

Response ID BHLF-76M6-6A1Q-9

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

Submitted on 2020-07-02 16:31:55

1. Personal details

Name

Name:

[REDACTED]

Address

Address (including postcode):

[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:

Email address

Email:

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 North of Sulby Straight, Sulby, Isle of Man

Location plan:

Land North of Sulby Straight - Site Location Plan _ Site Plan.pdf was uploaded

Site plan:

Land North of Sulby Straight - Indicative Site 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):**

6.62

If known please provide an Ordinance Survey based grid reference for the centre of the site.**X-Ref (easting):**

238485.695

Y-Ref (northing):

494632.751

Land Use Designation (if known)**As shown in relevant Local or 1982 Development Plan.:**

Part of the eastern area of the site is designated for residential development in the 1999 Local Plan. The avenue of Tree along Su by Straight is classified as 'Open Space for Particular Purposes – Private Woodland and Parkland' in the 1999 Sulby Local Plan.

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

Agriculture.

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

Greenfield.

Ecological features and areas of biological importance**Ecological features :**

The avenue of trees along Su by Straight is registered (registered area: RA1761). The accompanying representations considers this matter in greater detail

Buildings on site**Buildings on site:**

None.

Availability of access to the site**Availability of access to the site:**

The site can currently be accessed from a gated entrance onto Su by Straight and a gated entrance onto Kella Close. As shown in the accompanying submission, a new access is capable of being accommodated from Sulby Straight and the Kella Close entrance is capable of serving any future development on the site.

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

None.

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

Relevant Planning History :

Planning permission was granted for the adjacent St Stephen's Meadow residential site on 17 July 2001 (ref. 00/00259/B). Further to this approval, an application to re-site a new rising main serving the residential scheme was approved and runs along Sulby Straight (ref. 02/01660/B).

08/00294/B – Residential development comprising seven detached dwellings (permitted 25 November 2008) adjacent to Kella Close. It is understood that the scheme has been implemented but not completed.

Planning permission was granted in November 2018 for the reconstruction of the existing access lane which runs through the site (ref. 18/00512/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?

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:

Circa 80-90 dwellings. An indicative, high-level masterplan is included as part of the accompanying representations.

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:

own the site and consider it available for development immediately.

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:

It is considered that there are no infrastructure impediments to the delivery of housing on this site. In addition to housing, the site is capable of accommodating new public open space. This is shown on the indicative masterplan included as part of the wider representations which accompanies this submission.

11. Please explain any issues affecting deliverability

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

Please provide any comments:

There are no constraints to delivery. The accompanying representations consider these matters in greater detail.

12. When would the site be available for development?

Please indicate the approximate timescale for availability

Please provide any comments:

Immediately.

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.):

The housing provided on the site would be suitable to accommodate a range of household types and family sizes.

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

Circa 80-90 dwellings.

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 accompanying representations set out why the site is considered to be in a sustainable and suitable location for new residential development and also how, at this initial stage, the site could provide policy compliant provisions for affordable housing and publicly accessible open green / recreational space.

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