



Isle of Man
Government

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Area Plan for the East: Draft Plan Site Identification Report

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1. Introduction

Purpose of this report

1.1 This report forms part of the Evidence Base for the Area Plan for the East. It summarises the results of the Call for Sites exercise and explains how a process of identifying additional sites has been undertaken, including additional sites identified through the Preliminary Publicity process. The report goes on to outline which sites qualify for assessment through the Site Assessment Framework (SAF). Such qualification is dependent on a reasoned judgement which splits the long list of sites into the following categories:

- **Category 1** - Sites which do not need to be assessed through the SAF and which can be subsumed within land use designations which reflect the surrounding areas; and
- **Category 2** - Sites which do need to be assessed through the SAF i.e. there are policy decisions to be made about the proposed land use and therefore require a fuller assessment.

Key Findings

1.2 The main output from this study is a list of potential sites with those that need to be assessed through the SAF identified. An 'All Sites' Table forms appendix 1 to this report, and an 'All Sites' Map accompanies this report. The key points are summarised below.

- 254 Potential Development Sites have been identified (98 by Cabinet Office – although not necessarily in Government ownership).
- 1 site has been deemed withdrawn due to lack of information (no map). 37 Sites have been classed as Category 1. Therefore, 216 have been considered in more detail.
- However, some sites had multiple options and this has necessitated 17 additional assessments (see appendix 1). There have therefore been 233 assessments of the 216 sites.

Strategic Policy Context

1.3 The geographical scope of the Area Plan for the East is set out in the Isle of Man Strategic Plan 2016 (hereafter referred to in this document as 'the Strategic Plan') and comprises:

- the Borough of Douglas;
- the District of Onchan; and
- the Parishes of Braddan, Garff (Laxey and Lonan Wards only)¹, Marown and Santon.

1.4 The Strategic Plan identifies the Island Spatial Strategy which identifies in broad terms, where new development should be located. The Spatial Policies which support this Strategy identify the Island's settlement hierarchy in terms of the Main Centre, Service Centres, Service Villages and Villages. This hierarchy will be crucial in preparing the Area Plan for the East particularly when it comes to identifying where new development should be located. The key aspects of the Spatial Policies are summarised in box 1.

¹ The previously separate Parishes of Laxey, Lonan and Maughold have now combined to form the Parish of Garff.

Box 1: Summary of Strategic Plan Spatial Policies

Spatial Policy 1:

The Douglas urban area will remain the main employment and services centre for the Island.

Spatial Policy 2:

Outside Douglas development will be concentrated on the following Service Centre to provide regeneration and choice of location for housing, employment and services.

Onchan

Area Plans will define the boundaries of such centres so as to provide a range of housing and employment opportunities at a scale appropriate to the settlement.

Spatial Policy 3:

The following have been identified as Service Villages

Laxey

Union Mills

Area Plans will define the boundaries of such villages so as to maintain and where appropriate increase employment opportunities. Housing should be provided to meet local needs and in appropriate cases to broaden the choice of location of housing

Spatial Policy 4:

In the remaining villages development should maintain the existing settlement character and should be of an appropriate scale to meet local needs for housing and limited employment opportunities. These villages are:

Baldrine

Crosby

Glen Vine

Newtown

Strang

Area Plans will define the boundaries of such settlements so as to maintain their existing character.

Spatial Policies 5, 6 and 7 set out that:

The focus of development will be within the defined settlements.

The principle gateways to the Island which include Douglas Harbour will be protected and enhanced.

Green gaps will be a mechanism used to avoid the coalescence of settlements.

2. Call for Sites

- 2.1 On 8th July 2016, the Cabinet Office launched a 'Call for Sites' for the Area Plan for the East. The original deadline for submissions was 16th September 2016 but this was extended to the 23rd September 2016. This provided an opportunity for landowners, developers and other interested parties to put forward development sites for consideration. Where sites were put forward more than once or with different options, the site was only counted once.
- 2.2 The publicity which took place as part of the launch (and again to inform of the time extension) included the following actions:
- Public Notice in the Isle of Man Courier and circulated to the DEFA Planning & Building Control's general contacts list
 - News Release
 - Letters to MHKs, MLCs and Local Authorities
 - Letters to those on Cabinet Office's contacts list for the East (those who had registered an interest previously)
 - Memo to Chief Executives of all Government Departments
 - Post on DEFA (Planning & Building Control) Facebook Page
 - Poster in DED (St George's Court) and DEFA Office at Murray House Offices
 - Planning Policy Webpage
- 2.3 As part of the Call for Sites, the following information was made available:
- the Call for Sites Response Form;
 - an Explanatory Note which set out the background to the project;
 - the draft Site Assessment Framework; and
 - maps showing the geographical scope of the Plan, the areas covered by existing Local Plans as well as the draft Settlement Boundary Maps.
- 2.4 The Explanatory Note highlighted key points including those set out below.
- The full scope of the Area Plan for the East had not yet been determined.
 - The Department was open to sites being put forward for development for uses other than simply housing or employment e.g. community facilities, education, leisure.
 - There was no size limit for sites which could be put forward, however in the final plan sites could be subsumed into wider designations if appropriate.
 - 'Employment uses' were to be taken as uses as defined in Chapter 9 of the Strategic Plan: light, general and special industrial buildings; storage and distribution; and offices which are corporate headquarters do not involve day-to-day callers.
 - Sites which had previously been put forward as part of the Employment Land Development Order Project (the Call for Sites for which took place in 2015) would need to be resubmitted for consideration as part of the Area Plan for the East.

3. Site Coding and Mapping

- 3.1 A key part of the preparation of any development plan is mapping. Every site put forward through a submission to the Call for Sites has been coded and mapped to form a first draft of the 'All Sites' map.
- 3.2 To make it easy to identify sites, each site is given a code. The code system is as follows:
- A letter indicating the Local Authority Area (B = Braddan, D = Douglas, G = Garff, M = Marown, O = Onchan and S = Santon);
 - A letter indicating the type of development (E = Employment, H = Housing, M = Mixed Use and O = Other); and
 - A three digit number representing the type of development in each Local Authority area (so the third housing site to be identified in Braddan would be BH003).
- 3.3 Every site has been mapped onto a GIS layer. Where more than one option was proposed for a site (for example Option 1 - the entire site and Option 2 - part of the site) the site mapped was the larger area only i.e. Option 1. Option 2 would be coded but not mapped to avoid double counting. Where different uses were proposed for the same site (i.e. Option 1 - to develop for housing and Option 2 - to develop for employment) again each use was given a code but the site was only mapped once.

Coding Corrections and Clarifications

- 3.4 A number of coding errors have been identified, as set out below. However these were not identified until after the Preliminary Publicity had taken place and, given the number of sites and comments, and the need to be able to track comments through the process, it has been decided not to change the site codes.
- 3.5 The following sites are coded to the incorrect Local Authority Area:
- BH001 'Trollaby Lane Union Mills' is within Marown (the CfS form indicated Braddan)
 - BH010 'West Baldwin' is within Marown (the CfS form indicated Braddan)
 - DBH001 'Land North of Braddan Primary School, Braddan Road, Braddan' is entirely within Braddan (the CfS form indicated Douglas and Braddan)
 - DE005 'Tromode (ELR-Designated Onchan 1B)' is within Onchan (the CO Identified Site from ELR, therefore a CO error)
- 3.6 Two sites were originally identified as cross-boundary and coded as DB (*although one of these is not cross boundary– DBH001 – see above*). Other cross boundary sites have been coded to one area (normally, but not always, the area with the larger part of the site). On reflection, it would have been more consistent to always code the site to the area where most of the site is in. On that basis the following should be noted.
- 3.7 The following sites are cross boundary but coded to one LA area (the larger) and are therefore correct:

- BH013 'West Baldwin' is mainly in Braddan but cross slightly into Marown (the CfS form indicated Braddan)
- BH031 'Camlork, Braddan' is mainly in Braddan but cross slightly into Marown (the CfS form indicated Braddan)

3.8 The following sites are cross boundary but coded to one LA area (the smaller) and are therefore incorrect:

- BH018 'Land at Ballalough Farms, Union Mills' is mostly in Marown but crosses slightly into Braddan (The CfS form said Braddan)
- BH005 'Head Road, Douglas' is mainly in Douglas but with a large part in Braddan (the CFS form states the site falls across 2 areas - Douglas and Braddan)
- DBH002 'Land off Braddan Road, Braddan' is mainly in Braddan (only a small part is in Douglas) (the CfS form indicated Douglas and Braddan)

3.9 The DOI Response to the Call for Sites suggested that Cronkbourne Cricket Club be considered. The site known as Brunswick Gardens (DH038) was incorrectly labelled as Cronkbourne Cricket Club in the Preliminary Publicity material. Therefore DH038 is now renamed as Brunswick Gardens and Cronkbourne Cricket Club added as a new site (DH058).

4. Identifying additional sites to those mapped and coded during the Call for Sites exercise

Sources

- 4.1 The Cabinet Office has carried out work to ensure that, as far as reasonably practicable, all land in the East which has some potential for development has been identified to undergo basic assessment. This section sets out how these 'additional' sites have been identified.
- 4.2 In light of the Strategic Plan Settlement Hierarchy, this work focussed on sites within and abutting the draft existing settlement boundaries for those places named in the hierarchy (see paragraph 1.5). The draft Settlement Boundary Maps (published as part of the Call for Sites) were used to inform this work. These boundaries were identified around the settlements set out above. They are based on the current situation 'on the ground' as at 2015 (i.e. what has been built and excluding land that has been allocated but not yet developed).
- 4.3 Sites have been added to the Call for sites list as a result of:
- consideration of correspondence received in response to the Call for Sites (other than submitted site forms);
 - consulting evidence papers (including some unpublished/emerging studies);
 - additional desk-based research; and
 - site visits.
- 4.4 The above methods enabled a number of additional sites to be highlighted which were coded accordingly. No preliminary assessment was undertaken other than to plot/map the site. Where there was a duplication of sites (i.e. highlighted both through the Call for Sites and the above sources) such sites were 'screened out' and not added to the list as they would already be in line for consideration). Again, it was important not to double count or duplicate site details.
- 4.5 New sites which have been identified through this process (i.e. sites which were not identified through the Call for Sites) have been coded and added to the 'All-Sites' table and map (see section 3).

Call for Sites General Correspondence

Sites mentioned 'by name only' in Call for Sites responses

- 4.6 A small number of responses listed possible sites for consideration in the Area Plan for the East i.e. they were identified by name only outside the format of a Response Form. A number of government owned sites were suggested in this manner.
- 4.7 The sites put forward are set out in Appendix 2 and consist of sites identified by:
- the Department of Infrastructure (DOI);

- the Department of Environment, Food and Agriculture (DEFA) including general areas for multi-use forestry/woodland and recreation, amenity and leisure tourism as well as four specific development sites;
- the Fire Service (FS);
- Douglas Borough Council (DBC)
- Santon Commissioners (SC); and
- members of the public.

4.8 It should be noted that in some cases sites have been put forward for consideration which are not owned by the proposer. Furthermore, a number of sites have been identified as worthy of consideration but without specifying a use, in these cases a use has been proposed by the Cabinet Office having regard to existing and surrounding land uses (where employment is suggested the site has been included in Appendix 5 – see ‘Employment Sites’).

4.9 In some cases respondents have suggested land should be protected from development. Where the site has not been identified as a potential development site, this is noted. Where the site has been identified as a potential development site, this is noted but the site would still be considered further (noting that this stage is intended to identify sites for consideration rather than prejudging the outcome of that consideration).

Evidence Papers

Residential Land Availability Study

4.10 Residential Land Availability Study 8 (covering the period from 2001 up to 30th June 2015) has been completed. To this study was added planning approvals up to the 30th June 2016 but the commencement and completion data was not updated. Sites were added, with the exception of:

- completed sites;
- sites which had commenced and had fewer than 3 plots remaining;
- sites with unimplemented planning approval for fewer than 3 net additional units
- houses outside of areas allocated in existing development plans for development or identified as predominantly residential (existing) (or equivalent); and
- conversions.

4.11 The results of this are set out in Appendix 3 (the tables are ordered by Local Authority Area).

4.12 The Area Plan for the East will replace the current development plans as set out below. It is important to note that the above approach means that existing Local Plan allocations are not automatically ‘rolled forward’ but instead added to the list of sites to be considered.

- the Braddan Local Plan (1991);
- the Douglas Local Plan (1998);
- the Onchan Local Plan (2000);
- the Laxey and Lonan Local Plan (2005); and
- the relevant parts of the 1982 Development Plan.

- 4.13 Similarly, larger sites with planning approval are not automatically identified for allocation in the Area Plan for the East. This is because:
- planning approvals are not always implemented;
 - the process and considerations for allocations in a Development Plan are different to the determination of a Planning Application; and
 - planning approvals have a relatively short period for implementation, whereas a Development Plan allocation lasts for the lifetime of the plan.

Central Douglas Masterplan

- 4.14 The Preliminary Publicity provides an opportunity to further explore the progress made and recommendations set out in the Lower Douglas Masterplan.
- 4.15 Tynwald approved the Masterplan on the basis that, 'the Evidence Base and Project Proposals can be reviewed for inclusion in the Area Plan for the East'. Whilst no decisions have been made on precisely how to reflect the Masterplan in the Area Plan for the East, it is likely that the Area Plan will show the key development sites, identify possible options for development and include Development Briefs where appropriate. Such sites will be supported by assessment reports and evidence.
- 4.16 The Masterplan sets out broad recommendations for the Riverside Gateway (RG) and states, 'a number of principles are outlined for the Riverside Gateway, these are set out to highlight the opportunities of how the area could evolve, but at this stage act only as a guide to inform any further work which will evolve during the planning process for the Area Plan for the East'.
- 4.17 It is likely that more detailed work will be necessary for the Riverside Gateway including full assessment of sites which fall within this area.
- 4.18 Appendix 4 lists the sites that fall within the Central Douglas Masterplan Area which involve change or new development. As part of the Area Plan process these sites will be assessed on the basis of the recommendations or preferred development type as set out in the Masterplan which will be informed by any information received in response to the Call for Sites.

Employment Sites

- 4.19 Possible employment sites have been identified and summarised in Appendix 5. Sites have been highlighted via the Employment Land Review (2015 and addendum produced in 2017), site visits and recent planning applications. Unlike housing and mixed-use sites, Appendix 4 includes sites submitted on forms through the Call for Sites process. This is because there are a comparatively small number of sites (although some are relatively large) and some sites are plots within the same business park or industrial estate. Appendix 4 excludes mixed-use sites, however it is noted that mixed-use and/or town centre allocations could contribute towards meeting, in particular, the identified demand for office space.

Additional Desk Based Research

Land allocated on existing plans where there is uncertainty about future need

4.20 Consideration was given to as yet undeveloped sites adjoining existing settlement limits and allocated in existing plans for specific development, identified through any of the above stages or identified for employment. A review of the Laxey and Lonan Plan, Onchan Plan, Braddan Plan and Douglas Plan have revealed only one site – an ‘education’ allocation to the North of Baldrine. This site will be considered as part of the potential housing site reference GH031. The site boundary for GH031 is made up of two adjoining community use allocations: education and worship.

Additional Urban Extension Sites

4.21 Once all of the above sites were mapped, a review of the resulting all-sites map was undertaken to identify any potential urban extension sites which it is considered should be added to the list of sites. This was only carried out for Douglas (as the Main Urban Area) and only considered large areas which abutted settlement boundaries and were adjacent to other potential sites. Five areas were looked at and all but two excluded, as set out below.

- Land to the South of Old Castletown Road has not been proposed. This forms a natural barrier and also slopes upwards and therefore has not been added to the areas for consideration. Ballastowell Farm (North of Vicarage Road). The area between B.H.008 and B.M.006 is an existing farm and therefore has not been added to the areas for consideration.
- The area to the East of the hospital (BM003) has no clear access and is separated from proposed housing to the East (DH011 and DH009) by the river. The area has therefore has not been added to the areas for consideration.
- The area to the East of Ballanard Road and the West of submission DM001 has been added as a potential housing site, reference DH057.
- The land to the North of Old Castletown Road and between sites BE010 and DH008 has been added as a potential housing site (site reference BH037).

Site Visits

4.22 A number of site visits were undertaken during the summer of 2016 to inform the mapping work to identify existing land uses. Several potential development sites were identified and recorded within existing Settlement Boundaries. Many of these sites were subsequently identified through either the Call for Sites or the other methods of site identification set out under paragraph 4.3. However, where these sites did not come forward via any other means they have formed part of the overall list of sites with potential and have been recorded in Appendix 5.

Preliminary Publicity

4.23 The Preliminary Publicity Consultation took place from March to May 2017. In light of this, 39 additional sites were suggested, including eight identified by Cabinet Office. Four of these were classified as Category 1 and 35 as Category 2. Consultation on the 35 Category 2 sites took place from January to March 2018. Appendix 1 highlights these sites (‘Stage Submitted – Post PP’).

5. Categorising Potential Development Sites

5.1 As referred to in Section 1, a key part of this report is to explain the decision making process relating to whether sites are assessed through the SAF or subsumed within existing land uses. There are two categories:

Category 1 - Sites which, due to their location, planning status, size and/or surrounding land use, should be subsumed into an existing land use designation – i.e. there is no policy decision to be made about the suitability of the land use, and the yield of the site can be counted as existing pipeline supply; and

Category 2 - Sites where there are policy decisions to be made about the proposed land use and therefore require assessment through the Site Assessment Framework.

Category 1 Sites

5.2 A number of potential development sites for housing due to their size, planning history and/or location do not need to be subject to the Site Assessment Framework. Although they are identified and mapped, it is proposed to subsume these sites into background land designations such as 'Predominantly Residential'.

Category 2 Sites

5.3 Sites which need to be assessed will be run through the Site Assessment Framework. This process will inform decision making on the identification of 'Proposal Sites' in the Area Plan for the East – initially as part of the Draft Plan. The final selection of sites will also be informed by the findings of the study on the cumulative impacts of different growth scenarios.

The general SAF process has four broad steps which are set out below.

- Step 1: Preliminary Screening. This step is used to identify sites which are in clear conflict with the policies of the Strategic Plan and so are removed from further consideration.
- Step 2: The application of Critical Constraints. The concept of Critical Constraints is used as a trigger to identify those sites where the impact of development on the site, or the impact of the site's characteristics on potential development, is such that development would be hindered and where mitigation or compensation is not possible or appropriate. In the interests of clarity, criteria identified as Critical Constraints have been separated into a discreet step which can be used to screen out sites prior to detailed consideration.
- Step 3: Detailed Consideration. The consideration of sites using a combination of site scoring and report writing enables the relative merits of sites (in relation to the policy aspirations set out in the Strategic Plan) to be clearly identified.
- Step 4: Consideration of whether the site is Developable.² Those criteria concerned with the availability and viability aspects of whether a site is developable are combined and placed into Step 4, to allow an overall judgement about whether or not a site is developable.

² *Developable sites are those which are potentially acceptable in planning terms and where there is a reasonable prospect that, at the point envisaged, they will be available (i.e. landowner willingness and no competing land uses) and could be viably developed.*

Groups of Houses in the Countryside

- 5.4 There are a number of sites which are not in accordance with the Strategic Plan settlement hierarchy (for example housing proposed which is not part of a recognised settlement). Such sites will fail the first step of the Site Assessment Framework (site is within or adjacent to existing settlement boundary of a settlement identified in the Strategic Plan settlement hierarchy).
- 5.5 Some of these houses are potentially 'Groups of Houses in the Countryside' and, rather than being assessed with the other urban sites. These have been assessed under a separate report which is also part of the evidence base for the draft area plan.

(having regard to issues such as the cost and practicality of access, services and other infrastructure). Deliverable sites are Developable sites that could be brought forward in the short-term (sites with planning approval will normally be considered to be Deliverable).

Appendix 1: All Sites Table

Site ID	Site Name	Site Size	Use	Stage Submitted	SAF Category
BE001	Ballalough, Richmond Hill, Braddan	1.19	Employment	PP	2
BE002 ³	Land South of Cooil Road	60.98	Employment	PP	2
BE003	Part of Bulhenny, Richmond Hill, Braddan	5.55	Employment	PP	2
BE004	Kirby Farm Industrial Estate	1.82	Employment	PP	2
BE005 ⁴	Land on South side of Cooil Road	2.27	Employment	PP	2
BE006 ⁵	Land South of Cooil Road and North of New Castletown	14.88	Employment	PP	2
BE009 ⁶	Clybane	8.76	Employment	PP	2
BE010 ⁷	Land at Middle Farm, Braddan	38.39	Employment	PP	2
BE011	IOM Business Park (ELR-Designated Braddan 1B)	0.47	Employment	PP	1
BE012	IOM Business Park (CO Suggestion)	1.57	Employment	PP	2
BE013	IOM Business Park (CO Suggestion)	0.42	Employment	PP	2
BE014	IOM Business Park (CO Suggestion)	0.34	Employment	PP	1

³ ELDO Sites 9, 10, 11 and 12 (less Car Show Room Site).

⁴ Submitted as 2 option (option 2 is for housing - ref. **BH029**) - therefore needs 2 assessments. ELDO Site 4.

⁵ Submitted as 4 options. Option 2 is for only the land owned by the applicant (**BE007**). **BE006** includes Ballakinnish, therefore a 3rd option is Ballakinnish only (**BE008**). Therefore needs 3 assessments for employment. Part of site BE006 overlaps with BE002 and this has been removed from the site boundary (options 2 and 3 don't overlap as are for smaller parts of the site). ELDO Sites 3, 13 and 14. Submission from DBC which is alternative proposal (Option 4) for housing development (**BH036**). The site size for BE006 is slightly larger than shown in column C but has been amended on the All-Sites Map to avoid an overlap with BE002. The Employment Yield is based on the reduced site area.

⁶ ELDO Site 7.

⁷ ELDO Site 8.

Site ID	Site Name	Site Size	Use	Stage Submitted	SAF Category
BE015	IOM Business Park (ELR-Designated Braddan 1D)	0.59	Employment	PP	1
BE016	Tromode/Ballaflletcher (CO Suggestion)	1.3	Employment	PP	2
BE017	Tromode/Ballaflletcher (ELR-Designated Braddan 5A+B+C)	1.52	Employment	PP	2
BE018	Kirby Farm Industrial Estate (ELR-Not Designated Braddan)	1	Employment	PP	2
BE019	South Cooil Road (Car Show Room)	3.39	Employment	PP	1
BE020	Ballaflletcher (Vehicle Test Centre)	0.92	Employment	PP	1
BE021 ⁸	IOM Business Park (CO suggestion)	0.9	Employment	Post PP	1
BE022 ⁹	Kirby Farm (Plot)	0.1	Employment	Post PP	1
BE023 ¹⁰	Union Mills Industrial Estate (Derelict Building)	0.38	Employment	Post PP	2
BE024 ¹¹	Middle Farm	1.58 (0.7 previous)	Employment	Post PP	2
BE025	Land Adjacent Tromode Estate, Braddan	4.08	Employment	Post PP	2
BH001 ¹²	Trollaby Lane, Union Mills	1.82	Housing	PP	2
BH002	Formerly Part of Southampton Farm, Port Soderick	3.78	Housing	PP	2
BH003	Formerly Part of Southampton Farm, Port Soderick	3.76	Housing	PP	2

⁸ Identified from ELR Update Work during PP.

⁹ Post PP - Identified from ELR Update Work during PP.

¹⁰ Identified during PP. Site Area excludes land outside ESB and land identified as potential Local Wildlife Site, so site area could be slightly extended.

¹¹ Post PP - Area of Planning Approval 10/00155/B.

¹² This is the size as per the All-Sites Map. The site size as submitted (and to be used as the basis for the Site Assessment) is slight larger but part of the site (an access road) has been removed on the All Sites Map to avoid an overlap with BH031.

Site ID	Site Name	Site Size	Use	Stage Submitted	SAF Category
BH004	Ellenbrook Farm	2.31	Housing	PP	2
BH005	Head Road, Douglas	7.52	Housing	PP	2
BH006	Mount Rule Road West Baldwin	1.70	Housing	PP	2
BH007	Mount Rule, Braddan	2.73	Housing	PP	2
BH010	West Baldwin	3.76	Housing	PP	2
BH011	Mount Rule, Braddan	7.18	Housing	PP	2
BH012	Mount Rule, Braddan	1.19	Housing	PP	2
BH013	West Baldwin	2.00	Housing	PP	2
BH014	Quines Hill, Braddan	1.41	Housing	PP	2
BH015	Woodstock and Fairway, Vicarage Road, Braddan	0.48	Housing	PP	2
BH016	Field, Oak Hill, Port Soderick	2.40	Housing	PP	2
BH017	Fields at Port Soderick	15.15	Housing	PP	2
BH018	Land at Ballalough Farms, Union Mills	13.26	Housing	PP	2
BH019 ¹³	Hilltop Nurseries, Vicarage Road, Douglas	0.62	Housing	PP	2
BH020	The Downs, Union Mills, Braddan	3.14	Housing	PP	2

¹³ This submission replaces **BH008** (same site but later submission from agent).

Site ID	Site Name	Site Size	Use	Stage Submitted	SAF Category
BH021	Field at Ballaveare Farm, Old Castletown Road, Port Soderick	1.15	Housing	PP	2
BH022	Field off Colooneys road, Braddan	1.70	Housing	PP	2
BH023	Field off Cronk Bane, Port Soderick	0.16	Housing	PP	2
BH024	Field in Ballamona Estate, Port Soderick	13.96	Housing	PP	2
BH025	Field off Marine Drive, Port Soderick	1.97	Housing	PP	2
BH026	Field off Richmond Hill, Braddan	5.37	Housing	PP	2
BH027	Field off Colooney's Lane, Braddan	1.34	Housing	PP	2
BH028 ¹⁴	Hilltop Nurseries, Mount Rule, Vicarage Road, Douglas	1.92	Housing	PP	2
BH030	Land South of Ballafletcher Road, Braddan	2.32	Housing	PP	2
BH031	Camlork, Braddan	20.54	Housing	PP	2
BH032	Land North of Coronation Terrace, Strang	11.50	Housing	PP	2
BH033	Land at Mount Rule, Braddan	1.50	Housing	PP	2
BH034	Mannin Infirmary Site	1.46	Housing	PP	2
BH035	Ivy Cottages	0.16	Housing	PP	2
BH037	Land to the North of Old Castletown Road and between sites	24.61	Housing	PP	2

¹⁴ This submission replaces **BH009** (same site but later submission from agent).

Site ID	Site Name	Site Size	Use	Stage Submitted	SAF Category
BH038	Field 524262, Mount Rule	1.09	Housing	Post PP	2
BH039	Land in front of Bridge House	0.10	Housing	Post PP	2
BH040	Marbeg, Old Castletown Road, Port Soderick	1.62	Housing	Post PP	2
BH041	Oak Hill, Port Soderick	5.67	Housing	Post PP	2
BH042	Land Abutting Peel Road	0.50	Housing	Post PP	2
BH043	Former Farmhouse, Snugborough Farm	2.00	Housing	Post PP	2
BH044	BH044 (Late) No Site Assessment Report Prepared	2.30	Housing	Post PP	2
BH045 ¹⁵	Parcel of land south of Quines Hill, Santon	1.13	Housing	Post PP	2
BM001 ¹⁶	Farmhills, Douglas	N/A	Mixed Use	PP	N/A
BM002	Mount Rule, Braddan	3.95	Other	PP	2
BM003	Hospital	49.72	Other	PP	2
BM004	Spring Valley Trading Estate, Cooil Road, Braddan	7.72	Mixed Use	PP	2
BM005	Ellenbrook Farm	0.46	Housing	PP	2
BM006	Land adjacent Vicarage Road, Braddan	10.70	Housing	PP	2
BM007	Land adjacent Lhergy Cripperty Road, Union Mills	3.20	Housing	PP	2

¹⁵ Previously coded **SH018**, not in Santon so re-coded.

¹⁶ Due to a lack of information (no map) it is assumed that this site is no longer being promoted and has not been further considered.

Site ID	Site Name	Site Size	Use	Stage Submitted	SAF Category
BM008	Land at Castleward	68.00	Mixed Use	Post PP	2
BO001	Land adjacent to Vicarage Road, Braddan	5.90	Other	PP	2
DBH001	Land North of Braddan Primary School, Braddan Road, Braddan	2.65	Housing	PP	2
DBH002	Land Off Braddan Road, Braddan	30.23	Housing	PP	2
DE001	Middle River Industrial Estate	1.66	Employment	PP	2
DE002	Kewaigue, Douglas	2.85	Employment	PP	2
DE004 ¹⁷	Sangster's Field	5.31	Employment	PP	2
DE005	Tromode (ELR-Designated Onchan 1B)	0.16	Employment	PP	1
DE006	White Hoe (ELR-Designated Douglas 1B)	0.29	Employment	PP	1
DE007	White Hoe (ELR-Not Designated Douglas 12)	1.49	Employment	PP	2
DE008	White Hoe (ELR-Not Designated Douglas 12)	0.32	Employment	PP	1
DE009	Fire Station, Peel Road	0.47	Employment	PP	2
DE011 ¹⁸	Hills Meadow	0.04	Employment	Post PP	1
DH001	Westmoreland Road, Douglas	2.46	Housing	PP	2
DH002	Johnny Wattersons Lane, Douglas	7.00	Housing	PP	2

¹⁷ ELDO Site - mapped on boundary of ELDO sites 2 and 5.

¹⁸ Identified from ELR Update Work during PP.

Site ID	Site Name	Site Size	Use	Stage Submitted	SAF Category
DH003	Former Brickworks, Ballanard Road, Douglas	0.43	Housing	PP	2
DH004	31 - 39 South Quay Douglas	0.24	Housing	PP	2
DH005 ¹⁹	Windsor Terrace, Douglas	0.30	Housing	Post PP	2
DH006	Laureston Manor, Douglas	0.16	Housing	PP	2
DH007	Laureston Manor, Douglas	0.09	Housing	PP	2
DH008	Ellenbrook Estate	5.41	Housing	PP	2
DH009	Balanard Road, adj. Castle Green	7.48	Housing	PP	2
DH010	Shee Dy Ve, Ballanard Road, Douglas	0.06	Housing	PP	2
DH011	Land at Ballanard Woods	9.27	Housing	PP	2
DH012	Anagh Coar Lane	0.11	Housing	PP	1
DH013	Off Anagh Coar Road	0.13	Housing	PP	2
DH015	Corner of Anna Cur Lane	0.45	Housing	PP	2
DH016	Land adj. Anna Cur House	0.60	Housing	PP	2
DH017	Field 524767, Saddle Road	0.32	Housing	PP	2
DH018	Pinehurst Glen	1.16	Housing	PP	1

¹⁹ Site boundary amended in PP submission so was reconsidered.

Site ID	Site Name	Site Size	Use	Stage Submitted	SAF Category
DH019	South Quay	0.58	Housing	PP	2
DH020	Westmoreland Road, Douglas	0.54	Housing	PP	2
DH021	South Quay	0.09	Housing	PP	2
DH022	Corner of Circular Road and Peel Road	0.79	Housing	PP	2
DH023	Demesne Road	0.49	Housing	PP	2
DH025	Fairfield Junior School	0.28	Housing	PP	2
DH026	Masterplan SG1	0.29	Housing	PP	2
DH027	Masterplan SG3	0.13	Housing	PP	2
DH028	Stanley House, Douglas Head	0.08	Mixed Use	PP	1
DH029	34 Castlemona Avenue	0.01	Mixed Use	PP	1
DH030	Motorcycle showroom, 11 Castlemona	0.02	Mixed Use	PP	1
DH031	Block 1, Oakhill	0.22	Housing	PP	1
DH032	Land between Belmont Hill & Ballakermeen Avenue,	0.92	Housing	PP	1
DH033	Vine Villa, 8 Derby Square.	0.08	Housing	PP	1
DH034	28-30 Derby Square.	0.06	Housing	PP	1
DH035	Warehouse Store And Lock Up Garages Falcon Cliff Terrace	0.15	Housing	PP	1

Site ID	Site Name	Site Size	Use	Stage Submitted	SAF Category
DH036	Tennis Road	0.20	Housing	PP	1
DH037	Lower Duke's Lane	0.54	Housing	PP	2
DH038	Brunswick Gardens	2.18	Housing	PP	2
DH039	Park Rd School & Bowling Green PH	0.84	Housing	PP	2
DH041	Somerset Rd	0.34	Housing	PP	2
DH042	Land at Albany Road and Sartfell Road	0.25	Housing	PP	2
DH043	Reayrt Ny Baie, Albert Terr.	0.09	Housing	PP	1
DH044	Rotherwood	0.14	Housing	PP	1
DH046 ²⁰	Victoria Road Prison and Edale (including Eastcliffe)	1.39	Housing	PP	2
DH048	Glenside	1.21	Mixed Use	PP	2
DH049	Old Rugby Pitch (Glencrutchery Road Playing Fields)	5.04	Housing	PP	2
DH050	Victoria Road	0.36	Housing	PP	2
DH053	Land to the East of Ballanard Rd.	0.62	Housing	PP	2
DH054	Manor Hotel	0.49	Housing	PP	2
DH055	Land at Parkfield bounded by Glencrutchery Road	1.11	Housing	PP	2

²⁰ Assess as one site with Eastcliffe (previously **DH047**).

Site ID	Site Name	Site Size	Use	Stage Submitted	SAF Category
DH056 ²¹	Demesne Road / Orry Street, Douglas	0.06	Housing	PP	1
DH057	The area to the East of Ballanard Road and the West of submission DM001	38.34	Housing	PP	2
DH058 ²²	Cronkbourne Cricket Club	2.35	Housing	Post PP	2
DH059 ²³	Gymns FC	2.48	Housing	Post PP	2
DM001	Land North West of Johnny Watterson Lane	13.32	Mixed Use	PP	2
DM002	Land at Lake Road, Douglas	1.15	Housing	PP	2
DM003	Loch Promenade - Masterplan SS2	0.42	Mixed Use	PP	2
DM004	Lord Street / Parade Street - Masterplan QS1 and 2	0.52	Mixed Use	PP	2
DM005	Hanover St. School	0.12	Mixed Use	PP	2
DM006	Customs House	0.09	Mixed Use	PP	2
DM007	Masterplan TF1 and TF2	1.94	Mixed Use	PP	2
DM008	Masterplan TF3 and TF6	0.83	Mixed Use	PP	2
DM009	Masterplan MG1 - 4	1.08	Mixed Use	PP	2
DM012	Summerland	1.45	Mixed Use	PP	2

²¹ Form has 'employment' as proposed use but in detail states 7 Town Houses or 21 Flats. Therefore re-coded from **DE003**.

²² Named in DOI Rep to CfS but Brunswick Gardens incorrectly named Cronkbourne (DH038). Government Owned.

²³ Not Government Owned.

Site ID	Site Name	Site Size	Use	Stage Submitted	SAF Category
DM013 ²⁴	Little Switzerland	2.20	Mixed Use	Post PP	2
DM014	The Milestone, Peel Road, Douglas	1.22	Mixed Use	Post PP	2
GH001	Ramsey Road	1.78	Housing	PP	2
GH002	Clay Head Road, Baldrine	0.58	Housing	PP	2
GH003	Ballaragh Road, Lonan	0.24	Housing	PP	2
GH004	Ballaragh Road, Lonan	0.21	Housing	PP	2
GH005	Ballaragh Road, Lonan	0.36	Housing	PP	2
GH006	Ballaragh Road, Lonan	0.27	Housing	PP	2
GH007	Ballaragh Road, Lonan	0.54	Housing	PP	2
GH008	Ballabluff, Pinfold Hill, Laxey	0.32	Housing	PP	2
GH009	Baldhoon Road, Laxey	0.95	Housing	PP	2
GH010	Adjacent to Drumain Farm, Ballaragh Road, Lonan	0.34	Housing	PP	2
GH011	Land at Ballacollister, Laxey	2.15	Housing	PP	2
GH013	Field off Baldrine Road, Baldrine	2.20	Housing	PP	2
GH014 ²⁵	Field off Baldrine Road, Baldrine	4.90	Housing	PP	2

²⁴ Previously identified by CO as Employment, but Shoprite response to PP proposes M/U. Therefore Option 1 (on All Sites Map) is **DM013** and Option 2 is **DE010**.

Site ID	Site Name	Site Size	Use	Stage Submitted	SAF Category
GH015	Upper Garden, Briar Dale, south Cape, Laxey	0.22	Housing	PP	2
GH017	Various Fields	2.91	Housing	PP	2
GH018	Glen Road	0.08	Housing	PP	1
GH019	Gretch Vane Farm	0.32	Housing	PP	2
GH020	Adj. to Ard Reayrt	1.68	Housing	PP	2
GH021	North of Ramsey Road	0.29	Housing	PP	1
GH022	Cliffside & End Café, The Promenade	0.07	Mixed Use	PP	1
GH023	Former Prince's Motors Site, adjacent to MER line & A2	0.18	Housing	PP	2
GH024	New Inn, New Road	0.19	Housing	PP	1
GH025	35 New Road And Adjacent Land.	0.07	Mixed Use	PP	1
GH026	Adj. to Highfield Drive	1.24	Housing	PP	2
GH027	East of A2	3.80	Housing	PP	2
GH028	Field 614730 Chapel Lane Baldrine Isle Of Man	0.39	Housing	PP	2
GH029	Clay Head Road	0.37	Housing	PP	2
GH031	TBC - Existing Education Allocation	4.37	Housing	PP	2

²⁵ Option 1 (GH014) is whole site. Site is broken down into three areas which are also considered individually (options 2-4 - sites **GH032**, **GH033** and **GH034** from first PP).

Site ID	Site Name	Site Size	Use	Stage Submitted	SAF Category
GH036	The Paddocks, Ramsey Road	0.80	Housing	Post PP	2
GH037	Plot on Ballacollister Road	0.1	Housing	Post PP	1
GH038	Site between Ballacollister Road, Rencell Hill and Axenfel Lane	0.82	Housing	Post PP	2
GH039 ²⁶	Site adjacent access lane, off Fairy Cottage lane, Pinfold Hill,	0.95	Housing	Post PP	2
GH040 ²⁷	Land in front of Baldrine Park	1.21	Housing	Post PP	2
GM001 ²⁸	Field off Baldrine Road, Baldrine	5.88	Housing	PP	2
ME001	Close Veg Glen, Darragh Road, Glen Vine	0.29	Employment	PP	1
ME002	Ellerslie Depot, Crosby	1.45	Employment	PP	2
MH001	Ballagloney Close, Crosby	4.52	Housing	PP	2
MH002	Ballagarey, Glen Vine	3.61	Housing	PP	2
MH003	Close Jairst Beg, Old Church Road, Crosby	2.60	Housing	PP	2
MH004	Land at Braaid	10.92	Housing	PP	2
MH005	Clanna Road	0.48	Housing	PP	2
MH008	Field off Glen Vine Road, Glen Vine	0.56	Housing	PP	2
MH009	Eyreton Farm, Crosby	2.86	Housing	PP	2

²⁶ Coded as GH034 in the Post PP Additional Sites Consultation but coded already used so recoded to GH039.

²⁷ Coded as GH033 in the Post PP Additional Sites Consultation but coded already used so recoded to GH040.

²⁸ Option 1 is whole site. Site is broken down into three areas. Option 2 is just Area A for residential (**GH012**), Option 3 is just Area B for residential (**GH035**) and Option 4 is Areas A +B for mixed use (**GM002**).

Site ID	Site Name	Site Size	Use	Stage Submitted	SAF Category
MH010	Eyreton Farm, Crosby	9.06	Housing	PP	2
MH012	Field, Ballavitchell Road, Crosby	1.45	Housing	PP	2
MH013	Site off Eyreton Road, Crosby	0.28	Housing	PP	2
MH014	Eyreton Farm, Crosby	2.63	Housing	PP	2
MH016	Ballavitchel Road, Crosby	2.69	Housing	PP	2
MH017	Lower Ballakelly Farm, Mount Rule	1.90	Housing	PP	2
MH018	Ballabeg, Main Road, Glen Vine	0.70	Housing	PP	1
MH019	Rear Of 9 And 10 Glen Darragh Gardens,	0.25	Housing	PP	1
MH020	Off Glen Vine Drive	0.39	Housing	PP	1
MH021 ²⁹	Part of Ballaglonney Farm, Crosby	1.77	Housing	PP	2
MH023 ³⁰	Site of Former Ballagarey Nursery Field Adjacent to Greeba Avenue (including part of garden to 7 Greeba Avenue, Sunhill)	0.90	Housing	Post PP	2
MH024	Land at the Braaid	0.40	Housing	Post PP	2
MH026	Land Behind Bridge House	1.10	Housing	Post PP	2
MH027 ³¹	Fields adjacent to Garey Glass, Peel Road, Greeba	3.04	Housing	Post PP	2

²⁹ The size is as per the All-Sites Map. The site size as submitted (and to be used as the basis for the Site Assessment) is slight larger but part of the site (an access road) has been removed on the All Sites Map to avoid an overlap with MM001.

³⁰ Site boundary amended in PP submission so needs to be reconsidered.

Site ID	Site Name	Site Size	Use	Stage Submitted	SAF Category
MH028	Paddock Adjacent to Peel Road and Ballagarey Lodge	0.15	Housing	Post PP	2
MH029	Land South of A1, Glen Vine	1.02	Housing	Post PP	2
MH030	Fields at Lower Ballaharry, Crosby Marown.	7.28	Housing	Post PP	2
MM001	Land at Ballaglonney Farm, Crosby	21.77	Mixed Use	PP	2
MM002 ³²	Land at Ballafreer Farm	29.53	Mixed Use	PP	2
MO001	Field off Glen Darragh Road, Glen Vine	3.36	Other	PP	2
OH001	Hillberry Grandstand, Ballacottier Road	0.03	Housing	PP	2
OH002 ³³	Bibaloe Moar Farm, Onchan	47.72	Housing	PP	2
OH003	Tennis Courts, Belgravia Road, Onchan	0.39	Housing	PP	2
OH004	Ashley Road, Onchan	10.19	Housing	PP	2
OH005	Ballacottier Road, Onchan	6.86	Housing	PP	2
OH006	Field, Abbeylands, Onchan	2.51	Housing	PP	2
OH007	King Edward Bay Golf Course, Onchan	54.6	Housing	PP	2
OH008	Ballakilmartin Farm, Onchan	33.83	Housing	PP	2
OH009	Former Howstrake Holiday Camp, Onchan	3.61	Housing	PP	2

³¹ **MH011** is a smaller site within this site. So **MH027** is option 1 (whole site) and MH011 is option 2 (Part site). MH011 included in PP MH027 post-PP.

³² Option 1 whole site **MM002**. Option 2 **MH007** and Option 3 **MH015**.

³³ 2 Options (option 2 is larger is 47.7 Ha) - therefore needs 2 assessments. Option 1 is to be coded **OH022**).

Site ID	Site Name	Site Size	Use	Stage Submitted	SAF Category
OH010	1&2 Clypse Mooar Ctggs, Clypse Moar Road, Onchan	1.20	Housing	PP	2
OH011	Land at Ballachrink	9.90	Housing	PP	2
OH012	Blackberry Lane, Onchan	1.87	Housing	PP	2
OH013	Adjacent La Serene, Ballacottier Road, Little Mill, Onchan	5.15	Housing	PP	2
OH014	Far End & land adjoining, King Edward Road	0.62	Housing	PP	2
OH015	Bemahague, access off Heywood Drive	0.34	Housing	PP	2
OH016	Former Follies Cabaret Restaurant. Harbour Road	0.45	Housing	PP	2
OH017	West of Summerhill	2.78	Housing	PP	2
OH018	Governor's Road	0.08	Housing	PP	1
OH019	Off Strathallan Road	1.10	Housing	PP	2
OH020	Furman Road	0.17	Housing	PP	1
OH024	Part of Field 534085 Bibaloe Beg Farm	0.60	Housing	Post PP	2
OH025	Field No 534135, Little Mill Road, Onchan	1.41	Housing	Post PP	2
OH026	Land at the Creg ny Baa	30.00	Housing	Post PP	2
OH027	TBC	0.80	Housing	Post PP	2
OM001	Clypse Farm	120.12	Housing	PP	2

Site ID	Site Name	Site Size	Use	Stage Submitted	SAF Category
OM002 ³⁴	School Road, Onchan	8.04	Mixed Use	Post PP	2
OO001	Opposite Unity Cottage, Bibaloe Beg Road, Onchan	14.53	Other	PP	2
SH001	Rheast Lane	0.84	Housing	PP	2
SH002	Ballavale Road, Santon	0.37	Housing	PP	2
SH004	Sloping Acres, Santon	4.13	Housing	PP	2
SH005	Oatlands, Santon	25.94	Housing	PP	2
SH006	Ballakissack, Moaney Road, Newtown	46.45	Housing	PP	2
SH007 ³⁵	Rear of Lancashire House Site, Main Road Santon	1.60	Housing	PP	2
SH008	Land to rear of house at Ballavartyn Lodge	1.33	Housing	PP	2
SH009	Field off Rheast Road, Santon	2.41	Housing	PP	2
SH010	Land at Santon	2.36	Housing	PP	2
SH011	Field off Old Castletown Road, Banehoe, Santon	5.38	Housing	PP	2
SH012	The Sloping Road/Castletown Road, Santon	0.82	Housing	PP	2
SH013	Land at Newtown	3.89	Housing	PP	2

³⁴ 2 Options included in PP - **OH023** - Option 1 (whole site) for housing. Have assumed 15 DPH 2 Options (therefore needs to assessments). **OE001** Option 2 is for employment (excluding the Triumph site which is existing). Ref. OE001(NE24) - (ELR-Designated Onchan 2A). If Ashley Hill School and Playing Field Added gives potential mixed use site - extent of option 3 (largest area) - proposed by CO during PP - OM002.

³⁵ 3 Options. **SH007** (Option 2) is whole site. **SH015** is Option 1 for part Site and **SH003** is for a different part.

Site ID	Site Name	Site Size	Use	Stage Submitted	SAF Category
SH014 ³⁶	Land to the West of New Castletown Road	29.86	Housing	PP	2
SH016	Part Field 514250 Mullinaragher Road Santon	1.60	Housing	Post PP	2
SH017	Field 514332 at Perk Cottage, Knock Froy Road, Santon	2.90	Housing	Post PP	2
SM001	Lower Ballagick Farm, Newtown, Santon	14.15	Mixed Use	PP	2

³⁶ Commissioners proposed a large area. Parts of this included in other submissions have been removed. SH014 is therefore remaining land.

Appendix 2: Sites from Submissions

Site	Proposer	Recommendation	Site Ref.
Crookall House	DOI (also submission from 3 rd Party)	Subsumed into CfS Submission DH001	n/a
Ballacloan Infants School	DOI (also submission from 3 rd Party). Supported by DBC.		
Old Nurses Home	DOI (also submission from 3 rd Party)		
Finch Hill Bowling Green, Tennis Courts and Basketball Court	Mrs. Paramor – protect as Open Space		
Rotherwood	DOI	Housing	DH044
Glenside	DOI	Housing	DH048
Eastcliffe	DOI	Housing	DH047
Victoria Road Prison	DOI and FS – Combined with Edale Site. Supported by DBC.	Housing ³⁷	DH046
Edale	DOI - combined with Victoria Road Prison Site		
Somerset Rd	DOI	Housing	DH041
Park Rd School	DOI – Combined with Bowling Green PH. Supported by DBC (School part).	Housing	DH039
Bowling Green PH	DOI – Combined with Park Rd		
Reayrt Ny Baie, Albert Terr.	DOI	Housing	DH043
Fairfield Junior School	DOI. Supported by DBC.	Housing	DH025
Cronkbourne CC Site	DOI	Housing	DH058
Lord St. / Parade St.	DOI	Mixed Use	DM004
Summerland	DOI. Supported by DBC.	Mixed Use	DM012

³⁷ FS are carrying out separate work to assess suitability as FS, final decision will need to be made on preferred use.

Site	Proposer	Recommendation	Site Ref.
Hanover St. School	DOI	Mixed Use	DM005
Customs House	DOI	Mixed Use	DM006
Mannin Infirmary Site	DOI	Housing	BH034
Old Rugby Pitch (Glencrutchery Road Playing Fields)	DOI and FS	Mixed Use ³⁸	DH049
Former Gas Works and Adj. GE	DOI	Employment Site	See appendix 5
Existing Fire Station	FS	Employment Site ³⁹	See appendix 5
Douglas Golf Course	DBC. Mr. Moore supports retention as open space.	Retain as open space and other uses (assume not a development site)	n/a
Groves Road Playing Fields	DBC - Retain as open space	Retain as open space	n/a
Land to the SW of Ellenbrook Drive	DBC (owned by 3 rd party who have put in submission)	Subsumed into CFS Submission DH008	n/a
Ballaughton Nursery	DBC - Potential for recreational use of existing nursery.	SAF not considered necessary given nature of proposal	n/a
Land between Thomas Keig Road, Johnny Watterson's Lane and the Lawn Cemetery	DBC (3.12) - Retain as open space	Noted	n/a
Land bounded by the Borough Allotments, Johnny Waterson's Lane to the SE and E as far as the bend opposite Elder Grange Nursing Home	DBC (3.13) (owned by 3 rd party who have put in submission)	Subsumed into CFS Submission DH002	n/a
Little Switzerland	DBC	Employment Site	See appendix 5
Land to the East of Ballanard Rd.	DBC (3.16)	Housing	DH053
Land at Parkfield bounded by Glencrutchery Road to the SE and Ballanard Rd to the SW	DBC (3.17)	Housing	DH055
Land at Port-e-Chee between Peel Rd to the South and Tromode Rd to the North	DBC (3.18) – North part only for development (owned by 3 rd party who have put in submission). South part retain as open space (not proposed as potential development site).	Subsumed into CFS Submission DBH002	n/a
Kirby Estate	DBC (3.19) – retain as open space	Noted	n/a

³⁸ FS are carrying out separate work to assess suitability as FS, final decision will need to be made on preferred use.

³⁹ FS are carrying out separate work to assess suitability as FS, final decision will need to be made on preferred use.

Site	Proposer	Recommendation	Site Ref.
Kirby Farm – land to the North of Vicarage Road	DBC (3.20)	Subsumed into CfS Submission BM006	n/a
Carnarne Estate to the South of Old Castletown Road	DBC (3.21) - Retain as open space	Noted	n/a
The Nunnery	DBC (3.22) – support ELDO. Mr. Moore – protect all of Nunnery Park and Garden.	Subsumed into the Employment Land (Development Order) Site	See appendix 5
Land at Albany Road and Sartfell Road	DBC – no map provided.	Housing	DH042
Manor Hotel	DBC	Housing	DH054
Land within Central Douglas Masterplan	DBC – support uses	Various sites (no specific sites highlighted in rep)	See appendix 4
Villa Marina Gardens and Bowling Green	Mr. Moore – protect as open space	Noted - within Masterplan Area	n/a
Nobles Park	Mr. Moore – protect as open space	Retain as OS	n/a
Camlock	Dr. Gawne – objects to development	CfS submission has been received reference BH031	n/a
Laxey (exact location TBC)	MUA - Land for Sewage Plan	noted	n/a
Baldrine (exact location TBC)	MUA - Land for Sewage Plan	noted	n/a
Axnfell	DEFA - May be scope for some small-scale, sensitively designed residential development at the Eastern fringe	Remote from Settlement Boundaries so should not be considered	n/a
Laxey Glenn	DEFA - May be scope for some small-scale, sensitively designed residential development around the fringes of the Glen near the car park an areas and Pavilion	Although potentially adjacent to existing settlement boundary, site is unlikely to be suitable so not considered.	n/a
Molly Quirks	DEFA - May be scope for some small-scale, sensitively designed residential development adjacent to the current residential development	Although potentially adjacent to existing settlement boundary, site is unlikely to be suitable so not considered.	n/a
Port Soderick	DEFA - May be scope for some small-scale, sensitively designed residential development around the Eastern fringe near the car park area	Remote from Settlement Boundaries so should not be considered	n/a
West of New Castletown Road, Santon	Santon Commissioners	Parts of the area have been submitted individually, the remaining area to be assessed for housing.	SH014

Appendix 3: RLA Sites

Braddan

No sites identified.

Douglas

Application/RLA Ref.	Site / Development	Notes	Recommendation	Site Reference
Planning Approvals – Predominantly Residential Areas				
07/01917/B (and later applications)	Land Adj. Ballanard Farm	21 plots, 3 completed.	Subsumed into CfS Submission DH011	n/a
Planning Approvals – Predominantly Residential Areas				
02/02013/B	Replace existing dwelling with 4 apts. Farm Hill Cottage, Anagh Coar Lane	Expired	Housing	DH012
04/00032/B	6 apts. Stanley House, Douglas Head	Expired	Mixed Use	DH028
04/02117	AiP for 44 dwellings. Former Mylchreest's Garage site, Westmoreland Road	Expired	Housing	DH020
07/02159/A, 11/00435/B	Erection of a 4 apartment block. 34 Castlemona Avenue	Expired	Mixed Use	DH029
07/02160/B	Erection of block of 6 apts. to replace building. Motorcycle showroom, 11 Castlemona	Expired	Mixed Use	DH030
07/02169/B, 14/00615/B	Redevelopment of site to provide 53 residential apts. Former Manx Petroleum Depot & adjoining scrubland, South Quay	Permission extended to 31.03.19	Housing (combined site)	DH019
07/02338/B	Erection of an extension to existing building to create 6 additional apts. Block 1, Oakhill	Expired	Housing	DH031
07/02387/B	19 dwellings. Land between Belmont Hill & Ballakermeen Avenue, Belmont Hill	Later app. 08/01297/A approved for 10 dwellings on site (also expired).	Housing (undeveloped part only)	DH032
08/00221	Construction of building to provide 33 apartments. Factory And Premises, 40 South Quay	Not started	Housing (combined site)	DH019
13/91226/B 13/01227/CON	Demolition of existing buildings and construction of four duplex apartments. Vine Villa, 8 Derby	Not started	Housing	DH033

Application/RLA Ref.	Site / Development	Notes	Recommendation	Site Reference
	Square.			
13/91152/B	Demolition of existing garage building and erection of a block of seven apartments. 28-30 Derby Square.	Not started	Housing	DH034
14/01034/B	`Erection of a block of eight apartments with landscaping and parking to replace existing buildings, Warehouse Store And Lock Up Garages Falcon Cliff Terrace Lane Douglas Isle Of Man IM2 4AX	Not started	Housing	DH035
Planning Approvals `Other` Areas				
04/00418/B	60 apts. Villiers site, Loch Promenade	`Predominantly Offices`. See later app. 13/00163/B for amendments (2012-2013 data)	See below	See below
04/01417/A, 11/00551/A	AiP for a residential development to replace existing industrial / commercial units. Bridge Works, South Quay	Expired	Housing	DH021
05/00048/A	AiP for 7 units. Butchers, 36 Hope Street	`Predominantly Offices`. See later app. 09/01708/F for clearance of site & adjacent dwelling (2009-10 data). Site approved for offices under PA 10/01171/B	Site developed for other uses so no further consideration required.	n/a
06/01098/B	52 flats. Corner of Circular Road & Peel Road, Allan Bank	Expired. PA 10/01804/C approved for a temporary car park (valid to 26.01.15). Masterplan proposal SG2 supports redevelopment here.	Housing (Combined site)	DH022
08/01855/A	AiP for residential development. Glencrutchery Water Treatment Works, Greenfield Road	PA 13/00663/B approved in July 2013 for industrial use of site	Site developed for other uses so no further consideration required.	n/a
09/01708/F	Demolition of existing buildings. Former Butcher's Shop, Garage & Dwelling. Hope Street	`Predominantly Offices`. Loss of 1. PA 10/01171/B approved at Appeal March 2011	Site developed for other uses so no further consideration	n/a

Application/RLA Ref.	Site / Development	Notes	Recommendation	Site Reference
		for office building on site	required.	
11/00724/A	AiP to re-develop site for residential purposes. Garage & adjoining land between former Wool Control Centre & 41 Peel Road	'Light Industrial'. Approval valid to 22.12.13. PA 11/00723/A also approved for office use of the site. Masterplan proposal SG2 supports redevelopment here.	Housing (Combined site)	DH022
13/00163/B	Residential development. Villiers site, Loch Promenade	'Predominantly Offices'. Amendments to 04/00418/B (2001-2012 data)	Mixed Use	DM003
16/00227/B	Erection of five terraced dwelling	Appeal Site (post-June 2016)	Housing	DH036
Existing Undeveloped Housing Allocations				
3	Pinehurst Glen - Residential	86/00874/B for whole site. 07/02095/B expired for 1 dwelling. 11/01082/B valid for 1 dwelling	Housing	DH018
5	Bridge Garage & land to west	Complete (0.3 ha), Possible (1.1 ha)	Subsumed into CfS Submission DM002	n/a
7	Former Nursery, Lower Duke's Lane - 6 Dwellings	00/01612/A (18), 05/01772/A (7), 07/01432/B (6) expired.	Housing	DH037

Garff

Application/RLA Ref.	Site / Development	Notes	Recommendation	Site Reference
Planning Approvals – Predominantly Residential Areas (Laxey)				
07/01201/B	Demolition of existing dwellings, garage & outbuildings & construction of 4 replacement dwellings. Cliffside & End Café, The Promenade	Expired	Mixed Use	GH022
08/00466/B	Erection of building containing 26 sheltered apartments. Former Prince's Motors Site, adjacent to MER line & A2 Ramsey Road	The approval was valid to 05.02.13, but there is currently a disagreement about whether works have been implemented.	Housing	GH023
14/00349/B	Replacement of Public House with four detached dwellings. The New Inn New Road.	Not started	Housing	GH024
Planning Approvals – 'Other' Areas (Laxey)				
15/00017/A	AiP for demolition of existing Commissioners Offices and replace with a residential development. 35 New Road And Adjacent Land.	Not started	Mixed Use	GH025
Existing Undeveloped Housing Allocations (Laxey)				
2	Glen Road	04/01579/B & 06/01775/B expired for 3	Housing	GH018
3	Gretch Vane Farm		Housing	GH019
4	Adj. to Ard Reayrt		Housing	GH020
5	North of Ramsey Road	06/01754/REM (plot 1), 09/02078/B (plot 2), 10/01860/B (plot 3)	Housing (undeveloped part only)	GH021
6	Ballacollister	07/01587/A expired for 6	Subsumed into CfS Submission GH011	n/a
Existing Undeveloped Housing Allocations (Lonan)				
4	Adj. to Highfield Drive		Housing	GH026
5	East of A2		Housing	GH027

N.B. no relevant Planning Approval sites identified in the Lonan ward of Garff.

Marown

Application/RLA Ref.	Site / Development	Notes	Recommendation	Site Reference
Planning Approvals – Predominantly Residential Areas				
09/00092/A, 11/01260/REM	4 dwellings. Ballabeg, Main Road, Glen Vine	Not started	Housing (as one site)	MH018
14/01218/A	AiP for erection of seven detached dwellings. Ballabeg, Main Road, Glen Vine.	Follows PA 11/01260/REM for 4 dwellings (Loss of 1). Net gain of 3 dwellings.		
14/00841/B	Erection of three detached dwellings. Gardens At Rear Of 9 And 10 Glen Darragh Gardens, Glen Vine		Housing	MH019
Planning Approvals – 'Other' Areas				
Nil				
Existing Undeveloped Housing Allocations				
2	Off Glen Vine Drive	Loss of 1 (Highfield). Plot 3 U/C, others not started Plot 4 & 5 approvals extended until 27.05.14 under apps. 14/00440/VAR & 14/00441/VAR (2013-2014). Approval further extended to 05.01.14 under PA 14/01193/b, PA 14/01192/B, 15/00082/B & 15/00081/B (2014-2015).	Housing (1 plot u/c not included)	MH020
5	Part of Ballaglonney Farm, Crosby	PA Granted on appeal (post June 2015)	Housing	MH021

Onchan

Application/RLA Ref.	Site / Development	Notes	Recommendation	Site Reference
Planning Approvals – Predominantly Residential Areas				
07/02101/B (4), 08/02129/B pl.4, 09/02073/B pl.2, 09/02074/B pl.3	3 dwellings ('Far End' to be retained). Far End & land adjoining, King Edward Road	Under construction	Housing (undeveloped part only)	OH014
00/02155/A	AiP for 12 dwellings. Field 1687, Bemahague, access off Heywood Drive		Housing	OH015
Planning Approvals – 'Other' Areas				
13/00575/B	Erection of sixteen dwellings. Former Follies Cabaret Restaurant	Site already cleared	Housing	OH016

Application/RLA Ref.	Site / Development	Notes	Recommendation	Site Reference
	Harbour Road, Onchan.			
Existing Undeveloped Housing Allocations				
6	West of Summerhill		Housing	OH017
7	Governor's Road	04/02387/A expired for 1	Housing	OH018
9	Brownswood	subsumed into wider CfS submission	Subsumed into CfS Submission OH004	n/a

Santon

No sites identified.

Appendix 4: Central Douglas Masterplan Sites

Masterplan Proposal	Notes	Recommendation	Site Reference
SG1 – Residential Infill	Part of site forms site DH020 (see appendix 3). Remainder is four sites to be assessed as one.	Housing (for area outside DH020)	DH026
SG2 – Residential	Identified in appendix 3 (DH022)	See appendix 3	n/a
SG3 – Residential Infill		Housing	DH027
SS2 – Retail & Residential	Site is DM003 in appendix 3	See appendix 3	n/a
SS3 and SS4	Various Town Centre sites.	Not included as longer-term and require demolitions but would retain current retail uses (therefore no change to overall use of area or size of town centre)	n/a
QS1 and 2 – Leisure & Winter-garden	Site is DM004 in appendix 2	See appendix 2	n/a
QS4 - Residential	Part of site is DH004 (submitted in response to CFS). Remainder of site is DH019 in appendix 3.	See appendix 3 (DH019)	n/a
TF1 and TF2 – Leisure/Marshalling Yard/Parking		Mixed Use	DM007
TF3 and TF6 – Mixed Use (including retail and office		Mixed Use (as one site).	DM008
MG1 – 4 – Redeveloped Sea Terminal		Mixed Use	DM009
RG2 and RG4	Site is DM002 (submitted in response to CFS).	See appendix 3	n/a

Appendix 5: Employment Sites

Area	How Reflected in TAPE PDS	ELDO Ref.	Gross Size	Planning History (As at May 2017)	How Reflected in ELR (available capacity highlighted in green)
1. Middle River and White Hoe ELR Overall Assessment of Estates: Good/Average	DE001 Cat. 2 PDS (Within ESB) Cfs Submission		1.66	03/00427/A Approval in principle for the extension of existing industrial estate Land Adjacent To Middle River Industrial Estate Pulrose Road Douglas DOUGLAS (23 May 2003 - Permitted) - Expired	ELR-Not Designated (Scaffolding Yard with development potential) Douglas 12
	DE002 Cat. 2 PDS (Within ESB) Cfs Submission		2.85		Not included
	DE004 Cat. 2 PDS (Within ESB) Cfs Submission	2 & 5	5.31		Not included
	DE006 Cat. 1 PDS CO Suggestion		0.29	Site of 05/01574/B (refused – seemingly due to lack of information and without prejudice)	ELR-Designated Douglas 1B (0.28Ha Available).
	DE007 Cat. 2 PDS (Within ESB) CO Suggestion		1.49	Site is the Northern half of area subject to 07/01212/B (Creation of an Industrial Estate layout). 16/00649/B (Erection of Industrial Building) and 14/00948/B (Construction of a light industrial or storage and distribution unit) are within 07/01212/B but outside DE007.	
	DE008 Cat. 1 PDS CO Suggestion		0.32	Site is the Southern half of area subject to 07/01212/B (Creation of an Industrial Estate layout). 16/00649/B (Erection of Industrial Building) and 14/00948/B (Construction of a light industrial or storage and distribution unit) are within 07/01212/B and DE008 but outside DE007.	ELR-Not Designated Douglas 12 (with DE007) – see above. 0.20 Ha Available (DE007 & DE008 combined)
2. Kirby Farm Industrial Estate ELR Overall Assessment of Estate: Average/Good	BE004 Cat. 2 PDS (Within ESB) Cfs Submission		1.82	None Identified	Cfs Submission (TAPE Site Assessment indicates, 'The site appeared to be a working farm with a large pitched roof building'. Therefore presumably not included in ELR as not currently 'available' at that point
	BE018 Cat. 2 PDS (Within ESB) Co Suggestion		1	06/01170/C Change of use of part of Kirby Farm from agriculture to light industry storage and ware housing Kirby Farm Vicarage Road Douglas Isle Of Man IM4	ELR-Not Designated Braddan 12 (0.26 Ha available).

Area	How Reflected in TAPE PDS	ELDO Ref.	Gross Size	Planning History (As at May 2017)	How Reflected in ELR(available capacity highlighted in green)
				4LA. Approved at Appeal Mar 2007. Covers whole estate (including area of BE018 and BE022) but does not cover BE004. 10/01336/B (Erection of an industrial building) applies to Eastern part of BE018.	
	BE022 (Post PP) Post PP PDS CO suggestion			06/01170/C (see BE018). Whole site is covered by 16/00139/B Erection of an industrial building (Plot At Kirby Farm Industrial Estate Vicarage Road Douglas Isle Of Man) 0.1 Ha (approx.)	Not included. Site identified from PA referenced in ELR supplement not TAPE Site (may have been developed by time of surveys in summer 2016)
3. Tromode and Ballafletcher	DE005 Cat. 1 PDS CO Suggestion		0.16	Whole site covered by 06/01645/B (expired) and 13/00333 (approves 4 units).	ELR-Designated Onchan 1B (0.2Ha Available)
ELR Overall Assessment of Estate: Good	BE016 Cat. 2 PDS (Within ESB) CO suggestion		1.3	Part of site (0.5ha) covered by 16/00415/B Erection of two industrial buildings to provide eight units with associated parking, hard standing areas and access (amendment to PA 16/00032/B) Former Abattoir Site Ballafletcher Farm Road (18 Apr 2016 - Permitted)	Not included
	BE017 Cat. 2 PDS (Within ESB) Co Suggestion		1.52	Whole site covered by 15/00004/B Variation of condition two of PA 11/01290/A for creation of a leisure / industrial development to extend the period of approval (approved on Appeal). Planning approvals for non-employment uses have not yet been implemented therefore site is not excluded from TAPE.	ELR-Designated Braddan 5A+B+C (0.91Ha Available but discounted to 0.11 due to approvals for alternative uses)
	BE020 Cat. 1 PDS CO Suggestion		0.92	N/A	Site BE020 is the vehicle test centre therefore not included.
	BE025 Cat 2. PDS Response to PP		4.08		
4. IOM Business Park	BE009 Cat. 2 PDS (Outside ESB) CfS Submission	7	8.76		
ELR Overall Assessment of Estate: Good	BE011 Cat. 1 PDS CO Suggestion		0.47	Whole site covered by 04/00790/B Erection of a corporate headquarters office building with associated car parking and landscaping.	The ELR makes the following comments about the Isle of Man Business Park (wider area than just BE011), 'the Business Park is now almost fully developed and the final industrial units are now in the course of construction.

Area	How Reflected in TAPE PDS	ELDO Ref.	Gross Size	Planning History (As at May 2017)	How Reflected in ELR (available capacity highlighted in green)
					There are sites remaining for headquarters office buildings in the western section'. It identifies site 'ELR-Designated Braddan 1B' (which appears to be BE011, Be021 and BE012) as having 2.59Ha Available in total and the table of allocated land shows site which is subject of 04/00790 (which seems to be site in Table 3-2) as 1B. ELR says that although 2.59 Available in total, discounted to 0 due to covenant issues
	BE012 Cat. 2 PDS (Within ESB) Co Suggestion		1.57	91/01477/B Phase 1 landscaping to south/west boundaries and balancing lakes, Ballacottier, Cooil Road, Braddan. Ballacottier, Cooil Road, Braddan. BRADDAN (14 Nov 1991 – Permitted on Review). This covers the Northern and Western edges of BE012	Not clear if included – to the West of ELR 1B (BE011 and BE021)
	BE013 Cat. 2 PDS (Within ESB) Co Suggestion		0.42	16/00938/B Erection of a building to provide bicycle servicing / repair and sales, cycling fitness centre, cafe, meeting rooms and offices with associated parking and vehicular access Vacant Site, East Of RL360 House Isle Of Man Business Park Douglas Isle Of Man BRADDAN (16 Aug 2016 – Permitted)	Not included in ELR
	BE014 Cat. 1 PDS CO Suggestion		0.34	14/01437/B - Variation of condition 1 of approved application PA 11/00170/B (erection of an office building (Block A) with associated drainage works, car parking and landscaping) in order to extend period of permission by two years 14/01442/B Variation of condition one of approved PA 11/00169/B (erection of an office building (Blocks B & C) with associated drainage works, car parking and landscaping) to extend period of permission by two years. Whole site covered by 16/00016/C Temporary use of vacant site as office car park	ELR 1D (0.25 Ha available)
	BE015 Cat. 1 PDS CO Suggestion		0.59	04/01292/C Change of use of land as temporary builders compound (also covers BE014). Part of BE015 covered by 10/01676/B - Erection of a building for use as business headquarters, incorporating office space, warehousing / storage	Not included?

Area	How Reflected in TAPE PDS	ELDO Ref.	Gross Size	Planning History (As at May 2017)	How Reflected in ELR (available capacity highlighted in green)
				space and display / 12/01628/B - Erection of temporary hoarding to enclose construction site (retrospective) 13/00555/B - Erection of twelve industrial and / or warehousing & distribution units (and amendments under 13/91117/B)	
	BE021 (Post PP) Post PP PDS CO suggestion			15/01366/B (0.9 Ha) Office Report states, 'Proposed is the erection of a three storey corporate headquarters building and associated access and car parking (225 spaces) arranged around the site and over two levels at the rear of the building and two sets of 15 bicycle parking spaces within the same area. The building will provide 2350sq m of floor space (2800 sq m nett). There is a shower facility on the first floor and a lift serving all three floors'.	Part of ELR-Designated Braddan 1B (assumed).
5. South of Cooil Road/ Kewaigue ELR Overall Assessment of Estate: Not Assessed	BE002 Cat. 2 PDS (Outside ESB) CfS Submission	9, 10, 11 & 12.	60.98	4No buildings for light industrial use approved by PA 11/01232/B	ELR-Previously Proposed Braddan 10 - ELR identifies 15.97 Ha (although not currently 'available' but larger areas now submitted for consideration).
	BE005 Cat. 2 PDS (Outside ESB) CfS Submission	4	2.27	None identified	N/A
	BE006 Cat. 2 PDS (Outside ESB) CfS Submission	3, 13 & 14.	14.88	14/00689/C Change of use of site from a former market garden to use for the storage of construction materials (retrospective) Ballakinnish Nurseries Ballakinnish Richmond Hill Braddan Isle Of Man BRADDAN (10 Jun 2014 – Permitted)	ELR-Designated Braddan 3 / CfS Submission (Ballakinnish part – 4.1 Ha available but discounted to 0). ELR states of BE008, 'The site will be reviewed as part of the Area Plan for the East. Viewed by market and planners as unlikely to come forward in the short term. Possible potential as employment land in the medium to long term' and therefore discounts the site.
	BE010 Cat. 2 PDS (Outside ESB) CfS Submission	6 & 8	38.39		ELR-Previously Proposed Braddan 10
	BE019 Cat. 1 PDS		3.39	15/01186/B – Development of a multi franchise car dealership consisting of two showrooms, after sales building and	N/A

Area	How Reflected in TAPE PDS	ELDO Ref.	Gross Size	Planning History (As at May 2017)	How Reflected in ELR(available capacity highlighted in green)
	(ESB could be amended to include it)			valeting building with associated roads, drainage and landscaping, inclusion of future development for a further showroom, after sales building and showroom extension and alterations to highway including creation of a roundabout	
	BE024 (Post PP) Post PP PDS CO suggestion		0.7	10/00155/B - Relocation of existing stone recycling area and creation of industrial starter units (approved at appeal).	ELR-Not Designated but with PA or available - Braddan 9 (0.7 hectares available)
Fire Station, Peel Road (<i>not included as a TAPE Scenario Testing Area</i>)	DE009 Cat. 2 PDS (Within ESB) Co Suggestion		0.47	N/A	N/A
Little Switzerland (<i>not included as a TAPE Scenario Testing Area</i>) ELR Overall Assessment of Estate: Not Assessed	DE010 Cat. 2 PDS (Within ESB) Co Suggestion		2.18	15/00723/B Erection of four small office units with associated car parking, drainage, hard and soft landscaping works (resubmission of PA 11/00178/B) Site Of Former Isle Of Man Holiday Camp Victoria Road Douglas Isle Of Man. Permitted Aug 2015.	Not included – may have been viewed as Town Centre?
Hills Meadow ELR Overall Assessment of Estate: Average/Poor	DE011		0.04		N/A
School Road, Onchan (<i>not included as a TAPE Scenario Testing Area</i>) ELR Overall Assessment of Estate: Poor/Average	OE001 Cat. 2 PDS (Within ESB) CO Suggestion		2.54	90/00782/A Approval in principle for residential & light industrial development with access, land at rear of Second Avenue and School Road, Onchan. Factory School Road Onchan Isle Of Man IM3 4PB. Permitted Jan 1994.	ELR-Designated Onchan 2A (2.54 Ha available)
Union Mills (<i>not included as a TAPE Scenario Testing Area</i>) ELR Overall	BE23 Post PP PDS CO suggestion		0.37	94/00797/A Approval in principle for demolition of industrial unit and redevelopment of site for Housing.Marown Engineering site, Union Mills Trading Estate, Union Mills, Braddan. (refused)	Union Mills Industrial Estate not referenced

Area	How Reflected in TAPE PDS	ELDO Ref.	Gross Size	Planning History (As at May 2017)	How Reflected in ELR (available capacity highlighted in green)
Assessment of Estate: Not Assessed				01/01380/C Temporary change of use to create brickwork students training facilities for the Isle of Man College (Approved)	
Marown (<i>not included as a TAPE Scenario Testing Area</i>)	ME001 Cat. 1 PDS CFS Submission		0.29		
	ME002 Cat. 2 PDS (Outside ESB) CFS Submission		1.45		

Notes:

- *Sites BE021 and BE022 were not mapped as part of TAPE PP, but mapped now to ease future reference.*
- *Site Submissions were received for BE001 and BE003 (although they are not included in the above table)*
- *No review of potential capacity at Snugborough Industrial Estate, (although ELR (2015) states that , 'The estate is fully developed'.*
- *A number of planning approvals were included in the ELR Addendum but have not been identified as PDS, as they are Town Centre sites and/or redevelopment/extensions within existing curtilages.*

The DOI submission for Ballakinnish could allow movement of the Test Centre at Ballafletcher and the depot at Ellerslie (South of Crosby).

- *The Test Centre has been given the reference BE020. It is within a wider Employment Area, within Settlement Boundaries and already developed so it is envisaged would be subsumed into existing employment.*
- *The Ellerslie site has been given the reference ME002. Noting this is outside the settlement boundary it is considered the site should be run through the Site Assessment Framework.*

Planning approval has also been granted recently for a significant car showroom development on unallocated land to the South of Cooil Road, Braddan. For ease of reference this site has been given the number BE019. However, as the site has planning approval which has been implemented the site it is envisaged it will be reflected as an existing land use within the draft maps.

Appendix 6: Site Visits

A6.1 Whilst conducting site visits, potential development sites were noticed. These were cross referenced with the other sources (RLA, submissions etc.) and if a duplicate, discounted. The table below therefore shows only those potential sites which have not been identified through another source.

Site Name	Notes	Recommendation	Site Reference
Ivy Cottages	Planning Approval 03/00435 (temporary change of use to tourist accommodation for no. 3)	Housing	BH035
Off Anagh Carr Road	No Planning History identified (26/10/16)	Housing	DH013
Corner of Anna Cur Lane	Existing open space but does not appear to be maintained/in use. No Planning History identified (26/10/16).	Housing	DH015
Land adj. Anna Cur House	No Planning History identified (26/10/16)	Housing	DH016
Field 524767, Saddle Road	14/00481/B – retention of containers	Housing	DH017
Demesne Road	Various show rooms etc. May not be available.	Housing	DH023
Victoria Road	No Planning History identified (26/10/16)	Housing	DH050
Field 614730 Chapel Lane Baldrine Isle Of Man	No Planning History identified (26/10/16). Size of adjacent dwellings would suggest suitable for perhaps 1 unit. However, could also form an access/be subsumed into RLA site (GH027)	Housing	GH028 (Baldrine)
Clay Head Road	No Planning History identified (26/10/16)	Housing	GH029 (Baldrine)
West of Greeba Avenue	No Planning History identified (26/10/16)	Housing	MH023
Off Strathallan Road	No Planning History identified (26/10/16)	Housing	OH019
Furman Road	No Planning History identified (26/10/16)	Housing	OH020



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