

# Response ID ANON-76M6-6A9E-5

Submitted to **Area Plan for the North and West- Call For Sites**  
Submitted on **2020-02-28 15:42:40**

## 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 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...**

Landowner

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

Landowner and developer

## 4. Site Information - Basic

**Full site address**

**Site address:**

Fields 134278, 134279, 134280, 134281, 134282, 134283, 134284, 134288 & 134289,  
Land between Su by River and Lezayre Road,  
Milntown,  
Ramsey & Lezayre

**Location plan:**

██████ Milntown Location.pdf was uploaded

**Site plan:**

██████ Milntown Site.pdf was uploaded

**Parish or Local Authority the site falls within****Parish or Local Authority (state all if site crosses multiple):**

Ramsey & Lezayre

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

30.8 ha

**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 Predominantly Residential, and Open Space (1982 Development Plan)

**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 :**

No statutory designations

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

None

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

The site adjoins the existing public highway and access directly to/from the network can be achieved.

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

None

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

See supporting information

## 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:

See supporting information

## 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**

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:

Development of the site will require links to and/or the extension of existing infrastructure, but there is no indication at this stage that significant improvements to existing off-site infrastructure will be required.

## 11. Please explain any issues affecting deliverability

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

### Please provide any comments:

See supporting information

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

Please indicate the approximate timescale for availability

### Please provide any comments:

Available immediately - a planning application is currently being prepared which will seek planning consent to develop parts of the site with residential and open space uses

## 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.):

Predominantly family housing, including affordable, but other specific types may be provided if a need for such can be demonstrated

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

In the region of 250 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%?:

This site could physically accommodate a higher proportion of affordable housing, but it is made clear in the Isle of Man Strategic Plan that when assessing the level of affordable housing contributions the Department will take into account, amongst other things, the level and type of housing need as well as development feasibility and those factors would have to form part of any consideration of the issue.

## 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:

Part C of the site is proposed for open space uses, see supporting information

## 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:

See supporting information

## 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