

# Response ID BHLF-76M6-6ASY-K

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

Submitted on **2020-06-23 15:32:56**

## 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:**

[REDACTED]

**Organisation**

**Organisation:**

[REDACTED]

**Address**

**Address (including postcode):**

[REDACTED]

[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 at St Stephen's Meadow  
Sulby  
Isle of Man

**Location plan:**

Land within St Stephen's Meadow, Sulby - Site Location Plan.pdf was uploaded

**Site plan:**

No file 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):**

0.07 ha

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

**X-Ref (easting):**

238166

**Y-Ref (northing):**

494486

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

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

The site is zoned for residential development within the Sulby Local Plan 1999.

##### Current Land Use

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

Vacant plot of land adjacent to no.21 St Stephen's Meadow, Sulby. The land is currently fenced off from the adjacent development.

#### 5. Site Information - Detailed

##### Type of site

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

Greenfield

##### Ecological features and areas of biological importance

**Ecological features :**

N/A

##### Buildings on site

**Buildings on site:**

There are no buildings on site.

##### Availability of access to the site

**Availability of access to the site:**

The site can be accessed via St Stephen's Meadow.

##### Title Encumbrances

(caveats, estates, etc):

N/A

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

**Relevant Planning History :**

The site is part of an existing residential development at St Stephens Meadow (permission reference 01/02383/B).

**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?**

Yes

**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:**

One dwelling.

**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:**

**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**

Yes

**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:

No new infrastructure is required to allow the site to be developed. The site can be accessed off the existing road within St Stephen's Meadow and all services are available close by. Should this site be developed, the public open space within St Stephens Meadow will remain in excess of the amount required for a development of this size.

### 11. Please explain any issues affecting deliverability

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

##### Please provide any comments:

There are no known issues which will affect the deliverability of this site.

### 12. When would the site be available for development?

#### Please indicate the approximate timescale for availability

##### Please provide any comments:

The site is undeveloped and is therefore immediately available for development.

## 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

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

One dwelling

### 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%?:

No

## 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:**

The site comprises of an area of fenced off scrub adjacent to no.21 St Stephens Meadow in Sulby.

It is considered that the land is suitable for one new dwelling.

The site is a sustainable location for new housing given that it is situated within an existing residential development and is within walking distance of Sulby School, post office, Sulby Methodist Church and bus services.

## **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