

Response ID BHLF-76M6-6AMN-2

Submitted to **Area Plan for the North and West- Call For Sites**
Submitted on **2020-03-02 09:39:18**

1. Personal details

Name

Name:

[REDACTED]

Address

Address (including postcode):

[REDACTED]
[REDACTED]
[REDACTED]
[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):

Representative of the German Burial Authority.

4. Site Information - Basic

Full site address

Site address:

Site B
Field 315146,
Douglas Road,
Peel
(South side beyond the borders of Peel and East of existing cemetery)

Location plan:

SC458_7082320030210240.pdf was uploaded

Site plan:

SC458_7082320030210250.pdf was uploaded

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

German

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

0.77 ha

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

X-Ref (easting):

255

Y-Ref (northing):

839

Land Use Designation (if known)**As shown in relevant Local or 1982 Development Plan.:**

Agricultural

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

Access from Douglas Road

Title Encumbrances**(caveats, estates, etc):****Relevant Planning History (if known – please include relevant planning application numbers)****Relevant Planning History :**

Change of use of land to extend existing cemetery (planning application no. 09/01936/C
Formal Decision Notice 10/02/2010
Approval Given 17/03/2010

Approval now lapsed

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?

No

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:

Cemetery Use - landscaping and creation of a woodland cemetery

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

Yes

Mains sewerage

Not Answered

Electrical supply

Not Answered

Gas supply

Not Answered

Public highway

Yes

Telecommunications

Not Answered

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:

Please see attached plan for proposed woodland cemetery

11. Please explain any issues affecting deliverability

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

Please provide any comments:

Constraints include that owners may not be willing to sell though the burial authority has powers to compulsory purchase.

12. When would the site be available for development?

Please indicate the approximate timescale for availability

Please provide any comments:

We would want the land as soon as possible.

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?

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 existing cemetery that serves Peel and German is running out of space for burials and we need to extend the cemetery. At the same time there is a new demand for woodland cemeteries (there are none outside of Douglas). This cemetery would work with existing infrastructure of chapel and car park. The site is

hemmed in on the south side by the golf course.

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