Response ID BHLF-76M6-6AMD-R

Submitted to **Area Plan for the North and West- Call For Sites**
Submitted on **2020-03-02 10:39:32**

1. Personal details

Name

Name:
[redacted]

Address

Address (including postcode):
[redacted]

Contact telephone number

Telephone number:
[redacted]

Email address?

Email:
[redacted]

May we publish your response?

Yes, you may publish my response anonymously

2. Agent details (if applicable)

Name

Name:

Organisation

Organisation:

Address

Address (including postcode):

Contact telephone number

Telephone number:

Email address

Email:

3. Designation

I am...

Not Answered

Other (please state in the comments box):
I am a member of the public and I want to recommend an area of land for reclassification

4. Site Information - Basic

Full site address

Site address:
field 314538 South of Ballatessan Meadow
Peel

Location plan:
No file was uploaded

Site plan:
Site Plan.pdf was uploaded

Parish or Local Authority the site falls within

Parish or Local Authority (state all if site crosses multiple):
Peel

Site area

Site area (hectares):

If known please provide an Ordinance Survey based grid reference for the centre of the site.

X-Ref (easting):

Y-Ref (northing):

Land Use Designation (if known)

As shown in relevant Local or 1982 Development Plan.:
Residential

Current Land Use

e.g. agriculture, employment, unused/vacant etc.:
Agricultural

5. Site Information - Detailed

Type of site

e.g. greenfield, brownfield (previously developed):
Greenfield

Ecological features and areas of biological importance

Ecological features :
Catchment for river neb

Buildings on site

Buildings on site:
farm buildings - house barn

Availability of access to the site

Availability of access to the site:

Title Encumbrances

(caveats, estates, etc):

Relevant Planning History (if known – please include relevant planning application numbers)

Relevant Planning History :

6. Site Ownership (or my client)

What relationship are you to the site?

Does not own (or hold any legal interest in) the site whatsoever

If you are not the owner, or own only part of the site, do you know who owns the remainder?

Please provide full details:

Does the owner (or other owners) support your proposal for the site?

Not Answered

7. Proposed Future Uses and Capacity

Use (if mixed use, please tick all that apply)

Other (i.e. proposed use does not easily fall within the above categories)

Basic Information – area/number of units/proposed floorspace/number of pitches:
access ble open space or continued agricultural. golfing practice field

8. Market Interest

Please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.

Site is under option to a developer

Please provide any comments:
current owner will only sell with planning permission in place

9. Infrastructure

Please tell us what infrastructure is available at or near the site

Mains water supply

Yes

Mains sewerage

Yes

Electrical supply

Yes

Gas supply

Yes

Public highway

Yes

Telecommunications

Yes

Public Transport

Yes

Other

Please specify :

10. Please provide any details of how any improved or new infrastructure requirements could be provided.

Improved or new infrastructure requirements

Please provide any comments:
n/a

11. Please explain any issues affecting deliverability

Such as physical constraints, ownerships, conservation areas, flooding issues

Please provide any comments:
Require a detailed anvironmental impact study. current owner won't sell without planning approval

12. When would the site be available for development?

Please indicate the approximate timescale for availability

Please provide any comments:
not known

13. Housing

Is the site proposed as a predominantly residential site?

No (go to Section 14)

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

How many dwellings do you consider could be built on the site? (Allow for roads and open space provisions):

The Cabinet Office 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%?:

14. Employment

Is the site proposed as an employment site?

No (go to Section 15)

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

Additional details (if relevant):

15. Mixed Use

Is the site proposed for Mixed Use?

No (go to Section 16)

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.:

16. Open Space/Special Use

Is the site proposed for Open Space/ Special Use?

Yes

Please provide any comments:

17. Additional information

Please use this box to provide additional information or further explanations on any of the topics covered in this form

Provide any comments:
Peel continues to expand with no consideration for open space other than the minimum requirements set out in regulation. more housing would put additional strain on already challenged infrastructure. the practice field provides opportunities for young golfers.

18. Data Protection and Processing

We require your permission to hold your contact details on our database. In signing this form, I agree that the Cabinet Office, Isle of Man Government can hold contact details and related responses and I understand that they will only be used in relation to planning matters.

Please tick this box to confirm your permission, note that submissions that are not ticked will not be accepted.:
Yes