

Response ID BHLF-76M6-6AS3-D

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

Submitted on **2020-06-23 14:45:12**

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:

[REDACTED]

Organisation

Organisation:

[REDACTED]

Address

Address (including postcode):

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Contact telephone number

Telephone number:

[REDACTED]

Email address

Email:

[REDACTED]

3. Designation

I am...

Agent (acting on behalf of landowner or developer)

Other (please state in the comments box):

4. Site Information - Basic

Full site address

Site address:

Vollan Fields
Andreas Road & Bride Road
Ramsey

Location plan:

Land at Vollan Fields, North Ramsey - Site Location Plan.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):

11 ha

If known please provide an Ordinance Survey based grid reference for the centre of the site.

X-Ref (easting):

244605

Y-Ref (northing):

496100

Land Use Designation (if known)

As shown in relevant Local or 1982 Development Plan.:

The site is zoned for mixed use development including residential and employment use within the Ramsey Local Plan 1998.

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 :

N/A

Buildings on site

Buildings on site:

There are no buildings on site.

Availability of access to the site

Availability of access to the site:

The site can be accessed via Andreas Road to the west or Bride Road to the South.

Title Encumbrances

(caveats, estates, etc):

N/A

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

Relevant Planning History :

There is no relevant planning history on the site.

██████████ has delivered a residential scheme nearby at ██████████ (nearing completion), in association with the same landowner.

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:

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

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

Approximately 175 dwellings.

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.

Enquiries received

Please provide any comments:

██████████ has a historic relationship with the landowners.

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:

A new residential development would create new and associated infrastructure, including open space and play areas. The site is located adjacent to existing residential properties, therefore existing residents will be able to make use of any new infrastructure. A development could also include other community facilities.

11. Please explain any issues affecting deliverability

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

Please provide any comments:

There are no known issues which would affect the deliverability of this site.

12. When would the site be available for development?

Please indicate the approximate timescale for availability

Please provide any comments:

The site is undeveloped and is therefore immediately available for development.

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.):

Family Housing

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

Approximately 175 dwellings.

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%?:

No.

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?

No (go to Section 17)

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:

The site comprises of undeveloped land situated adjacent to the existing settlement boundary for Ramsey and would therefore provide a logical expansion of the settlement. The site is well contained as it is surrounded by a private road to the north, an existing property to the east, Bride Road (A10) to the south, and Andreas Road (A9) to the west.

The site is zoned for residential and light industrial uses within the Ramsey Local Plan 1998. The site should be retained as an allocation for residential use. It would form a further phase of [REDACTED].

The site offers a sustainable location for new housing as it is within walking distance of Ramsey town centre which provides a variety of local services and facilities. The site also has good access to bus services.

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