



Isle of Man
Government

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Draft Area Plan for the East Strategic Reserve Release Methodology **PIP 7**

Cabinet Office

August 2019

Strategic Reserve Sites

1 Introduction

- 1.1 At the Pre-Inquiry Meeting (PIM) on 18th July 2019, Cabinet Office made a commitment to produce additional documentation on the proposed Strategic Reserve Sites, specifically the methodology for their release for development as well as specific details relating to their development.
- 1.2 This paper aims to clarify the status of the Strategic Reserves and the method to be followed to change the planning status from sites 'held in reserve' to sites which are for general release. Such release would be a formal step, encouraging schemes to be worked up and submitted by way of planning application to DEFA for consideration and determination in the normal way.
- 1.3 Individual Strategic Reserve Site development briefs have been set out in this document but also relevant is the newly drafted General Development Brief 1 (set out in the General Development Brief Paper. The intention would be to integrate the 'proposed changes' in relation to Strategic Reserve Site references and Development Briefs into the Plan as it reaches its final form.
- 1.4 A distinct Development Brief has been drafted for the Strategic Reserve Site south of Cooil Road for employment land. For other reserve sites, it is proposed to have a generic brief which is relevant to all sites as well as 'site specific briefs' where appropriate which capture particular requirements.

2 Legislative Background

- 2.1 Extracts from the Isle of Man Strategic Plan 2016 in relation to Strategic Reserves are set out in Annexe 1. Extracts from the Draft Area Plan for the East are attached at Annexe 2.

3 'Strategic Reserve Site - Methodology for Release' for consideration at the Public Inquiry, September 2019

- 3.1 A 'Strategic Reserve Site - Methodology for Release' is proposed to be added after paragraph 1.7 of the Written Statement as a new paragraph '1.8'. Existing references in paragraph 1.7 will be moved to this new paragraph.

Strategic Reserve Site - Methodology for Release (for the release of all Sites identified as Strategic Reserves)

General

- A. Responsibility for changing the status of the site from one held 'in reserve' to one which is allocated for general release, rests with the Cabinet Office.
- B. The presumption will be that Phase 1 sites shall be brought forward ahead of Phase 2 sites, and assessment of the latter will take account of the Settlement Hierarchy and all other infrastructure requirements.
- C. Assessment Reports (produced as per Step 1 below) shall be produced by Cabinet Office from time to time.
- D. Until such time as Cabinet Office decides to release a Strategic Reserve the site shall be subject to General Policy 3 of the Isle of Man Strategic Plan 2016 and development will not be permitted that could prejudice its future release and use.

Step 1: Establishing 'need'

- a. This will consist of qualitative and quantitative assessment of evidence at both Island-wide and local level (i.e. the East) in order to establish if all or part of a Strategic Reserve site warrants release. This will include all Government Strategies. Integral to this will be an assessment of the impact on and need for supporting infrastructure.
- b. Any assessment will take into account the scale of development approved and under construction across the East (and Island-wide), the status of all of the strategic reserve sites at that particular point in time, and any phasing requirements. Whether evidence is put to Cabinet Office through a Government Department or external source, Cabinet Office must consult across Government before publishing a recommendation setting out its judgement on whether it is 'minded to release' or not. Unless additional prerequisites are set out (through a site specific brief), the site shall be developed in accordance with the General Development Brief 1 (Parts A - C) as set out in the Development Brief Paper (PIP Paper No.6).

Step 2: Publication of Cabinet Office recommendation

- c. Where Cabinet Office publishes a recommendation (whether it is minded to release or intends to retain all or part of the site as a Strategic Reserve), this shall be made available on the Government webpage <https://www.gov.im> and consulted on through the consultation hub <https://consult.gov.im/>

Step 3: Notification of decision

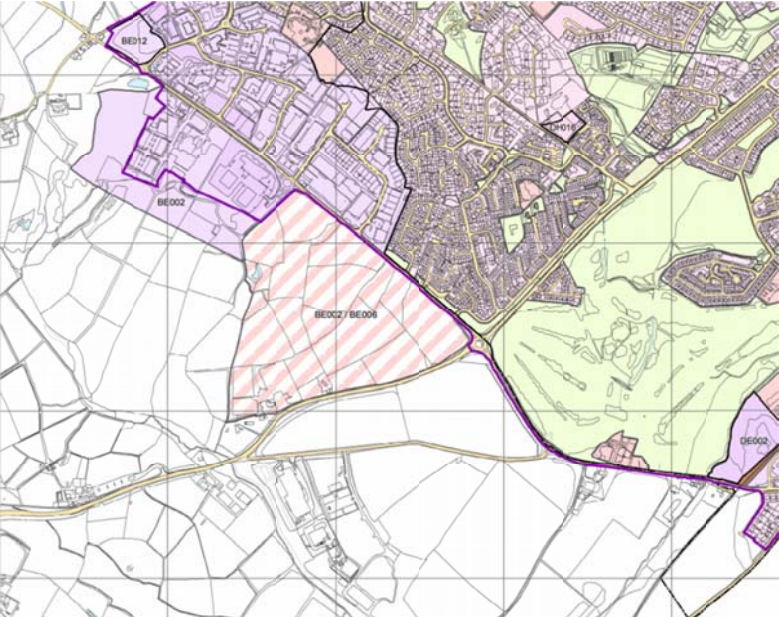
- d. After considering the responses to the consultation at Step 2, whatever the outcome, Cabinet Office shall inform all those internally consulted as well as updating the Consultation Hub.

Step 4: Impact on the settlement boundaries

- e. On the completion of Steps 1 to 3 and when any planning approval has been taken up, the related land area shall be taken to be within the relevant settlement boundary.

- 3.2 It is also proposed that additional information (below) is integrated into the Area Plan and therefore has been set out as proposed changes i.e. PCSRs or 'Proposed Change Strategic Reserves'.

| PCSR Number | Position of change in Draft Plan | Proposed Change |
|-------------|--|--|
| PCSR 1 | Chapter 1 1.7.2 Additional text Underlined | Whilst the Area Plan for the East will follow the current timescale in place for the Isle of Man Strategic Plan (2011 to 2026), this does not mean that the lifetime of the Plan or relevance of the Proposals within the Plan will automatically come to an end in 2026. Continuity is ensured, so that planning is orderly, and transitions between statutory plans take place smoothly. The Plan contains 'Strategic Reserve' sites for both Residential and Employment uses which are intended for development in the longer-term (beyond 2026) or possibly before that, should there be a demonstrable need. <u>Strategic Reserves can also be used for community, health or education services and ensuring the most appropriate use for Strategic Reserves is covered by the various proposals in this Plan.</u> The arrangements for the future release of such Reserve Sites have been set out in the relevant Chapters identifying the Proposal Sites. <u>Strategic Reserve (Phase 1) sites represent those sites within or largely within the Active Travel Investment Plan (ATIP) area. Strategic Reserve (Phase 2 sites) represent those sites outside the ATIP area.</u> |
| PCSR 2 | Chapter 3 Para 3.4.5 Remove text (as marked in this way) | Settlements such as Baldrine, Crosby, Union Mills and Strang in particular will have opportunities in the short term <u>and the</u> long term through Strategic Reserves, for more services and an improved sense of community. |

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| <p>PCSR 3</p> | <p>Chapter 6</p> <p>Para 6.3 Objectives</p> <p>(New text at end)</p> | <p>i. To allocate land as both general allocations and Strategic Reserves to ensure sufficient development opportunities for the lifetime of the Plan to support a diverse and growing economy <u>and sustainable communities</u>.</p> |
| <p>PCSR 4</p> | <p>Chapter 8</p> <p>Para 8.11.1 – New text</p> <p>New text in title</p> <p>New text under Emp Prop 4</p> <p>Possible new Inset Map</p> | <p>One Some employment sites have been identified as a Strategic Reserves. There is only one Strategic Reserve Phase 1 for Employment Use.</p> <p>Employment Proposal 4 (<u>Strategic Reserve</u>):</p> <p><u>Site BE002/Site BE006 (re-numbered as appropriate) shall be allocated as a Strategic Reserve Site for Employment Use and released only in accordance with the Methodology (...) and the Development Brief (number).</u></p> <p>Delete text below Emp Prop 4 and table below and replace with the Development Brief as set out below.</p> <p>It is recommended that a inset map is inserted below the Development Brief to indicate which site the Proposal and Development Brief relate to (all sites in the final plan will be subject to re-numbering and so may not appear as BE002/BE006).</p>  |

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| | | <p>Strategic Reserve Development Brief – Employment Land (Phase 1) ¹</p> <p>Site Reference: BE002 (part) BE006</p> <p>Part A - Applies only to area known as Ballakinnish (site of former nursery)</p> <p>A1. This area is in the south western part of the Strategic Reserve Site (final ref) and is within Government ownership. There is currently a temporary planning approval on the site.</p> <p>A2. Provided the following circumstances are met, the area (or part thereof) may be considered as an option for an emergency bailing facility for the Energy from Waste Plant (EfW):</p> <ul style="list-style-type: none"> i. There is a situation where the EfW ceases operation, as defined in the Project Agreement for the Integrated Incinerator (Energy from Waste) Facility. ii. All necessary infrastructure, including any buildings, are already in situ (with all of the necessary approvals). iii. The site has been identified as a viable option for an emergency site following a Government approved scoping exercise and assessment. <p>Part B – Applies to all of the Site</p> <ul style="list-style-type: none"> 1. This site is a Strategic Reserve Site for employment land purposes only. 2. When released for development (which may either be in part or in its entirety), the site shall only be used for: Light Industrial (which may include Manufacturing), Research and Development, Storage or Distribution, and where it can be demonstrated: <ul style="list-style-type: none"> i. that sufficient infrastructure exists, or can be provided prior to the development being brought into use, to allow the development to function and to avoid any unacceptable impact on adjacent and wider infrastructure networks; and ii. that the development could not reasonably and acceptably be accommodated on the sites in existing |
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¹ A Phase 1 Strategic Reserve Site is recognised as being within or largely within the Active Travel Investment Plan Area

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| | | <p>industrial areas;</p> <p>iii. that the scale of land to be released is in line with the most up to date employment land needs assessment.</p> <p>3. No part of the site will be released for development until such time as:</p> <p style="padding-left: 40px;">i. the Steps 1 to 3 (inclusive) set out in the general methodology for the release of Strategic Reserve Sites have been completed.</p> <p>4. Any detailed application for the site must be accompanied by and form part of a Master Plan for the whole site (even if that detailed application relates only to part of the Strategic Reserve Site).</p> <p>5. The Master Plan must satisfactorily address matters of:</p> <p style="padding-left: 40px;">i. the intended phasing and general layout of the entire site;</p> <p style="padding-left: 40px;">ii. the main access, any secondary access points (which must explore options of vehicular access through Ballakinnish), internal road position and car parking. A traffic assessment will be required from the outset and be linked to the phasing schedule.</p> <p style="padding-left: 40px;">iii. drainage and energy supply services including all connections. Consultation should take place with MUA ahead of any application.</p> <p style="padding-left: 40px;">iv. a structural landscaping plan for the whole site and how this intends to link to and be integrated with landscaped areas throughout the site. The structural landscaping plan must show appropriate planting and surface treatments across the entire site including car parking zones to enable the creation of a high quality parkland setting with an adequate buffer between the activities and any buildings proposed on the site and the neighbouring residents. Any plan must show how the landscaping proposals intend to connect and interrelate to support and form a network of green infrastructure which has the potential to connect to existing green infrastructure networks in the area.</p> <p style="padding-left: 40px;">v. demonstrate how the Biodiversity Strategy 2015-2025 has been considered. That there will be no net loss in biodiversity across the site and how the scheme could contribute to net biodiversity gain.</p> <p style="padding-left: 40px;">vi. demonstrates how the route of the high-pressure</p> |
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| | | <p>gas pipeline to the south of Cooil Road is to be safeguarded.</p> <p>vii. how parking and traffic circulation (including public transport) will be addressed within the entire site. The applicant is encouraged to discuss this with the Highways Division and the Public Transport Division of the DoI prior to the submission of any application. The scheme should demonstrate how Active Travel has been integrated into the whole scheme e.g. location and availability of bus stops, cycleways and pedestrian links.</p> <p>6. An Environmental Impact Assessment will need to be carried out on this site.</p> <p>7. Notwithstanding Strategic Plan Business Policy 5, which identifies circumstances where retailing may be permitted on industrial land as 'exceptions', such exceptions will not normally be supported on this site. This is in order to preserve land for future employment land.</p> |
| PCSR 5 | Para 8.16 | Delete 8.16, 8.16.1, 8.16.2 Methodology to release the Strategic Reserve Site for Employment Use |
| PCSR 6 | 8.16.1 | Release of the Strategic Reserve will depend on evidence. Until such time as there is an Employment Land Review Report published by Government that establishes a need, the site shall not be released. |
| PCSR 7 | 8.16.2 | If and when such need is forthcoming and is set out in an Employment Land Review Report or Update, the Cabinet Office will publish a Recommendation on to release the Strategic Reserve Site in its entirety or in part subject to proper masterplanning and consideration of all necessary infrastructure in line with Environmental Proposal 4 set out in this Plan. If a recommendation is made to release the Strategic Reserve Site, representations will be invited and a final decision taken and published after considering any comments received. |
| PCSR 8 | Map Change | Maps need to recognise the EFW plant area and surrounding uses. |

4 Development Briefs for Strategic Reserves to be integrated to the Written Statement at Paragraph 12.20

Part C of the General Development Brief 1 covers the Strategic Reserve Sites:

Part C – For Strategic Reserves Sites (Predominantly Residential Use Only)

- viii. No part of the site will be released for development until such time as Steps 1 to 3 set out in the 'Strategic Reserve Methodology for Release' have been completed which includes Cabinet Office having published a decision to release and identified when this takes effect.
- ix. When released for development (which may either be in part or in its entirety), the site shall only be used for: Residential purposes and any associated infrastructure to support such development including but not limited to: education, community and health facilities and formal and informal open space.
- x. Environmental Impact Assessments will be required for all of the Strategic Reserve Sites.

Strategic Reserves – Phase 1

Inside 2.5 mile radius (Active Travel Investment Plan)

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| <p>Site ref:</p> <p>Location:</p> <p>Size of Site:</p> <p>Proposed Land Use Designation:</p> <p>Status at time of Plan approval:</p> | <p>DH057b, DH003</p> <p>Generally between Johnny Wattersons Road and Ballanard Road</p> <p>Predominantly Residential Strategic Reserve Site</p> |
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1. This site must be master planned in conjunction with Sites DH057a, DM001 and DH002 to the north east, east and south east as part of a phased release and sustainable urban extension for Douglas.
2. There are Registered Trees on the north of the site.

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| <p>Site ref:</p> <p>Location:</p> <p>Size of Site:</p> <p>Proposed Land Use Designation:</p> <p>Status at time of Plan approval:</p> | <p>BH032</p> <p>Strang</p> <p>Predominantly Residential (held in reserve) Strategic Reserve Site</p> |
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No Specific Brief proposed

Strategic Reserves – Phase 2

Outside 2.5 mile radius (Active Travel Investment Plan)

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| Site ref: Location: Proposed Land Use Designation: Status at time of Plan approval: | OH004 Onchan Predominantly Residential (held in reserve) Strategic Reserve Site |
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1. This site must be master planned in conjunction with CTA 5 and OE001 in consultation with stakeholders of those aforementioned sites.

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| Site ref: Location: Proposed Land Use Designation: Status at time of Plan approval: | GH020 Laxey Predominantly Residential (held in reserve) Strategic Reserve Site |
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No Specific Brief proposed

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| Site ref: Location: Proposed Land Use Designation: Status at time of Plan approval: | GH027 GH028 Baldrine Predominantly Residential (held in reserve) Strategic Reserve Site |
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No Specific Brief proposed

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| Site ref: Location: Proposed Land Use Designation: Status at time of Plan approval: | GH 11 15 Baldrine Predominantly Residential (held in reserve) Strategic Reserve Site |
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No Specific Brief proposed

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| Site ref: Location: Proposed Land Use Designation: Status at time of Plan approval: | GH013 Baldrine Predominantly Residential (held in reserve) Strategic Reserve Site |
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1. Development must protect the area of archaeological interest and advice taken from Manx National Heritage.

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| Site ref: Location: Proposed Land Use Designation: Status at time of Plan approval: | GH038 Rencell Lane, Laxey Predominantly Residential (held in reserve) Strategic Reserve Site |
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No Specific Brief proposed

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| Site ref: Location: Proposed Land Use Designation: Status at time of Plan approval: | GM001 Baldrine Predominantly Residential (held in reserve) Strategic Reserve Site |
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No Specific Brief proposed

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| Site ref: Location: Proposed Land Use Designation: Status at time of Plan approval: | MH023 Glen Vine Predominantly Residential (held in reserve) Strategic Reserve Site |
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No Specific Brief proposed

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| Site ref: Location: Proposed Land Use Designation: Status at time of Plan approval: | MH001 Crosby Predominantly Residential (held in reserve) Strategic Reserve Site |
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No Specific Brief proposed

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| Site ref: Location: Proposed Land Use Designation: Status at time of Plan approval: | MM001 Crosby Predominantly Residential (held in reserve) Strategic Reserve Site |
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No Specific Brief proposed

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| Site ref: Location: Proposed Land Use Designation: Status at time of Plan approval: | MH003 Crosby Predominantly Residential (held in reserve) Strategic Reserve Site |
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No Specific Brief proposed

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| Site ref: Location: Proposed Land Use Designation: Status at time of Plan approval: | SH013 Newtown Predominantly Residential (held in reserve) Strategic Reserve Site |
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1. The site is within a Draft Area of Ecological Importance, this is a non-statutory wildlife designation that does not preclude development but special consideration should be given to the scale, intensity and design of any proposal.
2. Consideration should be given to the options available to incorporate the small paddock abutting the site as part of any development.

Annexe 1

Legislative Background

Extracts for the Isle of Man Strategic Plan 2016 in relation to Strategic Reserves are set out below:

Chapter 8, Paragraph 8.1.6 states²:

The Area Plans will need to ensure that there is enough flexibility to react to pressures relating to both supply and demand.

Site allocations known as Strategic Reserves are likely to be used in the Area Plans for this very purpose. The Area Plan for the South identified two Strategic Reserve sites for housing. The difference between the Reserve Sites and general allocations is that the Reserve Sites are not for immediate release.

They will only be released when the Department is certain that there is a need for them and a defined methodology included within the Area Plan has been followed. All Reserve Sites will have specific development briefs set out in the Area Plans.

This approach is being monitored but is one likely to be adopted across the Isle of Man for the remaining Area Plans to ensure that sufficient opportunities are available for housing. The use of such 'reserve' allocations demonstrates the 'Plan, Monitor and Manage' approach advocated by this Plan.

4.1.1 Chapter 8, Paragraph 8.4.9 states:

The Department recognises that the predicted growth in population and changes in household size are subject to a wide range of influences. The overall housing requirement figure of 5,100 has been identified taking into account the Department's commitment to the approach of Plan, Monitor and Manage.¹

This approach recognises the importance of having specific housing need figures as part of the Island Development Plan but accepts that the regular assessment and monitoring of housing and population statistics over time may require corresponding changes to be made in the provision of new housing land.

To this end, Area Plans will, where appropriate, identify Strategic Reserve Sites which will be capable of development in the longer term. Such sites will only be released for development when the Department considers that there is sufficient evidence to justify such action.

² Paragraph extracts from the Strategic Plan (including those quoted below) have been separated out for ease of reading.

Strategic Reserve sites will be subject to detailed development briefs and a clear methodology for release.

¹ Plan, Monitor and Manage is defined in Appendix 1 *of the Strategic Plan*

4.1.2 In the final Chapter on 'Implementation, Monitoring and Review' Paragraph 13.3 states:

This process of Monitoring and Review is particularly important given the proposal to make provision for future housing needs on the basis of a process of 'Plan, Monitor and Manage' as outlined in Chapter 8 (Housing).

Under this, the phasing of the release of sites proposed for housing in the Area Plans would be based on maintaining an adequate supply of housing sites with the focus on securing development on brownfield sites, previously developed land and sites within existing settlements before releasing greenfield sites.

Such phasing includes the identification of sites as 'Strategic Reserves' in Area Plans. This approach, which includes the preparation of appropriate development briefs, allows land to be allocated for residential as well as other uses such as employment, but held 'in reserve' until such time as they are required.

Annexe 2

Extracts from the Area Plan for the East 2018 which relate to Strategic Reserves:

Chapter 1

Para 1.7.2

Whilst the Area Plan for the East will follow the current timescale in place for the Isle of Man Strategic Plan (2011 to 2026), this does not mean that the lifetime of the Plan or relevance of the Proposals within the Plan will automatically come to an end in 2026. Continuity is ensured, so that planning is orderly, and transitions between statutory plans take place smoothly. The Plan contains 'Strategic Reserve' sites for both Residential and Employment uses which are intended for development in the longer-term (beyond 2026) or possibly before that, should there be a demonstrable need. The arrangements for the future release of such Reserve Sites have been set out in the relevant Chapters identifying the Proposal Sites.

Chapter 6

Para 6.3 i. Objectives

- i. To allocate land as both general allocations and Strategic Reserves to ensure sufficient development opportunities for the lifetime of the Plan to support a diverse and growing economy.

Chapter 8

Para 8.11 **Strategic Reserves**

8.11.1 Some sites have been identified as Strategic Reserves. It is not envisaged that these sites will be required during the plan period and proposals are set out which would restrict their development ahead of other sites. However, they provide flexibility and the potential to accommodate development beyond the plan period. As a result, 100% of the available capacity has been discounted in meeting the demand identified previously in this chapter.

Employment Proposal 4:

It is not envisaged that the development of the following sites, which are designated as Strategic Reserves (will be required in the Area Plan's period (to 2026). However, future development of these sites will only be supported for the following uses: Manufacturing, Warehousing and Distribution, Office (subject to compliance with Strategic Plan Business Policy 7) and where it can be demonstrated:

- that sufficient infrastructure exists, or can be provided prior to the development being brought into use, to allow the development to function and to avoid any unacceptable impact on wider networks;
- that the proposal will not have any unacceptable environmental impacts (including any significant landscape impacts);
- that the development could not reasonably and acceptably be accommodated on the sites set out under Employment Proposal 2 or 3; and
- the proposal is informed by a coherent masterplanned approach (which includes consideration the safeguarding of the route of the high-pressure gas pipeline to the South of Cooil Road).

8.16 Methodology to release the Strategic Reserve Site for Employment Use

8.16.1 Release of the Strategic Reserve will depend on evidence. Until such time as there is an Employment Land Review Report published by Government that establishes a need; the site shall not be released.

8.16.2 If and when such need is forthcoming and is set out in an Employment Land Review Report or Update, the Cabinet Office will publish a Recommendation on to release the Strategic Reserve Site in its entirety or in part subject to proper masterplanning and consideration of all necessary infrastructure in line with Environmental Proposal 4 set out in this Plan. If a recommendation is made to release the Strategic Reserve Site, representations will be invited and a final decision taken and published after considering any comments received.

Chapter 11 Open Space and Recreation, Education, Health and other Community Facilities

Para 11.5.3 Types of community, educational and health facilities vary considerably from community centres, schools and GP surgeries to police, fire and ambulance services. They form an essential network of support and are basic requirements for the underpinning of sustainable communities. Without basic services, communities tend to lack a sense of belonging and places tend to be little more than groups or estates of housing. Many of the schools in the East contribute towards indoor and outdoor sports provision and halls can be multi-purpose out of school hours. This draft plan does not contain any provision for new schools but it is recognised that there may in the future

need to be additional provision. For this reason, Strategic Reserve Sites (excluding that South of Cooil Road) will need to take both education and community facilities into account before release.

Open Space and Community Proposal 1

Areas for residential growth identified in this Plan must take account of the needs for neighbourhood centres which will protect sufficient space for community health services and other social facilities. These could be provided within existing development, identified sites or on Strategic Reserves as part of an overall master planned approach.

Open Space and Community Proposal 2

Land needed for additional education centres including new primary and secondary education schools within the lifetime of the plan will be protected from any other development until such time as full requirements for extended settlements are known. Any need for new schools will take account of the land made up by the Strategic Reserves sites identified in Crosby, west of Johnny Watterson's Lane and Union Mills/Strang.

Chapter 12

Para 12.20 Strategic Reserve Sites

12.20.1 A Strategic Reserve Site is land considered suitable for development but which will be held 'in reserve'. Such sites are normally only released for development if there is compelling justification to do so. The identification of Reserve Sites in this Plan allows for flexibility in land supply should it be found that additional land is necessary. Appropriate monitoring of housing/employment land figures and other issues will allow application of the 'plan, monitor and manage' approach (identified in the Isle of Man Strategic Plan, Appendix 1) necessary to ensure that the Plan can react to changing circumstances. They are deliverable in the medium to long term, i.e. they are capable of being brought forward for development but are dependent on other factors within the Plan being achieved.

The following Strategic Reserve Sites have been identified. These are:

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|-----------------------------|---|
| Site Number | DH057 part |
| Site Name | The area to the East of Ballanard Road and the West of submission DM001 |
| Site Size | 23.54 |
| Previous designation | <u>Agricultural land</u> |
| Proposed designation | Strategic Reserve Predominantly Residential/Community |
| See Map | Facilities (with DH003 and DH010) 4 |

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|-----------------------------|---|
| Site Number | DH003 |
| Site Name | Former Brickworks, Ballanard Road, Douglas |
| Site Size | 0.43 |
| Previous designation | Agricultural |
| Proposed designation | <u>Strategic Reserve Predominantly Residential (with DH057 and DH010)</u> |
| See Map | 4 |

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|-----------------------------|--|
| Site Number | DH010 |
| Site Name | Shee Dy Vea, Ballanard Road, Douglas |
| Site Size | 0.06 |
| Previous designation | Residential |
| Proposed designation | <u>Strategic Reserve Predominantly Residential (with part DH057 and DH003)</u> |
| See Map | 3, 4 and 8 |

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|-----------------------------|--|
| Site Number | OH004 |
| Site Name | Ashley Road, Onchan |
| Site Size | 10.19 |
| Previous designation | Open space |
| Proposed designation | <u>Strategic Reserve Predominantly Residential</u> |
| See Map | 6 |

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|-----------------------------|--|
| Site Number | MH001 |
| Site Name | Ballaglonney Close, Crosby |
| Site Size | 4.52 |
| Previous designation | Agricultural use |
| Proposed designation | <u>Strategic Reserve Predominantly Residential/Community</u> |
| See Map | <u>Facilities</u> 10 |

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| Site Number | MM001 |
| Site Name | Land at Ballaglonney Farm, Crosby |
| Site Size | 21.77 |
| Previous designation | Within "areas of high landscape or coastal value and scenic significance". |
| Proposed designation | <u>Strategic Reserve Predominantly Residential/Community</u> |
| See Map | <u>Facilities</u> 10 |

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|-----------------------------|---|
| Site Number | GH027 |
| Site Name | East of A2 |
| Site Size | 3.8 |
| Previous designation | Residential development |
| Proposed designation | <u>Strategic Reserve Predominantly Residential (with GH028)</u> |
| See Map | 9 |

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|-----------------------------|---|
| Site Number | GH028 |
| Site Name | Field 614730 Chapel Lane Baldrine Isle Of Man |
| Site Size | 0.39 |
| Previous designation | Predominantly Residential Use |
| Proposed designation | <u>Strategic Reserve Predominantly Residential (with GH027)</u> |
| See Map | 9 |

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|-----------------------------|--|
| Site Number | BH032 |
| Site Name | Land North of Coronation Terrace, Strang |
| Site Size | 11.50 |
| Previous designation | Open Space (Agricultural) |
| Proposed designation | <u>Strategic Reserve Predominantly Residential/Community</u> |
| See Map | <u>Facilities</u> 4 and 8 |

Residential - Strategic Reserve - Proposal 1

The development of Strategic Reserve ‘Predominantly Residential’ Sites which may also include elements for Community Facilities such as schools will only be brought forward where it can be demonstrated:

- i. that there is need for these sites which cannot be met by the existing allocations set out under Residential Proposal 2;**
- ii. that sufficient infrastructure exists, or can be provided prior to the development being brought into use, to allow the development to function and to avoid any unacceptable impact on wider networks;**
- iii. that the proposals will not have any unacceptable environmental impacts (including any significant landscape impacts); and**
- iv. All options for different uses on the sites have been fully explored taking into account health, social care and education needs.**