



Isle of Man
Government

Reiltys Ellan Vannin

Area Plan for the East: Call for Sites

Response Form

Cabinet Office

July 2016

Submitting a Site (or Sites) for consideration in response to the Call for Sites

Please use this Response Form to suggest a site that you think would be suitable for development as part of the Area Plan for the East. Before completing this Form please read the separate Call for Sites 'Explanatory Note', which is available from the website at:

www.gov.im/tape

Each site needs to be accompanied by: a Response Form; a Location Plan; and a Site Plan (which clearly identifies the full extent of the site with a continuous **RED** line).

If you are completing this form on-line, up to six attachments can be uploaded at the end (each a maximum of 10MB). Alternatively, supporting plans and other documentation can be sent via post or e-mail (see below).

It is important to note that all Call for Sites Response Forms and accompanying documents submitted to the Department will be made available for public viewing in due course.

If you are completing this form in hard copy and require further space for your answers, please continue on a separate sheet and clearly indicate which question your additional text relates to.

Closing Date for submissions to the Call for Sites for the Area Plan for the East

All completed Response Forms (and any accompanying papers and plans) **must** be submitted to the Planning Policy Team by **5pm on Friday 16th September 2016**. Respondents are encouraged to complete and submit this Form via the online survey (available via the webpage noted above) but the Department will accept completed forms which are sent by email to planningpolicy@gov.im or by post to Planning Policy, Cabinet Office, Sea Terminal, Douglas, Isle of Man, IM1 2RF.

Section A - Contact Details

Please provide the contact details for the person submitting this form

Q1 Name

[Redacted Name]

Q2 Address (including postcode)

[Redacted Address]

Q3 Telephone Number(s)

[Redacted Telephone Number]

Q4 E-mail address (if applicable). Please note that, if provided, the e-mail address will be used as the main form of contact unless otherwise advised.

[Redacted E-mail Address]

Q5 Are you a landowner, a developer or an agent?

- Landowner
- Developer (but not landowner).....
- Agent (acting on behalf of landowner or developer)

Section B - Site Information

Q6 Please give the full site address / details of location.

Note: This Form must be accompanied by a Location Plan and Site Plan which clearly identify the location of the site. All plans need to be to a recognisable scale. The entire extent of the site must be shown by continuous RED line.

1&2 Clypse Mooar Ctgs
Clypse Moar Road
Onchan
IM4 5BG

Q7 Which Parish or Local Authority does the site fall within?

- Douglas.....
- Onchan
- Garff - Laxey
- Garff - Lonan
- Marown
- Braddan
- Santon.....
- The site falls across 2 or more Parish/Local Authority Boundaries (please provide details in the box below).....

Q8 Land Use Designation

The current land use designation of the site is that shown in the relevant Local Plan (for Braddan, Douglas, Onchan or Laxey and Lonan) or, if no Local Plan applies, the 1982 Development Plan. If you know the current designation, please state in the box provided.....

Land to the road frontage of the site is residential and to the rear is open space

Q9 Land Use

a. What is the site currently used for?

Open space

b. How long has this use been undertaken?

Unknown

Q10 Are there any buildings on the site

Yes Go to Q11

No Go to Q12

Q11 Please provide details of any buildings on the site

Note there are two residential dwellings located directly adjacent to the subject site.

Q12 Please state the size of the site. Please indicate *hectares* or *acres*

c. 2 acres

Q13 Planning History - Please set out details of any previous planning applications on the site and the outcome of those applications or provide details of current status if an application is still 'live'.

12/00579/A - AIP for erection of two dwellings field 534183 - refused at appeal
13/00185/A - AIP for erection of two dwellings 1&2 Clypse Mooar Cttgs - permitted
13/91198/REM - reserved matters application for the erection of two replacement dwellings with associated parking Clypse Mooar Cttgs - approved at appeal
16/00309/A - AIP for two building plots and two field access gates Clypse Cttgs - withdrawn
16/00474/B - erection of two dwellings with garages and field access gates Clypse Cttgs - permitted

Q14 Does any part of the site fall within the boundary of a site submitted in response to the Call for Sites (CfS) for Employment Land issued in 2015?

- Yes (same boundary) *A separate plan must be submitted which shows the boundary of the site submitted as part of the Call for Sites for Employment Land*
- Yes (but the boundary of the site being submitted now is different) *A separate plan must be submitted which shows the relationship of the Area Plan 'CfS site' with that submitted as part of the 'CfS site' for Employment Land*
- No

Section C - Type of Proposal

Q15 What kind of use is the site being proposed for? (please tick only one)

Note: Sections E to H provide an opportunity to provide additional information

- Predominantly Residential Use.....
- Predominantly Employment Land Use.....
- Mixed Use (which includes a number of different but compatible uses)
- Other (i.e. proposed use does not easily fall within the above categories)

Section D - Ownership Profile, Consultation & Deliverability

Q16 Please provide details of all the owners (names and addresses) and a breakdown of land ownership by percentage (%) or by size (please state in hectares or acres)

Q17 Have all of the landowners been made aware that a Call for Sites Form has been submitted?

- Yes Go to Q19
- No Go to Q18

Q18 Please explain why landowners have not been notified

Q19 Do all landowners notified support the submission of the site as part of the Call for Sites Exercise?

- Yes Go to Q21
- No Go to Q20

Q20 If landowners do not support the submission, please comment below:

Q21 Has there been any consultation with adjacent landowners as part of this Call for Sites exercise?

Yes Go to Q22
No Go to Q23

Q22 Please provide details of any consultation with adjacent landowners:

The owner of the neighboring fields to the north has been made aware of this submission and is in full support.

We also support their submission.

Q23 When would the site be available for development?

Immediately.

Q24 Are there any issues which will affect the deliverability of the site (either positively or negatively)?

Yes Go to Q25
No Go to Q26

Q25 Please explain any issues affecting deliverability

Q26 Does the proposed site require new or improved utilities/services?

	Yes	No
Telecommunications	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internet Connectivity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas Supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electricity Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surface Water Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Foul Water Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Q27 If you have indicated that the site requires new or improved utilities/services, please state how these could be provided.

Soak away and bio disk systems would provide adequate surface water and foul solutions for any dwelling on the land.
There are existing phone, water and electric supplies available from the road with the site having direct access to the road.

Q28 Does the site have direct access to the existing highway network?

Yes Go to Q29
No Go to Q30

Q29 If the site has direct access to the existing highway network, which road or roads does the site have direct access onto? Would any improvements be required?

Clypse Mooar Road via a historic field entrance.
No improvement would be required however as part of planning permission 16/00474/B improvements to the road are planned separate to this submission.

Q30 If the site does not have direct access to the existing highway network, how could direct road access be provided? Please provide details if this would involve any land outside the proposed site.

Section E- Housing

Q31 Is the site proposed as a predominantly residential site?

Yes Go to Q32

No Go to Section F

Q32 What type of housing do you envisage the site being suitable for? (e.g. family housing, apartments, older persons housing etc.)

Low density housing in parkland.

Q33 How many dwellings do you consider could be built on the site? And what evidence such an estimate based on?

1, based on an allowance of 1 dwelling in an acre of its own land (circular 8/89)

Q34 Would there be opportunities on the site for the provision of open space in accordance with Appendix 6 of the Isle of Man Strategic Plan 2016 (i.e formal, childrens, amenity)?

Yes Go to Q36

No Go to Q35

Q35 Please explain why open space cannot be provided and describe alternative ways of meeting any identified need

Q36 Could other community facilities be accommodated on site?

Yes Go to Q37

No Go to Q38

Q37 Please provide details of any community facilities that could be accommodated on site.

Access would be possible from Clypse Mooar Road to the glen via a public footpath.

Q38 The Department will take into account the provisions of Housing Policy 5 as set out in the Isle of Man Strategic Plan 2016. Do you consider that this site could have a higher proportion of affordable housing i.e. more than 25%?

Yes Go to Q39

No Go to Section F

Q39 Please give details of the proposed percentage of affordable housing and reasons for this.

Section F - Employment

Q40 Is the site proposed as an employment site?

- Yes Go to Q41
- No Go to Section G

Q41 Which employment uses do you envisage the proposed site accommodating? Please tick the appropriate boxes (tick as many as apply)

- Light Industrial
- General Industrial
- Special industrial buildings
- Storage and Distribution
- Offices which are corporate head quarters do not involve day-to-day callers.

Q42 If you wish to provide additional details, please do so in the box provided.

Section G - Mixed Uses

Q43 Is the site proposed for Mixed Use?

Yes Go to Q44

No Go to Section H

Q44 **What mix of uses do you propose on this site?** *A proposal site identified for 'Mixed Use' would normally be identified in a development plan as being suitable for a variety of uses which would be compatible with each other and the area generally. Development Briefs may restrict development of 'Mixed Use' Sites to certain uses/types of development if deemed appropriate.*

Section H - Other Uses

Q45 It the site proposed for a use other than predominantly residential, employment land or mixed use which would fall into the category of "Other"?

Yes Go to Q46

No Go to Section I

Q46 Please describe the uses that you envisage on the site.

Section I - Declarations

Q47 I, the landowner/agent/developer/local authority/other (delete as appropriate) confirm that I understand that the information submitted is part of a Call for Sites exercise for development land in the East area only.

Please tick to confirm.....

Q48 I, the landowner/agent/developer/local authority/other (delete as appropriate) accept that details of this form and any site information submitted will be publicised as part of the Call for Sites process and will be used to inform future stages in the production of the Area Plan including any Preliminary Publicity.

Please tick to confirm.....

Q49 I, the landowner/agent/developer/local authority/other (delete as appropriate) confirm that I understand that by suggesting a site via the Call for Sites exercise does not guarantee inclusion in any draft proposals within the Area Plan.

Please tick to confirm

Q50 I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Please tick to confirm.....

Q51 Please use the checklist below to ensure that you have included all of the information required for each site

- A completed Call for Sites Response Form
- A Site Plan
- A Location Plan
- If relevant - a plan showing how the site compares with the site submitted to the Employment Land project

Q52 Please list all of the documents and plans that you are submitting. For each document or plan please state whether it is uploaded as part of this form (if completed online) or submitted separately by post/e-mail

Site plan - via email
Location plan - via email

Thank you for your response

Your site will be considered alongside other sites which have been suggested as part of the Call for Sites exercise.

A full list and map of the sites submitted, along with the Department's initial general assessment of the sites put forward will be published at the time of the 'Preliminary Publicity' which is the first formal stage in preparation of the Area Plan.

**Background information about the process and the various steps to be undertaken are set out in the Department's Explanatory Note which is available on the Government website at:
www.gov.im/tape**

For further information, please contact:

**Mrs Diane Brown
Head of Planning Policy
Sea Terminal
Douglas
Isle of Man
IM1 2RF
Tel: (01624) 685905
email: planningpolicy@gov.im**