

Response ID ANON-76M6-6A99-S

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

Submitted on **2020-02-27 09:46:58**

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]

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:

Field 134255
Jurby Road,
Lezayre

Location plan:

Jurby Road - Site & Location Plan.pdf was uploaded

Site plan:

Jurby Road - Site & Location Plan.pdf was uploaded

Parish or Local Authority the site falls within

Parish or Local Authority (state all if site crosses multiple):

Lezayre

Site area

Site area (hectares):

3.54

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

X-Ref (easting):

243175.247

Y-Ref (northing):

495406.640

Land Use Designation (if known)

As shown in relevant Local or 1982 Development Plan.:

White Land

Current Land Use

e.g. agriculture, employment, unused/vacant etc.:

Private amenity lifestyle land

5. Site Information - Detailed

Type of site

e.g. greenfield, brownfield (previously developed):

Greenfield, adjoining residential and commercial development.

Ecological features and areas of biological importance

Ecological features :

None

Buildings on site

Buildings on site:

None

Availability of access to the site

Availability of access to the site:

Full highway access is available to both the North and East boundaries of the proposed site.

Title Encumbrances

(caveats, estates, etc):

None

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

Relevant Planning History :

None

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:

N/A

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:

The site has been identified as being suitable to provide much needed formal recreation/sports space for use by private clubs. This will enable the development of youth sport in Ramsey and the wider island in a number of disciplines. The provision of grass pitches and athletics tracks are on the decline and the site proposer is actively involved in a number of sporting clubs including cricket and hockey. He is active in the development of youth sport and recognises that the Department for Education and Children provide much needed educational facilities which are complementing grass roots development. The site shares access with the Mountain View Innovation Centre and has an option to use their car parking and facilities.

It is proposed that the site would be leveled to create a cricket square with outfield and an eight lane athletics track. Grass training facilities would also be provided for hockey and football clubs.

To sustain this work a future requirement for modest changing and pavilion facilities would be required. This is shown indicatively on the site and location plan.

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 Answered

Please provide any comments:

The site is owned by a local man who wishes to provide much needed formal recreation and sport space for the people of the North and the wider Island. He has extensive experience in running local sports clubs and recognises the deficiencies in the local provision which can be met by the allocation of the proposed site.

9. Infrastructure

Please tell us what infrastructure is available at or near the site

Mains water supply

Yes

Mains sewerage

No

Electrical supply

Yes

Gas supply

No

Public highway

Yes

Telecommunications

Yes

Public Transport

Yes

Other**Please specify :**

The Mountain View Innovation Centre is a recognised facility and employer in the North of the Island. There are cafe, conference and working opportunities within the existing built development and the proposal will add to this as a collective developed scheme. It is recognised that there are separate ownerships and no common link.

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:**

None required.

11. Please explain any issues affecting deliverability**Such as physical constraints, ownerships, conservation areas, flooding issues****Please provide any comments:**

None

12. When would the site be available for development?**Please indicate the approximate timescale for availability****Please provide any comments:**

Available immediately

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:

The site has been identified as being suitable to provide much needed formal recreation/sport space for use by private clubs. This will enable the development of youth sport in Ramsey and the wider island in a number of disciplines. The provision of grass pitches and athletics tracks are on the decline and the site proposer is actively involved in a number of sporting clubs including cricket and hockey. He is active in the development of youth sport and recognises that the Department for Education and Children provide much needed educational facilities which are complementing grass roots development. The site shares access with the Mountain View Innovation Centre and has an option to use their car parking and facilities.

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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