Report

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Isle of Man Employment Land Development Orders

Site Assessment Findings – Addendum

Site 9 – Land South of Cooil Road

August 2016

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Draft Date: **August 2016**

For and on behalf of GVA Grimley Ltd

1. Introduction

1.1 This report provides an addendum to the May 2016 Site Assessment Findings report produced by Bilfinger GVA.

1.2 Recommendation 2 of the May 2016 Site Assessment Findings report advised that consideration be given to producing an addendum report in respect of Site DO9 following the outcome of the appeal against planning application 15/01186/B, This addendum has completed the assessment of Site DO9 in light of the outcome of the appeal

1.3 The background and methodology to the site assessment process is provided within the May 2016 Site Assessment Findings report.

1.4 The remainder of the addendum report is structured as follows:

- **Section 2, Site Assessment – Site DO9:** This section identifies the scores and information provided by the landowner/ promoter.
- **Section 3, Findings:** This section presents the scores and sites recommended to be taken forward, updated to account for the assessment of Site DO9.
- **Section 4, Recommendations:** The final section of the report provides additional recommendations, in light of the findings of the site assessment exercise for Site DO9.

2. Site Assessment – Site DO9

2.1 The following discusses Site DO9 submitted in response to the 2015 Call for Sites for Employment Land and its performance against the criteria in the Site Assessment Framework. A site assessment matrix is contained at Appendix I.

Background

2.2 The assessment of Site DO9 was not previously finalised due to an ongoing appeal against planning approval ref. 15/01186/B.

2.3 The appeal decision was issued on 2nd June 2016 and granted planning approval for the "*development of a multi-franchise car dealership consisting of two showrooms, an aftersales service building and a valeting building with associated roads, storage, drainage, car parking, landscaping and alterations to highways, including the creation of a roundabout.*"

2.4 Following publication of the appeal decision notice which granted planning approval for part of the original proposal, the site area of Site DO9 has been reduced to 11.87ha to remove the area of land with planning approval for the development of a car dealership. This reduction in site area and the site's assessment on that basis was requested by and agreed with the site promoter.

2.5 The Inspector's Report accompanying the appeal decision for planning application 15/01186/B discussed the compatibility of the proposed car dealership development and states at paragraph 144 that "*I can see no reason why the development of 4ha of that land [20ha to the south of Cooil Road] for the proposed car dealership should be incompatible with the development of the remaining 16ha for employment purposes, perhaps as a business or technology park*".

Site Assessment

2.6 This site area for Site DO9 (excluding the approved car dealership development) has been re-assessed using the Site Assessment Framework as per the methodology applied to assessing Sites DO1-DO8 and DO10-DO14.

2.7 Site DO9 (Land South of Cooil Road) is located adjacent to a settlement and therefore passed the Stage 1 assessment.

2.8 The site scored 42 with no critical constraints having been applied.

2.9 The site's key strengths are considered to be:

- The proximity to existing employment development to the north and south of Cooil Road means any proposed development would be compatible with surrounding uses and protect visual amenity;
- The deliverability of the site – in addition to the recent planning approval granted for a car showroom on the site, the respondent has also provided significant evidence of the advanced stage of the proposals for the site, discussions with potential occupiers and how the scheme would be financially delivered; and
- The site fronts onto Cooil Road, a primary distributor.

2.10 The site's key weaknesses are considered to be:

- The location of a Registered Trees Area within the site;
- The site is located in an Area of High Landscape Value (AHLV);
- The presence of Class 3 agricultural land; and
- The site scores poorly against the flooding criterion as it is located outside of the developed area.

2.11 Professional judgement has been applied regarding the presence of a Registered Trees Area on the site. As outlined below, the respondent has provided evidence that the most valuable trees could be protected and DEFA has approved this approach through planning approval ref. 15/01186/B. As such, the Registered Trees Area is not considered to be a development constraint and the score for criterion D8 was increased to 2.

2.12 The respondent who submitted the site was notified of the outcome and requested to respond with additional details on the sites' deliverability. The promoter's response led to the scoring being increased in recognition that it had been suitably demonstrated that the Registered Trees Area on the site could be preserved and was thus not a development constraint.

2.13 Site DO9 was considered to require substantial physical works (site levelling, utilities infrastructure).

2.14 In light of the above, it is considered that the site has sufficient reasonable potential to meet the shortlisting tests (i.e. it has reasonable potential to be used for employment purposes; be able to make a sufficient contribution to economic development; and be able to be brought forward through a Development Order) and so could be considered for progression to Stage 3 and further investigation.

3. Overall Findings

3.1 The final scores following the completion of the Stage 2 site assessments have been updated to include Site DO9 and are shown below.

Table 2: Site Assessment Findings (Updated August 2016)

Site No.	Score (max = 52)	Site Name	Size (ha)
Sites taken forward to Stage 3 (for further consideration ahead of a draft development order being prepared)			
2	42	Part of Sangster's Field, the Nunnery	1.96
5	42	Sangster's Field, Old Castletown Road, Douglas	3.36
Sites recommended to be taken forward to Stage 3			
9	42	Land south of Cooil Road, Braddan (Option 2) Eden Park Developments ltd	11.87
Sites not taken forward to Stage 3			
4	39	Land to the south of Cooil Road and east of Colooneys Lane	2.42
7	39	Land at Clybane Farm, Vicarage Road, Braddan Dandara	7.00
8	40	Land at Middle Farm, Braddan Dandara	38.65
10	41	Land south of Cooil Road, Braddan (Option 1) Eden Park Developments Ltd	25.83
11	41	Land south of Cooil Road, Braddan (Option 3) Eden Park Developments Ltd	35.94
12	41	Land south of Cooil Road, Braddan (Option 4) Eden Park Developments Ltd	60.66
13	39	Land south of Cooil Road and NW of New Castletown Road (Option 1) Peel Land (IOM) Ltd	6.70
14	39	Land South of Cooil Road and north west of New Castletown Road (Option 2) Peel Land (IOM) Limited	15.6
Sites which failed Stage 1			
1	42	Northern Innovation Centre (old Island Film Studios Site and Baldromma)	20.23
3	42	Land at Ballakinnish, Braddan (DOI)	5.40
6	35	Land at Balladoole Farm, Bride Road, Ramsey (DOI)	4.60

3.2 The site assessment scoring for Sites DO10, DO11 and DO12 have been re-examined following the outcome of the appeal and the grant of planning permission, however none of the site scoring requires amending. The site scores and comments for criterion D16 had been based on the assumption that the roundabout proposed as part of planning approval 15/01186/B would be delivered and so the infrastructure considerations do not require amending.

3.3 As such, it is considered that the revisited site assessment for Site DO9 has no implications for the site assessments previously undertaken for Sites DO10, DO11 and DO12.

4. Recommendations

4.1 The following recommendation is in addition to the recommendations outlined in Chapter 6 of the May 2016 Site Assessment Findings Report.

Recommendation 4

It is recommended that Site DO9 be considered for progression through to Stage 3 and further work carried out to explore its suitability for a DO.

4.2 Overall, the site assessment exercise has demonstrated that Site DO9 (a jointly top scoring site, with Sites DO2 and DO5) has potential to brought forward to meet general employment land need. The ELR (2015) identifies a need for general employment land in the East. Evidence has been provided by the site promoter demonstrating how employment development could be delivered in the short term. Considering taking forward a second site for a DO will provide choice and flexibility for future occupiers (should both DOs be successful). This is particularly key as the recommendation for Sites DO2 and DO5 is for a DO for a business/technology park use linked to the educational covenant on the land, whereas the DO for Site DO9 is proposed for a more general employment use, thus able to meet a wider employment land need.

4.3 Further discussions with the promoters of Site DO9 would be required to determine how much technical evidence is already in place across the site and therefore the extent to which further technical analysis and studies are required. This would have to include a discussion around the costs associated with the preparation of this evidence. We would suggest at this stage that any further technical studies are managed through the DO process rather than by the landowner / site promoter to ensure that we have control over outputs and timescales.

4.4 Discussions should also be held with the site promoter to discuss the proposed uses on the site to ensure these align with the deficit identified within the ELR.

4.5 Before a DO can be progressed on the Island, it is necessary to undertake a number of further actions. Such actions/ work will seek to ensure that any development orders are robust and are clear on how the development would support economic growth and investment on the Isle of Man, particularly in light of the Inspector's findings in relation to the previous unsuccessful DO (ref. Cooil Road Development Order [CRDO]) which was considered at Public Inquiry in November 2010. These were set out in detail in the May 2016 Site Assessment Findings report.

4.6 Prior to any decision to progress with a DO for the site, we would suggest that work is undertaken to update the employment demand figures contained within the ELR, exploring them further to ensure there is support in the evidence base for any DO on site DO9 and that there is no conflict with the emerging Area Plan for the East. As set out in Section 6 of the May 2015 Site Assessment Findings report, a DO is a mechanism to deal with short term problems with employment land, whilst the emerging Area Plan for the East will deal with the long term employment land requirements.

Appendix I
Site Assessment Matrix – Site DO9

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Background												
		A1	A2	B2	B3	B4			B5		B10	B11
Site Number	Site Name	Respondent Name	Landowner Y/N	Site size (ha)	Site location	Current allocation	Allocation Source (policy document)	Current use	Proposed use		B10. Meets min. size for Tech Park? (4ha)	B11. Site could still be effective?
									2012 Use Classes Order	2015 Proposed Use Classes Order		
9	Land south of Cooil Road	Eden Park Developments Ltd	Y	11.87	Land south of Cooil Road (Option 2)	Open space (agricultural), wood, high landscape value and scenic significance	Braddan Parish District Local Plan 1991	Agricultural	Class 5 Class 6 Sui Generis Other – Class 4, Offices; Class 1, petrol station, convenience store, car sales; Sui Generis, nursery/playschool, substation, park, live/work units.	Class F Class G Class I Sui Generis Other – Class A, Sui Generis, Class P: shops, petrol station, car sales, non-residential educational facilities.	Y	n/a

			Site Assessment								
B12	**C1**	**C2**	**D1**		**D2**		**D3**		**D4**		**D5**
B12. Preferred location? (Along A5 Corridor proximate to Douglas or Airport)	**C1. Within settlement?** Y/N	**C2. Abut town or village?** Y/N	**Compatible with adjacent land uses?** 0 - 4	***BGVA Comments on D1***	**PDL / in need of substantial physical work?** 1 - 4	***BGVA Comments on D2***	**Encourage use of public transport?** 1 - 4	***BGVA Comments on D3***	**Accessible via existing road network?** 1 - 4	***BGVA Comments on D4*** *(Assessed using IoM Spatial Strategy Key Diagram p. 28*	**Area of High Landscape / Coastal Value / Scenic Significance?** Y / N
Y	N	Y	4	*Site is a natural extension and in close proximity to existing employment development to north and some to south of Cooil Road. Little to no mitigation would be required to make the proposed development acceptable with regards to adjacent land uses.*	2	*Existing utilities assumed to be readily available through adjacent development south of Cooil Road. Access in place.*	3	*Served by 4, 4B and 21B services.* *Nearest bus stop within 1km of site* *Services have an hourly frequency*	4	*Out of settlement but fronts onto a primary distributor (A24, Cooil Road).*	Y

D6		D7		D8		D9		D10		D11		D12	
Maintains Landscape Character? 0 - 4	***BGVA Comments on D6***	**Protecting Visual Amenity** 1 - 4	***BGVA Comments on D7***	**Protecting valued wildlife habitats / species?** 1 - 4	***BGVA Comments on D8***	**Maintaining historic environment** 0 - 4	***BGVA Comments on D9*** *All information taken from IoM Registered Building*	**Protecting archaeology and Ancient Monuments** 0 - 4	***BGVA comment on D10***	**Protecting high quality agricultural land**	***BGVA Comments on D11***	**Minimising risk of flooding?** 0 - 4	***BGVA Comments on D12***
3	*Greenfield site at top of valley slope. Site within AHLV.*	4	*Adjacent to industrial development. Backdrop of Douglas to east. Some residential to east but set back from road and views interrupted by industrial/retail development to north of Cooil Road*	2	*No statutory designation.* *Contains small Registered Tree Area near Cooil Road.* *Greenfield site and so there is potential for nature conservation value*	4	*No Registered Building in immediate surrounding area.*	4	*No Ancient monuments on site. Archaeological potential unknown.*	2	*Class 3/2 (3 dominant)*	2	*Not within the flood zone and outside developed area*

D13		D14	D15	D16		D17										
Hazardous land uses? 0 - 4	***BGVA Comments on D13***	**Deliverable in short term?** Y = 4; N = 0	**Reason given if not deliverable in ST?**	**New / amended infrastructure required? Is this achievable?**	***BGVA Comments on D16***	**Additional consultation required?** Y/N	**Business Park Potential?** Y/N	**TOTAL SCORE**	**Criteria 1 Critical Constraint** Score 1-4 = N Score 0 = Y	**Criteria 8 Critical Constraint** Score 1-4 = N Score 0 = Y	**Criteria 9 Critical Constraint** Score 1-4 = N Score 0 = Y	**Criteria 10 Critical Constraint** Score 1-4 = N Score 0 = Y	**Criteria 12 Critical Constraint** Score 1-4 = N Score 0 = Y	**Criteria 13 Critical Constraint** Score 1-4 = N Score 0 = Y	**Total No. of Critical Constraints**	**RANK**
4	*Greenfield site, no hazardous uses observed on surrounding land on site visit*	4	n/a	Y	*All infrastructure required except access (new roundabout to be provided through planning permission 15/01186/B). Score assumes roundabout will be delivered*	Y	Y	42	N	N	N	N	N	N	0	1

Appendix II
Site Location Plan – Site DO9

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MAP 1
Map showing the site boundary for Site DO 9 as submitted to the Call for Sites

Legend

Site 9

234000.000000 234500.000000 235000.000000

476000.000000 475500.000000

Site 9
15.26 ha

Scale 1:4,000

0 50 100 200 Meters

Map Ref. GDI/15/41g

This version; v1.1 11th August 2016
Previous versions; None

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MAP 2
Map showing the site boundary for Site DO 9 amended to exclude the development site approved for car showrooms under PA 15/01186/B

Legend

- Site 9
- Site 9 Excluded Area

234000.000000 234500.000000 235000.000000

476000.000000 475500.000000

Excluded Area

Site 9
Revised total
11.87 ha

Scale 1:4,000

0 50 100 200 Meters

Map Ref. GDI/15/41g

This version; v1.1 11th August 2016
Previous versions; None

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