

Response ID ANON-76M6-6AMX-C

Submitted to **Area Plan for the North and West- Call For Sites**
Submitted on **2020-02-28 13:31:23**

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:

[REDACTED]

Organisation

Organisation:

[REDACTED]

Address

Address (including postcode):

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Contact telephone number

Telephone number:

[REDACTED]

Email address

Email:

[REDACTED]

3. Designation

I am...

Agent (acting on behalf of landowner or developer)

Other (please state in the comments box):

4. Site Information - Basic

Full site address

Site address:

Watsons Nurseries
Main Road
Greeba
ISLE OF MAN
IM4 3LG

Location plan:

Greeba- Site & Location Plan.pdf was uploaded

Site plan:

Greeba- Site & Location Plan.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):

7.09

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

X-Ref (easting):

229670.851

Y-Ref (northing):

480996.834

Land Use Designation (if known)

As shown in relevant Local or 1982 Development Plan.:

Area of High Landscape or Coastal Value and Scenic significance.

Current Land Use

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

Garden Centre/Nursery

5. Site Information - Detailed

Type of site

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

Brownfield

Ecological features and areas of biological importance

Ecological features :

Field No's 314921 - 100% and 313135 (approx) 60% which form part of the proposal consist of semi-managed wetland scrub. It would be proposed that this area be formally managed as the open space contribution to the development and create a public area of ecological interest.

Buildings on site

Buildings on site:

There is circa 4000 sq m of polytunnel and glass houses.
An office/shop.
An owner occupied dwelling.

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

An existing commercial access is provided to the site this would be upgraded to comply with Manual for Manx Streets requirements

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

None

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

None

6. Site Ownership (or my client)**What relationship are you to the site?**

The sole owner of the site

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

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

7.09Ha total site area.

25% of total area identified as open space for use as an area of ecological interest.

Developable area 5.4Ha with an additional 20% of this area allocated as open space associated with the development.

4.32Ha considered suitable for development at a mixed density.

Development proposal circa 70 mixed size family units including affordable housing contribution.

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 owned by a developer

Please provide any comments:**9. Infrastructure****Please tell us what infrastructure is available at or near the site****Mains water supply**

Yes

Mains sewerage

Unsure

Electrical supply

Yes

Gas supply

No

Public highway

Yes

Telecommunications

Yes

Public Transport

Yes

Other**Please specify :**

The site gently slopes from north to south and the general topography supports the use of solar panels to generate electricity for use in each property. Private drainage opportunities exist which harness new sustainable technologies.

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:**

The topography and geographic location supports extensive use of renewable energy options including air source heat pumps and solar panels. The extent of the site supports consideration of a sustainable foul sewerage solution such as private sewage treatment with anaerobic digestion of sludge with the bi-products being used to power a bio-methane CHP system subject to detailed specialist design.

11. Please explain any issues affecting deliverability**Such as physical constraints, ownerships, conservation areas, flooding issues****Please provide any comments:**

There are no constraints to delivery of the site.

12. When would the site be available for development?**Please indicate the approximate timescale for availability****Please provide any comments:**

Immediately

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.):

Mixed sustainable housing suitable for varying family sizes including affordable homes.

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

70

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%?:

No

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:

In part. The area to the south of the site identified as an ecological area would be made available to the wider public.

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:

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