



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

*Reillys Ellan Vannin*

DOI  
Sea Terminal

22 SEP 2016

RECEIVED

**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](http://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](mailto: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**

T R W & B H Coulter

**Q2 Address (including postcode)**

61 Cronk Drean  
Douglas  
IM2 6AT

**Q3 Telephone Number(s)**

674161  
464816

**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.

timcoulter61@gmail.com

**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.*

Land/Fields adjacent to:-  
'La Serene'  
Ballacottier Rd  
Little Mill  
Onchan

**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.....

Agricultural

**Q9 Land Use**

a. What is the site currently used for? .....

Un-used

b. How long has this use been undertaken? .....

Over 30 years

**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**

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

Approx 13 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'.**

**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)

T R W & B H Coulter 100%

**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:

Owners of La Serene adjacent dwelling, **Mr & Mrs James Coulter** have no objection to this submission

Owners of land adjacent lying between Ballachrink and our land as herein **T G and M J Kelly** have indicated to us that they intend to make a submission within the context of the Call for Sites and have raised no objection to ours.

**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 type="checkbox"/>	<input checked="" type="checkbox"/>
Internet Connectivity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electricity Supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Supply	<input 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.**

Gas - Site storage  
Surface water- soakaway  
Foul water disposal- biodisc treatment system

**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?**

Direct access to Ballacottier Road  
Existing access may require widening/re-positioning

**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.)

Family Housing

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

At " Very Low " in the Net Density Guide (Assessment Framework)  
Up to 6 dwellings 'in parkland surrounded by substantial grounds

**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.

A part of the site that is woodland with river frontage, if considered suited to use as perhaps a Recreation/Picnic area for the Community, to be created/maintained by a relevant Authority, may be made available subject to agreement.

**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

- 1) Completed Call for Sites Response Form
- 2) Two Site Plans- a CLARE plan, and an earlier plan showing land/field areas
- 3) Location Plan on 'General Locator Map'  2
- 4) Covering letter