

## Response ID BHLF-76M6-6ASJ-4

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

Submitted on 2020-03-11 11:07:52

### 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 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...

Developer

Other (please state in the comments box):

### 4. Site Information - Basic

#### Full site address

Site address:

field 134276 and part of field 134273

**Location plan:**

Location Plan.pdf was uploaded

**Site plan:**

Site Plan.pdf 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):**

3.28

**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.:**

Proposed Residential

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

unused open scrubland

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

Greenfield

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

proposal site is not the subject of any statutory designations and there is no indication that it contains areas of potential nature conservation interest

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

none

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

The new highway immediately adjacent to the site is designed to be a distributor road and bus route.

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

none

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

PA 03/00790/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, Open Space/ Special Use (school etc)

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

## 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:

## 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**

Not Answered

**Public highway**

Yes

**Telecommunications**

Yes

**Public Transport**

No

**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:**

Studies in respect of flood risk have been undertaken for the Su by and Glen Auldyn rivers, which allows the MUA to publish flood risk maps for the area. The scheme approved under PA 03/00790/B takes this issue into account by providing a flood defence bund around the site and, whilst there may also be other effective ways of protecting dwellings in this area, by virtue of the extant approval the bund could still be provided.

The recent development of adjacent areas has involved extensive piling and modified foundation design in order to address ground conditions. Whilst this has an impact upon development cost and feasibility it has, ultimately, not proven to be a barrier to delivery.

**12. When would the site be available for development?**

**Please indicate the approximate timescale for availability**

**Please provide any comments:**

there is landowner/developer willingness to develop and no existing uses which cannot cease.

**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.):**

**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:**

**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