

Response ID BHLF-76M6-6ASV-G

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

Submitted on **2020-06-23 16:16:51**

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:

Vollan Fields
(Site 1 in current Ramsey Local Plan 1998)
Bride Road,
Ramsey

Location plan:

Ramsey Bride Road APNW plan 2020-02-27_105237.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.:**

Residential

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 :**

None known.

Buildings on site**Buildings on site:**

None.

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

Existing Agricultural Field Access.

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

Part of The Grest Estate.

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

None known.

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:

██████████.

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)

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

Open Space and Agriculture

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 proposal.

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:

Not applicable to proposal.

11. Please explain any issues affecting deliverability

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

Please provide any comments:

Development of site would result in gross overloading of sole access from north of River Sulby into Ramsey Town Centre ie the Stone Bridge. This was an issue with the present development of the fields south of Ormly Hall.

There is no provision for any alternative route over the Sulby River in the design of development at Pooildhooy / Ballachrink, Highways having said that one is not necessary for that development which is south of the river and is not constrained by the Stone Bridge in terms of reaching Ramsey Town Centre or travel to the South of the Island.

12. When would the site be available for development?

Please indicate the approximate timescale for availability

Please provide any comments:

Not applicable.

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:

Open Space and Agriculture

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:

This site was never the subject of public consultation let alone consultation with the landowner when included in the existing Ramsey Local Plan 1998. It was proposed solely by Ramsey Commissioners at the Public Inquiry into the local plan and then called "Bridge Road". As this is the name of a different Street no one queried the allocation and the first it was known about was when the plan went to Tynwald for approval. There is no demand or justification for housing estate on this land with the development of the Pooldooney / Ballachrink Areas and their possible extension into Lezayre. Development on the site would be highly visible as an eyesore when viewed from the Mountain Road and the coast. It should be rezoned back to open space - agriculture.

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