

Response ID ANON-76M6-6A9F-6

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

Submitted on **2020-02-28 07:22:48**

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):

4. Site Information - Basic

Full site address

Site address:

Glen Mona Settlement General Area

Location plan:

Glen Mona Settlement General.png was uploaded

Site plan:

Glen Mona Settlement General.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):**

Variable

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.:**

Generally Agricultural

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

Agriculture

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

Generally greenfield

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

The Commissioners would be open to the consideration of land around the current Glen Mona Settlement for development as 'Affordable Housing' for 'families' (generally three bedroomed) or for smaller single storey units to enable local residents in larger properties to 'downsize'.

The latter could be a private dwellings or local authority administered or a mixture of these.

Some land could also be considered to provide public open space to be used in a manner appropriate to the rural/semi-rural location.

Buildings on site**Buildings on site:**

None at present.

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

It would be most appropriate to consider land beside or close to the A2 Highway.

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

Unknown

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:

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)

Predominantly Residential, Mixed Use (which includes a number of different but compatible uses), Open Space/ Special Use (school etc)

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

Affordable housing 6 - 20 units?

Smaller single storey elderly persons dwellings 5/6?

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.

Not Known

Please provide any comments:

9. Infrastructure

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

Mains water supply

Unsure

Mains sewerage

Yes

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:

If land were selected in this vicinity it is to be noted that basic infrastructure (electricity, sewage treatment, bus services, telecommunications are available close by at currently developed sites.

11. Please explain any issues affecting deliverability

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

Please provide any comments:

Ownerships, currently agricultural land.

12. When would the site be available for development?

Please indicate the approximate timescale for availability

Please provide any comments:

Unknown, generally this will probably be dependent on landowner acquiescence.

13. Housing

Is the site proposed as a predominantly residential site?

Yes

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

Family affordable housing

Older persons housing

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

A 10% to 25% increase in the Glen Mona Settlement could be considered?

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%?:

25% could be considered, particularly if control on the appropriateness of the size and style of the dwellings was controlled through the planning process.

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?

Yes

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.:

Residential and public open space.

16. Open Space/Special Use

Is the site proposed for Open Space/ Special Use?

No (go to Section 17)

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:

The desire of the Commissioners is to encourage appropriate development that maintains and develops the sustainability of the Glen Mona Settlement. The needs the Commission has identified through its consultations, research on demographics, etc has been for affordable family housing and for 'older peoples' housing that could potentially 'free-up' larger family sized dwellings in the area, both private and local authority administered.

A large influence on the sustainability of the settlement will be the viability of the Dhoon School in coming years and decades. The general proposals set out above should act to maintain the viability of the school and the public house which are both vital community assets and amenities.

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