

Response ID BHLF-76M6-6ASN-8

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

Submitted on **2020-06-23 15:15:40**

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 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:

Land to south of Main Road, Ballaugh

Location plan:

Land South of Main Road, Ballaugh - 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):

Ballaugh

Site area

Site area (hectares):

6 ha

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

X-Ref (easting):

234985

Y-Ref (northing):

493374

Land Use Designation (if known)

As shown in relevant Local or 1982 Development Plan.:

The site is within a wider area of high landscape value and scenic significance in the 1982 Development Plan.

Current Land Use

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

Predominantly agricultural fields with a campsite located on Field 221335.

5. Site Information - Detailed

Type of site

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

Predominantly agricultural fields with a campsite located on Field 221335.

Ecological features and areas of biological importance

Ecological features :

N/A

Buildings on site

Buildings on site:

There are some existing outbuildings associated with the campsite on Field 221335.

Availability of access to the site

Availability of access to the site:

The site can be accessed via Main Road (A3) to the north east, where there is an existing farm access road, with pedestrian and cycle access located at the western site boundary via Ballaugh Glen Road.

Title Encumbrances

(caveats, estates, etc):

N/A

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

Relevant Planning History :

In regard to the wider site, the principle of the layout of roads and sewers was refused in 1994 (application reference: 88/00748/A). The principle of residential development was refused in May 1996 (application reference: 95/01833/A).

Field 221335 planning history records relate to its use as a campsite (application references: 08/0124/R, 12/00136/B, 16/00545/B and 16/00546/B).

6. Site Ownership (or my client)

What relationship are you to the site?

Not Answered

If you are not the owner, or own only part of the site, do you know who owns the remainder?

Please provide full details:

The site is under option to [REDACTED]

The landowners, who own all the identified land, are as follows:

[REDACTED]
[REDACTED]

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:

Approximately 100 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.

Site is under option to 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:

A new residential development would create new and associated infrastructure, including open space and play areas. As the site is located near the centre of the village, existing residents will be able to make use of any new open space or play areas.

If required, additional public car parking can be provided to serve the existing village centre 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 the 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.

The land owners are fully supportive of development and early delivery is anticipated if the land is zoned.

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 and possibly some older persons housing as well as 25% affordable homes.

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

Approximately 100 homes

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 a number of undeveloped fields (224601, 224315, 221335, 221334 and part of 221021) situated to the south of Ballaugh. Fields 224601 and 224315 immediately abut the existing settlement boundary and are situated to the rear of existing housing along Main Road (A3). It is noted that field 221021 would provide access only.

The site is situated to the rear of existing housing fronting Main Road, any development would therefore be screened by existing development and would not have an adverse impact on the character of the centre of Ballaugh.

The site would provide a sustainable location for new housing as it is situated near the centre of the village and is within walking distance of the village facilities which include Ballaugh School, post office, shop, pub and church. The site is also within close proximity to bus services on Main Road (A3) which serve Ramsey and Peel.

Development specific infrastructure will be provided and existing utilities are already available adjacent the land.

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