

Extracts from SACIC minutes relating to land acquisition or land access for the purpose of developing the wind farm

SACIC Minutes 18th November 2024

101/24	Onshore Wind – Additional PDF Funding
	The Treasury Minister enquired about the purchase of land. SC commented that this was problematic and questioned DEFA’s valuation of the forest. The issues of valuing the land were discussed, noting that the value of the land included the value of the wood, which would only be known when the trees are harvested and that MUA would have to pay the market value for the wood. SC stated that he was aware that DEFA had submitted a paper on this matter, but was not aware of the content of the paper.

Extracts from Major Project Board minutes relating to land acquisition or land access for the purpose of developing the wind farm

02 August 2024

LS enquired about the land ownership issues that are mentioned in the review. s.30 & s.35

s.40

SDY stated that Treasury is concerned that meeting that date is at risk. s.40

BO'D commented that this is about making all parties aware of the situation and of managing expectations.

21 November 2024

Action: JPL to feedback the below questions to MUA for next meeting

- Can the project team please provide clarity the nature of any access or other agreements required and whether any existing land entry powers support such access.

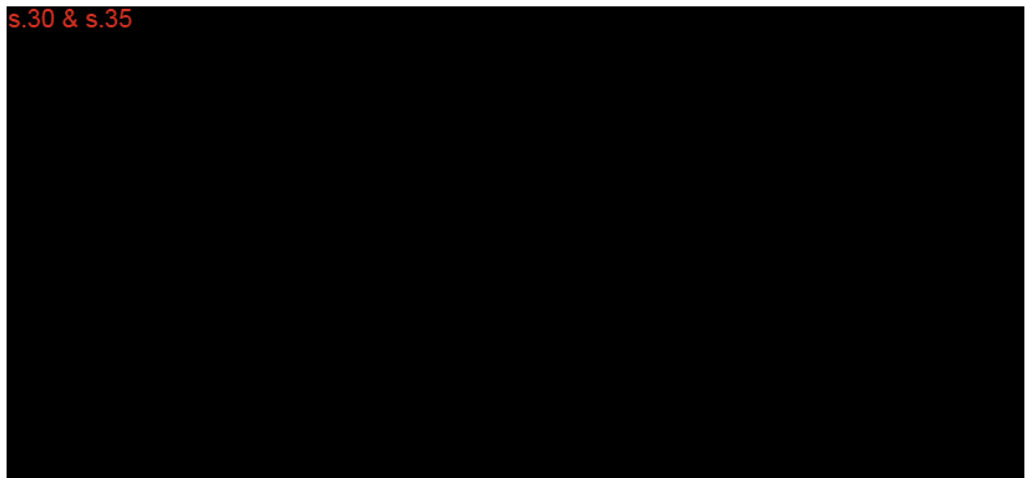
• s.30 & s.35

25 April 2025

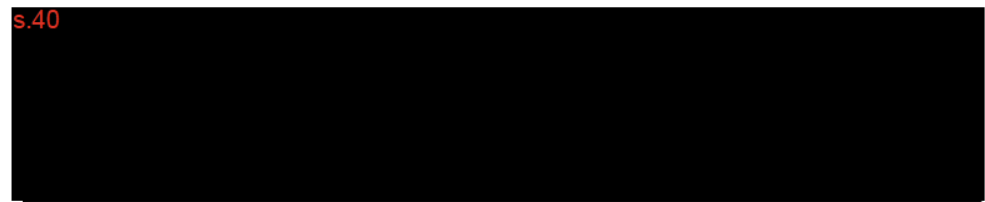
s.30 & s.35

9 June 2025

s.30 & s.35



s.40



Extracts from emails relating to land acquisition or land access for the purpose of developing the wind farm

RE: 24-773 MUA Project Development Fund Bid – Onshore Wind dated 24/12/2024

Can the project team please provide clarity the nature of any access or other agreements required and whether any existing land entry powers support such access.

All land is owned by Isle of Man Government including the land to the north of the plantation adjoining the Sloc. A lease is in place with DEFA to allow surveys to be carried out and a further sale/lease from DEFA will be required should planning permission be obtained.

Manx Utilities also has Statutory powers under the Electricity Act 1996 (EA96) with regards to carrying out surveys on any land providing notice is given. Manx Utilities has given notice to DEFA to carry out this work at certain times across the survey process:

Entry on land for purposes of exploration

10. Without prejudice to any other right of entry, a person authorised in writing by the Authority may, at any reasonable time, enter upon and survey any land for the purpose of ascertaining whether the land would be suitable for use for any purpose connected with the transmission of electricity.

Manx Utilities has Statutory powers with regards to the laying of cables for transmission and generation as is the case. A cable already crosses the only area of land not in Government ownership and Manx Utilities already has rights to maintain, upgrade and refurbish this cable:

5. (1) This paragraph applies where –
- (a) for any purpose connected with the generation, transmission or supply of electricity, it is necessary or expedient for the Authority to install and keep installed an electric line on, under or over any land; and
 - (b) the owner or occupier of the land, having been given a notice requiring it to give the necessary wayleave within a period (not being less than 21 days) specified in the notice –



- (i) has failed to give the wayleave before the end of that period; or
- (ii) has given the wayleave subject to terms and conditions to which the Authority objects.

(2) This paragraph also applies where —

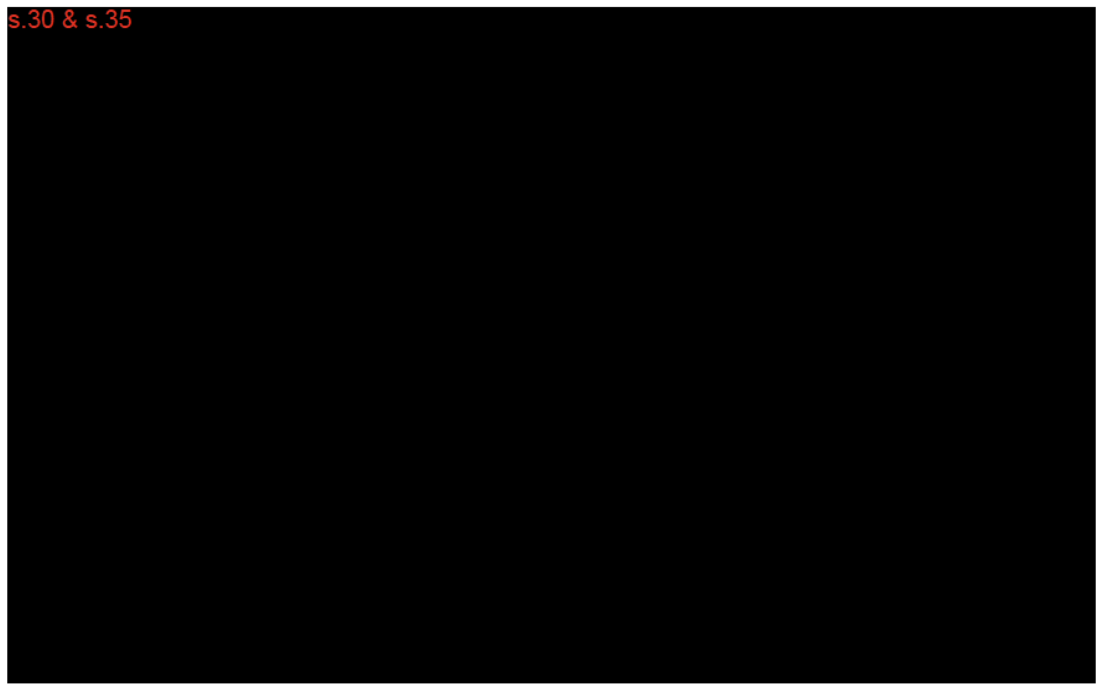
- (a) for any purpose connected with the generation, transmission or supply of electricity, it is necessary or expedient for the Authority to keep an electric line installed on, under or over any land; and
- (b) the owner or occupier of the land has given notice to the Authority under paragraph 7(2) requiring it to remove the electric line.

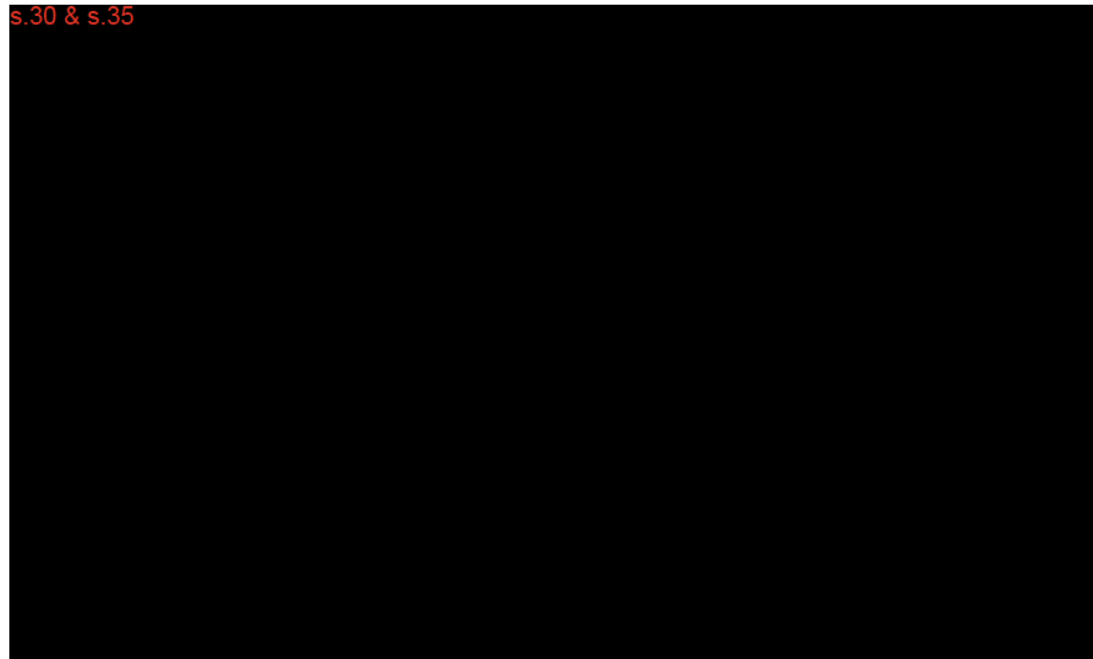
(3) In this paragraph “the necessary wayleave” means consent for the Authority —

- (a) to install and keep installed the electric line on, under or over the land, or
- (b) to keep the electric line installed on, under or over the land,

as the case may be, and to have access to the land for the purpose of inspecting, maintaining, adjusting, repairing, altering, replacing or removing the electric line.

s.30 & s.35





The above three options will be discussed in an upcoming Manx Utilities Energy Transition Programme Board meeting. Options 1 and 2, or 1 and 3 (or 1, 2 and 3), could be carried out in tandem to mitigate risk though Option 2 could have negative publicity.

RE: Onshore wind dated 23/04/2025

Andrew – the report has been prepared by the project manager on the scheme. The 'Project Programme' comments include reference to **s.30 & s.35**

[REDACTED]

I hope this makes sense.

RE: Onshore wind dated 06/05/2025

s.30 & s.35

[REDACTED]

Treasury cut-up: 7th May 2025 – Onshore Wind update dated 09/05/2025

s.30 & s.35

[REDACTED]

477 – Council cut up 15 May 2025 – MU Onshore Wind Project MPB Update dated 20/05/2025

In respect of costs, neither land nor equipment has been purchased therefore expenditure to date has been mainly preparatory.

From: [Sidebottom, Andrew \(Treasury\)](#)
To: s.25
Subject: RE: Earystane valuation
Date: 15 May 2025 16:17:00
Attachments: RE s.30 & s.35 Earystane.msg
image002.png
image003.png

Hi

As per attached we need to understand what works are planned and long term plan for the land to understand what we are assessing.

If the proposal is to harvest trees to allow access and then let them grow back it is very different to if there is total clearance, lots of infrastructure, etc. Whilst it may not affect the valuation of the land as it stands it will affect whether it is deemed a change of use to an extent that justifies charging a market value or nominal transfer value.

DEFA will also need to clarify the position with the access to the area s.30 & s.35

[REDACTED]

I'll stick a Teams meeting in for tomorrow morning if you're about.

Ta

Andrew

From: s.25 @gov.im>
Sent: 15 May 2025 15:45
To: Sidebottom, Andrew (Treasury) <Andrew.Sidebottom@gov.im>
Subject: FW: Earystane valuation

Andrew,

Will have to chat this over. I was wondering over the Earystane Quarry, which is leased by Colas and owned by DOI.

You will know the land better than me.

Thanks,

s.25



s.25

Valuation Office

Financial Governance Division | *Yn Tashtey* | Treasury | 1st Floor Central Government Office | Bucks Road, Douglas, Isle of Man, IM1 3PX |

Tel: +44 (0) 1624 s.25

Email: s.25 @gov.im

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From: Lees, Andrew <Andrew.Lees@gov.im>

Sent: 15 May 2025 14:47

To: s.25 [REDACTED] <[\[REDACTED\]@gov.im](mailto:[REDACTED]@gov.im)>

Subject: Earystane valuation

Good afternoon, s.25

As part of the Onshore Wind Farm Project and the requirement of land from DEFA specifically Earystane Plantation, are you able to please provide a valuation I can share with the MUA. - I have attached a map showing the area.

Please let me know if you need any additional information or if you prefer a different format.

Regards

Andrew Lees

Director of Forestry, Amenity & Lands

Department of Environment, Food and Agriculture

This Slieu Whallian, Foxdale Road, St Johns, Isle of Man, IM4 3AS



From: [Sidebottom, Andrew \(Treasury\)](#)
To: [Lees, Andrew](#); [s.25](#)
Cc: [Lord, Jason](#)
Subject: RE: Great Cringle Park & Earystane
Date: 07 February 2025 08:50:00
Attachments: [image001.png](#)
[image002.png](#)

Morning,

There's nothing we can do then at this stage. We need to know the proposals or we are valuing blind.

If the whole thing was less secretive then it would all be easier to advise upon.

Kind regards

Andrew

From: Lees, Andrew <Andrew.Lees@gov.im>
Sent: 06 February 2025 15:54
To: [s.25](#) <[s.25@gov.im](#)>; Sidebottom, Andrew (Treasury) <[Andrew.Sidebottom@gov.im](#)>
Cc: Lord, Jason <[Jason.Lord@gov.im](#)>
Subject: RE: [s.30 & s.35](#) & Earystane

Hi [s.25](#)

Thank you for your email.

I respectfully disagree with your assessment. The intention of the MUA is to harvest the plantation and return it to heathland, constituting a change of use. Additionally, there is inherent value in the timber to be harvested, which the Department expects to be reimbursed for (unless the MUA purchases it standing).

Finally, I currently do not have information on the specific areas that will be affected by this change, as the MUA has not released that information yet. I will inquire about this and cc you on the correspondence.

Regards

Andrew Lees
Director of Forestry, Amenity & Lands

Department of Environment, Food and Agriculture
Thie Slieau Whallian, Foxdale Road, St Johns, Isle of Man, IM4 3AS



From: s.25 [redacted] <[redacted]@gov.im>

Sent: 04 February 2025 09:23

To: Lees, Andrew <Andrew.Lees@gov.im>; Sidebottom, Andrew (Treasury) <Andrew.Sidebottom@gov.im>

Cc: Lord, Jason <Jason.Lord@gov.im>

Subject: RE: s.30 & s.35 [redacted] & Earystane

Morning Andrew,

We believe that there will be limited areas that will cause a change of use, these need to be fully assessed and defined. The other areas will not be a change of use and therefore under The Financial Regulations – FPN F.03 Disposal of Land & Buildings 8.1 (b) i. The transfers shall be at nominal value if there is to be no change of use;.

Please let me know the areas that will be affected by a change of use and these can be provided with a Market Value.

All the best,

s.25 [redacted]



s.25 [redacted]

Valuation Office

Financial Governance Division | *Yn Tashtey* | Treasury | 1st Floor Central Government Office | Bucks Road, Douglas, Isle of Man, IM1 3PX |

Tel: +44 (0) 1624 s.25 [redacted]

Email: s.25 [redacted] <[\[redacted\]@gov.im](mailto:[redacted]@gov.im)>

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From: Lees, Andrew <Andrew.Lees@gov.im>

Sent: 30 January 2025 13:14

To: Sidebottom, Andrew (Treasury) <Andrew.Sidebottom@gov.im>; s.25 [redacted] <[redacted]@gov.im>

Subject: RE: s.25 & Earystane

Answers below

Regards

Andrew Lees

Director of Forestry, Amenity & Lands

Department of Environment, Food and Agriculture

Thie Slieau Whallian, Foxdale Road, St Johns, Isle of Man, IM4 3AS



From: Sidebottom, Andrew (Treasury) <Andrew.Sidebottom@gov.im>

Sent: 30 January 2025 12:59

To: Lees, Andrew <Andrew.Lees@gov.im>; s.25 @gov.im>

Subject: RE: s.30 & s.35 & Earystane

Hi Andrew

I am sure s.25 will have more questions but a couple from me if I may:

1. s.30 & s.35
[Redacted text block]
2. Is there truly a change of use? If it's not forestry would there still be any permitted tight to construct access roads, hence linking back to the point above? We'll need to know the proposal around timber retention, felling, etc. If the MUA chose not to plant another plantation / let it rewild... then I would argue it's a change of use especially if it opens up the area for more access – of course when it comes to SACIC you are able to say good try and ignore our request... if its not forestry they wouldn't have the right to construct a road un PD – I would point out that if it's a forest road they are wanting so they don't need planning, I suspect the construction crew will not be able to use it to access the site

Out of scope

[Redacted text block]

Device Type	Percentage of Respondents
Smartphone	95%
Tablet	88%
Smartwatch	72%
Smart TV	65%
Smart Home Hub	58%
Smart Car	45%
Smart Thermostat	38%
Smart Light Bulbs	32%
Smart Doorbell	25%

From: Lees, Andrew <Andrew.Lees@gov.im>
Sent: 30 January 2025 11:30
To: s.25 [REDACTED] <[\[REDACTED\]@gov.im](mailto:[REDACTED]@gov.im)>
Cc: Sidebottom, Andrew (Treasury) <Andrew.Sidebottom@gov.im>
Subject: s.30 & s.35 [REDACTED] & Earystane

His.25

Could you please provide a valuation for the following areas?

This information will need to be shared with the MUA.

1. s.30 & s.35
2. Earystane plantation – Labelled 2 – 175 acres.

Additionally, my team of foresters will also assess the plantation according to the Fin Regs considering the change in land use.

Regards

Andrew Lees
Director of Forestry, Amenity & Lands

Department of Environment, Food and Agriculture
Thie Slieau Whallian, Foxdale Road, St Johns, Isle of Man, IM4 3AS



