

# Response ID BHLF-76M6-6AX5-M

Submitted to **Area Plan for the North and West- Call For Sites**  
Submitted on 2020-03-04 10:10:16

## 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]

[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:**

The Showfield  
Lezayre Road  
Glen Auldyn  
Lezayre  
Isle of Man

**Location plan:**

Site Plan.pdf was uploaded

**Site plan:**

Site flood map.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):**

14.73

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.:**

Agriculture

##### Current Land Use

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

Agricultural

#### 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:**

Two road side frontages - Lezayre Road and Glen Auldyn Road. Millenium way borders site at the rear

##### 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:**

**Does the owner (or other owners) support your proposal for the site?**

Yes

## **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:**

site area = 36.39 acres less 20% for open space, tree planting etc = 29.11 acres. development at 4 units per acres = 116 units (detached)

development at 6 units per acre = 174 (detached)

if semi detached/terraced units included = 200-250 units

## **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.**

None

**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**

No

**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:

currently, there is a public foul sewer from Glen Auldyn which runs through the Milntown estate and discharges into the main sewer in Lezayre road at the Milntown main entrance. Any new foul drain system for this site could discharge into existing system in Glen Auldyn Road or, a new foul drain could be installed allong lezayre road to connect into existing foul drain system at milntown main entrance. a newly formed excavation from foul drain system could also be utilised for new/improved water main/electricity/telecom services as required. A new flood defence could be installed along the perimeter of the site abutting glen auldyn river although benefits from such a scheme would mainly be for the proposed development site.

### 11. Please explain any issues affecting deliverability

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

Please provide any comments:

the land is in private ownership and sits behind existing small residential development of six detached homes occupying approximately 2.86 acres of land there are no physical constraints although part of the site adjacent to the glen auldyn river is suggested as being prone to flooding. see attached indicative flood map - sulby river and tr butaries

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

Please indicate the approximate timescale for availability

Please provide any comments:

imediately

### 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.):

mainly family housing although if required, a mixture of various types of housing could be incorporated with detached, semi-detached, small terrace runs incorporated to suit topography of site and vehicular access points

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

116-280 units

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%?:

if development was to include more semi-detached or small terraced properties, numbers may exceed the 200/250 suggested. however, with carefully planned layout to include detached properties in the more vis ble public locations with increased density development set centrally in the site, more than 25% of the development could be achievable.

### 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:

this site has two roadside frontages, one to Glen Auldyn road and the other along lezayre road which is a major bus route from Ramsey through to peel and the south of the island, the site could be described as "sustainable" with its public transport links. there is also a continuous footpath system from the site into the centre of Ramsey. natural landscaping with mature trees are set around the perimeter of the site.

## 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