

# Response ID BHLF-76M6-6A19-H

Submitted to **Area Plan for the North and West- Call For Sites**  
Submitted on **2020-06-24 13:29:52**

## 1. Personal details

### Name

Name:

[REDACTED]

### Address

Address (including postcode):

[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:

Mark Pearce

### Organisation

Organisation:

Ellis Brown

### Address

Address (including postcode):

12 Strathallan Crescent

Douglas

IM2 4NR

### Contact telephone number

Telephone number:

01624 621375

Email address

Email:

mark@ellisbrown.im

## 3. Designation

I am...

Agent (acting on behalf of landowner or developer)

**Other (please state in the comments box):**

Agent and Developer.

#### **4. Site Information - Basic**

##### **Full site address**

**Site address:**

LAND OFF STATION ROAD ST JOHN'S

**Location plan:**

CFSW - 20-06-01 Location Plan.pdf was uploaded

**Site plan:**

CFSW - 20-06-02 Site 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):**

0.6 ha

**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.:**

Unused.

#### **5. Site Information - Detailed**

##### **Type of site**

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

BROWNFIELD - FORMER SAND PIT

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

**Ecological features :**

Grassland, hedgerows and trees.

##### **Buildings on site**

**Buildings on site:**

None.

##### **Availability of access to the site**

**Availability of access to the site:**

Off Station Road

##### **Title Encumbrances**

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

None

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

**Relevant Planning History :**

11/00241/B PERMITTED

11/00690/B/B PERMITTED

14/00653/B REFUSED

14/01203/B PERMITTED

16/00203/B PERMITTED

**6. Site Ownership (or my client)**

**What relationship are you to 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?**

Yes

**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:**

**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**

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:

THE ACCESS ROUTE INTO THE SITE IS VIA STATION ROAD WHICH WILL BE SIGNIFICANTLY IMPROVED AS PART OF ANY DEVELOPMENT.

### 11. Please explain any issues affecting deliverability

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

Please provide any comments:

THE SITE IS CURRENTLY IN THE ST JOHN'S LOCAL PLAN ZONED FOR RESIDENTIAL DEVELOPMENT.

THE ACCESS ISSUES HAVE NOW BEEN RESOLVED.

THERE IS A RESTRICTION OF NO MORE THAN 2 DWELLINGS AT PRESENT TO BE BUILT ON THE SITE.

### 12. When would the site be available for development?

Please indicate the approximate timescale for availability

Please provide any comments:

Immediately available for development.

## 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.):

OLDER PERSONS BUNGALOWS OR SHELTERED HOUSING

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

8

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:

## **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