

COD 11 - Cabinet Office's response to queries raised at Inquiry regarding:

- i. Brownfield Sites and**
- ii. Table 16 (part E) of the Draft Written Statement regarding site yields**

Brownfield Definition

The Unoccupied Urban Sites Register (UUSR) defines a brownfield site (for the purposes of the Register) as an area of land, whether occupied by a building(s) or not which is within an identified settlement that has the potential for development. Generally, all sites which appear on the Register will be previously developed land and will fit the definition set out in the Isle of Man Strategic Plan 2016.

The UUSR focuses on those key regeneration and larger settlements across the Island but in terms of the North and West these are Peel, Ramsey and Jurby. The register identifies a total of 21 Unoccupied Urban Sites in these settlement.

Not all of the sites recorded within the UUSR are noted as proposal sites within the Draft Area Plan for the North and West because they are either;

- 1) Already within the predominantly residential area and accounted for in conversion projections or yield from outstanding planning approvals, or
- 2) Fall below the threshold for consideration as a potential development site for the purposes of the Register.

There are 29 proposed sites within the Area Plan for the North and West for Residential or Employment Uses within the existing settlement boundary that are previously developed, brownfield or otherwise underutilised and not used for any type of formal community or social use. Eight in Ramsey, eight in Peel with the remaining spread across all other settlements.

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Of these 29 sites:

- 5 have a valid planning approvals for a total of 92 units. Within Table 16 (page 143 of the March 2024 draft written statement), these 92 units are part of row/item B - the expected yield from outstanding approvals (236 within plan period)
- The remaining 24 sites would yield a gross of 182 dwellings of which 128 would likely come forward, 56 of which in the plan period. These 56 dwellings form part of the count for the figures in row/items C and D in Table 16.

Proposed sites and supply headroom

Site	Address	Yield within the Plan Period	Likely Yield	Overall Supply Headroom
RR006	Vollan Fields Andreas Road & Bride Road	48	109	61
RR007	Fields 134079 and 131077, Mount Pleasant	17	38	21
RR009	Fields 134278, 134279, 134280, 134281, 134282, 134283, 134284, 134288 & 134289, Lezayre Road	47	108	61
PR002	Fields 311843, 311884, 314538, 314542 & 314543 Ballaterson, Glenfaba Road	37	84	47
PR001	Olive Court and the Edward Loades Buildings	19	44	25
GMR008, GMR009 & GMR023	Fields 314533, 314528, 316052, 314445, 314530, 312064, 311964, 311965, 311966, 311967, 311997, 311998, 311999, 312003 and land adjacent to Ballagyr Lane	131	300	169
AR004	Fields 124281, 124282 & 124283 Oatlands Farm, Andreas	17	38	21
AR018	Field 121432 & 125001, Andreas	11	24	13
MR007	Fields 230794 and 234268, Kirk Michael	9	21	12
MR008	Part Field's 234267, 234456, 234555 & 230578	11	26	15
PTR004(b)	Field Number- 333129, Foxdale	4	10	6
BR010	Field 2244256, Main Road, Ballaugh	7	16	9
LR040	Field 131356 Clenagh Road	1	3	2
LR007	Land off Sulby Glen Road and Claddagh Road (Field 134370), Sulby	4	8	4
LR017	Field south of Jurby Road at Cronk Mayn	2	4	2
LR027	Land to the West of Kella Close	5	11	6
GMR001	Plot of land located between Mac's and Allanson's Nurseries Peel Road St. Johns	6	13	7
GMR006	Dreem Faaie Nursery	13	30	17
GR021	Field 621884, Glen Mona	5	11	6
GR022	Former Glen Mona Hotel and Country Pub car park	1	3	2
Total		395	901	506