



**Isle of Man
Government**

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Making a Planning Application - A Guide for Applicants: Supplementary Guidance on Economic Issues

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Planning and Building Control Directorate Murray House

Purpose of this document

This guide is intended to help applicants in understanding what economic issues are likely to be material in the planning process and so the information that can be submitted to support a planning application. It is supplementary guidance to that set out within DEFA's publication, "Making a Planning Application - A Guide for applicants". It is not a policy document and is not intended to cover all circumstances.

Introduction

Depending on the site's location, character and land-use designation, various planning policies may be relevant. Any proposed scheme should take into account and address the relevant planning policies – particularly Strategic Objective 3.4 (1-d), Strategic Policies 6-9 and Business Policies 1- 15 of the Isle of Man Strategic Plan 2016. If you are submitting an application relying on specialist advice, your planning agent should be able to advise you on these policies.

The [Isle of Man Economic Strategy](#) (GD No. 2022/0080) was approved by Tynwald in November 2022. The 10-15 Year Strategy seeks to, "...to build a strong and diverse economy, which is sustainable, ambitious and built on firm foundations to provide economic success, rewarding career opportunities and prosperity which positively impacts all residents on the Isle of Man" (Foreword). The strategy is capable of being a material consideration in the determination of planning applications. You may therefore wish to consider if/how your application would contribute to the delivery of the strategy and explain this within your planning submission.

Key Issues

In considering the potential economic impact, you may wish to consider the questions below. You may wish to think about what robust/credible evidence you can provide to support your submission.

Employment Opportunities and Labour Market

This relates to: Strategic Plan Strategic Objective 3.4(a) (To maintain and improve the viability, vitality and diversity of the economy by enabling improved employment opportunities); Business Policy 1 (The growth of employment opportunities throughout the Island will be encouraged provided that development proposals accord with the policies of this Plan) and Economic Strategy Objective 1: Prosperity for people and communities and 2: Prosperity for Business

- Will the development create or safeguard jobs? If so, how many and at what level? How secure are these jobs?
- Will the development help address any existing skills/labour gaps?
- Will the development help to remove any barriers to employment? (skills, transport, childcare etc.)
- Will the development help to grow the economically active population? (including provision of accommodation and – as highlighted in the Economic Strategy - leisure infrastructure or addressing potential hygiene factors, such as education and healthcare)

Supply of Land for Economic Development

This relates to the Strategic Plan Spatial Plan (Chapter 5) and also Business Policies 2, 3, 5, 7, 9 and 11 and the [Employment Land Review](#)

- Will the development result in the loss of land allocated for business/industrial use for another purpose? (e.g. retail or leisure), and if so what is the supply/demand situation in that area?
- Will the development result in the use of land for a generic use when that land might be required for a specialist use (e.g. Airport Technology Gateway)
- Will the development make it easier or harder for nearby land to be developed and/or be likely to create conflicts with existing uses? (*e.g. is it a bad neighbour use on a site being marketed for other purposes, or a use that is more sensitive in a more traditional industrial area*)
- Are there operational (including customers/workforce/logistics) reasons that limit the site choices for the development?
- How footloose is the business and, if highly, how flexible/easy to repurpose is the development?
- Will the business provide/safeguard a local service in a smaller community (*e.g. public house in a village*)
- If the proposal is in a town centre, will it contribute to the vibrancy and vitality of that centre? If the proposal is not in a town centre, could it be and if so, will it undermine the vitality and vibrancy of nearby centres?

Structure of the Economy

This relates to Economic Strategy Objectives 2-4 (Prosperity for business; Resilient and sustainable economy; and Protect and nurture and grow key sectors of the economy)

- Will the proposal adapt & modernise a business in an enabling sectors (Retail, Hospitality, Leisure, Property & Energy)?
- Will the proposal protect/grow a business in an existing key sector (Financial Services, Digital, Production and Visitor Economies – the latter including year-round tourism)?
- Will the proposal create/grow a business in a new sector (knowledge, data and green economies)?
- Will the proposal contribute to Monetising the green economy?
- Will the proposal help an existing business to diversify?
- Will the development be low carbon?

Interaction with other Business

This relates to Economic Strategy Objectives 2-4 (Prosperity for business; Resilient and sustainable economy; and Protect and nurture and grow key sectors of the economy)

- Will the development facilitate other business in reducing their carbon/environmental footprint?
- Will the development create or strengthen any local supply chains? (*will it use or supply other local business?*)
- Will the development contribute to the business infrastructure on-island (services, technology, finance etc.)
- Will the development result in a nett increase in terms of the availability/capacity/robustness of on-island infrastructure?

Other Points

- Are there other published government strategies about the economy that the proposal would contribute to (or undermine)? – if so, how?
- Are there any other published studies/evidence about the economy that are relevant? – if so, how?
- N.B. The potential build costs and construction impacts are unlikely to be a material consideration and, if they are, may be of very limited weight (in the same way that the construction impacts such as noise/dust do not normally weigh against an application).