

Response ID ANON-76M6-6ARB-U

Submitted to **Area Plan for the North and West- Call For Sites**
Submitted on 2020-02-13 11:29:34

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...

Landowner

Other (please state in the comments box):

[REDACTED] owns the site equally with [REDACTED] three [REDACTED]
[REDACTED] who all in agreement with and support this application.

4. Site Information - Basic

Full site address**Site address:**

Land at Kennaa Road
St Johns
Isle of Man

Field Numbers: 314877, 315168, 313157, 313158, 314889

Please see attached Location Plan (page 22 of Preliminary Transport Assessment document) and Site Plan

Location plan:

Kennaa Land Preliminary Transportation Assessment.pdf was uploaded

Site plan:

red line land registry plan.pdf was uploaded

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

St Johns

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

12.326 Acres

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

X-Ref (easting):

228252

Y-Ref (northing):

481052

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

Located on boundary of July 1999 St Johns Local Plan. Land Use in 1982 Plan is "Area of High Landscape or Coastal Value and Scenic Significance"

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

Agriculture

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

Greenfield

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

None

Buildings on site**Buildings on site:**

None

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

See Attached - Preliminary Transport Assessment dated
Dec 2019

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

There are no cautions, inhibitions, priorities or restrictions on the title.

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?

A part 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:

own the site jointly with 3 who are all keen to move forward with this application.

Please note, clauses 5 & 7 of the Agricultural Tenancies Act 2008 are not permitted which is clearly stated within the lease.

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:

Predominantly Family Housing

Approximately 101 at a net density of 8-10 dwellings per acre

Please see attached Preliminary Land and Transportation Assessment which includes a indicative plan proposing the layout of dwellings.

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.

Enquiries received

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:****Mains Water Supply –**

We asked Karl Kaighin at Manx Utilities whether the current provision for water at the site is sufficient to service between 50-150 houses. He stated that based on the assumption that each house would have the standard requirement for water

1. 25PE (20mm bore) water supply ,
2. Does not require sprinklers,
3. Has a demand similar to that of an average 3 bedroom house, no additional off-site network improvements would be required - other than connection to the site itself, which is not expected to be complicated.

Mains Sewerage -

Discussions with the Drainage Division have indicated that proposed improvements to drainage capacity in the area will enable proposed development for this site to be readily provided for in terms of sewerage disposal

Electrical Supply –

We spoke with Jason Quayle of Manx Utilities about the provision for electricity on the site. He has advised that the existing electricity substation at Slieau Whallian Park is dated, and almost at capacity, therefore a new substation would be required for this development. Anticipated cost of building a substation and equipping it with 11kV connections would be c. £70,000 - £100,000. He raised no other concerns.

Gas Supply –

We spoke with Gary Cregeen of Manx Gas Ltd (Island Energy Group Limited), who has advised us the current gas supply for Slieau Whallian Park, and the adjacent Hope Park, is very well provisioned, with a new LPG gas supply hub opposite the Hope Park estate.

He has sent us the LPG mains supply plan, and has stated that a development of the size we are proposing could simply be serviced by connecting to the existing 63mm pipes that currently terminate at the two dead end roads within the Slieau Whallian Estate that directly adjoin the proposed site (see attached plans). Manx Gas's policy is that if the developer digs the trenches, they will install the pipework at no additional cost.

Public Highways – see attached Preliminary Transport Assessment and associated development plan.

We have appointed John Lowe, of Turner Lowe Associates who is an expert in providing transportation assessments having prepared several for development sites on the Isle of Man. John has made a full assessment of the site and provided a detailed recommendations report considering access to the site for all modes of transport in line with Highways and Planning requirements.

Please see attached report and associated plan which clearly shows how the site meets all of the necessary requirements for all modes of transport. In addition the site will create a new road enabling the substandard junction of Kennaa Road with the A3 to be closed to traffic using the new access road and full standard new access onto the A3.

Telecommunications – see attached plan

We have contacted David Creer at Manx Telecom who has provided the attached plan of telecomms infrastructure in the area.

Please Note - we have plans from the relevant departments of the existing infrastructure on and surrounding the site when required.

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

No constraints affecting deliverability

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

Please provide any comments:

On giving the tenants 6 months notice

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.):

Predominantly Family Housing

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

Approximately 101 at a net density of 8-10 dwellings per acre

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%?:

Yes

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:

Preliminary discussions and meeting has taken place with planning officers regarding the principle of residential development with encouragement provided to submit representation with detailed highways assessment (see attached).

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