# Department of Infrastructure

## Town and Country Planning Act 1999

# Call for Sites Form

**published on 31 July 2015**

# Employment Land

**Closing Date: All papers and any initial information must be submitted by 5pm on Friday 4th September 2015 to the Planning Policy Team, Department of Infrastructure, Sea Terminal, Douglas, Isle of Man, IM1 2RF**

# A Call for Sites for Employment Land

# The Department of Infrastructure's response to the findings of the Employment Land Review (ELR)

**Background**

The Minister of Infrastructure announced in Tynwald on the 21st July 2015 that the Department intends to explore the potential of using Development Orders to release sites for employment purposes ahead of the Area Plans.

The publication of this form and accompanying public announcement, by way of a Public Notice, represents a 'Call for Sites' for employment land. This exercise will help to identify potential sites which can be brought forward for development via individual 'Development Orders'. This exercise may also help inform the preparation of future Area Plans as well as the ongoing review of the Isle of Man Strategic Plan.

The Department of Infrastrucutre has the ability to make Development Orders under section 8(1) of the Town and Country Planning Act 1999. The reason for exploring the potential of using Development Orders is in response to the recently published Employment Land Review (ELR), which identifies that there is a need for additional employment land, primarily within the East.

The ELR is available at http://www.gov.im/about-the-government/departments/economic-development/employment-land-review/

The Department is, however, extending the Call for Sites to cover the whole of the Island, not just the East. Sites will be carefully assessed against clear criteria and only those sites which are capable of meeting identified economic needs will be progressed.

The Department now invites developers/landowners/agents or others to identify sites which they wish the Department to consider. This Call for Sites will not preclude those same sites being considered as part of the Area Plan for the East or other subsequent Area Plans.

All of the sites put forward by parties (which may include Government) will be judged against a set of assessment criteria contained within a published Site Assessment Framework. This Framework will be used to help score and assess the sites and measure their suitability. The broad site assessment criteria are being published ahead of the final Site Assessment Framework for Employment Land which will be available on or before 14th August 2015.

**The broad criteria are set out below:**

- The location of the site in relation to existing settlements
- The size of the site and general site characteristics
- Compatibility with adjacent land uses
- The level of physical/engineering works required to make the site useable
- The proximity to public transport routes and regularity of service
- Accessibility to the existing highway network
- Impact on landscape character and visual amenity
- Impact on statutory and non-statutory wildlife and nature designations
- Impact on the historic built environment
- Impact on the quality and quantity of agricultural land
- Flooding risk both on or off site
- Risk of contamination and presence of or proximity to hazardous materials
- Site deliverability
- Accessibility to infrastructure and services such as telecommunications, gas, electricity and water
- Contribution to economic development

Please use this Form to make a submission to the Call for Sites exercise to suggest a site for Employment Use. Each suggested site needs to be accompanied by a separate Call for Sites Form and all sites need to be accompanied by a Location Plan and a Site Plan which clearly identify where the site is by a continuous RED line.

## *Section A - Name and address details*
## *Please complete where applicable*

**Q1** **Landowner**

Name of the main landowner .....

PEEL LAND (IOM) LIMITED

BILLOWN MANSION HOUSE
MALEW
BALLASALLA
ISLE OF MAN, IM9 3DL

Address & postcode of the main landowner.....

C/O PEEL DOME
THE TRAFFORD CENTRE
MANCHESTER
M17 8PL

Telephone number(s) .....

C/O AGENT

email address.....

C/O AGENT

**Q2** **Other landowner(s) (use separate sheet if necessary)**

Name.....

1. ISLE OF MAN GOVERNMENT
2. EDEN PARK
C/O HARTFORD HOMES LIMITED

Address & postcode .....

1. GOVERNMENT OFFICE, BUCKS ROAD
DOUGLAS, IM1 3PN
2. MIDDLE RIVER, DOUGLAS, ISLE OF MAN,
IM2 14L

Telephone number (s) .....

1. 01624 685685
2. 01624 631000

email address.....

1. ENQUIRIES@GOV.IM
2. JAMES@HARTFORD.IM

**Q3** **Developer (if different to landowner(s))**

Name .....

Address & postcode .....

Telephone number (s) .....

email address .....

**Q4** **Agent Details (if representing landowner/developer)**

Name .....

MR CONOR VALLELLY
HOW PLANNING LLP

Address & postcode .....

40 PETER STREET
MANCHESTER
M2 5GP

Telephone Number (s) .....

0161 835 1333

email address .....

CONOR.VALLELLY@HOWPLANNING.COM

**Q5** **Please indicate the main point of contact for the Department's records**

*Landowner* ..... ☐

*Developer* ..... ☐

*Agent* ..... X

## *Section B - Site Information*

**Q6** **Site Address/Location of Site (this should be clearly identified by a continuous RED line on a Location Plan as well as a Site Plan, both of which must be submitted with this form)**

COOIL ROAD, BRADDAN - PEEL AND ADJACENT LAND
(SEE ATTACHED SITE LOCATION AND SITE PLANS)

**Q7** **Land Use**

What is site currently used for? .....

AGRICULTURE

**Q8** **Land Use Zoning**

What is the land use designation on the statutory development plan? .....

OPEN SPACE (AGRICULTURE)
BRADDAN PARISH DISTRICT LOCAL PLAN ORDER 1991

**Q9** **Which employment land uses do you envisage the proposed site accommodating? Please tick the appropriate boxes.:**

| | |
|---|---|
| Manufacturing | X |
| Industrial | X |
| Warehousing and Distribution | X |
| Business Park / Technology Park | X |
| Other (Go to Q10 to provide further details) | |

**Q10** **If you have answered "Other" in Q9, please provide further details:**

**Site Size - For sites proposed for Business Park / Technology Park uses, a minimum site size of 4ha is likely to apply. For other sites, a minimum site size of 1ha is likely to apply. This does not preclude smaller sites being considered as appropriate for employment uses either through this process or the Area Plan preparation process.**

**Q11** **Please state the size of the site.** ***Please indicate hectares or acres***

38.6 ACRES

**Q12** **Planning History - Please set out details of any previous/current planning applications on the site:**

VARIOUS APPLICATIONS & PERMISSIONS ASSOCIATED WITH BALLAKINNISH NURSERIES (DATED 1984 - 1996)
REF: 13/91272/C: CHANGE OF USE FROM MARKET GARDEN TO LIGHT INDUSTRIAL FOR STORAGE OF CONSTRUCTION MATERIALS (RETROSPECTIVE, APPLICATION WITHDRAWN)
REF: 14/00689/C: COU OF SITE FROM FORMER MARKET GARDEN TO USE FOR THE STORAGE OF CONSTRUCTION MATERIALS (PERMITTED, 13 JAN 2015)

**Q13** **Ownership Profile - Is the site owned by more than 1 landowner?**

Yes (Go to Q14) [X]
No (Go to Q17) [ ]

**Q14** **Please provide breakdown of land ownership by percentage (%) or by size (ha/acres) (Go to Q13)**

PEEL LAND (IOM) LTD: 16.5 ACRES = 42.8%
IOM GOVERNMENT: 20.3 ACRES = 52.5%
HARTFORD: 1.8 ACRES = 4.6%

**Q15** **Have all of the landowners been notified that a Call for Sites form has been submitted?**

No (Go to Q16) ..... [ ]
Yes (Go to Q17) ..... [X]

**Q16** **If landowners have not been notified, please give reasons:**

**Q17** **Consultation with adjacent landowners - Has there been any consultation with adjacent landowners as part of this Call for Sites exercise?**

Yes (Go to Q18) ..... [X]

No (Go to Q19) ..... [ ]

**Q18** **Please provide details of any consultation with adjacent landowners:**

PEEL LAND CONSULTED WITH EDEN PARK WHO ARE THE OWNERS OF LAND TO THE NORTH. EDEN PARK HAVE SUBMITTED THEIR OWN REPRESENTATION TO THIS CALL FOR SITES EXERCISE.
IT IS CONSIDERED THAT THE PEEL, GOVERNMENT AND EDEN PARK IS SUITABLE FOR EMPLOYMENT RELATED DEVELOPMENT.
PLEASE SEE ATTACHED WRITTEN SUBMISSION FOR FURTHER DETAILS.

**Q19** **Deliverability - When would the site be available for development?**

PLEASE REFER TO ATTACHED WRITTEN SUBMISSION.

**Q20** **Access to infrastructure and services - Does the proposed site require new services or amendments to existing services?**

| | Yes | No |
|---|---|---|
| Telecommunications | X | |
| Gas | X | |
| Electricity | X | |
| Water | X | |

PLEASE REFER TO ATTACHED WRITTEN SUBMISSION

**Q21** **Does the site have direct access to the existing highway network?**

Yes (Go to Q22) ..... X

No (Go to Q23) ..... 

**Q22** **Please specify the road the site has direct access onto:**

PLEASE REFER TO ATTACHED WRITTEN SUBMISSION AND SUPPORTING HIGHWAYS TECHNICAL NOTE

## *Section C - Declarations*

**Q23** **I, the landowner/agent/developer/other (delete as appropriate) confirm that I am aware that as part of the consideration process there may be a requirement to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information provided on this form.**

..... X

**Q24** **I, the landowner/agent/developer/other (delete as appropriate) accept that details of this form and any additional information submitted will be publicised as part of the process and in respect of future phases of consultation on the preparation of any Development Order.**

..... X

**Q25** **I, the landowner/agent/developer/other (delete as appropriate) confirm that I understand that this is a submission for the Call for Sites exercise for Employment Land. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.**

..... X

**Q26** **Please use the checklist below to ensure that you have included all of the information required for each site**

*A completed Call for Sites form* ..... X

*A site plan at a scale of 1:200 or 1:500* ...N.B. SCALE OF 1:2500..... X

*A location plan at a scale of 1:1250 or 1:2500*....N.B SCALE OF 1:25,000..... X
(SCALES AGREED WITH MRS DIANE BROWN (HEAD OF PLANNING POLICY))

**Q27** **Please list all of the documents and plans submitted with this form and ensure they are clearly labelled.**

SUPPORTING WRITTEN SUBMISSION (HOW PLANNING, 4 SEPTEMBER 2015)
COOIL ROAD, BRADDAN, ISLE OF MAN PEEL & ADJACENT LAND OWNERSHIP SITE PLAN (SCALE 1:2500)
COOIL ROAD, BRADDAN, ISLE OF MAN PEEL & ADJACENT LAND OWNERSHIP SITE LOCATION PLAN (SCALE 1:25,000)
PRELIMINARY ADVICE ON HIGHWAYS ACCESS TO LAND OFF COOIL ROAD (A6), BRADDAN, ISLE OF MAN (TTHC, SEPTEMBER 2015)

**If you require further space for your answers, please continue on a separate sheet and clearly indicate which question your additional text relates to.**

# Thank you for your response

**Your site will be considered alongside other sites which have been suggested as part of the Call for Sites exercise. Sites will only progress through to the draft 'Development Order' stage after thorough investigation and site assessment.**

**A shortlist of potential 'development order' sites will not be published until the site assessment process has been completed. There may be a requirement for landowners/developers/agents to provide additional information before the Department confirms which sites are suitable for being taken forward as proposed Draft Development Orders under S.8(1) of the TCPA 1999.**

**Details of the various steps in the Development Order process which the Department intends to follow are set out in the Department's Explanatory Note which is available on the Government website at**

**www.gov.im/callforsites**

**For further information, please contact:**
**Mrs Diane Brown**
**Head of Planning Policy**
**Strategy, Policy and Performance**
**Department of Infrastructure**
**Sea Terminal**
**Douglas**
**Isle of Man IM1 2RF**
**Tel: 685905**
**email: PlanningPolicy.DOI@gov.im**

**HOW Planning LLP**

40 Peter Street
Manchester M2 5GP
0161 835 1333
howplanning.com

Your Ref:
Our Ref: CV/SS/754b

4 September 2015

Planning Policy Team
Department of Infrastructure
Sea Terminal
Douglas
Isle of Man
IM1 2RF

**By E-mail: Planningpolicy.DOI@gov.im**

Dear Sir/Madam

**EMPLOYMENT LAND CALL FOR SITES EXERCISE – SUBMISSIONS ON BEHALF OF PEEL LAND (IOM) LIMITED: SITES SOUTH OF COOIL, ROAD, DOUGLAS**

Further to the Department's call for sites exercise published on 31 July 2015 I enclose two separate site submissions on behalf of our client, Peel Land (IOM) Limited. The two site areas are located to the south of Cooil Road, Douglas. In accordance with the requirements for the exercise please find enclosed in relation to both sites the following information:

- Completed call for sites forms;
- Relevant site and location plans with a continuous red edge boundary identifying the land; and
- A summary statement in response to the criteria contained in the Site Assessment Framework (including appended highways access note).

Peel look forward to further engagement with the Department and I can confirm that additional technical and background information is available and can be provided on request.

I would be grateful for your confirmation of safe receipt and look forward to receiving all future notifications on the call for sites/future assessment process.

Yours faithfully

**Conor Vallelly**
**Associate**
**Direct Dial: 0161 831 5877**
**Mobile: 07780 705 787**

**Planning and Environmental Advisers**

**Partners:**
Gary Halman BSc FRICS MRTPI
Richard Woodford BA (Hons) BSc BTP MRICS MRTPI
Jon Suckley MTCP (Hons) MRTPI
Richard Barton BSc (Hons) MA MRTPI
Fiona Woodford
Julie Halman

**Associates:**
Daniel Brown BA DipTP MRTPI
Keith Jones BA (Hons) MSc MRTPI
Chris Peacock BSc MA CEnv MIEMA
Conor Vallelly MTCP MRTPI

**HOW Planning LLP**
Registered Office: 40 Peter Street, Manchester M2 5GP
Registered in England and Wales Registered Number: OC318465
HOW Planning LLP is a Limited Liability Partnership
Any reference to Partner means a member of HOW Planning LLP

**Email:** conor.vallelly@howplanning.com

cc: Peel Land (IOM) Ltd

Encs: 2 x Site submissions

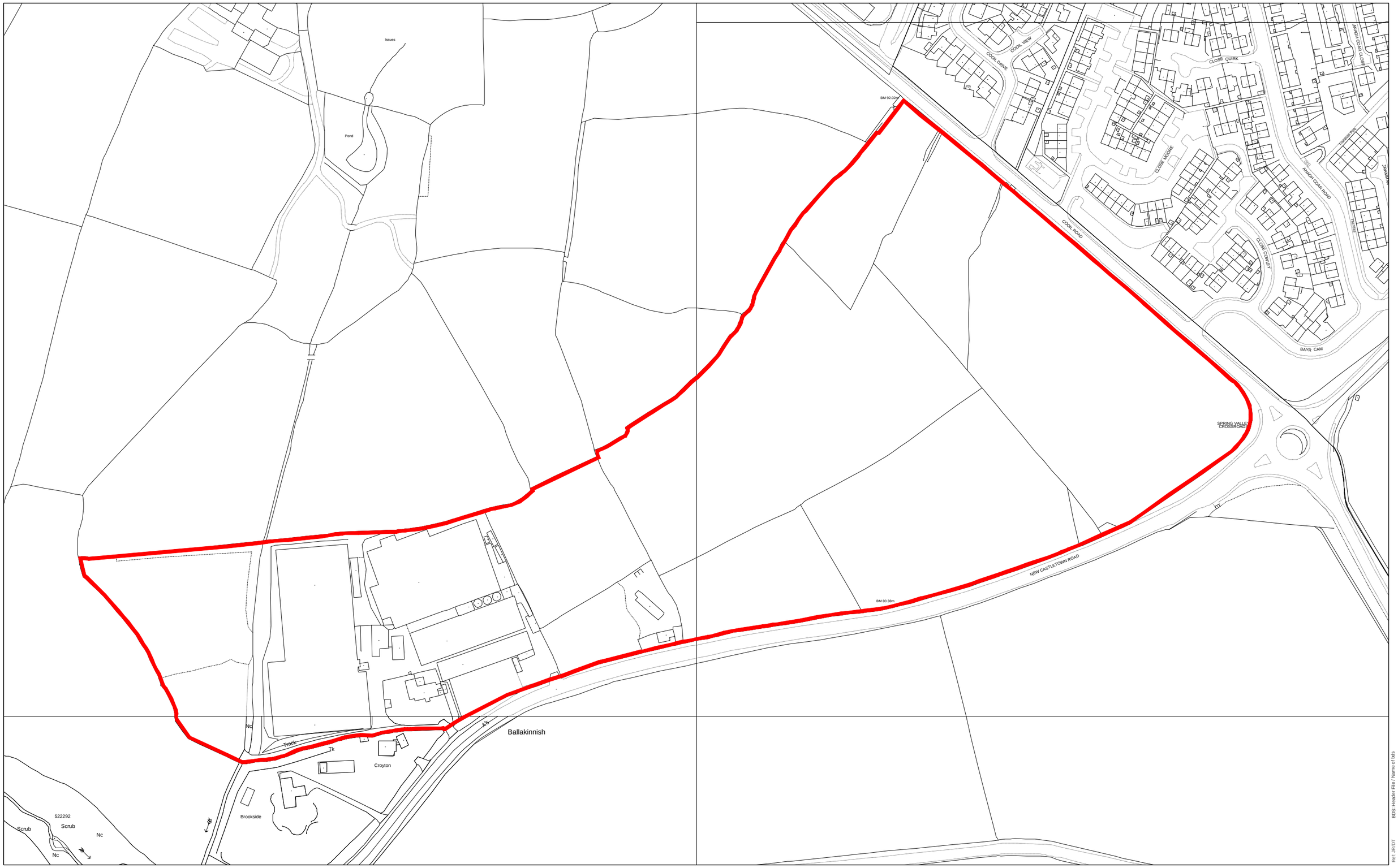
# Cooil Road, Braddon, Isle of Man

Date: 02:09:15

Scale: 1:25000 @ A3

Ordnance Survey

© Crown copyright 2015 OS 100018033




# Cooil Road, Braddon, Isle of Man

Date: 02:09:15

Scale: 1:2500 @ A3

Ordnance Survey

OS MasterMap Imagery Layer has been created using Ordnance Survey's own imagery and imagery from other suppliers. This data may contain imagery data sourced from Getmapping plc imagery data sourced from UK Perspectives Limited and/or imagery data sourced from InfoTerra Limited.

© Crown copyright 2015 OS 100018033

BDS: Header File / Name of bds

Ref: JR/DT

**PRELIMINARY ADVICE ON HIGHWAYS ACCESS TO LAND OFF COOIL ROAD (A6), BRADDAN, ISLE OF MAN**

**SEPTEMBER 2015**

---

1. TTHC has considered the scope to access the land owned by Peel off Cooil Road, Braddan directly from the A6 Cooil Road, in association with the potential development of the land for employment related uses.

2. This assessment has considered the scope in relation to highway design standards and guidance, and the ability to physically provide a new access opposite Cooil Drive. Further work will be undertaken in relation to traffic demands and capacity testing, which will ultimately inform the details of the junction layout.

3. Consideration has been given to the function and nature of the A6 and the presence of existing junctions in the vicinity of land owned by Peel.

4. TTHC has also considered the nature of the existing land uses in the vicinity of the land owned by Peel, and is aware of initial proposals for the potential development of areas around the land owned by Peel, and that such development would also have access requirements.

5. TTHC has concluded that in highway design terms there are no junction spacing issues that would prevent the conversion of the existing A6/Cooil Drive junction to a four arm roundabout (or other form of access junction), in order to serve the land owned by Peel. TTHC is not aware of any other highway related reasons why a new junction in this location would not be acceptable in principle.

6. Subject to capacity testing and detailed design, a new junction layout in this location should be achievable, and would not be prejudicial to highway safety.

**ISLE OF MAN EMPLOYMENT LAND CALL FOR SITES**

**BACKGROUND SUPPORTING STATEMENT**

**ON BEHALF OF PEEL LAND (IOM) LIMITED**

**Introduction**

1.1 These submissions are made on behalf of Peel (IOM) Land Ltd (Peel) in relation to land south of Cooil Road (A6) and north of New Castle Town Road (A5), Douglas. This summary supporting statement has been prepared by HOW Planning on behalf of Peel and provides a specific response to key criteria contained within the Department of Infrastructure Site Assessment Framework for Employment Land published in August 2015. We have not attempted to complete the Framework Assessment documentation as this is a task for the Department however the information contained in this statement and that is provided within the submitted call for sites forms is intended to assist that process. The sub headings in this document have been cross referred to the Framework itself for ease of reference.

1.2 This statement has been prepared to support two separate site submissions in respect of land south of Cooil Road. As can be seen from the enclosed separate representation forms and accompanying site plans, the site submissions relate firstly to land owned entirely by Peel which amounts to approximately 16.5 acres with direct frontage to Cooil Road and secondly a more comprehensive parcel incorporating Peel's land and an additional approximate 22 acres owned by others including the Government. Given the fact that the two sites are effectively contiguous and both immediately adjoin each other, this statement has been provided in duplicate to supplement both call for sites submissions.

1.3 The information contained in this statement demonstrates that both submission sites have excellent potential to be used for employment purposes and to be able to make a substantial contribution to the economic development needs of the Island and are capable of being brought forward through a Development Order. Peel holds further detailed technical information which is available to the Department on request.

**Responses to Section B (Site Assessment Framework Criteria)**

**Site Location and Current Designation/Use**

1.4 The land parcels are approximately 2.5 km south west from the centre of Douglas and are bordered to the northeast by Cooil Road (A6) and to the south by the New Castle Town Road (A5). To the immediate north and west are agricultural fields and beyond this is the Robinsons Foods facility and modern business units at Eden Business Park. At a broader

scale the energy and waste facility at Kewaigue is located on the opposite side of the A5 to the south and immediately to the north of the A6 is an extensive area of suburban housing. In close proximity to the north west are the well established employment and commercial uses within the Spring Valley Industrial Estate and Isle of Man Business Park.

1.5 Peel's ownership comprises predominately open land in use for agriculture. The wider site includes land owned by the Isle of Man Government to the south east and south west corners. The land to the south west is occupied by horticultural buildings accessed from the A5. A further piece of land in the north eastern corner of the wider site is owned by Eden Park, who also own additional land to the north being promoted through the exercise.

1.6 Peel have consulted with Eden Park. Eden Park have submitted their own representations to this call for sites exercise. It is considered that both their land and the Peel land along with other adjacent land owned by the Isle of Man Government is entirely suitable for employment related development.

1.7 In terms of the current designation both sites are located adjacent to the settlement boundary. The Braddan Parish District Local Plan (1991) designates the land as Open Space (Agricultural).

**Suitability of the Site for Employment Use**

1.8 Both site areas are eminently suitable for employment uses. Peel's market intelligence indicates that both sites would be suitable for a range of potential employment uses including manufacturing, industrial, warehouse and distribution and it has strong potential as a business park/technology park location. The sites proximity to Douglas and key road infrastructure in addition to a range of other factors confirms that this is an attractive market location. The 2015 Peter Brett Associates (PBA) Employment Land Review produced for the Government confirms that there is a shortage of employment land and a particular need for land to service the industrial/manufacturing sector, particularly in the East of the Island. It is anticipated that the sites could readily contribute towards this overriding need.

**B8 - Ability to Meet the Government's Economic Objectives**

1.9 Development of the promoted sites for employment will meet the economic objectives set out in the Agenda for Change by providing deliverable opportunities for sustainable economic development and assist in the growth of key employment sectors. This would also be compatible with the Isle of Man Strategic Plan (2007) by delivering economic progress as

part of the Plan's main aims which include the need to "pursue manageable and sustainable growth based on the diversified economy".

1.10 The provision of additional employment development in this location would meet the economic objectives of the Plan by further diversifying the economy and ensuring that sufficient land and property (taking account of its location, size and type) is available and by proactively providing for the needs of businesses (this has been identified in the PBA report as a priority). Development in this location would also be consistent with the spatial strategy with the focus of development in Douglas and given the excellent transport links and sustainable linkages to the surrounding residential areas to the north.

1.11 Given the site's excellent sustainability credentials and appeal to the market it is evident that in bringing forward additional employment development here that the aims of the Government's Vision 2020 would be delivered by continuing the Island's strong economic growth and providing land which can boost the forecasted key sectors including manufacturing and food and drink for example. The PBA report identifies that the availability of suitable and appropriately located employment land will be critical in achieving the Vision 2020 aims and that there is an immediate need for more land in the east. The sites can therefore contribute in a meaningful way towards what PBA describe as the "urgent need for additional employment land in this area".

**Potential for Business Park/Technology Park**

1.12 Both of the areas submitted are above the minimum size threshold of 9 acres (4 hectares). As identified previously the sites have excellent locational accessibility and prominence to the A5 corridor and are in close proximity to Douglas and therefore would meet the site assessment criteria for the preferred location for a business/technology park.

**Responses in relation to Site Assessment Framework Section C: Stage 1**

1.13 Question C1: As highlighted above both site areas are located outside of the settlement boundary (as defined on the Department's draft settlement boundary maps for Douglas and Onchan – Draft Version 1.2 August 2015). Both sites do however abut Cooil Road which forms the southern development boundary to the wider Douglas urban area and the land can therefore be categorised as being at the "outer edge" of Douglas.

**Responses to Section D: Stage 2**

*D1: Compatibility with adjacent land uses*

1.14 Given the mixed use character of the urban area to the north and east comprising a mix of residential development and commercial uses and the separation provided by key road infrastructure it is evident that existing uses on surrounding land would be able to operate in close proximity to the employment uses. Furthermore, further employment development in this location could complement existing uses and acitivites. There are no other particularly sensitive land uses in the vicinity which would cause an issue.

*D2: Prioritisation of Sites that are vacant and do not need substantial physical works*

1.15 Peel's land ownership comprises green field land which would not require substantial physical works as defined in the Site Assessment Framework to achieve an attractive employment development. The wider land holding submission includes previously developed land to the south west however given that there are no major constraints to development in this location or problematic issues with ground levels, Peel do not believe that bringing forward the wider site for employment uses would require substantial physical works as defined and that the work required would be more akin to the physical works description including site clearance, road construction and drainage works. It is acknowledged however that an element of demolition would be required for the wider site, on the assumption that the land occupied by the horticultural buildings is brought forward for employment development and that demolition falls within the "substantial works" definition.

*D3: Encouraging the Use of Public Transport*

1.16 Both sites have excellent public transport access with routes 4/4B running along Cooil Road connecting the site to Douglas and Peel. A total of 8 bus routes run along the A5 directly to the east of the site providing linkages to Douglas and the Airport with a half hourly frequency. There is a bus stop to the immediate north of both land parcels on Cooil Road and within close proximity on the A5. The entirety of the site would fall within reasonable walking distance of an existing bus stop.

*D4: Accessibility to the Existing Road Network*

1.17 Both land parcels are located immediately adjacent to primary distributor roads and have excellent accessibility credentials.

*D5: Is the Site in an Area of High Landscape or Coastal Value and Scenic Significance*

1.18 The 1982 Development Plan indicates that the sites are covered by the High Landscape Value designation. However we note that the Strategic Plan Environment Policy 2 acknowledges that the previous designation system will be superseded by the emerging landscape classification and guidance. The landscape classification has not yet been adopted however Policy 2 contains criteria which permit development where the character and quality of the landscape would not be harmed and where the location for the development is essential.

1.19 It is also of note that landscape matters were considered extensively by the Inspector who considered the previously proposed Development Order for Cooil Road (Report dated 17 December 2010). The Inspector's conclusions indicated that land within the immediate vicinity (which would have been developed for employment as result of the Development Order) could accept new development in landscape terms with suitable mitigation. This indicates that a comparison can be drawn between the previous DO site and the sites now being promoted by Peel given their close relationship and similarities. There have been no changes in circumstances which would amend the conclusions reached by the Inspector and it is evident that through careful design and mitigation that landscape character impacts can be successfully mitigated for. Development of the promoted sites can be achieved in accordance with Environment Policy 2.

*D6: Maintaining Landscape Character*

1.20 As identified above development of both sites could be achieved with minimal impact on existing landscape features and appropriate mitigation can be provided meaning that landscape character does not represent a significant constraint for either land parcel.

*D7: Protecting Visual Amenity*

1.21 The Inspector who considered the previously proposed Development Order did not identify any issues in terms of loss of privacy or overlooking. Similarly this is the case for both land

parcels in terms of visual amenity. Further information on landscaping and visual amenity can be provided on request.

*D8: Protecting the Value of Wildlife Habitat and Species*

1.22 Neither site is identified as having any particular nature conservation value and there are no formal designations in place. Further information on ecology can be provided on request. Work which has been undertaken for Peel identifies that there are no significant ecology constraints to development of the land in question. Any losses of habitat which would occur can be mitigated for through a standard masterplan design exercise and thereafter be implemented.

*D9: Maintaining the Historic Built Environment*

1.23 Development of either site would not have an adverse effect on a Registered Building and its setting or a Conservation Area.

*D10: Protecting the Archaeology and Ancient Monuments*

1.24 There are no Ancient Monuments on ether the site area and whilst intrusive investigations have not been undertaken desktop work suggests that there is unlikely to be any significant archaeological interest.

*D11: Agricultural Land*

1.25 The agricultural grading of the land is currently being investigated and further information on this can be provided on request.

*D12: Minimising the Risk of Flooding*

1.26 Both sites are identified as being of very low risk and are not located within any flood zones.

*D13: Hazardous Land Uses*

1.27 From a desktop review neither the site nor surrounding land is suspected of containing hazardous or contaminated material given the nature of historical uses which have been undertaken.

*D14: Is the Site Deliverable in the short term (within 2 years of approval of Reserved Matters Application?)*

1.28 Peel's ownership is deliverable within the short term and as highlighted previously can provide a valuable contribution towards meeting the Island's pressing economic and employment land requirements. The wider site is also deliverable and a substantial proportion is within the ownership of the Government.

1.29 In terms of experience in delivery, Peel has extensive real estate assets which consist of 836,000m2 of investment property and 13,000 hectares of land for development throughout the UK, with concentrations in the North West of England, the Clyde, Yorkshire and the Medway. This sits alongside a number of overseas opportunities. The breadth of Peel's assets covers industrial premises, offices, retail parks, business parks, leisure venues, residential development and agricultural land. Plans for the next 20 years will deliver an additional 4,500,000 m2 of commercial space and circa 125,000 residential units. Peel has a proven track record of delivering high quality, sustainable developments from the intu Trafford Centre shopping destination, Gloucester Quays Outlet Centre and MediaCityUK to business parks throughout the UK.

*D16: Access to Infrastructure and Services: Does the Proposed Site require new or amended services and are these achievable?*

1.30 Both sites will require new or upgraded connections to telecommunications, gas, electricity, water and will need to have appropriate detailed drainage systems designed to deal with surface and foul flows. None of these requirements have been identified as a constraint to delivery.

1.31 In respect of highways Peel has obtained advice from its specialist highways consultants who have concluded that an additional access point can be achieved from Cooil Road to service development on the Peel owned land taking into account the location of surrounding junctions. This new access would also be able to service the wider site as promoted and would have ample capacity. The conclusions reached by Peel's consultants (as attached to this summary statement – see **Appendix 1**) confirm that this access could be achieved without prejudice to highway safety and that the traffic generation of development would not result in unacceptable impacts on the network.

**Summary**

1.32 In summary, both the sites owned by Peel and the wider ownerships are suitable, available and deliverable for employment development. There are no critical constraints which would prohibit development or early delivery and the sites are highly accessible to the road network and by public transport. Landscape considerations do not present a barrier to development and any impacts on landscape character can be readily mitigated for. Peel would welcome any requests for further information, which should be made in the first instance to HOW Planning.

**HOW Planning**
**September 2015**

This report has been prepared by HOW Planning LLP, with all reasonable skill, care and diligence. The scope of this report is subject to specific agreement and has been prepared solely for the benefit of our Client and should not be relied upon by any other party. Any third parties that use this information do so at their own risk. HOW Planning LLP accepts no responsibility for information contained within this report that has been independently produced or verified.

HOW Planning LLP is a Limited Liability Partnership. Any reference to a Partner means a member of HOW Planning LLP.

Registered Office: 40 Peter Street, Manchester, M2 5GP. Registered in England and Wales. Registered Number: OC318465

## APPENDIX 1: HIGHWAYS NOTE