of those who may have an interest and allow representations to be made. A draft plan must be published within 12 months - this will change to 18 months through the Town and Country Planning (Amendment) Act 2025.

The consultation on the first preliminary publicity closed on 29th September 2023. The intention was to publish a draft plan by September 2024 but this goal wasn't achieved.

In September 2024, a decision was taken to allow more time to prepare the draft plan. To ensure the process kept on a secure legal footing, the preliminary publicity documents have been updated and re-issued for a fresh 12-week consultation.

This extended evidence gathering stage will be frustrating for some but it's an opportunity to prepare a more resilient draft plan; one which will hopefully need fewer proposed changes heading into public inquiry. This will be better for the public and for all those involved.

This 2025 paper set continues important conversations about our Island, allowing us to share and discuss the interrelationships between new and emerging evidence and nudges us closer to preferred approaches and policy solutions.

The content of the papers is understandably similar to the content of the 2023 papers, but with revisions, so it is important to read the 2025 papers afresh.

This Explanatory Document (Paper 1) should be read in association with the other papers but it can be used as a summary paper for the consultation as it touches on all of the key issues and includes one page summaries of Papers 2 to 5 (see Part 5).

A glossary of terms is included at the end of this paper to help explain some of the terms that are referred to within the preliminary papers and this glossary will be added to throughout the process.

Outcome of preliminary publicity 2023

Stakeholder comments arising from the 2023 preliminary publicity papers have proved very helpful to Cabinet Office - enabling tweaks and adjustments to be made to the focus of the key issues that a new strategic plan should address. They have also helped to steer the direction for information gathering.

The consultation in 2023 attracted over 200 responses - which have been carefully considered and analysed, alongside new and emerging data and evidence. The extra time given to this early stage has enabled valuable research to be undertaken and collaborative working across Government.

This approach will put the draft plan on a sound footing to ensure that the new planning framework is the right one for the Island; having had the benefit of considerable scrutiny at the early stages of the plan making process.

Key issues identified by respondents in 2023 related to:



- a. The delivery of infrastructure needed to support new residents – such as access to GP's and dentists, together with available school capacity and sewage treatment;



- b. Housing - respondents thought initial estimates were 'too low' and 'too high' in equal measure;



- c. There was broad support for urban renewal through regeneration – to increase footfall within our existing town and village centres and support the local economy;



- d. There was support for the protection of special landscape areas on Island, together with a tiered approach to biodiversity net gain (BNG), with any key targets set out; and



- e. Over half of the respondents held the view that tourism development in the countryside should only be approved in exceptional circumstances.



Maughold Church from Maughold burial cairn

Part 1

A new strategic plan

What is the strategic plan?

The strategic plan is the backbone of the Manx planning system. It guides land use and development ensuring that growth is sustainable, the environment is sufficiently protected and policies meet the needs of the community.

It deals with a wide range of topic areas and has been a fundamental part of Island planning for the last 20 years, and is set to continue that way.

At the end of the process, the new Plan will be put to Tynwald for approval, and once operational it will carry weight in the determination of planning applications and in the production of area plans. It is the area plans that include maps and deal with site selection, the allocation of sites for different uses and development briefs.

The existing strategic plan document is a good place to start when thinking about the next iteration. Which policies are working well? Which are proving difficult to implement or interpret? Which are simply no longer fit for purpose?

There is every intention in the new plan to retain a strategic aim, strategic objectives and overall vision. There are likely to be over-arching policy principles included.

The early chapters will remain focused on broad general issues before giving way to more detailed topic areas. All of the above will reflect and connect closely with a new Spatial Strategy for the Island which will determine the general location of, scale of and type of development permitted across the Island taking into account recognised environmental, infrastructure and other constraints.



Athol Street, Douglas

What will the content and format of the plan look like?

The new plan will continue to be topic based and include both refreshed and new policy direction on the topic areas covered previously in Chapters 7 to 12 of the Strategic Plan 2016. There will be a number of completely new policies on issues not previously addressed in detail before, including some specific policy areas associated with climate change that are not currently addressed.

The current strategic plan topic chapters relate to:

- The Natural and Built Environment;
- Housing;
- Business and Tourism;
- Sport, Recreation, Open Space and Community Facilities;
- Transport, Infrastructure and Utilities;
- Minerals, Energy and Waste.

The new strategic plan will address the substance of these topics but may describe them differently and include new terminology and policy approaches.

How will the plan fit with Government's priorities for a more secure, vibrant and sustainable Island?

Government's vision is set out in ***Our Island Plan*** (including the Economic Strategy) approved in January 2023 and updated in 2024/2025 (GD 2024/0019) and 2025/2026 (GD 2025/0018). The new strategic plan will help to address the challenges and achieve the goals laid out in Our Island Plan in relation to housing, the economy, infrastructure, community facilities and transport.

It will also provide a sound basis for protecting the environment, responding to the impacts of climate change and delivering spaces and places where people and businesses want to be, and *can be*.

The plan period will look ahead up to 2041 but the option of periodic reviews will remain. The aim from the outset though is to deliver a plan which provides enough certainty as well as enough agility to shape the Island we live on now, the Island we want to live on in the future and one that we're proud to pass on to generations to come.



Douglas Beach

Consultation and engagement

There is a clear process to plan making (as set out in Diagram 1, page 24) and there are a number of opportunities to get involved. There is early consultation i.e. preliminary publicity, consultation at the draft plan stage, and a public inquiry stage. Post-inquiry modifications are also published for comment. Planning is always about finding the right balance and weighing up competing points of view.

It would be unusual for the final wording of policies to be the same as how they are drafted at the start and this is down to the refinement process helped enormously by stakeholder input.

Public involvement in the plan making process helps to shape it, and a more effective and reasoned plan is produced because of it.

Why is a strategic plan good for the Island?

The strategic plan will help to:

- Coordinate future development patterns;
- Evaluate all relevant factors on national issues at an Island-wide scale;
- Make future area plan(s) more straightforward and consistent in approach;
- Help deliver sustainable projects aligned with climate change goals;
- Plan effectively for strategic infrastructure across the Island with coordinated investment streams;
- Provide certainty to developers and communities; and
- Set a vision: to help enable the right growth in the right place with the right infrastructure at the right time.

Progress on the new strategic plan will directly influence and support any measures to prepare an Island infrastructure delivery plan.



Laxey Wheel

More about preliminary publicity

Preliminary publicity is the first formal stage in the preparation of the new Isle of Man strategic plan. It aims to publicise the process, set out the matters that the plan intends to deal with and to seek views on those matters.

Preliminary publicity is essentially a public consultation and the act of asking for views is synonymous with every stage of the development plan process.

In the drive to be open and transparent, all correspondence bar personal information will be released in accordance with respondents preferences once the preliminary publicity period has ended (see Appendix One).

New plan content

The new strategic plan will be a written set of policies. There may be diagrams and tables but there will be no detailed maps. The plan will not allocate specific sites in the same way area plans do, but there may be reason to mention specific locations and sites.

The Spatial Strategy will be reviewed to provide an Island overview of the

expectation for the distribution of and level of future development. Chapters will be topic based but the plan will stress and recognise the interplay and connections between issues.

The plan will be based on a comprehensive assessment and understanding of evidence and objectively assessed needs. The plan as a whole will be an overarching framework, representative of the spatial element of Our Island Plan. There will be reference throughout to strategies and legislation from across Government, embedding those elements in the plan which need to have a firm basis in defined planning policy.

The plan will not be a delivery document itself but will play an important role in bringing forward development on sites and in aligning infrastructure investment critical to other government strategies.

It is recognised that up to date development plans can give confidence to developers and investors which in turn can kickstart action, activity and regeneration on available sites. It can also have a dampening effect on speculative development in places that should remain free from development.

What are the key issues that the plan will cover?

Our Island Plan is the key driver for setting new planning policy for the Island. A number of Island Plan issues have a direct link to planning which the strategic plan aims to address. Drawing out these broad topics is key and this is covered in more detail in later sections and other Evidence Papers. Renewed preliminary publicity will inform everyone on the progress that's being made and the next steps, including the draft plan.

The plan will address a number of spatial issues such as:

- What the pattern of new development will look like;
- How and where to build new homes and how this should align with infrastructure;
- How to ensure affordable housing is provided and retained.
- How and where to provide for development to support the economy – industry, retail, office, tourism and leisure;
- How to revitalise and protect our high streets and key centres and ensure their adaptability, vitality and viability;
- How best to deal with telecommunications infrastructure;
- How and where to provide for the provision of health, community and education infrastructure and other local facilities;
- How to protect our countryside, coastline and rural environment while supporting agriculture, appropriate uses and promoting enjoyment;
- How to protect the Island's landscape character and appearance;
- How to achieve regenerated and healthier towns and villages where new development is designed well, is in context with its surroundings, will last, and will promote a good quality of life and well-being;
- How to be a good basis for directing public spend to improve place making and lever private investment;
- How to provide certainty about the future policy approach to a Community Infrastructure Levy and planning gain where new development takes place;
- How to protect the Island's cultural heritage and historic environment;
- How best to plan for minerals and waste and the sustainable use of natural resources including renewable energy;
- How to integrate the following climate change policies into all planning decisions:
 - Biodiversity net gain
 - Maximisation of carbon sequestration
 - Minimisation of greenhouse gas emissions
 - Maintenance and restoration of ecosystems
 - Need for sustainable drainage systems (SuDS)
 - Provision of active travel infrastructure

The plan-making process

All development plans or reviews thereof are prepared under the Development Plan Procedure, as set out in Schedule 1 of the 1999 Act. While the Act sets out prescribed guidelines for some plans there can be other stages for example the area plans often have a 'call for sites' before the formal process begins but this stage is not a legal requirement.

The stages for the production of the strategic plan are summarised in Diagram 1.

Why are there a number of stages?

Before a new development plan is considered by Tynwald, the plan goes through a number of stages: There are three reasons for this:

1. to allow evidence to be collated, analysed and examined;
2. to allow time for adequate publicity and consultation on the content; and
3. to make sure there is independent scrutiny via a public inquiry.

How long will the plan last?

The plan period will extend to 2041 with the base year being 2021 to reflect the most recent census year. Each iteration of the strategic plan in the past has had a plan period of 15 years in total. Given the fact that the base year for the new strategic plan is 2021, and by the time the plan comes into operation it will be 2027, it is considered that having a 20 year plan period is worthwhile. It is also relevant to any future Isle of Man Area Plan. Each area plan has to follow the same plan period as the strategic plan and so a longer time frame (20 years) makes sense.

This way of thinking reflects the approach in England, as set out in the National Planning Policy Framework (NPPF) which states that policies should look ahead over a minimum 15 year period from adoption to anticipate and respond to long term requirements and opportunities.

As stated above, the aim of Cabinet Office is to update the plan well before the plan period comes to an end in 2041.



Douglas

Diagram 1: Development plan stages

- 1 Evidence Gathering** - What evidence/data is available? What are the gaps and how can these be filled? Commissioning of specialist consultants. Analysis of data and engagement with stakeholders.
- 2* Preliminary Publicity** - (Start of the formal process) sets out in a public consultation the matters and issues that the draft plan will deal with. The draft plan must be published within 12 months from the end of the preliminary publicity. **As a draft plan did not follow the 2023 preliminary publicity within 12 months, it has now been re-issued.*
- 3 Draft Plan** - The draft plan forms the basis for the public inquiry, but Cabinet Office may propose amendments. Anyone can make comments on the draft plan which are considered.
- 4 Public Inquiry** - The Draft Plan is considered by an independent inspector. Cabinet Office may propose amendments following analysis of draft plan comments. Registered parties can appear at inquiry or provide evidence.
- 5 Adoption & Approval** - Inspector's report is considered, normally leading to some publicised modifications. The draft plan - as modified - is 'adopted' by Cabinet Office by Order ahead of the final plan being taken to Tynwald for 'approval' and then published.

How will the number of development plans change in the future?

The Town and Country Planning Act 1999 sets out that the Island Development Plan (shortened in the Act to 'the development plan') is to be made up of 'a strategic plan and one or more area plans.' Care is needed when referring to such plans to avoid confusion with 'Our Island Plan' which is Government's overarching vision document. Generally, when referring to the Island Development Plan in

a planning sense, specific reference will be made to the strategic plan or the area plans. The term 'statutory development plan' can be used to describe either.

The long term objective is to review and consolidate the plans in operation. This should result in a simplified policy framework that is easier to understand and quicker to update.

Diagram 2: Long term development plan format



The challenges of plan making



It takes time

The Area Plan for the East took over 3 years from preliminary publicity to Tynwald approval although the Strategic Plan 2016 update took 2 years.



Uncertainty

The numerous stages can lead to frustration for those involved - both those seeking to promote development and those seeking to prevent it. On the other hand, each stage allows for consultation and engagement.



Possibility of legal challenge

Both the Area Plan for the South and the Area Plan for the East had legal challenges relating to specific sites or proposals.



Keeping evidence up to date over extended periods

New data/information may need to be woven into policy proposals, particularly up to public inquiry. Data in the Spatial Strategy Paper will most likely change between now and the draft plan and again before inquiry. The department will always try and use the most up to date evidence/data available in plan making as:

Good data = good evidence = a fit for purpose plan which will stand the test of time.

Lessons learned from previous plans

1. Public engagement events in local communities are useful and well received. Social media helps to bring issues to a wider audience.
2. Summary documents and straightforward guidance on stages, timelines and data is helpful for everyone. Leaflets and FAQs still have value. The North and West plan process included three community guides.
3. Where there are areas of controversy, anticipate these early and make sure there is sufficient awareness of them.
4. There is a place for negotiation with developers/land owners ahead of inquiry to potentially resolve some issues and reduce inquiry time.
5. There is a need to speed up analysis of responses to ensure the process is quicker whilst ensuring analysis is sufficiently robust.

Why are we continuing with the development plan format?



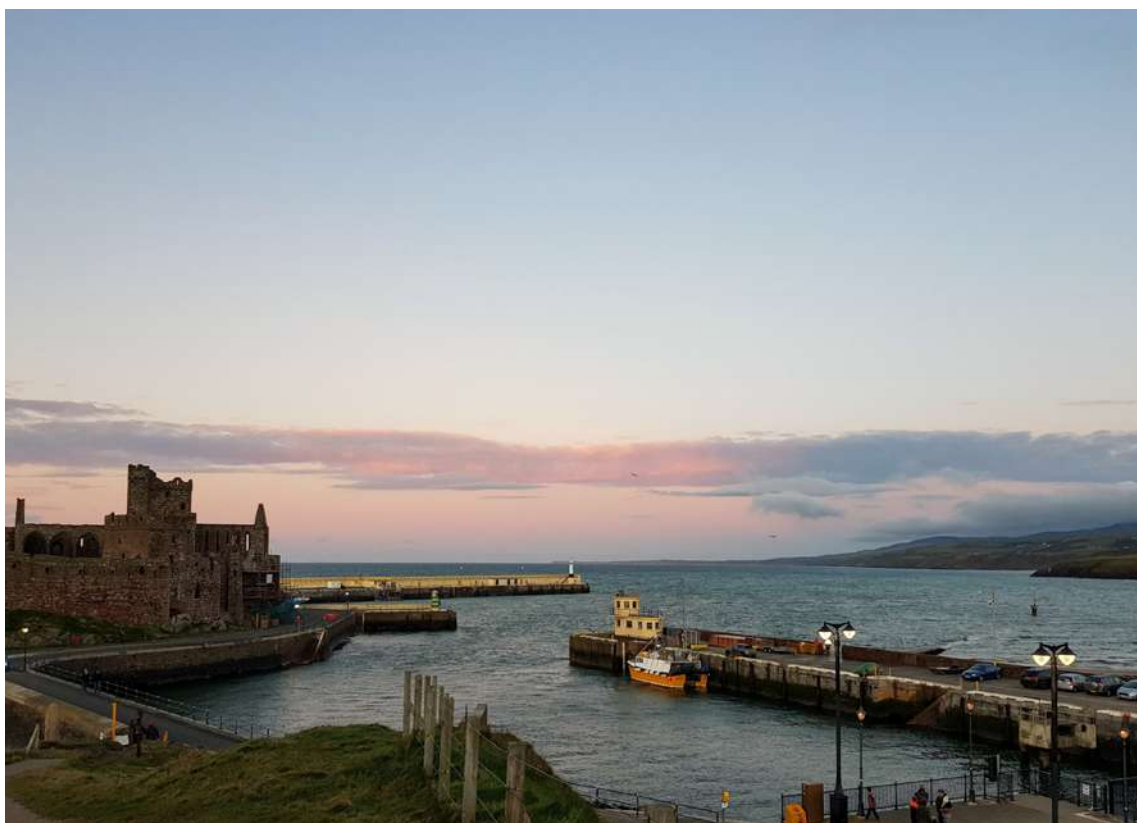
To take a long term view and bring certainty of approach. The plan period for the new strategic plan will span 20 years. This is long enough for development schemes to be planned and come forward over time. Long term plans give confidence to investors and infrastructure providers and the public who can then know what is planned in their areas.



To consider all relevant factors. Strategic and area plans cover many issues which interrelate. Development plans ensure proper coordination over a wide geographical area and implications of policy choices can be understood.



To co-ordinate change. Adopting a plan-led approach is the only way to co-ordinate investment streams and the best way to offer certainty to developers and to communities, and prevent piecemeal one-off decisions and speculative development which can threaten the countryside, and areas that should remain free from development and change.



Peel Castle and Peel Harbour

about our Island...

The land mass of the Isle of Man is
572km².

6.5% of this land mass falls
within a defined settlement - This
equates to an area of (approx.)

37km²

535km² of the Island's
landmass is largely countryside,
with a scattering of dwellings, some
strategic infrastructure and other
rural development.

Between 2011 and 2024 planning
approval has been granted
for **3,580** new dwellings.

66% of those approvals
have been taken up.

The regional take up when
broken down equates to:
83% - West
77% - South
53% - East
54% - North

According to the Unoccupied Urban
Sites Register, all areas have a
number of unoccupied urban sites:

54 sites in the East

22 sites in the South

21 in the North and West

There is **18.3ha** of land on
unoccupied urban sites

44% of land allocated for
development in existing plans has
some form of approval
or residential development.

There is **154** ha of residential land
available now.

(n.b. development on some of
this land may be limited due to
constraints on site)

(figures based on RLAS 17)

Part 2

Building Great Communities

How does the strategic plan fit with other Government policy and strategy?

“Building Great Communities” is a stated goal of Government. The strategic plan is integral to this and its successful delivery is one of the milestones in the Built Environment Reform Project (2022 to 2025).

There are many linkages between the strategic plan and the different strands in this Administration’s Island Plan. Re-balancing our population to achieve economic sustainability in the longer term is a firm policy stance.

The challenge for planning the Island’s readiness for this is to help to prepare for steady growth in the Island’s population but to be able to respond and phase development effectively if

population growth doesn’t turn out as expected. Population growth and change has implications on:

- housing and need for affordable housing;
- the highway network, transport options and other services;
- the needs for sports provision and open spaces;
- job opportunities;
- the environment; and also
- our social infrastructure - such as health, education and social care.

Throughout the plan process it will be essential to work across Government and with other stakeholders to monitor and consider the alignment with the milestones of the Island Plan.



Laxey Harbour, Laxey, Isle of Man

Economic goal 1

5000

new jobs by 2032

reaching an overall GDP of £10bn.

Economic goal 2

Further develop

**infrastructure and
services**

to plan for 100,000 residents by 2037

Economic goal 3

£200m

additional annual income
by 2032

to invest into community services

Economic goal 4

35%

reduction in greenhouse gas
emissions by 2030

(when compared to 2018 figures)

as set out in Our Island Plan 2024/2025.

The strategic plan and climate responsibilities

Our response to climate change affects all levels of policy development in the Isle of Man.

One of the most significant pieces of legislation to affect what the planning system will look like going forward is the Climate Change Act 2021. This has brought renewed impetus to improve the Island's environmental and social sustainability and reduce greenhouse gas emissions to meet net zero by 2050. There is a commitment to produce 100% of the Island's electricity from renewable sources by 2050.

All public bodies must plan ahead taking into account Climate Change and as of 1st January 2025, the Climate Impact Assessment Regulations are in force, making it mandatory for assessments to be undertaken in certain circumstances.

The Island's commitment to renewable energy is demonstrated by the aim to move forward with proposals to generate electricity from onshore wind and solar. Manx Utilities is currently progressing an Environmental Impact Assessment and design stage for an onshore windfarm at Earystane plantation called Cair Vie, ahead of a planning application being submitted.

Until such time as a new strategic plan is adopted and approved, any planning application will be judged taking into account the Strategic Plan 2016, other material considerations and the full list of relevant provisions as set out in S. 10(4) of the Town and

Country Planning Act 1999. Assessment will require a balanced judgement of all of the issues.

The Energy Strategy 2024 - which went to Tynwald in November 2024 - outlines the Isle of Man's pathway to achieving net zero carbon emissions by 2050. The Strategy reported on progress since the Strategy was first approved in 2023.

The draft strategic plan will align with government strategy for renewables and include appropriate new policy and other detailed guidance in respect of wind energy and other forms of renewable energy.

Cabinet Office will continue to work with Manx Utilities, DEFA and other stakeholders to co-ordinate policy approaches and guidance and all draft policy will be publicly shared throughout the plan process.



NET ZERO TARGET 1

35%

by 2030

reduction in greenhouse gas emissions
(when compared to 2018 figures)

NET ZERO TARGET 2

45%

by 2035

reduction in greenhouse gas emissions
(when compared to 2018 figures)

NET ZERO TARGET 3

100%

by 2050

reduction in greenhouse gas emissions
(when compared to 2018 figures)

as set out in the IOM Net Zero Road Map to 2050



Niarbyl Bay

Part 3

Evidence: What we have and
what we need

Data and evidence requirements for new National Planning Policy

The Island being planned for in the early 2000s when the Isle of Man Strategic Plan was first being drafted is not the Island being planned for now.

However the broad aims of Government then and now are not too dissimilar. The current core themes of Government are namely:



Building Great Communities



An Island of Health and Wellbeing



A Strong and Diverse Economy



An Environment we can be Proud of



Outstanding Lifelong Learning and Development Opportunities for All

These build on earlier principles to achieve economic progress, social well-being, a quality environment, sound infrastructure, good government; and a positive national identity. These are embedded in the current strategic plan which was drafted nearly 20 years ago. This is why the strategic plan has stood the test of time and has worked well for the Island.

While the partial review of the plan in 2016 updated the housing needs element up to 2026, for the most part the plan reflects its original format and content.

Drafting a new plan is an opportunity to update the level of and quality of data upon which the plan is based, review the evidence, amend the context, references and presentation. The aim is to realise a document that is fit for purpose and easy to follow.

Data, whether quantitative or qualitative essentially underpins the evidence base for the plan. Some data/evidence might be updated or become available as the plan develops and where this is the case, Cabinet Office will publish it and add it to the 'core documents' list which will be published to support the plan process.

The core documents list

Examples of key evidence that will support the new strategic plan are detailed below, but the current full list can be found [here](#). The list will be kept updated.



Key baseline documents and legislation - Cabinet Office



Completed documents - wider Government



Documents in development stage - wider Government



Market Square, Castletown

Part 4

The critical issues

ISSUE 1

POPULATION AND HOUSING

To build great communities...

Key references in Our Island Plan

- The Island needs “targeted and sustainable population growth”;
- “Our priority in 2025 and 2026 is to increase the number of homes available to Manx residents, now and into the future” - “especially for 20-40 year olds”;
- Need to “develop an action plan to ensure every resident has a safe and secure home - which will include the bringing of vacant and derelict buildings back into use”;
- To “improve infrastructure and services” - to support the delivery of housing;
- Ensure that we meet the needs of our older population and those with disabilities living in all our communities from design and adaptation, care and extra care provision through to the provision of residential, nursing and respite care.

The 2025/2026 Island Plan Update highlights

- The work of the Housing and Communities Board and Action Plan;
- The work on implementing a housing association;
- Recognising different needs including affordable and essential workers and to have more homes occupied;
- Growth of economically active population to support ‘targeted and sustainable population growth’.

*...we need to plan for new housing
and changing population needs*

The draft strategic plan will:

- include a spatial vision and new spatial strategy that will represent the policy foundation for the pattern, scale and design quality of the places where we live (following a full exploration of future spatial options).
- include a key diagram depicting this overall spatial strategy.
- set out the Island's housing needs 2021 to 2041, providing in evidence a clear methodology and calculations.

For the initial baseline data calculations, consideration will be given to the:

- Isle of Man population statistics.
- published Objective Assessment of Housing Need (OAHN).
- previous assessment of housing need set out in the 2023 Preliminary Publicity.
- Residential Land Availability Study (RLAS).
- key findings of the Development Viability Study 2022.

The plan is likely to include policy guidance on:

- the total number of net new dwellings needed over the plan period.
- the size, type and tenure of housing needed for different groups in the community where this data is available and is relevant to include.
- affordable housing, having considered different approaches on how best to retain in the longer term. Consideration will be given to viability and whether to treat greenfield and brownfield sites differently. Changing or removing the reference to 8 dwellings set out in Housing Policy 5 will be looked at.

Housing policies will:

- align with other policies in the plan to facilitate a coherent infrastructure delivery approach and achievement of sustainability goals (noting the responsibility of other Government departments and boards to make delivery happen).

ISSUE 2

TOWNS, CENTRES AND REGENERATION

*To make our centres destinations for work, free time
and shopping...*

Key references in Our Island Plan

- To “revive our urban landscape and improve the public realm in a sustainable way”;
- “The regeneration of brownfield sites will carry on, accelerated by the Island Infrastructure Scheme”;
- “Review the Town Centre First model (in Scotland) as a possible template for regeneration”;
- “To recognise the link between healthy places, active lifestyles and overall well-being in policy choices”;
- “Research the development of niche educational and training campuses based on the Island’s sector strengths”;
- “Complete the Local Economy Strategy to help inform longer term leisure infrastructure supporting a vibrant community and the growth in the economically active population”;
- To ensure street policy is informed by communities so that streets and places are inclusive, easy to navigate, safe and healthy and reflects the wishes of the people who live there.

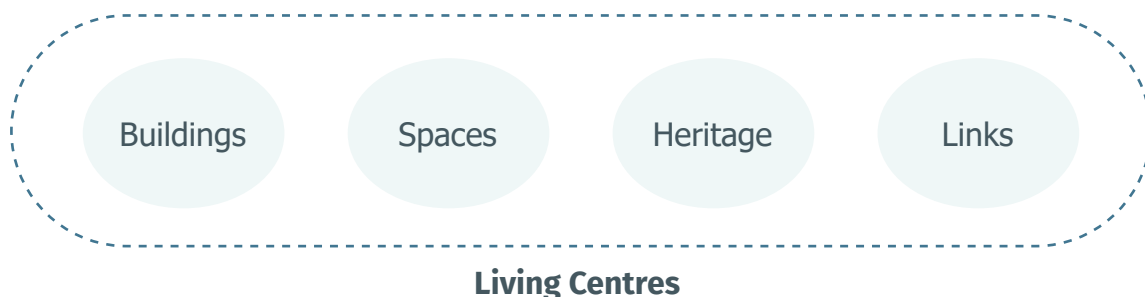
The 2025/2026 Island Plan Update highlights

- The ethos and character of our towns and villages is a vital component of our Island’s infrastructure and services;
- That revival of Government owned brownfield sites will be transformed by Manx Development Corporation, and
- The Island infrastructure Scheme unlocking key brownfield sites in Douglas.

... we need policy approaches to encourage high quality places that support the economy and thrive over time

The draft strategic plan will:

- Support regeneration and placemaking principles to revive our urban environments, and strengthen local identity.
- Explain what 'placemaking' means and the benefits to be had for local communities - setting out the principles for making sustainable places that can adapt to climate change and endure.
- Protect the vitality and viability of our towns and villages ensuring retail policy supports our centres taking account of changing retail habits and consumer needs.
- Linked to the above, commission new evidence if necessary on supermarket and convenience retailing to establish future need for any exceptions to 'in-town' retailing.
- Guide the location of and promotion of new leisure uses in our centres, protecting key shopping areas and town centre living opportunities.
- Support connectivity and 'life' in our centres in all of its guises.
- Consider how strategic policy can support the development of niche educational and training campuses in our towns whilst managing infrastructure demands and impacts.
- Enable communities to establish and thrive where improved health and well-being are part of the design process.
- Support the need for master planning to ensure a co-ordinated approach of services and infrastructure that will uplift and be more than the sum of its constituent parts.
- Protect existing green infrastructure in urban areas, supporting additional tree cover, promoting the benefits of pocket parks, safe spaces and routes mindful of changing societal needs and views.
- Elevate the need for good design. This preliminary stage will consider how best to do this, by way of strengthened design statements or other approaches.



Urban revival through regeneration

Regeneration has now become a key policy focus within Our Island Plan, with a view to attracting private sector investment and bringing vacant land back into economic use.

The recommendations arising from the Select Committee on Development of Unoccupied Urban Sites gave rise to the first iteration of the Unoccupied Urban Sites Register (East) 2020, which was intended to identify under-used land that could form the focus for future regeneration initiatives.

The register was updated in 2022, extending to the main service centres on the Island, and has served to identify key sites that are unoccupied within existing settlement boundaries that would benefit from a regeneration focus. A 2025 update is now underway, with publication envisaged before the new draft strategic plan.

Government's regeneration focus and follow up work such as the register have been the catalyst to ongoing government initiatives such as the Island Infrastructure Scheme which has helped see larger sites coming forward for development in Douglas and Port Erin. The Manx Development Corporation (MDC) is making good progress as an enabler for regeneration on various schemes since its inception in 2021.

The Local Economy Strategy 2025, published by DfE, identifies a number of actions that will need to be addressed across a wide range of areas to place our town centres first.

These recent initiatives have shown that the re-vitalisation of town centres will need to involve a number of stakeholders to support positive change.

Future planning policies and government initiatives are likely to provide a supportive framework for continued market led development approaches. The Use Classes Order on Island does not define town centre uses but specific policies and proposals do refer to and define areas suitable for mixed uses which can be tailored to particular areas depending on the policy level and circumstances. All Area Plan changes in future will consider the identities of town centres, where appropriate.

The approach to retail policy on the Island differs to the sequential approach taken in the UK. Here it is simpler, and suited to the Island's smaller scale. Current policy directs new retail provision to town centres, unless an exception can be made for retail i.e. bulky goods, on land allocated for industrial use.

Work is ongoing to provide additional retail evidence. As stated in previous sections, the extent to which the current exceptions are adequate is being looked at. There may be need for more choice and additional floorspace provision to serve the Island's population and in the interests of food security but this needs to be balanced with the need to protect existing town centres and limit urban sprawl.

Design and placemaking

Against a new backdrop of urban revival, opportunities are opening up to strengthen community spirit and local identity - by putting the needs of people at the heart of planning in our town centres, and addressing areas of urban blight.

Cabinet Office will publish “An Introduction to public spaces” (to be published later in the year) - which sets out how small interventions within the public realm stemming from community stakeholders can help to

catalyse change at a larger scale and bring about positive change over the longer term.

Embedding community engagement into the early stages of design development can help to maximise the opportunities that arise from change at the larger scale, and the review of the strategic plan provides an opportunity to consider how this could be factored in to future design policies on the Island.



Community engagement as a placemaking tool

ISSUE 3

ECONOMIC VISION

a. jobs and investment

A strong and diverse economy which is sustainable, ambitious and built on firm foundations...

Key references in Our Island Plan

- A £1bn long term public and private investment programme;
- “Create and fill 5,000 new jobs across new, enabling and existing sectors by 2032, reaching an overall GDP of £10bn”;
- “Further develop the infrastructure and services for our community to plan for an estimated population of 100,000 by 2037”;
- “Generate over £200m of additional annual income to reinvest in services and quality of life by 2032”;
- A commitment to “substantially decarbonise the services parts of our economy by 2030, in line with our Climate Change plans”.

The 2025/2026 Island Plan Update highlights

- The commitment to the vision and ambitions of the Economic Strategy;
- The need for long term resilience and diversifying into new sectors;
- The transition to a net zero and sustainable economy by 2050 - supporting businesses to achieve Environmental, Social and Governance (ESG) goals;
- The new Local Economic Strategy - and linked funding schemes: local economy fund, domestic event fund and town and village regeneration scheme, and
- The aim of creating a more economically active population.

...is underpinned by good spatial planning that provides land and business opportunities

The draft strategic plan will:

- Provide policy guidance for both emerging and existing employment sectors including any parameters for the location of development land for such purposes including manufacturing - (light, general and special industry), research and development, storage and distribution.
- Set out policy direction for all types of office development.
- Seek to ensure policies across the plan are coordinated so there is a balance of considerations in the drive for sustainable economic growth: economic, environmental and social considerations (this has linkages with ongoing work to establish any longer term need for specific retail uses 'out of town').
- To embed in planning policy (where appropriate) the principles of an economic appraisal framework in decision making.
- To include and address matters relating to the rural economy.
- Review and update the exceptions policies for land allocated for industrial use while protecting the vitality and viability of existing town centres.
- Review and update all definitions relating to centres, towns and types of development land being mindful of the current Use Classes Order.
- Provide policy guidance for both emerging and existing employment sectors to ensure they have the necessary services, facilities and infrastructure by ensuring proper consideration of these at the application stage.

ISSUE 3

ECONOMIC VISION

b. supporting infrastructure

Infrastructure is key...

Key references in Our Island Plan

- “Further develop the infrastructure and services for our community to plan for an estimated population of 100,000 by 2037”;
- “actively investing in key services and infrastructure that attract and retain economically active people, supported by a range of targeted incentives and disincentives to sustain targeted growth”;
- “Complete the rollout of the National Broadband Plan, driving 99% fibre broadband available Island wide so that all parts of our economy and society can benefit from modern and ultrafast internet capability.”
- The “Blue Light Strategy” for Fire, Ambulance and Police will be a strategic programme;
- “Ensure we are a well-connected Island enabling travel to, from and around making us an attractive place to live, visit and do business in”;
- “Deliver sustainable wastewater treatment across the Island”;

The 2025/2026 Island Plan Update highlights

- Demand on public services is increasing ...especially for health, social care and education.
- Bring forward and implement new strategies e.g. Transport Strategy, Waste Strategy, Energy Strategy, Blue Light Strategy, and
- Sustained priority to see 1000 additional homes occupied and private and public brownfield sites developed.

...and needs to be well-planned and aligned with development and sustainability goals

The draft strategic plan will:

- Include effective policy guidance for aligning development with all necessary infrastructure, services and facilities whether related to 'grey', 'green' or 'social' infrastructure.
- Inform future investment plans for infrastructure enhancements over the longer term. A recent example of this is the new regional sewage treatments works at Peel.
- Address community concerns about the existing infrastructure capacity to support more housing and employment. National and local infrastructure should be in the right place and available when needed.
- Provide coherent policy to help co-ordinate development so the 'vision for place' comprises more than the sum of individual development decisions.
- Consider the options for a long term approach to a Community Infrastructure Levy so that policy is ready for any future implementation.
- Set out a broad approach to the provision of new/replacement police, ambulance and fire infrastructure taking account of the Blue Light Strategy.
- Set out policy guidance for the siting of/provision of new telecommunications infrastructure and apparatus to ensure that it is integral to the design of new development schemes.
- Take account of the Transport Strategy as part of the Island Spatial Strategy work and strategic decision making on the location of new development.
- Take into account the findings of a future airport masterplan - having regard to supporting evidence and future need.
- Take into account any new Street Policy on road design and quality.
- Take account of the long term Regional Sewage Treatment Strategy for the Island and embed this into planning policy along with a clear and workable policy on sustainable drainage systems.
- Take into account the Waste Strategy and forthcoming Strategic Needs Waste Assessment.
- Ensure policy reflects the Energy Strategy in order to achieve reduced emission targets.

ISSUE 4

ENVIRONMENT AND CLIMATE CHANGE

To be more resilient to climate change...

Key references in Our Island Plan

- “Accelerating our Energy Strategy to provide long term security, stability and decarbonisation”;
- “Consciously and proactively investing in the Climate Change Plan, placing sustainability at the heart of the economy”;
- “That social and environmental factors are fully embedded in economic policy-setting”;
- “Making renewable and green energy available for all Island residents and businesses”;
- continue “the regeneration of brownfield sites”;
- “support an overall reduction of 35% in the Island’s greenhouse gas emissions”;
- “Work to unlock the potential of offshore and onshore wind energy”;
- To update the National Strategy on Sea Defences, Flooding & Coastal Erosion

The 2025/2026 Island Plan Update highlights

- The goal to substantially decarbonise the service parts of our economy by 2030
- Ensure planning policies align with climate change targets and initiatives
- Invest in the Climate Change Action Plan 2022-2027 and climate change adaptation including flood management and mitigation.
- Develop both offshore and onshore wind capabilities.

...we need to plan for a net zero future

The draft strategic plan will....

- Update energy policies with specific policy approaches for renewables such as on-shore wind.
- Update policy and guidance on environmental impact assessments.
- Set out national policy for biodiversity net gain arising from new development.
- Provide policy support for the development of a green infrastructure network and/or a nature recovery network - to actively promote the maintenance and restoration of eco-systems across the Island.
- Include revised policy provision for areas in flood risk zones and approaches to better promote flood resilience.
- Set out national policy for the provision of sustainable drainage systems (SuDS) for schemes needing new/replacement surface water drainage.
- Set out national planning policy for active travel infrastructure ensuring it is considered sufficiently early in proposals/design schemes.
- Include a carbon sequestration policy and support ongoing work on a carbon sequestration classification system in support of the Land Management Framework being devised.
- Consider the introduction of policy provision for the management of carbon.
- Make policy provision for proper provision, sequencing and co-ordination of new development so that planned and anticipated investment in infrastructure and utilities is effective and sustainable.
- Strengthen policy on urban design principles and requirements.

Facing the climate change challenge

The Climate Change Act 2021

The Climate Change Act 2021 (CCA21) received Royal Assent on the 14th December 2021. Within the accompanying Schedule, Section 6 requires that the Town and Country Planning Act be amended to ensure that the development plan takes into account the following climate change policies –

- a. the maximisation of carbon sequestration;
- b. the minimising of greenhouse gas emissions;
- c. the maintenance and restoration of ecosystems;
- d. biodiversity net gain;
- e. the need for sustainable drainage systems; and
- f. the provision of active travel infrastructure

Cabinet Office anticipates these elements coming into force as a result of the strategic plan coming forward.

The Climate Change Action Plan 2022

In accordance with S. 17 of the CCA21, the Climate Change Action Plan 2022 was approved by Tynwald in October 2022. The plan contains the policies and proposals to reduce emissions over the next five years, to keep us on track for the interim target of 35% reduction by 2030, 45% reduction by 2035 and net zero by 2050.

Key takeaways from the plan include decarbonised electricity on the Island by 2030, and a minimum of 20MW of locally generated renewables. The plan also aims to protect and enhance our natural carbon stores and biodiversity, by planting more trees, restoring more peatland, and delivering a carbon restoration project for seagrass and saltmarsh.

The forthcoming Transport Strategy is set to deliver a 15% sector reduction in emissions.

Notably, the plan requires that public bodies undertake an independent assessment of climate impacts – to meet their own climate change duty (Clause 21).

Future adaptation to climate change

Testing government decision making for climate change resilience is important. Cabinet Office prepared a Climate Change Resilience Appraisal for the Area Plan for the North and West, and drafted a summary of the key findings.

As part of this process, a number of key findings emerged that are relevant to the Strategic Plan process including -

- Protection of carbon sequestration sites;
- Support for carbon management;
- Need for biodiversity net gain;
- A move towards net zero design, and
- The incorporation of green travel policies within transport policies.

In addition to these measures, the need for area specific policy measures has been identified, see below:



Sequenced Development - future development should be sequenced to align with planned investment in infrastructure and utilities to avoid a situation where, for example, increased energy consumption exceeds the available supply and causes disruption to energy supply regionally. The delivery of future development should also align with planned public sector investment.



Property Flood Resilience - the merits of having such a policy in the Strategic Plan will be considered to ensure that flood resilience is integral to design schemes where appropriate.



Sustainable Drainage (SuDS) - ensuring greener solutions to surface water drainage is important and recent work - now published as part of this preliminary publicity - provides evidence and technical guidance which will be the basis for policy drafting and refinement.



Maughold Head, Maughold, Isle of Man

Part 5

Summary of supporting evidence papers

The fundamental contribution of planning to integrating infrastructure provision is its focus on place which has the potential:

“...to ensure that individual developments come to be planned as part of a broader picture, rather than in isolation from each other. This means that the overall value of what is created, to both the local community and developers, exceeds what would otherwise have been the sum of its individual components”

(Adams and Watkins, 2014, p. 23).

Adams, D and Watkins, C. (2014). The Value of Planning. RTPi Research Report No.5, Royal Town Planning Institute, London

Navigational aid to the preliminary publicity papers

Paper 1: Main Explanatory document



Purpose



Issues

Overview

Paper 2: The spatial strategy



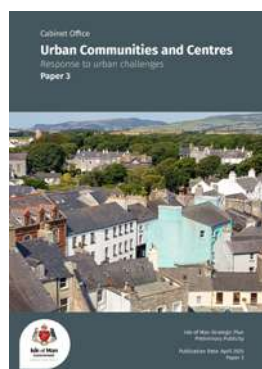
Pattern and distribution of development



Housing

Employment

Topic Papers



Paper 3



Urban Communities



Paper 4



Rural Communities



Paper 5



Climate Responsibilities

PAPER 2

The pattern and distribution of new development

The current spatial strategy approved in 2007 is based on the core principles of centres, links and gateways as a focus for future development and growth, with a presumption against development in the countryside. The scale of development directed to each settlement is proportional, dependent on the 'tier' in which it sits in the settlement hierarchy.

There are a number of basic principles that are likely to be embedded in the Spatial Strategy approach taken for the draft plan - as detailed below:

- The spatial strategy will give clear policy guidance for the overall pattern of development on the Island;
- There will be a vision statement and an updated key diagram;
- There will be a focus on the regeneration of urban areas but where new or expanded settlements are needed, criteria will be set out and evidence referenced;
- Broad housing need (a single figure for the Island) will be set out which may be broken down further as part of the spatial strategy and settlement hierarchy. Government policy set out in Our Island Plan incorporating the economic strategy will influence the spatial strategy in the strategic plan;
- Douglas will continue to have a dominant effect on the whole of the Island since it is the major source of housing and employment, and
- There will be resistance to new isolated dwellings and buildings in the open countryside.

Options for growth - Where should new development go?

In 2023 preliminary publicity, three options were set out asking for preferences on where growth should take place.

The options were

Option 1: Maintain the Status Quo

Growth should be based on the same method as now i.e. proportional using the same hierarchy of settlements;

Option 2: City Focused

Growth should be based on Douglas and the East; and

Option 3: Growth Focused

Growth should be focused in defined growth areas across the wider Island context.

The findings of early research into this topic area highlight the need for a greater focus on brownfield development within existing settlements. A re-categorisation of the existing hierarchy of settlements is also proposed - to support expansion of settlements that are well supported by existing infrastructure. The principle of one or more new settlements should not be ruled out in the future.

Please refer to Paper 2: “The pattern and distribution of development” for more detail on this policy area.

PAPER 3

Urban communities and centres

Our town centres are experiencing a number of challenges - shifting financial and economic conditions, online retailing trends, home working and the availability and retention of experienced and skilled workers are top of the list. This limits business expansion and confidence, which threatens the vitality and viability of our centres. If not carefully managed, a spiral of decline quickly follows on.

There is a clear government commitment to place our city and town centres first and support regeneration. Key points to note are -

- We have a greater understanding of the extent and number of unoccupied urban sites.
- The Manx Development Corporation is setting strong precedents for the re-development of such sites.
- Private sector investment is being supported by the Island Infrastructure Scheme, a funding initiative run by the DfE.

To play its part in this urban revival development management needs to strengthen current policy provision for design and placemaking. New policy provision should aim to maximise the opportunities available to a wide range of stakeholders and be mindful of the surrounding built context - to better understand how positive change can be brought forward.

Collaboration and engagement with key stakeholders and the wider community is vital - to develop a clear Vision for new development which captures the full range of opportunities for all.

There are a number of policy approaches and tools that can help to steer positive change within our built environments over the longer term.

Comprehensive Treatment Areas (CTA's) can serve as an important policy lever to encourage and enable wholesale regeneration of large sites.

Masterplanning greenfield sites or challenging brownfield sites will play a vital role to ensure that new development knits in to the surrounding environment and wider infrastructure network as different phases are built out. It helps to reduce the risks associated with challenging sites and capture a greater number of opportunities.

Design briefs can set clear design principles that need to be addressed at the planning application stage, and design review helps to ensure money is well spent.

Small scale changes to the streetscape can increase footfall and encourage private sector investment that brings vacant buildings back into use, often helping to preserve our most loved historic assets, or reflect them through the sensitive use of materials.

The extent and design of car parking can have a big impact on the quality of the townscape - how best to meet future need?

Please refer to Paper 3: "Urban Communities and centres" for more detail on this policy area.

PAPER 4

Rural communities and the countryside

Strategic Policy 2 is likely to be retained - which restricts development within or adjacent to existing settlements - unless rural exception criteria can be met. A review of the current rural exception clauses in General Policy 3 has been undertaken. Research has focussed on whether the need for rural exception criteria can continue to be justified - and if so, where they should apply.

The Landscape Character Assessment Review has provided a sound basis for this review.

Fresh policy thinking on this matter includes -

- A review of the rural exception policy that allows for agricultural workers' dwellings - to meet genuine agricultural need;
- Whether policy support should remain to allow conversion of redundant buildings to residential purposes? What should be the test for redundancy?
- the future need for replacement dwellings in the countryside - and the appropriate locations for such dwellings;
- a review of the clause relating to development recognised to be of overriding national need - to steer different categories of development to appropriate locations within the countryside.

The announcement of the decision to submit a planning application for the proposed Cair Vie onshore wind farm at Earystane, highlights the progress being made to decarbonise the energy network by 2030.

The progression of an offshore wind farm will require landing infrastructure if the decision is made to secure an electricity supply from this infrastructure. The submission of an application under the Marine Infrastructure Management Act 2016 is imminent.

The strategic plan will need to address the issue of renewable energy, particularly in respect of wind and solar farms, and other forms of renewable energy.

There will be implications arising from this shift to renewable energy - the location for significant infrastructure often coincides with sensitive landscapes and rural locations. Matters will need to be weighed up appropriately in order to facilitate energy generation, storage capacity and distribution.

Research on these topic areas will inform a review of rural exception policies - currently set out in General Policy 3 of the strategic plan - which will feed into a review of the detailed policies that are referenced within each rural exception clause.

Please refer to Paper 4: “Rural communities and the countryside” for more detail on this policy area.

PAPER 5

Our climate responsibilities - embedding the Climate Change Act into development planning

The Climate Change Act 2021 requires that the Town and Country Planning Act 1999 is amended to ensure that the development plan takes into account the six climate change goals - including biodiversity net gain (BNG).

The strategic plan will play a significant role in a successful introduction of climate change policies - which will embed the climate changes goals into decision making across the Island through the planning process.

The work being undertaken in other jurisdictions is helping policy makers on Island work out what is the best fit for the Island and how it will work in practice Cabinet Office have worked with stakeholders to explore:

- **Possible methodologies** - In order to arrive at the best solutions for the Island to achieve it's climate change goals - taking into account existing development management processes and implementation models that could work here;
- **Proportionate policies that take into account the scale of proposed development** - so as not to place an undue burden on smaller developments.
- **Other guidance required alongside the Strategic Plan** - including the status of such documents and the issues to be addressed (such as nationally significant infrastructure projects and other matters);

- **How best to monitor the effectiveness of policies and guidance** - to ensure any elements that are ineffectual are refined in a timely manner.

The strategic plan may not be the right place for detailed methodology; this could be set out in a planning policy statement and/or other policy/ planning application guidance, if required.

Please refer to Paper 5: “Our climate responsibilities - embedding the Climate Change Act into development planning” for more detail on this policy area.

Glossary of terms

Biodiversity Net Gain (BNG)	An approach to development that makes sure habitats for wildlife are left in a measurably better state than they were before the development.
Built Environment Reform Programme	A <i>reform programme</i> set up by Government to deliver a more agile and flexible approach to the stewardship of the built (and natural) environment - to better respond to prevailing circumstances.
Community Infrastructure Levy (CIL)	A charge which can be levied on new development - an important tool that can be used to help deliver the infrastructure needed to support new development.
Infrastructure Delivery Plan	A potential future plan that sets out the infrastructure needed to be delivered over a number of years to support new development.
Net Zero	Net zero means reaching the point where human caused carbon emissions are equal to the emissions being absorbed and stored by plants and habitats.
Objective Assessment of Housing Need (OAHN)	Provides critical analysis of our future housing need and provides the primary evidence base on housing need for the review of the Strategic Plan.
Sustainable Drainage System (SuDS)	Drainage systems that take account of water quality, biodiversity and amenity are collectively referred to as sustainable drainage systems (SuDS).
Town and Country Planning (Use Classes) Order 2019	The Order groups together similar purposes, for which buildings (or other land) may be used, into classes for the purposes of section 6(3)(e) of the Town and Country Planning Act 1999.



Douglas Beach

Appendix One

Data Protection Notice

Where consent by respondents is given, the content of all 'preliminary publicity' response forms and accompanying documents submitted to the department will be collated and made available for public viewing in due course. A Data Protection Impact Assessment has been carried out. All personal data will be redacted before being published.

The personal data you provide is being collected for the purposes of updating the Isle of Man strategic plan in accordance with statute. Personal data includes names, addresses and email addresses, which shall not be included in any future publications associated with this strategic plan review. Where respondents indicate that they do not wish their response to be published, Cabinet Office will only publish responses as part of a larger summary response document.

Where views are submitted on the DOI Draft Manual for Manx SuDS and the CabO draft Planning Policy Statements on SuDS and Flood Risk Assessments, please note that these responses will be shared with the Department of Infrastructure (Flood Management Division).

The responses to this consultation will also be shared with any Inspector(s) appointed to preside over a public inquiry.

The Cabinet Office will be the data controller for this information and it is being collected and processed with your consent. Details will be retained for planning purposes only. Our Privacy Notice can be viewed at: **www.gov.im/CO-privacy**.

For further information on your rights contact the CO Data Protection Officer:
Email: DPO-CabOff@gov.im **Telephone:** +44 1624 686779.

Cabinet Office

Main Explanatory Document

Paper 1