



Isle of Man
Government
Reillys Elia 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

Name

Address (including postcode)

Telephone Number(s)

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.

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

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.

Fields opposite Unity Cottage, Bibaloe Beg Road, Onchan

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)

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

Land Use

- a. What is the site currently used for?
- b. How long has this use been undertaken?

Agricultural
Long standing

Are there any buildings on the site

- Yes
- No

Please provide details of any buildings on the site

Open portal barn

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

Approximately 35 acres

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'.

Application in principle for the creation of residential

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)
- Yes (but the boundary of the site being submitted now is different)
- No

Section C - Type of Proposal

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

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)

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

- Yes
- No

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

- Yes
- No

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

- Yes
- No

When would the site be available for development?

Immediately

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

- Yes
- No

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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

From current connections to residential property (Unity Cottage)

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

- Yes
- No

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?

Bibaloe Beg Road. No improvements needed to Biabloe Beg Road

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

Is the site proposed as a predominantly residential site?

- Yes
- No

Section F - Employment

Is the site proposed as an employment site?

- Yes
- No

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.

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

None of the above. Agricultural employment

Section G - Mixed Uses

Is the site proposed for Mixed Use?

- Yes
- No

Section H - Other Uses

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

- Yes
- No

Please describe the uses that you envisage on the site.

Currently the land is not being actively farmed and there is very limited scope for this to change based on the fact that there are no usable agricultural buildings on the land. The aim is to enhance the agricultural productivity from the land by creating some small agricultural holdings with a small development of low level buildings and farmyard for agricultural use which would sit along side the existing portal barn. This should allow for a more productive and varied use of the fields to enhance the agricultural production from the land which in turn leads to additional employment opportunities from the land. This would recreate agricultural / livestock / machinery farm buildings as the original farm buildings have been lost due to a change of use to residential consent having been granted to another party not connected with the land ownership described earlier.

Section I - Declarations

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

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

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



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

Please tick to confirm



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



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.

Q53 Click the icon below (up arrow) to upload a file.



Q54 Click the icon below (up arrow) to upload a file.



Q55 Click the icon below (up arrow) to upload a file.



Q56 Click the icon below (up arrow) to upload a file.



Q57 Click the icon below (up arrow) to upload a file.



Q58 Click the icon below (up arrow) to upload a file.



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

If you would like to keep a copy of your response, please use the 'print responses' button below before submitting your comments using the 'submit button'.

For further information, please contact:

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