

Response ID ANON-76M6-6AMH-V

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

Submitted on **2020-02-28 20:28:53**

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:

Organisation

Organisation:

Address

Address (including postcode):

Contact telephone number

Telephone number:

Email address

Email:

3. Designation

I am...

Not Answered

Other (please state in the comments box):

Resident and concerned neighbour of site

4. Site Information - Basic

Full site address

Site address:

The Lickney Field, near Parliament Square, Ramsey

Location plan:

No file 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):****Site area****Site area (hectares):**

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.:

Current Land Use

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

open space

5. Site Information - Detailed**Type of site**

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

greenfield

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

The Lickney Field is of ecological interest with meadow, woodland and wetland areas including yellowflag iris, rushes and dragonflies. The name Lickney originates from the Manx for rushy place. It forms a flood plain area for the Lickney Stream. It forms part of a green area close to the centre of Ramsey. It is home to lots of nesting birds and you can see birds of prey in the area.

Buildings on site**Buildings on site:**

No buildings

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

The field has been used by the community in the past, including school nature trips from Albert Road school. There is access from Brookfield Avenue and historic access from Parliament Square for decades. The field is used for access to properties during TT road closures.

Title Encumbrances

(caveats, estates, etc):

I think this site belongs to [REDACTED] but I'm not sure.

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

I don't know.

6. Site Ownership (or my client)

What relationship are you to the site?

Does not own (or hold any legal interest in) the site whatsoever

If you are not the owner, or own only part of the site, do you know who owns the remainder?

Please provide full details:

I am a neighbour to the site. I think the Government owns the field at the moment but I'm not sure.

Does the owner (or other owners) support your proposal for the site?

No

7. Proposed Future Uses and Capacity

Use (if mixed use, please tick all that apply)

Open Space/ Special Use (school etc)

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

I think the land plays a really important part in Ramsey for its existing function as flood prevention/ natural flood management, nature area making nature access ble to residents of Ramsey without having to drive out of town and area for trees and other plants that help with climate change.

It would be good to see the importance of this site for Ramsey residents and the environment acknowledged. More could be done in future e.g. get schools visiting again, tree planting to increase flood capacity and taking care of the wetland area and meadow.

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.

Not Known

Please provide any comments:

9. Infrastructure

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

Mains water supply

Unsure

Mains sewerage

Unsure

Electrical supply

Unsure

Gas supply

Unsure

Public highway

Unsure

Telecommunications

Unsure

Public Transport

Unsure

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 infrastructure required, just better access for people e.g. for school groups, business work parties who could improve its ecological and flood risk value.

11. Please explain any issues affecting deliverability

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

Please provide any comments:

I have found it difficult to find out very much about future plans for the area so I'm not sure. If we can look after this field well then it will hopefully help reduce flooding in Ramsey [REDACTED] and Parliament square and the main business area of Ramsey).

12. When would the site be available for development?

Please indicate the approximate timescale for availability

Please provide any comments:

13. Housing

Is the site proposed as a predominantly residential site?

No (go to Section 14)

What type of housing do you envisage the site being suitable for? (e.g. family housing, apartments, older persons housing etc.):

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

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%?:

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?

Yes

Please provide any comments:

The site is already a form of open space and I think it is really important that this carries on. I want to make sure that it is protected as a green area, flood plain and urban nature area for the people of Ramsey. It is really important to have green, nature areas in towns and the field is connected to the golf course and up to Cloughbane, making it an important area for birds and other wildlife.

I am concerned that if it isn't kept for nature and its natural role as a flood plain that Ramsey residents would suffer.

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:

I wasn't sure whether this was the way to raise this concern/opportunity but I think the Lickney field is really important for the Ramsey community as well as for neighbouring properties [REDACTED]. I've been really concerned to see the loss of big parts of the Poyll Dooley area to housing, reducing the use of the area as a natural flood plain and the access of Ramsey people to nature. Because of this I want to highlight the importance of the Lickney and the opportunity to make it even better for the community and wildlife as well as for climate change issues. There are plenty of industrial/previously developed sites in Ramsey that can be built on.

I think that looking after the natural flood plain areas we still have will be much better than having to build new flood defence measures at great cost to the tax payer because we've lost the natural areas. Losing this area could be catastrophic for the houses and businesses in the centre of Ramsey.

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