

Response ID BHLF-76M6-6AS4-E

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

Submitted on **2020-06-23 16:00:24**

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:

N/A

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):

Town Planning Consultant / individual

4. Site Information - Basic

Full site address

Site address:

Mooragh
Mooragh Promenade, Vollan Crescent & Bride Road
Ramsey

Location plan:

Ramsey Mooragh APNW 2020-02-27_105355.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

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

Not known

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.:**

Public Open Space & Proposed Open Space

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

Mix of Public Open Space, vacant advertised 'development' land (along Vollan Crescent frontage to Promenade) and agriculture

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

Greenfield and Vacant

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

None known.

Buildings on site**Buildings on site:**

Remains of major archaeological feature (fort) on Broughs

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

From Mooragh Promenade and Bride Road

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

Protection of archaeological site and pedestrian access to it from Vollan Crescent / Mooragh Promenade

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

Planning applications have been approved for 2x clubhouses etc replacement sewerage pumping station and various recreational activities

6. Site Ownership (or my client)

What relationship are you to the site?

Not Answered

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

Please provide full details:

Ramsey Commissioners – part; land to rear of voolan Crescent / Mooragh Promenade in one or two different ownerships, fields to west of Brooghs probably in another ownership

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)

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:

Agriculture and Open Space

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

Not Answered

Mains sewerage

Not Answered

Electrical supply

Not Answered

Gas supply

Not Answered

Public highway

Not Answered

Telecommunications

Not Answered

Public Transport

Not Answered

Other

Please specify :

Not applicable to proposed zoning.

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 signed pedestrian access is required from Mooragh Promenade / Vollan Crescent to the archaeological feature – fort – at the top of the Brooghs

11. Please explain any issues affecting deliverability

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

Please provide any comments:

N/A

12. When would the site be available for development?

Please indicate the approximate timescale for availability

Please provide any comments:

N/A

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:

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:

No more built development should be allowed on Mooragh Promenade public open space, this area having been given to the Town of Ramsey for open space & recreational use.

No more built development or access roads should be allowed off Vullan Crescent and Bride Road. The fields here were specifically taken out of previous allocations for development in the Ramsey Local Plan 1998 because there was insufficient justification in terms of housing requirement for them and their development would be an eyesore as seen from Mountain Road, coast and sea – see Policy R/R/P1 of that plan.

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