

Response ID ANON-76M6-6A9A-1

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

Submitted on **2020-02-27 18:04:30**

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 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:

Land opposite Springfield Terrace
Foxdale

Location plan:

Foxdale - Site & Location Plan.pdf was uploaded

Site plan:

Foxdale - Site & Location Plan.pdf was uploaded

Parish or Local Authority the site falls within

Parish or Local Authority (state all if site crosses multiple):

Patrick
Malew

Site area

Site area (hectares):

1.43

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

X-Ref (easting):

228454.301

Y-Ref (northing):

477855.231

Land Use Designation (if known)

As shown in relevant Local or 1982 Development Plan.:

Foxdale Local Plan 1999 - Area for reclamation. Site of interest for Nature conservation.

Current Land Use

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

Vacant brownfield

5. Site Information - Detailed

Type of site

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

Brownfield

Ecological features and areas of biological importance

Ecological features :

The site is identified in the Local Plan as being a site of interest for nature conservation adjoining a site which has been developed for residential accommodation having the same plan classification.

Buildings on site

Buildings on site:

None

Availability of access to the site

Availability of access to the site:

Access to the site is available from the adjoining residential development site which benefits from planning approval ref 16/00751/B.
A secondary access is also available onto the Billygoat Road.

Title Encumbrances

(caveats, estates, etc):

None

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

Relevant Planning History :

Planning approval ref 16/00751/B on adjoining land zoned for residential development.

Planning approval ref 13/00387/B on adjoining land with the same Local Plan classification.

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:

20 units of mixed density housing with associated open space at 25% of developable area.

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 being marketed

Please provide any comments:

Interest has been shown by a number of third parties for the development of the site.

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

Unsure

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:

A physical highway link can be provided between the A24 and the Billygoat Road which links the employment land in the vicinity with the residential areas within the village.

11. Please explain any issues affecting deliverability

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

Please provide any comments:

There are no constraints affecting delivery of the site.

12. When would the site be available for development?

Please indicate the approximate timescale for availability

Please provide any comments:

The site is available as soon as the site which benefits from extant planning approval P/A 1600751/B is commenced and the mains sewer is implemented. The owner of this proposal site and the developer of the approval site are in a formal agreement to provide mains sewerage to the land. Other sites which benefit from the agreement are identified on planning applications 15/00978/B and a current application - 19/01444/B - pending consideration.

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 housing of mixed density

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

20

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%?:

If considered beneficial the owner would consider a mixed residential scheme to provide both private sector housing and affordable Sheltered Housing. The details of such an arrangement would be agreed with the Housing Division.

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