

Response ID BHLF-76M6-6AR5-E

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

Submitted on **2020-02-26 09:31:42**

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 may publish my response anonymously

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):

4. Site Information - Basic

Full site address

Site address:

Kella Farm
St Judes Road
Su by
IM7 2ET

Location plan:

Location plan.pdf was uploaded

Site plan:

site plan.pdf was uploaded

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

Lezayre

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

9 hectares approx

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

X-Ref (easting):**Y-Ref (northing):****Land Use Designation (if known)****As shown in relevant Local or 1982 Development Plan.:**

Residential Development

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

agriculture

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

Green field

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:**

good surrounded by the public highway on three sides

Title Encumbrances

(caveats, estates, etc):

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

97/2119

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, Mixed Use (which includes a number of different but compatible uses), Open Space/ Special Use (school etc)

Basic Information – area/number of units/proposed floorspace/number of pitches:

8. Market Interest

Please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.

Site is under option to a developer

Please provide any comments:

9. Infrastructure

Please tell us what infrastructure is available at or near the site

Mains water supply

Yes

Mains sewerage

Yes

Electrical supply

Yes

Gas supply

Not Answered

Public highway

Yes

Telecommunications

Yes

Public Transport

Yes

Other

Please specify :

some years ago proposals were put forward to install a bu k gas supply in Sulby village. not proceeded with.

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:

like many villages, Sulby has limited parking space with on-street parking obstructing traffic on one of the Island's main roads. The development of the site proposed could provide adequate parking space next to the existing village leaving the main highway clear. Parking could be partly free and partly designated to fee-paying residents.

11. Please explain any issues affecting deliverability

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

Please provide any comments:

none

12. When would the site be available for development?

Please indicate the approximate timescale for availability

Please provide any comments:

anytime

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.):

mixed

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

approx 50 depending on type and size

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?

Yes

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:

Part of this area (4 Hectares at Su by Bridge) was zoned for development for many years. For most of this time, no planning application was made as an adjacent site was being developed to the south of Sulby Bridge and this had taken nearly 15 years to complete. I was under the impression that the whole idea of zoning was to encourage orderly development giving landowners the assurance that their land, once zoned, would be considered for development when the appropriate time arrived.

When the adjacent site was nearly completed I applied for planning permission on my land. at this stage the land was de-zoned on the recommendation of a committee chaired by [REDACTED], then head of the Planning Committee. [REDACTED] was at the time trying to sell his home which, unfortunately for me, was situated close to the site for which I was applying for permission.

All this is well documented in the records of a rather farcical Petition of Grievance hearing where it was revealed that no minutes of the meeting where the de-zoning had taken place were available. Details of the Petition of Grievance should be available to you; if not I can supply a copy.

Incidentally at a recent meeting of Local Authorities at Ramsey Town Hall on questioning by me, the Chief Planning Officer stated that it was " very rare" for land to be de-zoned. Your records will probably confirm this.

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