

# Response ID ANON-76M6-6AMK-Y

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

Submitted on **2020-02-28 12:04:20**

## 1. Personal details

**Name**

**Name:**

[REDACTED]

**Address**

**Address (including postcode):**

[REDACTED]  
[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...**

Amenity/Community Group

**Other (please state in the comments box):**

Town Commissioners

## 4. Site Information - Basic

**Full site address**

**Site address:**

The Leighany Field  
Off Parliament Square  
Ramsey

**Location plan:**

Leighany Field Site.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):**

Ramsey Town Commissioners

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

0.64 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.:**

Playing Fields

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

Unused

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

Greenfield

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

Low lying area identified as being of high flood risk

**Buildings on site****Buildings on site:**

None

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

Limited, no direct highway access presently exists

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

None known

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

No applications recorded

**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:

[REDACTED]

**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), Other (i.e. proposed use does not easily fall within the above categories)

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

There are serious concerns that development of the site would contribute to increased flood risk associated with the Leighany Stream which is impacted by both tidal and fluvial flooding.

The Commission is of the view that development on the site should not take place, the site use should be restricted to open/recreational space or such other use which did not involved construction on the site such as allotments.

**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**

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:**

**11. Please explain any issues affecting deliverability**

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

**Please provide any comments:**

Land in area of high flood risk with a history of flooding, should be considered only for a use which would allow its continued operation as a potential flood plain

**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:**

Construction on the site would be opposed due to flood risk and adequacy/capacity of Leighany Stream for additional flows

**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:**

## 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