

Response ID ANON-76M6-6AM1-5

Submitted to **Area Plan for the North and West- Call For Sites**

Submitted on **2020-02-28 08:30:59**

1. Personal details

Name

Name:

[REDACTED]

Address

Address (including postcode):

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Contact telephone number

Telephone number:

[REDACTED]

Email address?

Email:

[REDACTED]

May we publish your response?

Yes, you can publish my response in full

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...

Amenity/Community Group

Other (please state in the comments box):

Local Authority

4. Site Information - Basic

Full site address

Site address:

Field to the south of Dhoon Church
Main Road
Glen Mona
IM7 1HD

Location plan:

Glen Mona Recreational Field Location Plan .png was uploaded

Site plan:

Glen Mona Recreational Field.png was uploaded

Parish or Local Authority the site falls within**Parish or Local Authority (state all if site crosses multiple):**

Maughold Parish, Garff Sheading.

Site area**Site area (hectares):**

0,4 hecatares (approx)

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.:**

Woodland, although this field has always been open space in reality.

Current Land Use**e.g. agriculture, employment, unused/vacant etc.:**

Recreational for Community

5. Site Information - Detailed**Type of site****e.g. greenfield, brownfield (previously developed):**

Greenfield

Ecological features and areas of biological importance**Ecological features :**

Open field with sporadic trees surrounding three of the four edges.

Buildings on site**Buildings on site:**

None

Availability of access to the site**Availability of access to the site:**

Currently a crude field gate.

Title Encumbrances**(caveats, estates, etc):**

Under the ownership of the Church Authorities. The Commissioners are currently negotiating to take over ownership of the land.

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

Unknown

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:

The Isle of Man Church Diocese

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

Yes

7. Proposed Future Uses and Capacity

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

Open Space/ Special Use (school etc)

Basic Information – area/number of units/proposed floorspace/number of pitches:

The Commissioners would secure the site as public open space for public recreation. Perhaps play equipment would be installed for the amenity of local children, etc.

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:

9. Infrastructure

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

Mains water supply

Unsure

Mains sewerage

Unsure

Electrical supply

Unsure

Gas supply

Unsure

Public highway

Yes

Telecommunications

Unsure

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:

Provision of public open space for recreation, perhaps children's play area.

11. Please explain any issues affecting deliverability

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

Please provide any comments:

The land transfer is dependent on the success of the negotiations for the transaction. These are approaching final stages in the present.

12. When would the site be available for development?

Please indicate the approximate timescale for availability

Please provide any comments:

It is hoped that the transaction of land will occur in the next 12 months.

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:

The land will be kept open for general recreation, football, games, community events, etc. With the addition of play equipment, new access, and a small parking area to keep the adjacent A2 Highway clear.

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:

As stated, this is the last area of land in the Glen Mona settlement area that is used by the public for recreational purposes, community events, etc. The Commissioners are seeking to secure this and protect this use of the land for the future.

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