



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 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.

King Edward Bay Golf Club, Onchan, IM3 2JR

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

Open space for particular purposes (golf course)

Land Use

a. What is the site currently used for?

Golf course

b. How long has this use been undertaken?

c.32 years - Since 1984

Are there any buildings on the site

Yes

No

Please provide details of any buildings on the site

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

135 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'.

See Supplementary Statement Section 3.3

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)

[Redacted]

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

Yes

No

Please explain why landowners have not been notified

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

Yes

No

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

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

Yes

No

Please provide details of any consultation with adjacent landowners:

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



Please explain any issues affecting deliverability

There are no issues which would materially affect deliverability. Suitable access can be achieved to the site, both surface water and foul water can be appropriately drained from the site and utilities and services either exist with sufficient spare capacity or can be provided. Whilst the site is situated on sandstone and is steeply sloping this is a typical feature for developments within this area. The existing topography can be used to produce a development which will be sympathetic to the existing area and reduce the visual impact. For further details please refer to Chapter 5 of the Supplementary Statement.

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

	Yes	No
Telecommunications	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internet Connectivity	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Supply	<input checked="" type="checkbox"/>	<input 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"/>

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

Existing utilities are available to the development and there is either sufficient capacity or a requirement for minor upgrades. There are no material utilities constraints that would present a barrier to development. A summary of the services and utilities position is contained in the Supplementary Statement at Sections 5.5 to 5.6

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?

The primary access to the site would be via a new two-way access from King Edward Road. This would be supplemented by two further vehicular accesses at A) Groudle Road (with some improvements made to the existing arrangement that leads to the golf clubhouse) and B) from King Edward Road (at the entrance to the disused quarry). This arrangement would ensure that the proposals comply with the Manx Roads Development Guidance which advocates three access points for sites up to 600 units. Each of these access points would be configured to ensure that the appropriate technical standards are met in terms of junction spacing,

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.

N/A

Is the site proposed as a predominantly residential site?

Yes



No



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

This site will be able to accommodate a mixture of family housing typically of 3 or 4 bedrooms. Please see Chapter 2 of the Supplementary Statement for more information.

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

Up to 600 units Average density of 4-5 houses per acre being developed in pockets of 8-10 per acre with total area of development c. 80 acres. See sections 2, 4 and 5 of the Supplementary Statement for more information.

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



No



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

Could other community facilities be accommodated on site?

Yes



No



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

Opportunity for public access to the land potentially of the order of 70+ acres. The Raad Ny Foillan could be extended to take walkers through the elevated sections of the site affording them spectacular views of the Manx Coastline, Douglas and the Irish Sea. See section 4.4 of the Supplementary Statement for more information.

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



No



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

Up to 50% affordable housing - 25% under current Housing Policy 5 and a further 25% to accommodate key workers and net immigration. See section 2.2 of the Supplementary Statement for more information

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.

Section G - Mixed Uses

Is the site proposed for Mixed Use?

Yes

No

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

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

No

Please describe the uses that you envisage on the site.

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.

Supplementary Statement (uploaded) Supplementary Statement Appendices (uploaded) Site Location Plan (uploaded) Letter of support from Landowners (uploaded) Cover Letter (uploaded)

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