

Response ID ANON-76M6-6AJU-6

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

Submitted on **2020-02-27 11:24:18**

1. Personal details

Name

Name:

[REDACTED]

Address

Address (including postcode):

[REDACTED]

[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]

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):

Full authority has been given to make representation on behalf of [REDACTED].

4. Site Information - Basic

Full site address

Site address:

Vacant land adjacent to Bolivia Cottage and Clark Villa, Reference Plot 1
The Dhoor, Ramsey, Isle of Man, IM7 4ED

Location plan:

CA-2979-001 [REDACTED] - Site & Location Plan-A1 Layout.pdf was uploaded

Site plan:

CA-2979-001 [REDACTED] - Site & Location Plan-A1 Layout.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):

0.67

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

X-Ref (easting):

244210.3603

Y-Ref (northing):

496909.9429

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

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:

Access onto the Dhoor Road is available with minor amendments to roadside hedges.

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)

Predominantly Residential

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

A single dwelling with direct access off the Dhoor Road

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:

The site owner [REDACTED] considers the site to be strategic and an opportunity to provide a single large high quality dwelling utilising sustainable principles of development.

The site can be serviced and is not visible other than to parties using the Dhoor Road which is a single track road to a dead end.

There are 22 properties in the area recognised as the Dhoor. The land owner acknowledges that the area is not identified as an existing settlement. He is cognisant that the former Dhoor School has been converted to form a dwelling and there are a number of properties located around the road junction with the Andreas Road and the Dhoor Road. This implies a significant historical importance to the collection of houses and the addition of quality housing in this location will have no detrimental effect on the existing properties. The area generally is recognised as a collection of houses in the countryside.

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 :

Within the owners control is an area which can easily be utilised for solar power without detriment to the ground below and if considered acceptable on visibility grounds wind power could independently be harnessed to service the development.

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:

The Dhoor Road is a single track road with damaged verges, largely as a consequence of there being no passing points other than at driveway locations. A proposal for a single driveway with modest visibility requirements would add benefit to the highway network by creating an additional intervisible passing place.

11. Please explain any issues affecting deliverability

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

Please provide any comments:

There are no constraints, ownership issues, the site is not in a conservation area and there are no flooding issues. The owner has lived at Bolivia Mount for in excess of 10 years and in that period there has been no instances of storm water flooding in the location of the proposal.

12. When would the site be available for development?

Please indicate the approximate timescale for availability

Please provide any comments:

Immediately

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.):

Single large family accommodation utilising sustainable construction methods.

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

1

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%?:

N/A

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 land [REDACTED] is too small to be considered viable for agriculture, [REDACTED] is a mature house of significant scale and benefits from extensive landscape and recreational facilities including tennis court and nursery under glass to bring on young plants for use in the gardens. This is manageable at its existing size and the additional land identified is of no reasonable use save as to grass and haylage/amenity use. The site offers a significant opportunity for an additional residential house type to meet with the Isle of Man Governments strategic aim and through this 'to protect and improve the quality of the environment' there is the objective: "Through effective Town and Country Planning seek to raise the quality of the built environment"

We submit that strategic allocations such as this site add significantly to the choice of housing stock availability and offers choice to economically active high net worth individuals.

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