

# Response ID ANON-76M6-6ARP-9

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

Submitted on **2020-02-27 18:13:57**

## 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:**

Starkey Land West,  
Sheeoil  
Jurby Road,  
Lezayre  
IM7 2EA

**Location plan:**

CA-2990-001 Site & Location Plan-A2 Layout.pdf was uploaded

**Site plan:**

CA-2990-001 Site & Location Plan-A2 Layout.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):**

0.23

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

**X-Ref (easting):**

243469.4424

**Y-Ref (northing):**

495470.9241

##### Land Use Designation (if known)

**As shown in relevant Local or 1982 Development Plan.:**

Private Woodland

##### Current Land Use

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

Vacant residential garden

#### 5. Site Information - Detailed

##### Type of site

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

Greenfield residential garden

##### 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:**

Access onto A13 directly from the site.

##### Title Encumbrances

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

None

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

**Relevant Planning History :**

11/01676/A refused.

## **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:**

N/A

**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:**

A single traditional Manx Cottage

## **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 owned by a developer

**Please provide any comments:**

This is family land in the ownership of the applicant.

## **9. Infrastructure**

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

**Mains water supply**

Yes

**Mains sewerage**

No

**Electrical supply**

Yes

**Gas supply**

No

**Public highway**

Yes

**Telecommunications**

Yes

**Public Transport**

Yes

## Other

### Please specify :

East West orientation to allow maximum use of solar panels.

## 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:

Improved visibility from the existing garden access directly onto the highway by remodelling existing Manx verge and Hedges.

## 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:

Immediate

## 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.):

Single family unit. Traditional Manx cottage style.

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

1

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%?:

N/A

## 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:**

None

### **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