

**Draft Island Development Plan 2015:  
Approach to policy Recommendations of the Employment Land Study 2014**

1.1.1 The Employment Land Study 2014 concludes that forecasted employment land requirements can be substantially delivered through the existing employment land portfolio and makes the following recommendations for a future policy approach to employment land:

**Key Recommendations**

- Safeguard land at Admiral Park to accommodate majority of the forecast new office requirement and seek to improve the existing office stock within the core locations identified in the Main Centres.
- Allow flexibility for change of use away from offices on sites, particularly small scale, which are no longer suitable for such purposes.
- Consolidate industrial/storage & distribution uses onto a few key sites within and around the Main Centres with provision to give a level of protection to these sites for these uses and encourage re-development, intensification and limited extension where appropriate. Elsewhere within and around the Main Centres to facilitate and encourage the redevelopment of existing sites to more viable uses and support existing employment uses in these areas.
- Allow flexibility for change of use away from industry/storage & distribution on sites outside of the core areas identified. However, particular regard should be given to loss of existing sites with good access.
- Ensure flexibility to accommodate a range of employment uses from start-ups to large multinational companies and to enable change of use between employment uses, where appropriate.
- Make provision for new small-scale employment uses within Local Centres, where such provision would support the sustainability of the centre.
- Allow for upgrading of existing employment sites which fall outside of the spatial strategy, whilst retaining the existing scale of use at those sites.
- Safeguard land within and adjoining the airport, as identified for airport related uses.
- Carry forward existing allocations for strategic reserves of employment land designated in the current Rural Area Plan (2005).

1.1.2 The policies and proposals of the draft Island Development Plan, 2015 (the draft Plan) largely follow the recommendation of the Employment Land Study 2014 (ELS). The draft Plan proposes a combination of identified sites and policy approaches to fulfil employment land needs identified in the ELS. The following paragraphs summarise the approach taken in the draft Plan in comparison with the recommendations of the ELS 2014.

Offices in Main Centres and Main Centre Outer Areas

1.1.3 The ELS found that there will be a continued and growing demand for offices over the life of the Plan. The draft Plan makes provision for office development in a number of ways. The majority of provision has been made through the designation of a large site as an Office Expansion Area adjoining the existing office cluster at

Admiral Park. This site at Admiral Park is primarily for the development of large floor plate office accommodation but the policy allows for the consideration of other complementary uses, recognising the surrounding mixed use character of this area. The draft Plan policies positively encourage improvements to the existing stock and enables development of new office accommodation within the Main Centres, in particular within Regeneration Areas and Harbour Action Areas as part of the mixed use redevelopment of these areas when they come forward. This should accommodate the forecast requirements for office use over the ten year life of the Island Development Plan once adopted.

- 1.1.4 Within the Main Centre Outer Areas, with the exception of the Office Expansion Area referred to above, the draft plan policies will not permit new office development on new sites in order to support the role of Main Centres but will ensure that existing office activity can continue through providing support for extension, alteration or redevelopment to meet modern standards, within the constraints of the office site concerned.
- 1.1.5 In light of the forecast growth in requirement, the Environment Department is generally seeking to retain existing office accommodation within Main Centres and Main Centre Outer Areas and encourage redevelopment and upgrading. However the ELS findings highlight that a proportion of the existing portfolio is unsatisfactory and unable to be refurbished to meet modern needs where change out of the sector should be considered. The ELS also highlight the oversupply of small premises (under 250sq.m.) within the portfolio, much of which is likely to be tertiary space, where taking a flexible approach to change of use of these properties would give greater flexibility to enable faster response to the market demands, without impacting significantly on the total provision. As such, the draft Plan makes provision for the change of use out of office within the Main Centres and Main Centre outer Areas where it can be demonstrated that the premises is no longer required by the for offices and cannot be easily upgraded to meet modern requirements or where the premises is small scale (under 250sq.m.)

#### Industry, Storage & Distribution in Main Centres and Main Centre Outer Areas

- 1.1.6 Overall, the ELS findings indicate that as a result of the on-going global decline in manufacturing and loss of Low Value Consignment Relief on exports, the Island is now over-provided with industrial and storage and distribution space and will have a continued declining need over the life of the Plan. However, in managing change in this sector it is recognised that there remains a need to specifically protect some land for industry and storage to ensure suitable land is available that can be readily developed for a range of industrial and storage purposes and to ensure that land is not taken by the higher value uses. The study highlighted it is of particular importance that land protected for industry and storage has good access to the container route between St Peter Port and St Sampson's Harbours known as the Inter Harbour Route. The change of use of isolated industrial or storage sites to other appropriate uses will be acceptable within and around the Main Centres if they are no longer required for industry, storage and distribution.
- 1.1.7 In response, the draft Plan seeks to consolidate industry and storage and distribution uses on four sites designated as Key Industrial Areas together with identified opportunities for expansion of these areas, if needed in the future, to

allow further clustering of industrial/storage type uses and enhancement in the quality of accommodation to meet modern needs. The designation of these sites will be for industrial and storage uses, with sufficient flexibility to enable the sites to accommodate a range of uses from start-up and incubator units to larger businesses, ensuring the draft Plan can accommodate any new industrial sectors that emerge over its lifetime and to respond appropriately to changing economic conditions. The exception to this is the Key Industrial Area at Longue Hougue which is an area intended to accommodate a range of heavy and specialist industrial development and strategic infrastructure, including waste facilities.

- 1.1.8 The policies of the draft Plan also support the change of use from storage and distribution to industry, and vice versa, in order to provide flexibility and to make maximum use of accommodation within these economic sectors providing that there are no unacceptable adverse impacts on surrounding uses.
- 1.1.9 Outside of these Key Industrial Areas and identified expansion areas, within and around Main Centres proposals for industrial uses be supported in limited circumstances where proposals are of a type that could be acceptably located within a Main Centre on upper floors, such as creative industries or is in relation to an industry that has a locational requirement to be located in the Main Centres for its successful operation such as the fishing industry in St Peter Port and St Sampson Harbours or for new industrial and storage type uses where this could be achieved through the conversion of a redundant building and in all cases where the proposed new use would not have any unacceptable adverse impacts either on the amenities of surrounding uses or infrastructure.
- 1.1.10 Generally, outside of the Key Industrial Areas and their identified expansion areas the draft Plan supports the change of use of existing industrial or storage sites to alternative uses within and around the Main Centres where the new use contributes positively to the vitality and viability of the area. The Environment Department considers that the loss of sites through such change of use will be offset by the improved provision within the Key Industrial Areas and their identified expansion areas so that an appropriate supply of industrial land for the future will be maintained.
- 1.1.11 Notwithstanding this, the Environment Department is aware that some stand-alone industrial sites and storage and distribution sites are located with good access to the inter-harbour route, which the ELS highlights as important sites to retain in use. In general, the draft Plan seeks to retain these sites within the industrial and storage and distribution sectors, to only be released for other uses in exceptional circumstances where the accommodation is no longer needed and is incapable of being upgraded to modern standards in a manner that is viable.
- 1.1.12 The Environment Department recognises certain existing industrial and storage and distribution businesses operate on industrial sites or stand-alone sites within and around the Main Centres and will wish to continue to do so over the life of this Plan. Proposals for alterations and extensions to existing industrial and storage and distribution business premises within and around Main Centres will be generally supported where this would not have an unacceptable impact on surrounding uses.

## Local Centres

- 1.1.13 The draft Plan makes provision for limited opportunities for new office, industry and storage uses together with the extension and redevelopment of existing uses within Local Centres, where such proposals contribute and support the sustainable communities and community growth, of a scale appropriate to the Local Centre, which would not undermine the vitality and viability of the Main Centres. Also in the interests of supporting and maintaining the sustainability of the Local Centres, change of use away from employment uses are required to demonstrate they are no longer required for such purposes prior to being considered for an alternative suitable use.
- 1.1.14 Within Local Centres, the draft Plan offers a high degree of flexibility across certain economic sectors and changes of use between office, industrial and storage and distribution uses will generally be supported where this would not have an unacceptable adverse impact on neighbouring uses.

## Outside of the Centres

- 1.1.15 The ELS identifies that there is a range, in terms of both size and type, of existing industrial, storage and distribution and office uses located Outside of the Centres. These have developed over time and some pre-date any strategic approach to land use planning. The ELS recommends that the draft Plan allows for upgrading of existing employment sites which fall outside of the spatial strategy (i.e. are Outside of the Centres), whilst retaining the existing scale of use at those sites. The ELS also recommends that the draft Plan safeguard land within and adjoining the airport, as identified for airport related uses, and that existing allocations for strategic reserves of employment land designated in the current Rural Area Plan (2005) are carried into the draft Plan.
- 1.1.16 The draft Plan generally takes a market demand-led approach to employment sites outside of the centres and provides a high degree of flexibility for existing employment sites and premises by supporting change of use to an alternative use. The Plan also takes forward the recommendations of the ELS to support the continued operation of existing employment sites outside of the centres including extension, alteration or redevelopment, subject to careful consideration of the impacts on the surrounding area.
- 1.1.17 The draft Plan is more restrictive in terms of new employment uses Outside of the Centres, in accordance with the spatial strategy. The draft Plan allows for new offices outside of the centres, but only through the conversion of a redundant buildings. The draft Plan allows for new industrial and storage and distribution uses outside of the centres on redundant glasshouse and brownfield sites and through conversion of redundant buildings where there is a justifiable need for the business to be located outside of the Centres owing to the special nature or requirements of the business operation or there is a lack of suitable alternative sites in the Centres. Generally, this takes forward the support in the SLUP for small businesses whose activities are best located outside of centres or who cannot compete for space in the KIAs.
- 1.1.18 In accordance with the recommendations of the ELS and the specific directions of the Strategic Land Use Plan, the draft Plan carries forward the existing allocations for

strategic reserves of employment land designated in the current Rural Area Plan (2005) at La Villiaze; Les Vardes and Chouet Headland. Les Vardes and Chouet Headland are safeguarded for water storage and stone extraction respectively.

- 1.1.19 In the draft Plan, La Villiaze (a site adjacent to the airport) is designated as a Key Employment Land Expansion Area for industrial and storage and distribution purposes, rather than restricted, as at present under the RAP 2005, to light industrial uses only. This was recommended in the ELS in the interests of flexibility and responding to market demand. A Development Framework will be required for the site.
- 1.1.20 In relation to the Airport, the draft Plan responds to the recommendations of the ELS through enabling policies that allow for development of land within, adjoining and close to the airport for airport related uses. The ELS seeks land to be safeguarded for such uses within airport and an adjoining identified area for expansion. This approach is not taken forward in the draft Plan, favouring instead the policy led approach incorporating a sequential test to allow for consideration of airport related uses on land within the airport first and then if no suitable sites is available to consider land immediately adjoining the airport lands before looking to sites close by the airport for such uses. This approach was taken forward as it provides greater flexibility.