

Cooil Road Development Order

Statement of Common Ground

Draft One ~~Industrial~~ Employment Land Availability
(comment from Barris Liptrott)

Prepared by INSERT NAME

INSERT DATE August 2010

Comments on this Draft of the document should be returned to Andy Johnstone at Chief Secretary's Office by 31 August 2010.

This statement of common ground includes as track changes the comments received.
Given the nature of the comments common ground has not been able to be reached.

This statement addresses the following areas of common ground:

- 1) 2010 Employment Land Availability (Island Wide, North, South, East and West)
- 2) Latest take up rates 2000-2005 and 2006-2010
- 3) Predicted take up rates

2010 EMPLOYMENT LAND AVAILABILITY UPDATE

The Department of Infrastructure, Planning and Building Control Division updated the 2007 Employment Land Availability Study in 2010.

This study found that

| | |
|--------------------------|--|
| South | |
| Malew | 41.01 |
| Port Erin | 0.00 |
| Port St Mary | 0.00 |
| Castletown | 0.00 |
| Arbory | 0.00 |
| Sub Total – South | 41.01 |
| East | |
| Douglas | 4.44 |
| Braddan | 9.07 |
| Onchan | 2.74 |
| Santon | 0.00 |
| Marown | 0.00 |
| Laxey | 0.00 |
| Lonan | 0.00 |
| Sub Total - East | 16.25 |
| North | |
| Ramsey | 10.29 |
| Lezayre | 0.43 |
| Jurby | 0.00 |
| Andreas | <u>1.36</u> |
| | <i>Need further investigation Comment from Iain Reid</i> |
| Bride | 0.00 |
| Ballaugh | 0.00 |
| Maughold | 0.00 |
| Sub Total – North | (but could be higher) 10.29 12.08 |

| | |
|-------------------------|--------------|
| West | |
| Michael | 0.30 |
| Peel | 7.74 |
| German | 0.00 |
| Patrick | 2.10 |
| Sub Total - West | 10.14 |
| Total | 79.48 |

OUTCOME OF INITIAL COMMERCIAL VIABILITY OF SITES IN THE EAST

The 16.25ha of available land within the Eastern Area of the Isle of Man as identified within the Employment Land Availability Study (ELAS) is taken as the starting point for the assessment of available land.

Each of these sites is highlighted below.

Each of the sites has been reviewed and a recommendation on the commercial deliverability for employment uses has been undertaken resulting in a revised land availability total for the East of the Island. Not agreed without evidence of how such a contended review has been carried out and by whom (Iain Reid)

| Site | Site Size ha (acres) | Status within the ELAS | Commercial deliverability of the site for employment purposes | Site Size following commercial assessment |
|--|----------------------|------------------------|--|---|
| Braddan , Isle of Man Business Park (identified as Braddan 1B in ELAS) | 3.05 (7.5) | Available | Available | 3.05 (7.5) |
| Braddan, Isle of Man Business Park (identified as Braddan 1D in ELAS) | 1.1 (2.7) | Available | Available | 1.1 (2.7) |
| Braddan , Spring Valley Industrial Estate (identified as Braddan 2B in ELAS) | 0.66 (1.6) | Available | Available <u>Not available</u> <u>planning permission granted for retail use (Iain Reid)</u> | 0.66 (1.6) |
| Braddan, Ballakinnish | 4.10 (10.1) | Available | <u>Not available</u> <u>This should</u> | 0.00 |

| | | | | |
|--|---------------------|-----------|--|------------------|
| Nurseries (identified as Braddan 3 in ELAS) | | | <u>still be available (Barris Liptrott)</u> | |
| Braddan, Tromode (identified as Braddan 5B in ELAS) | 0.16 (0.4) | Available | Available | 0.16 (0.4) |
| Douglas, White Hoe industrial estate (identified as Douglas 1B in ELAS) | 0.28 (0.7) | Available | <u>Not available Should be available (Barris Liptrott)</u> | 0.00 |
| Onchan, Tromode Carrs Lane (identified as 1B in ELAS) | 0.20 (0.5) | Available | Available | 0.20 (0.5) |
| Onchan, School Road (identified as Onchan 2A in ELAS) | 2.54 (6.3) | Available | <u>Not available Should be available (Barris Liptrott)</u> | 0.00 |
| Douglas, White Hoe industrial estate (identified as Douglas 12 in ELAS) | 2.56 (6.3) | Available | Available | 2.56 (6.3) |
| Douglas, Middle River industrial estate (identified as Douglas 13 in ELAS) | 1.6 (4) | Available | Available | 1.6 (4) |
| <u>Summerhill Business Park (Site 27B) Comment from Barris Liptrott and Iain Reid</u> | <u>2.03</u> | | | |
| TOTAL | 16.25 (40.1) | | | 9.33 (23) |

If all of the above are taken into consideration this would give 18.28ha of available employment land. However the 0.66ha at Spring Valley Industrial Estate recently received permission on appeal for retail use and will be developed for that purpose.

This reduces the total available employment land in East Area to 17.62ha. (comment from Barris Liptrott)

Conclusions that sites at Braddan Ballakinnish Nurseries, Douglas White Hoe and Onchan School Road all identified as Not Available are not substantiated and thus cannot be agreed. (Iain Reid)

LATEST TAKE UP RATES IN EAST AREA (comment from Barris Liptrott)

Recent take up rates of industrial land in the East have been established through extensive site survey of relevant locations, further supported by analysis of OS maps and aerial photography records.

2000-2005

It is estimated that the take up of industrial land in the East during the five year period 2000-2005 equated to some 16.95 ha (exclusive of the Incinerator/ EFWR site), representing a five year average for 2000-2005 of 3.39 ha per annum. The results of this analysis are independently supported by research undertaken by ECOTEC Research & Consulting Ltd. (2009).

Cannot accept or reject the suggested take up of 16.95ha from 2000-2005 since I have not definitive evidence of this; I therefore cannot agree to this in a Statement of Common Ground. I do not consider that the analysis was independently supported by ECOTEC; rather, they took as read the take-up figures presented in the BGC 2005 study. (comment from Barris Liptrott)

Not agreed. Please produce evidence of independent 'research undertaken' by Ecotec Ltd (comment from Iain Reid)

2006-2010

It is estimated that the take up of industrial land in the East over the four years 2006-2009 equated to approximately 8.5 ha, representing 2.13 ha per annum. Again, the results of this analysis are independently endorsed by work undertaken by ECOTEC Research and Consulting Ltd.

I do not accept the suggested take up figures for 2006-2010 which, again, were not independently endorsed by ECOTEC. It would be better to look at the 2007 and 2010 ELAS to see from these what has been developed in the 3 years since 2007. This shows that, in East Area, 0.20ha has been developed at South Quay, Douglas and 0.47ha developed at the IOM Business Park. (comment from Barris Liptrott)

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Not agreed. Please produce evidence of independent 'research undertaken' by Ecotec Ltd (comment from Iain Reid)

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PREDICTED TAKE UP RATES IN THE EAST (Barris Liptrott)

Based on the above assessment of recent/ historic take up of industrial land, and further combined with a strategic appreciation of economic and business growth

drivers affecting the Island's economy, it is estimated that the demand for industrial land in the East over the next 20 years is as follows:

2010-2020 – 20.2 ha (or 2 ha pa)

2020-2030 – 20.2 ha (2 ha pa)

The assumptions underlying these forecast take up rates have been independently verified and are supported by ECOTEC Research & Consulting Ltd.

Since I do not accept the assessment or the historic take-up figures, or those stated for 2006-2010, I cannot agree to the suggested take up rates. I am not aware of any "strategic appreciation of economic business growth drivers affecting the Island's economy" which might affect take up rates so I cannot agree to this in a Statement of Common Ground.

Again ECOTEC has not verified any of this (Barris Liptrott)

Not agreed. Please produce evidence on which contended demand for industrial land is based. Please also produce evidence of future take up rates that has been independently verified and are supported' by Ecotec. (Iain Reid)

In respect of latest and predicted Take Up rates, if evidence relied on is the Economic Impact Study for Development Order A Final Report for the Isle of Man Department for Trade and Industry (January 2009) then such evidence is not agreed. (Iain Reid)

This document may represent a calculation of available land across the Island, its construction and analysis is very one dimensional, particularly if it is purporting to represent a need or shortfall. The land takeup to 2010 is based on a world economy that no longer exists this factor will impact on the Island. It would be helpful and probably essential in the circumstances that the Department as the administrators of Building Control and Planning produce a parallel document over the same period assessing the movement of employment businesses and the current vacant availability of employment buildings and redevelopment sites. (Henry Kennaugh)