



**Isle of Man**  
**Government**

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# Area Plan for the East: Preliminary Publicity Site Identification Report

February 2017

Cabinet Office

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# 1. Introduction

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## Purpose of this report

1.1 This report forms part of the Evidence Base for the Area Plan for the East. It summarises the results of the Call for Sites exercise and explains how a process of identifying additional sites has been undertaken. The report goes on to outline which sites qualify for assessment through the Site Assessment Framework (SAF). Such qualification is dependent on a reasoned judgement which splits the long list of sites into the following categories:

- **Category 1** - Sites which do not need to be assessed through the SAF and which can be subsumed within land use designations which reflect the surrounding areas; and
- **Category 2** - Sites which do need to be assessed through the SAF i.e. there are policy decisions to be made about the proposed land use and therefore require a fuller assessment.

## Key Findings

1.2 The main output from this study is a list of potential sites with those that need to be assessed through the SAF identified. An "All Sites" Table forms appendix 1 to this report, and an "All Sites" Map accompanies this report. The key points are summarised below.

- 128 Sites were put forward in response to the Call for Sites. 124 of these sites are considered to be category 2. However, in some cases more than 1 'option' was proposed for a site (i.e. alternative boundaries were submitted or the site was proposed for more than one mutually exclusive use). In such cases each option will be assessed (necessitating an additional 14 assessments).
- 94 additional sites were identified by the Department. 63 of these sites were considered to be category 2. 1 site has 2 options (necessitating an additional assessment).
- Therefore a total of 202 assessments are required (187 sites plus 15 additional options).

## Strategic Policy Context

1.3 The geographical scope of The Area Plan for the East is set out in the Isle of Man Strategic Plan 2016 (hereafter referred to in this document as "the Strategic Plan") and comprises:

- the Borough of Douglas;
- the District of Onchan; and
- the Parishes of Braddan, Garff (Laxey and Lonan Wards only),<sup>1</sup> Marown and Santon.

1.4 The Strategic Plan identifies the Island Spatial Strategy which identifies in broad terms, where new development should be located. The Spatial Policies which support this Strategy identify the Island's settlement hierarchy in terms of the Main Centre, Service Centres, Service Villages and Villages. This hierarchy will be crucial in preparing the Area Plan for the East particularly when it comes to identifying where new development should be located. The key aspects of the Spatial Policies are summarised in box 1.

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<sup>1</sup> The previously separate Parishes of Laxey, Lonan and Maughold have now combined to form the Parish of Garff.

## **Box 1: Summary of Strategic Plan Spatial Policies**

### **Spatial Policy 1:**

The Douglas urban area will remain the main employment and services centre for the Island.

### **Spatial Policy 2**

Outside Douglas development will be concentrated on the following Service Centres to provide regeneration and choice of location for housing, employment and services.

Onchan<sup>2</sup>

Area Plans will define the boundaries of such centres so as to provide a range of housing and employment opportunities at a scale appropriate to the settlement.

### **Spatial Policy 3:**

The following have been identified as Service Villages

Laxey

Union Mills

Area Plans will define the boundaries of such villages so as to maintain and where appropriate increase employment opportunities. Housing should be provided to meet local needs and in appropriate cases to broaden the choice of location of housing

### **Spatial Policy 4:**

In the remaining villages development should maintain the existing settlement character and should be of an appropriate scale to meet local needs for housing and limited employment opportunities. These villages are:

Baldrine

Crosby

Glen Vine

Newtown

Strang

Area Plans will define the boundaries of such settlements so as to maintain their existing character.

### **Spatial Policies 5, 6 and 7 set out:**

The focus of development will be within the defined settlements

The principle gateways to the Island which include Douglas Harbour will be protected and enhanced

Green gaps will be a mechanism used to avoid the coalescence of settlements.

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<sup>2</sup> Onchan is the only settlement in the East identified in this policy.

## 2. Call for Sites

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- 2.1 On 8<sup>th</sup> July 2016, the Cabinet Office launched a 'Call for Sites' for The Area Plan for the East. The original deadline for submissions was 16<sup>th</sup> September 2016 but this was extended to the 23<sup>rd</sup> September 2016. This provided an opportunity for landowners, developers and other interested parties to put forward development sites for consideration. Where sites were put forward more than once or with different options, the site was only counted once.
- 2.2 The publicity which took place as part of the launch (and again as part of the confirmation of the time extension) included the following actions:
- Public Notice (Isle of Man Courier) – and circulated to the DEFA Planning & Building Control's general 'contacts list'
  - News Release
  - Letters to MHKs, MLCs and Local Authorities
  - Letters to those on Cabinet Office's contacts list for the East (those who had registered an interest previously)
  - Memo to Chief Executives of all Government Departments
  - Post on DEFA (Planning & Building Control) Facebook Page
  - Poster in DED (St George's Court) and DEFA Office at Murray House Offices
  - Planning Policy Webpage
- 2.3 As part of the Call, the following information was made available:
- The Call for Sites Response Form ;
  - An Explanatory Note which set out the background to the project;
  - The draft Site Assessment Framework; and
  - Maps showing the geographical scope of the Plan, the areas covered by existing Local Plans as well as the draft Settlement Boundary Maps
- 2.4 The Explanatory Note highlighted key points including those set out below.
- The full scope of the Area Plan for the East had yet been determined.
  - The Department was open to sites being put forward for development for uses other than simply housing or employment e.g. community facilities, education, leisure.
  - There was no size limit for sites which could be put forward, however in the final plan sites could be subsumed into wider designations if appropriate.
  - 'Employment uses' were to be taken as uses as defined in Chapter 9 of the Strategic Plan: light, general and special industrial buildings; storage and distribution; and offices which are corporate headquarters do not involve day-to-day callers.
  - Sites which had previously been put forward as part of the Employment Land Development Order Project (the Call for Sites for which took place in 2015) would need to be resubmitted for consideration as part of the Area Plan for the East.

## 3. Site Coding and Mapping

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- 3.1 A key part of the preparation of any development plan is mapping. Every site put forward through a submission to the Call for Sites has been coded and mapped to form a first draft of the "All Sites" map.
- 3.2 To make it easy to identify sites, each site is given a code. The code system is as follows:
- A letter indicating the Local Authority Area (B = Braddan, D = Douglas, G = Garff, M = Marown, O = Onchan and S = Santon);
  - A letter indicating the type of development (E = Employment, H = Housing, M = Mixed Use and O = Other); and
  - A three digit number representing the type of development in each Local Authority area (so the third housing site to be identified in Braddan would be BH003).
- 3.3 Every Site has been mapped onto a GIS layer. Where more than one option was proposed for a site (for example Option 1 - the entire site and Option 2 – part of the site) the site mapped was the larger area only i.e. Option 1. Option 2 would be coded but not mapped to avoid double counting. Where different uses were proposed for the same site (i.e. Option 1 - to develop for housing and Option 2 - to develop for employment) again each use was given a code but the site only mapped once.

## 4. Identifying additional sites to those mapped and coded via the Call for Sites exercise

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### Sources

- 4.1 The Cabinet Office has carried out work to ensure that, as far as reasonably practicable, all land in the East which has some potential for development has been identified to undergo basic assessment. This section sets out how these 'additional' sites have been identified.
- 4.2 In light of the Strategic Plan Settlement Hierarchy, this work focussed on sites within and abutting the draft existing settlement boundaries for those places named in the hierarchy (see paragraph 1.5). The draft Settlement Boundary Maps (published as part of the Call for Sites) were used to inform this work. These boundaries were identified around the settlements set out above. They are based on the current situation 'on the ground' as at 2015 (i.e. what has been built and excluding allocated but undeveloped land).
- 4.3 Sites have been added to the Call for sites list as a result of
- consideration of correspondence received in response to the Call for Sites (other than submitted site forms);
  - consulting evidence papers (including some unpublished/emerging studies);
  - additional desk-based research; and
  - site visits.
- 4.4 The above methods enabled a number of additional sites to be highlighted which were coded accordingly. No preliminary assessment was undertaken other than to plot/map the site. Where there was a duplication of sites (i.e. highlighted both through the Call for Sites and the above sources) such sites were 'screened out' from being added to the list for they would already be in line for consideration). Again, it was important not to double count or duplicate site details.
- 4.5 New sites which have been identified through this process (i.e. sites which were not identified through the Call for Sites) have been coded and added to the "All-Sites" table and map (see section 3).

### Call for Sites General Correspondence

#### Sites mentioned 'by name only' in Call for Sites Responses

- 4.6 A small number of responses listed possible sites for consideration in the Area Plan for the East i.e. they were identified by name only outside the format of a Respose Form. A number of government owned sites were suggested in this manner.
- 4.7 The sites put forward are set out in appendix 2 and consist of sites identified by:
- the Department of Infrastructure (DOI);

- the Department of Environment, Food and Agriculture (DEFA) including general areas for multi-use forestry/woodland and recreation, amenity and leisure tourism as well as four specific development sites;
- the Fire Service (FS);
- Douglas Borough Council (DBC)
- Santon Commissioners (SC); and
- Sites from members of the public.

4.8 It should be noted that in some cases sites have been put forward for consideration which are not owned by the proposer. Furthermore, a number of sites have been identified as worthy of consideration but without specifying a use, in these cases a use has been proposed by the Cabinet Office having regard to existing and surrounding land uses (where employment is suggested the site is included in appendix 5 – see 'Employment Sites').

4.9 In some cases respondents have suggested land should be protected from development. Where the site has not been identified as a potential development site, this is noted. Where the site has been identified as a potential development site, this is noted but the site would still be considered further (noting that this stage is intended to identify sites for consideration rather than prejudging the outcome of that consideration).

## **Evidence Papers**

### *Residential Land Availability Study*

4.10 The starting point was the Residential Land Availability Study 8 (covering the period from 2001 up to 30<sup>th</sup> June 2015). To this study was added planning approvals up to the 30<sup>th</sup> June 2016 (but the commencement and completion data was not updated). Sites were added other than:

- completed sites;
- sites which had commenced and had less than 3 plots remaining;
- sites with unimplemented planning approval for less than 3 net additional units
- houses outside of areas allocated in existing development plans for development or identified as predominantly residential (existing) (or equivalent); and
- conversions.

4.11 The results of this are set out in appendix 3 (the tables are ordered by Local Authority Area).

4.12 The Area Plan for the East will replace the current development plans as set out below. It is important to note that the above approach means that existing Local Plan allocations are not automatically 'rolled forward' but instead added to the list of sites to be considered.

- the Braddan Local Plan (1991);
- the Douglas Local Plan (1998);
- the Onchan Local Plan (2000);
- the Laxey and Lonan Local Plan (2005); and
- the relevant parts of the 1982 Development Plan.



- 4.13 Similarly, larger sites with Planning Approval are not automatically identified for allocation in the Area Plan for the East. This is because:
- Planning Approvals are not always implemented;
  - The process and considerations for allocations in a Development Plan are different to the determination of a Planning Application; and
  - Planning Approvals have a relatively short period for implementation, whereas a Development Plan allocation lasts until the plan is replaced.

#### Central Douglas Masterplan

- 4.14 The Preliminary Publicity provides an opportunity to further explore the progress made and recommendations set out in the Lower Douglas Masterplan.
- 4.15 Tynwald approved the Masterplan was on the basis that, “the Evidence Base and Project Proposals can be reviewed for inclusion in the Area Plan for the East”. Whilst no decisions have been made on precisely how to reflect the Masterplan in the Area Plan for the East, it is likely that the Area Plan will show the key development sites, identify possible options for development and include Development Briefs where appropriate. Such sites will be supported by assessment reports and evidence.
- 4.16 The Masterplan sets out broad recommendations for the Riverside Gateway (RG) and states, “a number of principles are outlined for the Riverside Gateway, these are set out to highlight the opportunities of how the area could evolve, but at this stage act only as a guide to inform any further work which will evolve during the planning process for the Area Plan for the East”.
- 4.17 It is likely that more detailed work will be necessary for the Riverside Gateway including full assessment of sites which fall within this area.
- 4.18 Appendix 4 lists the sites that fall within the Central Douglas Masterplan Area which involve change/new development. As part of the Area Plan process these sites will be assessed on the basis of the recommendations/preferred development type as set out in the Masterplan which will be informed by any information received in response to the Call for Sites.

#### Employment Sites

- 4.19 Possible employment sites have been identified and summarised in Appendix 5. Sites have been highlighted via the Employment Land Review (2015), site visits and recent planning applications. Unlike housing and mixed-use sites, Appendix 4 includes sites submitted on forms through the Call for Sites process. This is because there are a comparatively small number of sites (although some are relatively large) and some sites are plots within the same business park or industrial estate. Appendix 4 excludes mixed-use sites, however it is noted that mixed-use and/or town centre allocations could contribute towards meeting, in particular, the identified demand for office space.

## **Additional Desk Based Research**

### Land allocated on extant plans where there is uncertainty about future need

4.20 Consideration was given to sites adjoining existing settlement limits and allocated in existing plans for specific development, but not developed, identified through any of the above stages or identified for employment. A review of the Laxey and Lonan Plan, Onchan Plan, Braddan Plan and Douglas Plan have revealed only one site – an 'Education' Allocation to the North of Baldrine. This site will be considered as a potential housing site with the site reference GH031 however checks will be made to ensure that this site is no longer required for education.

### Additional Urban Extension Sites

4.21 Once all of the above sites were mapped, a review of the resulting all-sites map was undertaken to identify any potential urban extension sites which it is considered should be added to the list of sites. This was only carried out for Douglas (as the Main Urban Area) and only considered large areas which abutted settlement boundaries and were adjacent to other potential sites. Five areas were looked at and all but two excluded, as set out below.

- Land to the South of Old Castletown Road has not been proposed. This forms a natural barrier and also slopes upwards and therefore has not been added to the areas for consideration. Ballastowell Farm (North of Vicarage Road). The area between B.H.008 and B.M.006 is an existing farm and therefore has not been added to the areas for consideration.
- The area to the East of the hospital (BM003) has no clear access and is separated from proposed housing to the East (DH011 and DH009) by the river. The area has therefore not been added to the areas for consideration.
- The area to the East of Ballanard Road and the West of submission DM001 has been added as a potential housing site, reference DH057.
- Land to the North of Old Castletown Road and between sites BE010 and DH008. This has been added as a potential housing site (as adjacent to existing housing and opposite a school), site reference BH037.

## **Site Visits**

4.22 A number of site visits were undertaken during the summer of 2016 to inform the mapping work to identify existing land uses. As part of this a number of potential development sites were initially identified and recorded (within existing Settlement Boundaries). Many of these sites were subsequently identified through either the Call for Sites or the other methods of site identification set out under paragraph 4.3. However, where these sites did not come forward via any other means they have formed part of the overall list of sites with potential they have been recorded in Appendix 5.

## 5. Categorising Potential Development Sites

5.1 As referred to in Section 1, a key part of this Report is to explain the decision making process relating to whether sites are assessed through the SAF or subsumed within existing land uses. There are two categories:

**Category 1** - Sites which, due to their location, planning status, size and/or surrounding land use, should be subsumed into an existing land use designation – i.e. there is no policy decision to be made about the suitability of the land use, and the yield of the site can be counted as existing pipeline supply; and

**Category 2** - Sites where there are policy decisions to be made about the proposed land use and therefore require assessment through the Site Assessment Framework.

### Category 1 Sites

5.2 A number of potential development sites for housing due to their size, planning history and/or location do not need to be subject to the Site Assessment Framework. Although they are identified and mapped, it is proposed to subsume these sites into background land designations such as 'Predominantly Residential'.

### Category 2 Sites

5.3 Sites which need to be assessed will be run through the Site Assessment Framework. This process will inform decision making on the identification of 'Proposal Sites' in the Area Plan for the East – initially as part of the draft Plan. The final selection of sites will also be informed by the findings of the study on the cumulative impacts of different growth scenarios.

The general SAF process has four broad steps which are set out below.

- Step 1: Preliminary Screening. This step is used to identify sites which are in clear conflict with the policies of the Strategic Plan and so are removed from further consideration.
- Step 2: The application of Critical Constraints. The concept of Critical Constraints is used as a trigger to identify those sites where the impact of development on the site, or the impact of the site's characteristics on potential development, is such that development would be hindered (and mitigation or compensation is not possible or appropriate). In the interests of clarity, criteria identified as Critical Constraints have been separated into a discreet step which can be used to screen out sites prior to detailed consideration.
- Step 3: Detailed Consideration. The consideration of sites using a combination of site scoring and report writing enables the relative merits of sites (in relation to the policy aspirations set out in the Strategic Plan) to be clearly identified.
- Step 4: Consideration of whether the site is Developable<sup>3</sup>. Those criteria concerned with the availability and viability aspects of whether a site is developable are combined and placed into Step 4, to allow an overall judgement about whether or not a site is developable.

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<sup>3</sup> *Developable sites are those which are potentially acceptable in planning terms and where there is a reasonable prospect that, at the point envisaged, they will be available (i.e. landowner willingness and no competing land uses) and could be viably developed (having regard to issues such as the cost and practicality of access, services and other infrastructure). Deliverable sites are*

## **Groups of Houses in the Countryside**

- 5.4 There are a number of sites which are not in accordance with the Strategic Plan settlement hierarchy (for example housing proposed which is isolated from settlements). Such sites will fail the first step of the Site Assessment Framework (site is within or adjacent to existing settlement boundary of a settlement identified in the Strategic Plan settlement hierarchy).
- 5.5 Some of these houses are potentially 'Groups of Houses in the Countryside' and, rather than being assess against the remainder SAF, will be assessed under a separate report.

# Appendix 1: All Sites Table

Site ID	Site Name	Site Size	Proposed By	CfS Form?	Use	SAF?
BE001	Ballalough, Richmonad Hill, Braddan	1.19	Isle of Man Farmers Ltd.		Employment	Yes
BE002 <sup>4</sup>	Land South of Cooil Road	60.98	Hartford Homes		Employment	Yes
BE003	Part of Bulhenny, Richmond Hill, Braddan	5.55	Partington, Nixon & Kinrade		Employment	Yes
BE004	Kirby Farm Industrial Estate	1.82	Hughes, B.		Employment	Yes
BE005	Land on South side of Cooil Road <sup>5</sup>	2.27	Capital Holdings		Employment	Yes
BE006	Land South of Cooil Road and North of New Castletown Road, Douglas <sup>6</sup>	14.88 <sup>7</sup>	How Planning		Employment	Yes
BE009 <sup>8</sup>	Clybane	8.76	Dandara		Employment	Yes
BE010 <sup>9</sup>	Land at Middle Farm, Braddan	38.39	Dandara		Employment	Yes
BE011	IOM Business Park (ELR-Designated Braddan 1B)	0.47	Cabinet Office	No	Employment	No
BE012	IOM Business Park (CO Suggestion)	1.57	Cabinet Office	No	Employment	Yes
BE013	IOM Business Park (CO Suggestion)	0.42	Cabinet Office	No	Employment	Yes
BE014	IOM Business Park (CO Suggestion)	0.34	Cabinet Office	No	Employment	No
BE015	IOM Business Park (ELR-Designated Braddan 1D)	0.59	Cabinet Office	No	Employment	No
BE016	Tromode/Ballaflletcher (CO Suggestion)	1.3	Cabinet Office	No	Employment	Yes
BE017	Tromode/Ballaflletcher (ELR-Designated Braddan 5A+B+C)	1.52	Cabinet Office	No	Employment	Yes
BE018	Kirby Farm Industrial Estate (ELR-Not Designated Braddan 12)	1	Cabinet Office	No	Employment	Yes
BE019	South Cooil Road (Car Show Room)	3.39	Cabinet Office	No	Employment	No
BE020	Ballaflletcher (Vehicle Test Centre)	0.92	Cabinet Office	No	Employment	No
BH001 <sup>10</sup>	Trollaby Lane, Union Mills	1.82 <sup>11</sup>	Cowley Groves		Housing	Yes

<sup>4</sup> ELDO Sites 9, 10, 11 and 12 (less Car Show Room Site)

<sup>5</sup> Submitted as 2 option (option 2 is for housing - ref. BH29) - therefore needs 2 assessments. ELDO Site 4.

<sup>6</sup> Submitted as 4 options. Option 2 is for only the land owned by the applicant (BE007). BE006 includes Ballakinnish, therefore a 3rd option is Ballakinnish only (BE008). Therefore needs 3 assessments for employment. Part of site BE006 overlaps with BE002 and this has been removed from the site boundary (options 2 and 3 don't overlap as are for smaller parts of the site). ELDO Sites 3, 13 and 14. Submission from DBC which is alternative proposal (Option 4) for housing development (BH036).

<sup>7</sup> This is the size as per the All-Sites Map. The site size as submitted (and to be used as the basis for the Site Assessment) is slight larger but part of the site has been removed on the All Sites Map to avoid an overlap with BE002.

<sup>8</sup> ELDO Site 7

<sup>9</sup> ELDO Site 8

<sup>10</sup> Mapped as the outer edge of plots 1-6 on submitted map but with any overlap of BH031 removed

<sup>11</sup> This is the size as per the All-Sites Map. The site size as submitted (and to be used as the basis for the Site Assessment) is slight larger but part of the site (an access road) has been removed on the All Sites Map to avoid an overlap with BH031.

Site ID	Site Name	Site Size	Proposed By	CfS Form?	Use	SAF?
BH002	Formerly Part of Southampton Farm, Port Soderick	3.78	Cowin, S.		Housing	Yes
BH003	Formerly Part of Southampton Farm, Port Soderick	3.76	Cowin, S.		Housing	Yes
BH004	Ellenbrook Farm	2.31	Carnane Estate Ltd		Housing	Yes
BH005	Head Road, Douglas	7.52	Carnane Farms Ltd		Housing	Yes
BH006	Mount Rule Road West Baldwin	1.70	Turner, C.		Housing	Yes
BH007	Mount Rule, Braddan	2.73	Simcocks Advocates Ltd.		Housing	Yes
BH010	West Baldwin	3.76	Jessup, W.		Housing	Yes
BH011	Mount Rule, Braddan	7.18	Cornerstones Architects Ltd		Housing	Yes
BH012	Mount Rule, Braddan	1.19	Cornerstones Architects Ltd		Housing	Yes
BH013	West Baldwin	2.00	Wilson Consulting Ltd		Housing	Yes
BH014	Quines Hill, Braddan	1.41	Construction Design Ltd		Housing	Yes
BH015	Woodstock and Fairway, Vicarage Road, Braddan	0.48	Forest Homes		Housing	Yes
BH016	Field, Oak Hill, Port Soderick	2.40	Wilson Consulting Ltd		Housing	Yes
BH017	Fields at Port Soderick	15.15	Wilson Consulting Ltd		Housing	Yes
BH018	Land at Ballalough Farms, Union Mills	13.26	Ellis Brown Architects		Housing	Yes
BH019 <sup>12</sup>	Hilltop Nurseries, Vicarage Road, Douglas	0.62	Ellis Brown Architects		Housing	Yes
BH020	The Downs, Union Mills, Braddan	3.14	Hughes, B.		Housing	Yes
BH021	Field at Ballaveare Farm, Old Castletown Road, Port Soderick	1.15	Modus Architects Ltd.		Housing	Yes
BH022	Field off Colooneys road, Braddan	1.70	Ellis Brown Architects		Housing	Yes
BH023	Field off Cronk Bane, Port Soderick	0.16	Newton, P.		Housing	Yes
BH024	Field in Ballamona Estate, Port Soderick	13.96	Wilson Consulting Ltd		Housing	Yes
BH025	Field off Marine Drive, Port Soderick	1.97	Wilson Consulting Ltd		Housing	Yes
BH026	Field off Richmond Hill, Braddan	5.37	Wilson Consulting Ltd		Housing	Yes
BH027	Field off Colooney's Lane, Braddan	1.34	Wilson Consulting Ltd		Housing	Yes
BH028 <sup>13</sup>	Hilltop Nurseries, Mount Rule, Vicarage Road, Douglas	1.92	Ellis Brown Architects		Housing	Yes
BH030	Land South of Ballafletcher Road, Braddan	2.32	Hartford Homes		Housing	Yes
BH031	Camlock, Braddan	20.54	Dandara		Housing	Yes
BH032	Land North of Coronation Terrace, Strang	11.50	Dandara		Housing	Yes

<sup>12</sup> This submission replaces BH008 (same site but later submission from agent)

<sup>13</sup> This submission replaces BH009 (same site but later submission from agent).

Site ID	Site Name	Site Size	Proposed By	CfS Form?	Use	SAF?
BH033	Land at Mount Rule, Braddan	1.50	Dandara		Housing	Yes
BH034	Mannin Infirmary Site	1.46	Cabinet Office	No	Housing	Yes
BH035	Ivy Cottages	0.16	Cabinet Office	No	Housing	Yes
BH037	Land to the North of Old Castletown Road and between sites BE010 and DH008	24.61	Cabinet Office	No	Housing	Yes
BM001	Farmhills, Douglas	TBC	Mairs, J.		Mixed Use	No
BM002	Mount Rule, Braddan	3.95	Cornerstones Architects Ltd		Other	Yes
BM003	Hospital	49.72	Department of Health & Social Care		Other	Yes
BM004	Spring Valley Trading Estate, Cooil Road, Braddan	7.72	Construction Design Ltd		Mixed Use	Yes
BM005	Ellenbrook Farm	0.46	Jamieson, M.		Housing	Yes
BM006	Land adjacent Vicarage Road, Braddan	10.70	Hughes, B.		Housing	Yes
BM007	Land adjacent Lhergy Cripperty Road, Union Mills	3.20	Hughes, B.		Housing	Yes
BO001	Land adjacent Vicarage Road, Braddan	5.90	Hughes, B.		Other	Yes
DBH001	Land North of Braddan Primary School, Braddan Road, Braddan	2.65	Hartford Homes		Housing	Yes
DBH002	Land Off Braddan Road, Braddan	30.23	Hartford Homes		Housing	Yes
DE001	Middle River Industrial Estate	1.66	Mona Development Company Ltd.		Employment	Yes
DE002	Kewaigue, Douglas	2.85	Kaz Ryzner Associates		Employment	Yes
DE004 <sup>14</sup>	Sangster's Field	5.31	Cabinet Office	Yes (part)	Employment	Yes
DE005	Tromode (ELR-Designated Onchan 1B)	0.16	Cabinet Office	No	Employment	No
DE006	White Hoe (ELR-Designated Douglas 1B)	0.29	Cabinet Office	No	Employment	No
DE007	White Hoe (ELR-Not Designated Douglas 12)	1.49	Cabinet Office	No	Employment	Yes
DE008	White Hoe (ELR-Not Designated Douglas 12)	0.32	Cabinet Office	No	Employment	No
DE009	Fire Station, Peel Road	0.47	Cabinet Office	No	Employment	Yes
DE010	Little Switzerland	2.18	Cabinet Office	No	Employment	Yes
DH001	Westmoreland Road, Douglas	2.46	Brillig Investments Ltd		Housing	Yes
DH002	Johnny Wattersons Lane, Douglas	7.00	Kaz Ryzner Associates		Housing	Yes
DH003	Former Brickworks, Ballanard Road, Douglas	0.43	Craig, Mr & Mrs.		Housing	Yes
DH004	31 - 39 South Quay Douglas	0.24	Savage & Chadwick		Housing	Yes

<sup>14</sup> ELDO Site - mapped on boundary of ELDO sites 2 and 5.

Site ID	Site Name	Site Size	Proposed By	CfS Form?	Use	SAF?
			Architects			
DH005	Windsor Terrace, Douglas	0.05	Mills, C.		Housing	No
DH006	Laureston Manor, Douglas	0.16	Knight-Crellin, S.		Housing	Yes
DH007	Laureston Manor, Douglas	0.09	Knight-Crellin, S.		Housing	Yes
DH008	Ellenbrook Estate	5.41	Ellis Brown Architects		Housing	Yes
DH009	Balanard Road, adj. Castle Green	7.75	Hartford Homes		Housing	Yes
DH010	Shee Dy Vea, Ballanard Road, Douglas	0.06	Forest Homes Developments Ltd.		Housing	Yes
DH011	Land at Ballanard Woods	9.27	Dandara		Housing	Yes
DH012	Anacur Lane	0.11	Cabinet Office	No	Housing	No
DH013	Off Anagh Coar Road	0.13	Cabinet Office	No	Housing	Yes
DH015	Corner of Anna Cur Lane	0.45	Cabinet Office	No	Housing	Yes
DH016	Land adj. Anna Cur House	0.60	Cabinet Office	No	Housing	Yes
DH017	Field 524767, Saddle Road	0.32	Cabinet Office	No	Housing	Yes
DH018	Pinehurst Glen	1.16	Cabinet Office	No	Housing	No
DH019	South Quay	0.58	Cabinet Office	No	Housing	Yes
DH020	Westmoreland Road, Douglas	0.54	Cabinet Office	No	Housing	Yes
DH021	South Quay	0.09	Cabinet Office	No	Housing	Yes
DH022	Corner of Cirular Road and Peel Road	0.79	Cabinet Office	No	Housing	Yes
DH023	Demesne Road	0.49	Cabinet Office	No	Housing	Yes
DH025	Fairfield Junior School	0.28	Cabinet Office	No	Housing	Yes
DH026	Masterplan SG1	0.29	Cabinet Office	No	Housing	Yes
DH027	Masterplan SG3	0.13	Cabinet Office	No	Housing	Yes
DH028	Stanley House, Douglas Head	0.08	Cabinet Office	No	Mixed Use	No
DH029	34 Castlemona Avenue	0.01	Cabinet Office	No	Mixed Use	No
DH030	Motorcycle showroom, 11 Castlemona	0.02	Cabinet Office	No	Mixed Use	No
DH031	Block 1, Oakhill	0.22	Cabinet Office	No	Housing	No
DH032	Land between Belmont Hill & Ballakermeen Avenue, Belmont Hill	0.92	Cabinet Office	No	Housing	No
DH033	Vine Villa, 8 Derby Square.	0.08	Cabinet Office	No	Housing	No
DH034	28-30 Derby Square.	0.06	Cabinet Office	No	Housing	No
DH035	Warehouse Store And Lock Up Garages Falcon Cliff Terrace Lane	0.15	Cabinet Office	No	Housing	No
DH036	Tennis Road	0.20	Cabinet Office	No	Housing	No
DH037	Lower Duke's Lane	0.54	Cabinet Office	No	Housing	Yes
DH038	Cronkbourne CC Site	2.18	Cabinet Office	No	Housing	Yes
DH039	Park Rd School & Bowling Green PH	0.84	Cabinet Office	No	Housing	Yes
DH041	Somerset Rd	0.34	Cabinet Office	No	Housing	Yes
DH042	Land at Albany Road and Sartfell Road	0.25	Cabinet Office	No	Housing	Yes
DH043	Reayrt Ny Baie, Albert Terr.	0.09	Cabinet Office	No	Housing	No
DH044	Rotherwood	0.14	Cabinet Office	No	Housing	No



Site ID	Site Name	Site Size	Proposed By	CfS Form?	Use	SAF?
DH046 <sup>15</sup>	Victoria Road Prison and Edale (including Eastcliffe)	1.39	Cabinet Office	No	Housing	Yes
DH048	Glenside	1.21	Cabinet Office	No	Mixed Use	Yes
DH049	Old Rugby Pitch (Glencrutchery Road Playing Fields)	5.04	Cabinet Office	No	Housing	Yes
DH050	Victoria Road	0.36	Cabinet Office	No	Housing	Yes
DH053	Land to the East of Ballanard Rd.	0.62	Cabinet Office	No	Housing	Yes
DH054	Manor Hotel	0.49	Cabinet Office	No	Housing	Yes
DH055	Land at Parkfield bounded by Glencrutchery Road to the SE and Ballanard Rd to the SW	1.11	Cabinet Office	No	Housing	Yes
DH056	Demesne Road / Orry Street, Douglas <sup>16</sup>	0.06	Callow, J.		Housing	No
DH057	The area to the East of Ballanard Road and the West of submission DM001	38.34	Cabinet Office	No	Housing	Yes
DM001	Land North West of Johnny Watterson Lane	13.32	Ellis Brown Architects		Mixed Use	Yes
DM002	Land at Lake Road, Douglas	1.15	Dandara		Housing	Yes
DM003	Loch Promenade - Masterplan SS2	0.42	Cabinet Office	No	Mixed Use	Yes
DM004	Lord Street / Parade Street - Masterplan QS1 and 2	0.52	Cabinet Office	No	Mixed Use	Yes
DM005	Hanover St. School	0.12	Cabinet Office	No	Mixed Use	Yes
DM006	Customs House	0.09	Cabinet Office	No	Mixed Use	Yes
DM007	Masterplan TF1 and TF2	1.94	Cabinet Office	No	Mixed Use	Yes
DM008	Masterplan TF3 and TF6	0.83	Cabinet Office	No	Mixed Use	Yes
DM009	Masterplan MG1 - 4	1.08	Cabinet Office	No	Mixed Use	Yes
DM012	Summerland	1.45	Cabinet Office	No	Mixed Use	Yes
GH001	Ramsey Road	1.78	Wilkinson, P.		Housing	Yes
GH002	Clay Head Road, Baldrine	0.58	Kaz Ryzner Associates		Housing	Yes
GH003	Ballaragh Road, Lonan	0.24	Quilleash, J.		Housing	Yes
GH004	Ballaragh Road, Lonan	0.21	Quilleash, J.		Housing	Yes
GH005	Ballaragh Road, Lonan	0.36	Quilleash, J.		Housing	Yes
GH006	Ballaragh Road, Lonan	0.27	Quilleash, J.		Housing	Yes
GH007	Ballaragh Road, Lonan	0.54	Quilleash, J.		Housing	Yes
GH008	Ballabluff, Pinfold Hill, Laxey	0.32	Barks, R.		Housing	Yes
GH009	Baldhoon Road, Laxey	0.95	Corlett, A. J.		Housing	Yes
GH010	Adjacent to Drumain Farm, Ballaragh Road, Lonan	0.34	Penketh Millar Ltd.		Housing	Yes
GH011	Land at Ballacollister, Laxey	2.15	Clague, N. M.		Housing	Yes
GH013	Field off Baldrine Road, Baldrine	2.20	Ellis Brown Architects		Housing	Yes

<sup>15</sup> Assess as one site with Eastcliffe (previously DH047)

<sup>16</sup> Form has 'employment' as proposed use but in detail states 7 Town Houses or 21 Flats. Therefore re-coded from DE003

Site ID	Site Name	Site Size	Proposed By	CfS Form?	Use	SAF?
GH014 <sup>17</sup>	Field off Baldrine Road, Baldrine	4.7	Ellis Brown Architects		Housing	Yes
GH015	Upper Garden, Briar Dale, south Cape, Laxey	0.22	Samson Design Ltd.		Housing	Yes
GH017	Various Fields	2.91	Newton, P.		Housing	Yes
GH018	Glen Road	0.08	Cabinet Office	No	Housing	No
GH019	Gretch Vane Farm	0.32	Cabinet Office	No	Housing	Yes
GH020	Adj. to Ard Reayrt	1.68	Cabinet Office	No	Housing	Yes
GH021	North of Ramsey Road	0.29	Cabinet Office	No	Housing	No
GH022	Cliffside & End Café, The Promenade	0.07	Cabinet Office	No	Mixed Use	No
GH023	Former Prince's Motors Site, adjacent to MER line & A2 Ramsey Road	0.18	Cabinet Office	No	Housing	Yes
GH024	New Inn, New Road	0.19	Cabinet Office	No	Housing	No
GH025	35 New Road And Adjacent Land.	0.07	Cabinet Office	No	Mixed Use	No
GH026	Adj. to Highfield Drive	1.24	Cabinet Office	No	Housing	Yes
GH027	East of A2	3.80	Cabinet Office	No	Housing	Yes
GH028	Field 614730 Chapel Lane Baldrine Isle Of Man	0.39	Cabinet Office	No	Housing	Yes
GH029	Clay Head Road	0.37	Cabinet Office	No	Housing	Yes
GH031	TBC - Existing Education Allocation	4.37	Cabinet Office	No	Housing	Yes
GM001 <sup>18</sup>	Field off Baldrine Road, Baldrine	5.88	Ellis Brown Architects		Housing	Yes
ME001	Close Veg Glen, Darragh Road, Glen Vine	0.29	Collister, J. & B.		Housing	No
ME002	Ellerslie Depot, Crosby	1.45	Cabinet Office	No	Employment	Yes
MH001	Ballagloney Close, Crosby	4.52	Teare, I. C.		Housing	Yes
MH002	Ballagarey, Glen Vine	3.61	Dandara		Housing	Yes
MH003	Close Jairst Beg, Old Church Road, Crosby	2.60	Ellis Brown Architects		Housing	Yes
MH004	Land at Braaid	10.92	Gilbey Farms Ltd		Housing	Yes
MH005	Clanna Road	0.48	Gilbey Farms Ltd		Housing	Yes
MH007	Near Glenlough Circle. Glen Vine	2.23	Hartford Homes		Housing	Yes
MH008	Field off Glen Vine Road, Glen Vine	0.56	Walmsley, G.		Housing	Yes
MH009	Eyreton Farm, Crosby	2.86	GB Investments		Housing	Yes
MH010 <sup>19</sup>	Eyreton Farm, Crosby	9.06	GB Investments		Housing	Yes
MH011	Field, Peel Road, Greeba	0.67	Nicholson, D.		Housing	Yes
MH012	Field, Ballavitchell Road, Crosby	1.45	Newton, P.		Housing	Yes
MH013	Site off Eyreton Road, Crosby	0.28	Capital Holdings		Housing	Yes
MH014	Eyreton Farm, Crosby	2.63	Forest Homes Projects Ltd.		Housing	Yes
MH015	Land off Ballahutchin Hill	9.65	Hartford Homes		Housing	Yes

<sup>17</sup> Option 1 is whole site. Site is broken down into three areas which are also considered individually (options 2-4 - sites GH032 - GH034)

<sup>18</sup> Option 1 is whole site. Site is broken down into three areas. Option 2 is just Area A for residential (GH012), Option 3 is just Area B for residential (GH035) and Option 4 is Areas A +B for mixed use (GM002)

<sup>19</sup> 2 Options - therefore needs 2 assessment (alternative option coded MH025). MH009 is related but separate.

Site ID	Site Name	Site Size	Proposed By	CfS Form?	Use	SAF?
MH016	Ballavitchel Road, Crosby	2.69	Derbyshire, R.		Housing	Yes
MH017	Lower Ballakelly Farm, Mount Rule	1.90	Penketh Millar Ltd.		Housing	Yes
MH018	Ballabeg, Main Road, Glen Vine	0.70	Cabinet Office	No	Housing	No
MH019	Rear Of 9 And 10 Glen Darragh Gardens,	0.25	Cabinet Office	No	Housing	No
MH020	Off Glen Vine Drive	0.39	Cabinet Office	No	Housing	No
MH021	Part of Ballaglonney Farm, Crosby	1.77 <sup>20</sup>	Cabinet Office	No	Housing	Yes
MH023	West of Greeba Avenue	0.51	Cabinet Office	No	Housing	Yes
MM001	Land at Ballaglonney Farm, Crosby	21.77	Ellis Brown Architects		Mixed Use	Yes
MM002	Land at Ballafreer Farm	29.53	Ellis Brown Architects		Mixed Use	Yes
MO001	Field off Glen Darragh Road, Glen Vine	3.36	Ellis Brown Architects		Other	Yes
OH001	Hillberry Grandstand, Ballacottier Road	0.03	Woodriff, D.		Housing	Yes
OH002 <sup>21</sup>	Bibaloe Moar Farm, Onchan	47.72	Penn, R.		Housing	Yes
OH003	Tennis Courts, Belgravia Road, Onchan	0.39	Onchan District Commissioners		Housing	Yes
OH004	Ashley Road, Onchan	10.19	Onchan District Commissioners		Housing	Yes
OH005	Ballacottier Road, Onchan	6.86	Construction Design Ltd		Housing	Yes
OH006	Field, Abbeylands, Onchan	2.51	Newton, P.		Housing	Yes
OH007	King Edward Bay Golf Course, Onchan	58.5	Peter Brett Associates		Housing	Yes
OH008	Ballakilmartin Farm, Onchan	33.83	Ellis Brown Architects		Housing	Yes
OH009	Former Howstrake Holiday Camp, Onchan	3.61	Allprop Ltd.		Housing	Yes
OH010	1&2 Clypse Moar Ctggs, Clypse Moar Road, Onchan	1.20	Forest Homes Developments Ltd.		Housing	Yes
OH011	Land at Ballachrink	9.90	Dandara		Housing	Yes
OH012	Blackberry Lane, Onchan	1.87	Douglas BC		Housing	Yes
OH013	Adjacent La Serene, Ballacottier Road, Little Mill, Onchan	5.15	Coulter, T. R. W and B. H.		Housing	Yes
OH014	Far End & land adjoining, King Edward Road	0.62	Cabinet Office	No	Housing	Yes
OH015	Bemahague, access off Heywood Drive	0.34	Cabinet Office	No	Housing	Yes
OH016	Former Follies Cabaret Restaurant. Harbour Road	0.45	Cabinet Office	No	Housing	Yes
OH017	West of Summerhill	2.78	Cabinet Office	No	Housing	Yes
OH018	Governor's Road	0.08	Cabinet Office	No	Housing	No
OH019	Off Strathallan Road	1.10	Cabinet Office	No	Housing	Yes
OH020	Furman Road	0.17	Cabinet Office	No	Housing	No

<sup>20</sup> This is the size as per the All-Sites Map. The site size as submitted (and to be used as the basis for the Site Assessment) is slight larger but part of the site (an access road) has been removed on the All Sites Map to avoid an overlap with MM001

<sup>21</sup> 2 Options (option 2 is larger is 47.7 Ha) - therefore needs 2 assessments. Option 1 is to be coded OH022).

Site ID	Site Name	Site Size	Proposed By	CfS Form?	Use	SAF?
OH023 <sup>22</sup>	School Road, Onchan	4.08	Cabinet Office	No	Housing	Yes
OM001	Clypse Farm	120.12	Ellis Brown Architects		Housing	Yes
OO001	Opposite Unity Cottage, Bibaloe Beg Road, Onchan	14.53	Cameron, D. & S.		Other	Yes
SH001	Rheast Lane	0.84	Morgan, L. V.		Housing	Yes
SH002	Ballavale Road, Santon	0.37	Forest Homes Projects Ltd.		Housing	Yes
SH004	Sloping Acres, Santon	4.13	Reeves, R. L. and H.		Housing	Yes
SH005	Oatlands, Santon	25.94	Shacklock, G.		Housing	Yes
SH006	Ballakissack, Moaney Road, Newtown	46.45	Shacklock, G.		Housing	Yes
SH007 <sup>23</sup>	Rear of Lancashire House Site, Main Road Santon	1.60	Martia Ltd		Housing	Yes
SH008	Land to rear of house at Ballavartyn Lodge	1.33	Roberst, C.		Housing	Yes
SH009	Field off Rheast Road, Santon	2.41	Newton, P.		Housing	Yes
SH010	Land at Santon	2.36	Newton, P.		Housing	Yes
SH011	Field off Old Castletown Road, Banehoe, Santon	5.38	Ellis Brown Architects		Housing	Yes
SH012	The Sloping Road/Castletown Road, Santon	0.82	Capital Holdings		Housing	Yes
SH013	Land at Newtown	3.89	Dandara		Housing	Yes
SH014 <sup>24</sup>	Land to the West of New Castletown Road	29.86	Cabinet Office	No	Housing	Yes
SM001	Lower Ballagick Farm, Newtown, Santon	14.15	McKeown, A.		Mixed Use	Yes

<sup>22</sup> Have assumed 15 DPH 2 Options (therefore needs to assessments). Option 2 is for employment (excluding the Triumph site which is existing). Ref. OE001(NE24) - (ELR-Designated Onchan 2A)

<sup>23</sup> 3 Options. SH007 (Option 2) is whole site. SH015 is Option 1 for part Site and SH003 is for a different part.

<sup>24</sup> Commissioners proposed a large area. Parts of this included in other submissions have been removed. SH014 is therefore remaining land

## Appendix 2: Sites from Submissions

Site	Proposer	Recommendation	Site Ref.
Crookall House	DOI (also submission from 3 <sup>rd</sup> Party)	Subsumed into CfS Submission DH001	n/a
Ballacloan Infants School	DOI (also submission from 3 <sup>rd</sup> Party). Supported by DBC.		
Old Nurses Home	DOI (also submission from 3 <sup>rd</sup> Party)		
Finch Hill Bowling Green, Tennis Courts and Basketball Court	Mrs. Paramor – protect as Open Space		
Rotherwood	DOI	Housing	DH044
Glenside	DOI	Housing	DH048
Eastcliffe	DOI	Housing	DH047
Victoria Road Prison	DOI and FS – Combined with Edale Site. Supported by DBC.	Housing <sup>25</sup>	DH046
Edale	DOI - combined with Victoria Road Prison Site		
Somerset Rd	DOI	Housing	DH041
Park Rd School	DOI – Combined with Bowling Green PH. Supported by DBC (School part).	Housing	DH039
Bowling Green PH	DOI – Combined with Park Rd		
Reayrt Ny Baie, Albert Terr.	DOI	Housing	DH043
Fairfield Junior School	DOI. Supported by DBC.	Housing	DH025
Cronkbourne CC Site	DOI	Housing	DH038
Lord St. / Parade St.	DOI	Mixed Use	DM004
Summerland	DOI. Supported by DBC.	Mixed Use	DM012
Hanover St. School	DOI	Mixed Use	DM005
Customs House	DOI	Mixed Use	DM006
Mannin Infirmary Site	DOI	Housing	BH034
Old Rugby Pitch (Glencrutchery Road Playing Fields)	DOI and FS	Mixed Use <sup>26</sup>	DH049
Former Gas Works and Adj. GE	DOI	Employment Site	See appendix 5
Existing Fire Station	FS	Employment Site <sup>27</sup>	See appendix 5
Douglas Golf Course	DBC. Mr. Moore supports retention as open space.	Retain as open space and other uses (assume not a development site)	n/a
Groves Road Playing Fields	DBC - Retain as open space	Retain as open space	n/a
Land to the SW of Ellenbrook Drive	DBC (owned by 3 <sup>rd</sup> party who have put in submission)	Subsumed into CfS Submission DH008	n/a
Ballaughton Nursery	DBC - Potential for recreational use of existing nursery.	SAF not considered necessary given nature of proposal	n/a
Land between Thomas Keig Road, Johnny Watterson's Lane and the Lawn Cemetery	DBC (3.12) - Retain as open space	Noted	n/a
Land bounded by the Borough Allotments, Johnny Waterson's Lane to the SE and E as far as the bend opposite Elder	DBC (3.13) (owned by 3 <sup>rd</sup> party who have put in submission)	Subsumed into CfS Submission DH002	n/a

<sup>25</sup> FS are carrying out separate work to assess suitability as FS, final decision will need to be made on preferred use.

<sup>26</sup> FS are carrying out separate work to assess suitability as FS, final decision will need to be made on preferred use.

<sup>27</sup> FS are carrying out separate work to assess suitability as FS, final decision will need to be made on preferred use.

Site	Proposer	Recommendation	Site Ref.
Grange Nursing Home			
Little Switzerland	DBC	Employment Site	See appendix 5
Land to the East of Ballanard Rd.	DBC (3.16)	Housing	DH053
Land at Parkfield bounded by Glencrutchery Road to the SE and Ballanard Rd to the SW	DBC (3.17)	Housing	DH055
Land at Port-e-Chee between Peel Rd to the South and Tromode Rd to the North	DBC (3.18) – North part only for development (owned by 3 <sup>rd</sup> party who have put in submission). South part retain as open space (not proposed as potential development site).	Subsumed into CfS Submission DBH002	n/a
Kirby Estate	DBC (3.19) – retain as open space	Noted	n/a
Kirby Farm – land to the North of Vicarage Road	DBC (3.20)	Subsumed into CfS Submission BM006	n/a
Carnarne Estate to the South of Old Castletown Road	DBC (3.21) - Retain as open space	Noted	n/a
The Nunnery	DBC (3.22) – support ELDO. Mr. Moore – protect all of Nunnery Park and Garden.	Subsumed into the Employment Land (Development Order) Site	See appendix 5
Land at Albany Road and Sartfell Road	DBC – no map provided.	Housing	DH042
Manor Hotel	DBC	Housing	DH054
Land within Central Douglas Masterplan	DBC – support uses	Various sites (no specific sites highlighted in rep)	See appendix 4
Villa Marina Gardens and Bowling Green	Mr. Moore – protect as open space	Noted - within Masterplan Area	n/a
Nobles Park	Mr. Moore – protect as open space	Retain as OS	n/a
Camlock	Dr. Gawne – objects to development	CfS submission has been received reference BH031	n/a
Laxey (exact location TBC)	MUA - Land for Sewage Plan	noted	n/a
Baldrine (exact location TBC)	MUA - Land for Sewage Plan	noted	n/a
Axnfell	DEFA - May be scope for some small-scale, sensitively designed residential development at the Eastern fringe	Remote from Settlement Boundaries so should not be considered	n/a
Laxey Glenn	DEFA - May be scope for some small-scale, sensitively designed residential development around the fringes of the Glen near the car park an areas and Pavilion	Although potentially adjacent to existing settlement boundary, site is unlikely to be suitable so not considered.	n/a
Molly Quirks	DEFA - May be scope for some small-scale, sensitively designed residential development adjacent to the current residential development	Although potentially adjacent to existing settlement boundary, site is unlikely to be suitable so not considered.	n/a
Port Soderick	DEFA - May be scope for some small-scale, sensitively designed residential development around the Eastern fringe near the car park area	Remote from Settlement Boundaries so should not be considered	n/a
West of New Castletown Road, Santon	Santon Commissioners	Parts of the area have been submitted individually, the remaining area to be assessed for housing.	SH014

# Appendix 3: RLA Sites

## Braddan

*No sites identified*

## Douglas

Application/RLA Ref.	Site / Development	Notes	Recommendation	Site Reference
<b>Planning Approvals – Predominantly Residential Areas</b>				
07/01917/B (and later applications)	Land Adj. Ballanard Farm	21 plots, 3 completed.	Subsumed into CfS Submission DH011	n/a
<b>Planning Approvals – Predominantly Residential Areas</b>				
02/02013/B	Replace existing dwelling with 4 apts. Farm Hill Cottage, Anacur Lane	Expired	Housing	DH012
04/00032/B	6 apts. Stanley House, Douglas Head	Expired	Mixed Use	DH028
04/02117	AiP for 44 dwellings. Former Mylchreest's Garage site, Westmoreland Road	Expired	Housing	DH020
07/02159/A, 11/00435/B	Erection of a 4 apartment block. 34 Castlemona Avenue	Expired	Mixed Use	DH029
07/02160/B	Erection of block of 6 apts. to replace building. Motorcycle showroom, 11 Castlemona	Expired	Mixed Use	DH030
07/02169/B, 14/00615/B	Redevelopment of site to provide 53 residential apts. Former Manx Petroleum Depot & adjoining scrubland, South Quay	Permission extended to 31.03.19	Housing (combined site)	DH019
07/02338/B	Erection of an extension to existing building to create 6 additional apts. Block 1, Oakhill	Expired	Housing	DH031
07/02387/B	19 dwellings. Land between Belmont Hill & Ballakermeen Avenue, Belmont Hill	Later app. 08/01297/A approved for 10 dwellings on site (also expired).	Housing (undeveloped part only)	DH032
08/00221	Construction of building to provide 33 apartments. Factory And Premises, 40 South Quay	Not started	Housing (combined site)	DH019
13/91226/B 13/01227/CON	Demolition of existing buildings and construction of four duplex apartments. Vine Villa, 8 Derby Square.	Not started	Housing	DH033
13/91152/B	Demolition of existing garage building and erection of a block of seven apartments. 28-30 Derby Square.	Not started	Housing	DH034
14/01034/B	Erection of a block of eight apartments with landscaping and parking to replace existing buildings, Warehouse Store And Lock Up Garages Falcon Cliff Terrace Lane Douglas Isle Of Man IM2 4AX	Not started	Housing	DH035
<b>Planning Approvals 'Other' Areas</b>				
04/00418/B	60 apts. Villiers site, Loch Promenade	"Predominantly Offices". See later app. 13/00163/B for amendments (2012-2013 data)	See below	See below
04/01417/A, 11/00551/A	AiP for a residential development to replace existing industrial / commercial units. Bridge Works, South Quay	Expired	Housing	DH021

Application/RLA Ref.	Site / Development	Notes	Recommendation	Site Reference
05/00048/A	AiP for 7 units. Butchers, 36 Hope Street	"Predominantly Offices". See later app. 09/01708/F for clearance of site & adjacent dwelling (2009-10 data). Site approved for offices under PA 10/01171/B	Site developed for other uses so no further consideration required.	n/a
06/01098/B	52 flats. Corner of Circular Road & Peel Road, Allan Bank	Expired. PA 10/01804/C approved for a temporary car park (valid to 26.01.15). Masterplan proposal SG2 supports redevelopment here.	Housing (Combined site)	DH022
08/01855/A	AiP for residential development. Glencrutchery Water Treatment Works, Greenfield Road	PA 13/00663/B approved in July 2013 for industrial use of site	Site developed for other uses so no further consideration required.	n/a
09/01708/F	Demolition of existing buildings. Former Butcher's Shop, Garage & Dwelling. Hope Street	"Predominantly Offices". Loss of 1. PA 10/01171/B approved at Appeal March 2011 for office building on site	Site developed for other uses so no further consideration required.	n/a
11/00724/A	AiP to re-develop site for residential purposes. Garage & adjoining land between former Wool Control Centre & 41 Peel Road	"Light Industrial". Approval valid to 22.12.13. PA 11/00723/A also approved for office use of the site. Masterplan proposal SG2 supports redevelopment here.	Housing (Combined site)	DH022
13/00163/B	Residential development. Villiers site, Loch Promenade	"Predominantly Offices". Amendments to 04/00418/B (2001-2012 data)	Mixed Use	DM003
16/00227/B	Erection of five terraced dwelling	Appeal Site (post-June 2016)	Housing	DH036
<b>Existing Undeveloped Housing Allocations</b>				
3	Pinehurst Glen - Residential	86/00874/B for whole site. 07/02095/B expired for 1 dwelling. 11/01082/B valid for 1 dwelling	Housing	DH018
5	Bridge Garage & land to west	Complete (0.3 ha), Possible (1.1 ha)	Subsumed into CFS Submission DM002	n/a
7	Former Nursery, Lower Duke's Lane - 6 Dwellings	00/01612/A (18), 05/01772/A (7), 07/01432/B (6) expired.	Housing	DH037



## Garff

Application/RLA Ref.	Site / Development	Notes	Recommendation	Site Reference
<b>Planning Approvals – Predominantly Residential Areas (Laxey)</b>				
07/01201/B	Demolition of existing dwellings, garage & outbuildings & construction of 4 replacement dwellings. Cliffside & End Café, The Promenade	Expired	Mixed Use	GH022
08/00466/B	Erection of building containing 26 sheltered apartments. Former Prince's Motors Site, adjacent to MER line & A2 Ramsey Road	The approval was valid to 05.02.13, but there is currently a disagreement about whether works have been implemented.	Housing	GH023
14/00349/B	Replacement of Public House with four detached dwellings. The New Inn New Road.	Not started	Housing	GH024
<b>Planning Approvals – 'Other' Areas (Laxey)</b>				
15/00017/A	AiP for demolition of existing Commissioners Offices and replace with a residential development. 35 New Road And Adjacent Land.	Not started	Mixed Use	GH025
<b>Existing Undeveloped Housing Allocations (Laxey)</b>				
2	Glen Road	04/01579/B & 06/01775/B expired for 3	Housing	GH018
3	Gretch Vane Farm		Housing	GH019
4	Adj. to Ard Reayrt		Housing	GH020
5	North of Ramsey Road	06/01754/REM (plot 1), 09/02078/B (plot 2), 10/01860/B (plot 3)	Housing (undeveloped part only)	GH021
6	Ballacollister	07/01587/A expired for 6	Subsumed into CfS Submission GH011	n/a
<b>Existing Undeveloped Housing Allocations (Lonan)</b>				
4	Adj. to Highfield Drive		Housing	GH026
5	East of A2		Housing	GH027

*N.B. no relevant Planning Approval sites identified in the Lonan ward of Garff.*

## Marown

Application/RLA Ref.	Site / Development	Notes	Recommendation	Site Reference
<b>Planning Approvals – Predominantly Residential Areas</b>				
09/00092/A, 11/01260/REM	4 dwellings. Ballabeg, Main Road, Glen Vine	Not started	Housing (as one site)	MH018
14/01218/A	AiP for erection of seven detached dwellings. Ballabeg, Main Road, Glen Vine.	Follows PA 11/01260/REM for 4 dwellings (Loss of 1). Net gain of 3 dwellings.		
14/00841/B	Erection of three detached dwellings. Gardens At Rear Of 9 And 10 Glen Darragh Gardens, Glen Vine		Housing	MH019
<b>Planning Approvals – ‘Other’ Areas</b>				
Nil				
<b>Existing Undeveloped Housing Allocations</b>				
2	Off Glen Vine Drive	Loss of 1 (Highfield). Plot 3 U/C, others not started Plot 4 & 5 approvals extended until 27.05.14 under apps. 14/00440/VAR & 14/00441/VAR (2013-2014). Approval further extended to 05.01.14 under PA 14/01193/b, PA 14/01192/B, 15/00082/B & 15/00081/B (2014-2015).	Housing (1 plot u/c not included)	MH020
5	Part of Ballaglonney Farm, Crosby	UES. PA Granted on appeal (post June 2015)	Housing	MH021

## Onchan

Application/RLA Ref.	Site / Development	Notes	Recommendation	Site Reference
<b>Planning Approvals – Predominantly Residential Areas</b>				
07/02101/B (4), 08/02129/B pl.4, 09/02073/B pl.2, 09/02074/B pl.3	3 dwellings ('Far End' to be retained). Far End & land adjoining, King Edward Road	Under construction	Housing (undeveloped part only)	OH014
00/02155/A	AiP for 12 dwellings. Field 1687, Bemahague, access off Heywood Drive		Housing	OH015
<b>Planning Approvals – ‘Other’ Areas</b>				
13/00575/B	Erection of sixteen dwellings. Former Follies Cabaret Restaurant Harbour Road, Onchan.	Site already cleared	Housing	OH016
<b>Existing Undeveloped Housing Allocations</b>				
6	West of Summerhill		Housing	OH017
7	Governor's Road	04/02387/A expired for 1	Housing	OH018
9	Brownswood	subsumed into wider CfS submission	Subsumed into CfS Submission OH004	n/a

## Santon

*No sites identified*

# Appendix 4: Central Douglas Masterplan Sites

Masterplan Proposal	Notes	Recommendation	Site Reference
SG1 – Residential Infill	Part of site forms site DH020 (see appendix 3). Remainder is four sites to be assessed as one.	Housing (for area outside DH020)	DH026
SG2 – Residential	Identified in appendix 3 (DH022)	See appendix 3	n/a
SG3 – Residential Infill		Housing	DH027
SS2 – Retail & Residential	Site is DM003 in appendix 3	See appendix 3	n/a
SS3 and SS4	Various Town Centre sites.	Not included as longer-term and require demolitions but would retain current retail uses (therefore no change to overall use of area or size of town centre)	n/a
QS1 and 2 – Leisure & Winter-garden	Site is DM004 in appendix 2	See appendix 2	n/a
QS4 - Residential	Part of site is DH004 (submitted in response to Cfs). Remainder of site is DH019 in appendix 3.	See appendix 3 (DH019)	n/a
TF1 and TF2 – Leisure/Marshalling Yard/Parking		Mixed Use	DM007
TF3 and TF6 – Mixed Use (including retail and office)		Mixed Use (as one site).	DM008
MG1 – 4 – Redeveloped Sea Terminal		Mixed Use	DM009
RG2 and RG4	Site is DM002 (submitted in response to Cfs).	See appendix 3	n/a

## Appendix 5: Employment Sites

Site	Source	Notes	Site Reference
IOM Business Park	ELR-Designated Braddan 1B	ELR States, 'the Business Park is now almost fully developed and the final industrial units are now in the course of construction. There are sites remaining for headquarters office buildings in the western section'. Table of allocated land shows site which is subject of 04/00790 (which seems to be site in Table 3-2) as 1B. Land adjacent to this is being constructed for office (15/01366/B) remaining area to the West forms BE011	BE011
IOM Business Park	Site Visit/ Planning Application	Proposed site to the West of ELR 1B	BE012
IOM Business Park	ELR-Designated Braddan 1D	ELR indicates most of site has PA or already developed (0.25 remaining as at June 2015 ELR). Site boundary based on PA 13/91117/B	BE015
IOM Business Park	Site Visit/ Planning Application	See application 16/00938/B	BE013
IOM Business Park	Site Visit/ Planning Application	See application 16/00016/C	BE014
Ballakinnish	ELR-Designated Braddan 3 / CfS Submission	ELR includes this in 3-2 but says TAPE will decide on future of site. Submission to ELDO was for larger area than PA 14/00689 (smaller area is referenced in ELR).	BE008
Tromode/Ballafletcher	ELR-Designated Braddan 5A+B+C	Part of site in ELR Table 3-2 but 02/02074 and 11/01290 apply to c0.8 Ha. ELR5C only has 0.25 Ha remaining and so excluded (subsume into Existing ES)	BE017
Tromode/Ballafletcher	Site Visit/ Planning Application	16/00415 applies to part	BE016
Tromode	ELR-Designated Onchan 1B	Vacant site within estate (06/01645 expired), 13/00333 approves 4 units. (0.2 remaining as at June 2015 ELR).	DE005
White Hoe	ELR-Designated Douglas 1B	In ELR appendices but not 3-2. Site of 05/01574 (refused)	DE006
White Hoe	ELR-Not Designated Douglas 12	In ELR appendices ('one large remaining plot') but not in 3-2. Assume this is the same area. Site is half of area subject to 07/01212.	DE007
		16/00649 and 14/00948	DE008
Middle River	ELR-Not designated but with prior approval since expired / CfS Submission	In ELR appendices (Scaffolding Yard with development potential) but not included in 3-2. Assume this is the same area. 03/00427 expired.	DE001
School Road, Onchan (Fields 531568 & 534063)	ELR-Designated Onchan 2A	90/00782 (residential and light industrial – expired). In table of sites from DOI. In ELR Table 3-2. Site also considered as part of a larger site for housing (OH023)	OE001

Site	Source	Notes	Site Reference
Middle Farm	ELR-Not Designated Braddan 9	10/00155 for starter units. Southern half of site included in BE010 which is for a larger area.	n/a
Middle Farm	ELR-Previously Proposed Braddan 10	10/00155 and 14/00204, but most of site not developed. But larger areas now submitted	BE010
Kirby Farm Industrial Estate	ELR-Not Designated Braddan 12	Vacant Plots within Kirby Farm IE. SW36 is for half of the site subject to 10/01336/B	BE018
Kirby Farm	CfS Submission		BE004
South of Cooil Road	ELR-Previously Proposed Braddan 10	ELR identifies 15.97 Ha but larger areas now submitted	Various submissions
Fire Station, Peel Road	Proposed by Fire Service.	May be available if Fire Station is relocated	DE009
Little Switzerland	Proposed by DBC (as office)	Existing office allocation	DE010
Sangster's Field	ELDO Project	SAF should consider even though ongoing DO work	ELDO (subsumes DE004)
Kewaigue, Douglas	CfS Submission		DE002
Darragh Road, Glen Vine	CfS Submission	Existing Use	ME001

*Notes:*

*The DOI submission for Ballakinnish could allow movement of the Test Centre at Ballafletcher and the depot at Ellerslie (South of Crosby).*

- The Test Centre has been given the reference BE020. It is within a wider Employment Area, within Settlement Boundaries and already developed so it is envisaged would be subsumed into existing employment.*
- The Ellerslie site has been given the reference ME002. Noting this is outside the settlement boundary it is considered the site should be run through the Site Assessment Framework.*

*Planning approval has also been granted recently for a significant Car showroom development on unallocated land to the South of Cooil Road, Braddan. For ease of reference this site has been given the number BE019. However, as the site has planning approval which has been implemented the site it is envisaged it will be reflected as an existing land use within the draft Land Use maps.*

## Appendix 6: Site Visits

A6.1 Whilst conducting site visits, potential development sites were noticed. These were cross referenced with the other sources (RLA, submissions etc.) and if a duplicate, discounted. The table below therefore shows only those potential sites which have not been identified through another source.

Site Name	Notes	Recommendation	Site Reference
Ivy Cottages	Planning Approval 03/00435 (temporary change of use to tourist accommodation for no. 3).	Housing	BH035
Off Anagh Coar Road	No Planning History identified (26/10/16)	Housing	DH013
Corner of Anna Cur Lane	Existing open space but does not appear to be maintained/in use. No Planning History identified (26/10/16)	Housing	DH015
Land adj. Anna Cur House	No Planning History identified (26/10/16)	Housing	DH016
Field 524767, Saddle Road	14/00481/B – retention of containers	Housing	DH017
Demesne Road	Various show rooms etc. May not be available.	Housing	DH023
Victoria Road	No Planning History identified (26/10/16)	Housing	DH050
Field 614730 Chapel Lane Baldrine Isle Of Man	No Planning History identified (26/10/16). Size of adjacent dwellings would suggest suitable for perhaps 1 unit. However, could also form an access/be subsumed into RLA site (GH027)	Housing	GH028 (Baldrine)
Clay Head Road	No Planning History identified (26/10/16)	Housing	GH029 (Baldrine)
West of Greeba Avenue	No Planning History identified (26/10/16)	Housing	MH023
Off Strathallan Road	No Planning History identified (26/10/16)	Housing	OH019
Furman Road	No Planning History identified (26/10/16)	Housing	OH020



**The information in this leaflet can be provided in large print or audio**

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