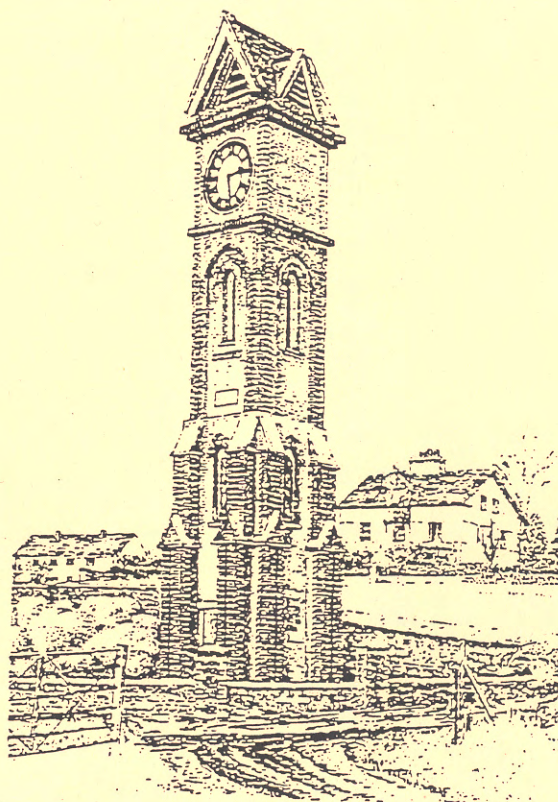


Planning Circular 5/99

# THE FOXDALE LOCAL PLAN

WRITTEN STATEMENT  
for consideration with the accompanying Planning Scheme Order



Department of Local Government and the Environment  
*Rheynn Reiltys Ynnydagh as y Chymmyltaght*

The Planning & Building Control Division,  
Murray House,  
Mount Havelock,  
Douglas,

IM1 2SF

**JUNE 1999**

THE ISLE OF MAN PLANNING SCHEME (FOXDALE LOCAL PLAN) ORDER 1999  
WAS APPROVED BY TYNWALD ON 18<sup>TH</sup> MAY, 1999 AND CAME INTO EFFECT ON  
1<sup>ST</sup> JUNE, 1999





Statutory Document No. 160/99

THE TOWN AND COUNTRY PLANNING ACTS 1934 TO 1991

THE ISLE OF MAN PLANNING SCHEME (FOXDALE LOCAL PLAN) ORDER 1999

*Approved by Tynwald: 18<sup>th</sup> May 1999*

*Coming into operation: 1<sup>st</sup> June 1999*

In exercise of the powers conferred on the Department of Local Government and the Environment by sections 6 and 6A of the Town and Country Planning Act 1934(a) and of all other enabling powers, and after complying with the requirements of the Town and Country Planning (Order Procedure) Regulations 1996(b), the following Order is hereby made:-

**Citation, commencement and interpretation**

1. (1) This Order may be cited as the Isle of Man Planning Scheme (Foxdale Local Plan) Order 1999, and, subject to section 14 of the Act, shall come into operation on the 1<sup>st</sup> June, 1999

(2) In this Order -

“the Act” means the Town and Country Planning Act 1934;

“the plan” means the plan hereto annexed and marked “ISLE OF MAN PLANNING SCHEME (FOXDALE LOCAL PLAN) ORDER 1999”

“the principal Order” means the Isle of Man Planning Scheme (Development Plan) Order 1982(c);

(3) Other expressions in this Order have the same meanings as in the principal Order.

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- (a) XIV p.163  
(b) S.D. 546/96  
(c) G.C. 140/82

Price 45p

**Matters for consideration on applications for planning approval**

2. The zones and notations on the plan shall have effect in place of any zones or notations having effect under the principal Order.

Made this 7<sup>th</sup> day of April 1999



**Minister for Local Government and the Environment**

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**EXPLANATORY NOTE**  
*(This note is not part of the Order)*

This Order introduces a new land use zoning map for Foxdale and replaces the zonings identified for this area in the 1982 Development Plan.

The site specific policies which would be applied to these zones are set out in a Written Statement, which, whilst not part of the Order, would be published by the Department in a Planning Circular to be read in conjunction with the new zoning map.

# **THE FOXDALE LOCAL PLAN**

## **WRITTEN STATEMENT**

**to be read in conjunction with the Isle of Man Planning Scheme  
(Foxdale Local Plan) Order 1999**

### **Preface**

**This is the Written Statement relating to the Foxdale Local Plan which comprises the Written Statement, the Scheme (the proposals map) and the Order. The first draft of the Local Plan was issued in September, 1993 as an Issues/Options document and following a public meeting held on 4th October, chaired by Walter Gilbey MHK, a number of responses were received from members of the public, statutory authorities and interest groups.**

**A second draft was then prepared in December, 1996: however, due to the length of time which had elapsed between the preparation of the two drafts, the Department wished to re-consult the local people, Government Departments and local Commissioners before producing the final official plan which would ultimately be the subject of a Public Inquiry and presentation to Tynwald for adoption. This second draft was issued in January, 1997 and, following a public meeting held on 13th January, almost fifty responses were received from local people, Patrick and Malew Commissioners and statutory bodies.**

**These views were taken into account before the third draft was formulated. This third draft was the subject of a Public Inquiry on 18th and 19th May, 1998 held at Foxdale School. Following the Inquiry, the independent inspector who was appointed to hear the inquiry, reported to the Department on the matters raised both in the plan itself and at the inquiry.**

**This latest document, entitled the Isle of Man Planning Scheme (Foxdale Local Plan) Order 1999 responds to those points raised by the Inspector and represents the views of the Department of Local Government and the Environment on the future of Foxdale village in land use planning terms. The document formed the basis of submissions to the Department by those who considered themselves injuriously affected by the provisions of the Scheme Order. The Scheme Order (the map and the Order) was approved by Tynwald on 18<sup>th</sup> May, 1999. This Written Statement was not before Tynwald for its approval but forms a guidance document to be read in association with the Scheme Order.**

***IF ANYONE HAS ANY QUERIES REGARDING THE PLAN OR  
REQUIRES FURTHER INFORMATION OR ADDITIONAL COPIES  
OF THIS DOCUMENT, PLEASE CONTACT:***

***The Planning and Building Control Division  
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Murray House  
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IMI 2SF***

***Telephone (01624) 685950***

## **Foxdale Local Plan**

### **Foreword**

I am delighted, on behalf of the Department of Local Government and the Environment to introduce the Foxdale Local Plan which encapsulates the views of the Department on the future of Foxdale Village in land use planning terms.

The Foxdale Local Plan has taken some time to produce and has involved significant levels of public participation which is an indication of and a credit to the local interest and concern which exists within the village in terms of its future.

The Plan contains a number of policies which focus on improving and promoting the appearance and character of the village and seeks to do this by a combination of policies which protect from and promote development within the study area. The plan also identifies areas of interest to nature conservation which are abundant within the area together with built structures which pay tribute to the legacy of mining from the which the village has much of its roots.

The plan tries to balance the need to provide for natural growth whilst striving to achieve this without spoiling the character and appearance of the village - a balance which is often difficult to attain. It is hoped that the Foxdale Local Plan will be supported by the Commissioners and people of the area and provide a desirable and positive future for the village and those who live there.



BSc, MR Pharm S, MHK  
Member of the Department of Local Government and the Environment





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**Isle of Man Planning Scheme (Foxdale Local  
Plan) Order 1999**



# FOXDALE LOCAL PLAN WRITTEN STATEMENT

## Introduction

- 1.0 Higher Foxdale is a small, rural village located in the south western region of the Island. It is approximately 4½ miles from Peel, which is the nearest major settlement, 7½ miles each from Castletown and Douglas and 18½ miles from Ramsey.
- 1.1 The majority of the village falls within the parish of Patrick: a small portion at the south of the village falls within Malew which makes exercises such as this slightly more difficult, administratively than perhaps they would be if only one local authority were involved. Foxdale lies in a valley through which Struan Barrule flows, starting on the slopes of South Barrule and eventually meeting the River Neb at St. John's to flow into the sea at Peel.
- 1.2 Foxdale is situated on one of the Island's main arteries, the A3, which links the north of the Island with Castletown and the Airport via Ballacraigne and the Ballamodha Straight. Foxdale is linked to Douglas via the A24, a winding highway, narrow in places, passing through the Eairy and the Braaid.
- 1.3 Foxdale's history is strongly characterised by mining and its general environment and appearance pay tribute to that legacy still today. Mining in Foxdale is noted as early as 1740 although the mining of lead began in earnest in 1828 when the Isle of Man Mining Company took over operations throughout the majority of the Island and were responsible for the opening up of many shafts within Foxdale itself.
- 1.4 Whilst the village and its setting present an attractive and interesting rural picture, parts are clearly blighted by the after effects of heavy metal mining, uncontrolled dumping, removal and disturbance of spoil by unauthorised usage of despoiled sites. The presence of such areas is clearly a visual problem but also has a considerable effect on reducing the attractiveness of the village for economic investment and there is, of course, the possible threat of contamination.
- 1.5 Various studies of the condition of the land within the village have been carried out, including the Foxdale Land Reclamation Scheme (Richards Moorehead and Laing - 1986) and the Foxdale Reclamation Masterplan (RPS Clouston - 1990). In addition to these, the Department commissioned a study of the village with respect to the nature and scale of the contamination problem along with setting guidelines for the restoration and after use of affected areas. This study was carried out by the School of Applied Sciences, Wolverhampton Polytechnic between early 1991 and mid 1992: where relevant this document incorporates the findings of that study. Subsequent studies have also emerged regarding various individual sites

including the Foxdale Village Geotechnical Report (Smith Grant Partnership - 1994) which focuses on the Louisa Mine site.

- 1.6 The only statutory planning document which refers to Foxdale is the Isle of Man Planning Scheme (Development Plan) Order 1982. In 1991 the Department of Local Government and the Environment produced a series of five Sector Plans - A to E - relating to those areas of the Island for which local plans had not already been adopted. These Sector Plans were adopted by the Department but were not placed before Tynwald: the Sector Plans were intended to have a life of five years which expired in 1996. The Sector Plans were not withdrawn by the Department and continue to have some relevance, albeit limited due to their age, to current decision-making.
- 1.7 The Sector Plans, amongst other policies and recommendations, established a requirement for the Department to undertake a series of local studies for a number of villages and hamlets within each Sector Plan area. The Western Sector Plan (D) (Planning Circular 9/91) recommended that a study is undertaken for a number of settlements, one of which is Foxdale village (paragraph 5.7). The Foxdale Local Plan represents the first of these village studies to be carried out by the Department.

## Study Area

- 1.8 The area of interest focuses on the village itself and the area immediately surrounding it - an area representing approximately one square mile. The neighbouring hamlets of Lower Foxdale and the Eairy have **not** been incorporated as it is considered that these settlements have a character, requirements and opportunities unique to themselves and are effectively unrelated to Higher Foxdale in this respect.
- 1.9 This study area, as suggested in fig. 1, falls well within the catchment area of Foxdale Primary School. It follows roughly the northernmost catchment area of Struan Barrule and to the south and west, the study area is bounded by the A36 Round Table Road. To the east it follows the area considered in the Wolverhampton Polytechnic Study.
- 1.10 This area has the advantage of being defined in the main part by a natural source rather than simply following an arbitrary line characterised by field boundaries. This area covers one square mile (2.6 square km) and accommodates a population of around 390 persons (1991 Census).
- 1.11 It should be noted that the area of the Scheme Order is smaller than that of the study area. This is quite deliberate insofar as the study area sets the background and context for the study whereas the Scheme area represents the curtilage of the village and the area in which it is considered relevant to formulate specific policies and identify particular land uses. The Written Statement applies only to the area as identified on the Scheme Order.

## **Land Ownership**

- 1.12 A sizeable amount of the village is in the ownership of relatively few parties. The Government owns a considerable proportion: 18 acres around and including the School site, Archallagan and Kionslieau Terraces, the former Railway Station and railway line, the redundant sewage works and the Clocktower.

## **POLICIES, PROPOSALS AND RECOMMENDATIONS**

- 1.13 The 1991 Sector plans provided a series of broad policies, proposals and recommendations for the whole of the Western Sector of the Island. Although these were of a more general nature, where appropriate reference to individual settlements and specific issues was clearly made.
- 1.14 The Office of Planning has set out the broad policies, proposals and recommendations applicable to the village of Foxdale in the following chapters.

### **Definitions**

- 1.15 **Policies** are statements of attitude or intention towards existing or postulated situations which require action.
- 1.16 **Proposals** are intended action of some significance to the plan by the Department of Local Government and the Environment, Departments of Government, private or public bodies or individuals and which the Planning Committee feels confident will be implemented.
- 1.17 **Recommendations** are statements where the Department of Local Government and the Environment has no direct control over implementation and where another body has been asked to take action in support of the land use aspects in the plan.

## ENVIRONMENT

- 2.0 Although much has already been done to tidy up and restore some of the more unsightly and most heavily contaminated sites within the village - the development of the school, creation of amenity area to the north of the school and the development of the industrial units to the south of the Clocktower - much can still be seen of Foxdale's mining history in the village today. Foxdale is, in some parts, still characterised by views of large areas of spoil and the remnants of mining structures which not only blot the landscape, but pose a potential environmental hazard. Any study which looks at the village must as a priority consider how best to confront these challenges whilst recognising, and where appropriate protecting, the village's existing assets and valuable characteristics.
- 2.1 This section will deal firstly with the problem of contamination in the village, examining the extent and nature of the problem and suggesting guidelines for dealing with contaminated sites and possible after use. Secondly, it will look at the conservation of the village, in terms of the natural ecology and its archaeological/historical heritage, in some cases combining the two.

### Contamination

- 2.2 The report prepared by Wolverhampton Polytechnic in 1991, which is only one of a number of studies which have been undertaken within Foxdale, was based upon a detailed field-by-field investigation and description of the village in terms of the nature and extent of contamination, likely limits or problems with restoration of the site and its value in terms of conservation (ecological, geological, landscape and heritage). This detailed analysis reveals that problem areas within the village fall into four categories: (see also fig. 2)
- i. Three heavily contaminated sites, directly related to the physical presence of mine workings.
  - ii. Land which is affected by a much lower level of contamination, mostly resulting from small amounts of spoil being trafficked across the land/dust fall, etc.
  - iii. Isolated pockets of contamination at or near the surface of the ground due to small isolated workings or the importation of spoil as hardcore. (It follows that such small pockets may turn up from time to time when the surface is disturbed).
  - iv. Sites which have already been 'improved', capped or built upon but where the nature of the underlying substrate may be unclear and contaminated.

- 2.3 Whilst the Wolverhampton Study identifies areas of comparatively high contamination by the heavy metals zinc, lead and in some cases cadmium, it should be stressed that these areas are few and clearly self contained. As such, their restoration and reclamation should be relatively straightforward. It is essential, however, that any efforts to reclaim or restore contaminated sites should be accompanied by the implementation of a strategy to control the interaction of water with contaminated earth as the prime cause of heavy metal dispersal in the Foxdale area is the action of running water, exacerbated by continual re-exposure of spoils and a lack of cohesive vegetation cover.
- 2.4 It should be noted that the Wolverhampton Study represents **one** such investigation into the contamination within the village. It may well be that the results compiled may have been based upon single isolated pockets of contamination unearthed in an area which is otherwise less contaminated than the results may have suggested. As such, the results or findings of further investigations undertaken subsequent to the Wolverhampton Study will be considered by the Department of Local Government and the Environment in any development proposal. Indeed the Department is already aware of the findings of the study of the Smith Grant Partnership in 1994 in relation to the contamination of the Louisa Mine site.

### **Sites Which Are Most Heavily Contaminated**

- 2.5 There were three areas which the Wolverhampton Study identified as heavily contaminated:
- a) the site of the new Foxdale Primary School and the site immediately to the north of this;
  - b) the area to the south of the Clocktower, now occupied by a large industrial building and known generally as the Clocktower Industrial Estate and
  - c) the site of the former Louisa Mine, to the southwest of the Kionslieau Dam, on the southern side of the A24 highway.

### **Foxdale Primary School**

- 2.6 Foxdale Primary School was built by the Department of Education in 1989 (PA 89/1302) and an amenity area was created immediately behind it (PA 91/1214) by the Department of Local Government and the Environment. As these sites have been reclaimed and built upon, the sites themselves are no longer considered to present a hazard to the village in terms of contamination.



## **The Clocktower Industrial Estate**

- 2.7 This site has also been developed but only in part. Four units were built within one large structure in 1988 (PA 88/1161): as part of the proposal a significant amount of tree-planting and landscaping was also carried out. Whilst the development of the existing unit has been completed and serviced and a great deal of landscaping has been undertaken, it is critical to the overall eradication of the contamination problem within the village, that an appropriate system of drainage is installed together with appropriate treatment of the banks of Struan Barrule to ensure geotechnical stability whilst maintaining access for maintenance vehicles.
- 2.8 If the remainder of the site is to be developed attention should also be paid to the importance of various flora and fauna of interest in the area as well as several features of industrial archaeology. These are:
- i) an extremely uncommon **bryophyte** which was present on the sides of open drainage ditches which have largely been re-routed or infilled over buried drains;
  - ii) breeding areas for **Damselfly (Dragonfly)** associated with the washing floor and notably the partly covered reservoir above the newly developed industrial area;
  - iii) Maghie's Mine Powder House;
  - iv) Maghie's Mine Wheelcase and
  - v) Maghie's Mine Bridge.
- 2.9 In the case of the last three features these are outwith the area designated for industrial use (see Section 4). However, as features of interest to the history of the village, public access to these features would be of great benefit and it is recommended that a public footpath to this area is provided as part of any further development proposals on the industrial area.

## **Louisa Mine Site**

- 2.10 The site of the former Louisa Mine is located on the southern side of of the A24 Eairy Road and stretches westward from a point opposite the Kionslieau Dam to Springfield Terrace.
- 2.11 The site varies in level and vegetative cover as well as the nature and amount of contamination which has been found on the site. The site is perhaps the most in need of restoration of all of those identified in the Wolverhampton Study as it is so close to the highway and is very open with little in the way of roadside hedging so that the ground itself and the remnants of the mining apparatus - the old chute, concrete buddle and wheelcase etc. - may be seen by the passing public. The site does, however

also have much to offer in terms of natural and archaeological interest: naturally in terms of species of flora and habitat which currently exist and that which could be restored by reducing or eliminating the possibility and continuation of exposure and spread of contaminated material and also by creating another part of a wildlife corridor, possibly linked to the adjacent Kionslieau Dam which is rich in ecological interest.

- 2.12 The Louisa Mine Site is not visually an integral part of the village: rather it forms part of the wider periphery or backdrop to the village and in this respect it is suggested that **the site is not suitable in its entirety for the development of built structures**. This has significant repercussions for the viability of any reclamation works which themselves are likely to be costly. There may be the opportunity, however, to develop the westernmost part of the site for housing as tests undertaken subsequent to the Wolverhampton Study have revealed that the level of contamination in this part may not be so high as to preclude such development and after use (see Section 3).
- 2.13 It is suggested that the site should be reclaimed with an end use of **Open Space** which if properly managed could provide a valuable asset in terms of ecological and archaeological conservation for the village and the Island as a whole. The site should be capped at the eastern end around the old reprocessing plant and planting encouraged of indigenous species of gorse, broom, heathers and grasses. The slopes of the western and northern parts of the plateau should be remodelled at a lower angle, infilled around the old chute which itself should be removed or buried. The central part should be appropriately landscaped with indigenous species and where possible mining structures such as the remnants of the wheelcase and concrete buddle should be retained and preserved. In the western part of the site there is little which **needs** to be done but should be appropriately managed in view of the botanical and industrial interest. Due to the possible problems of ground stability and hot spots of contamination which may be identified, it is recommended that access by livestock and the public be appropriately restricted.

## **Other Areas**

- 2.14 Outside the three areas outlined above, the problem of contamination is much less great. There may be the odd hot spot of contamination which may arise but this can be dealt with as and when it occurs. However, wherever development is proposed and the risk of contamination is present - however slight - appropriate tests should be carried out as part of the development process and measures for appropriate treatment of the problem must be identified in any development proposal.

## **Policies, Proposals and Recommendations**

### **2.15 F/PR/E/1 PROPOSAL**

*The biggest environmental hazard in Foxdale results from the interplay of drainage water and contaminated spoil. Attendance to the drainage network is therefore of paramount importance: to some extent the problem can be solved at the scale of each individual site and measures such as surface capping and armouring of stream margins will certainly reduce the scale of the problem. However, there does exist an opportunity for remedial action to the problem on a catchment-wide scale and such measures may help to both reduce pollution and provide some long-term protection. A catchment-wide drainage scheme shall be formulated by a working group representing the D.L.G.E. (Planning, Health and Safety and Environmental Health), Department of Transport (Highways and Drainage) and Department of Agriculture, Fisheries and Forestry, which will provide measures to prevent contact between mine spoil and water courses, to divert flood waters, and to extend the duration of flood events and consequently reduce peak flood levels and current intensities, all working on the existing system of leats and impoundments engineered during the heyday of mining. Such a drainage system must be implemented as a matter of urgency along the guidelines recommended in the Wolverhampton report and any development proposal which may prejudice this will not be permitted. Any such scheme must, however, acknowledge the presence of wetland habitats which should not be drained unnecessarily. It is strongly advised that both Manx National Heritage and the Manx Nature Conservation Trust are consulted in this matter. It is recommended that this should be attended to at the earliest opportunity and as a strategy should be produced within twelve months of the adoption of the local plan.*

#### **2.16 F/P/E/1 POLICY**

*The site between Bawden's Shaft/the former brickworks, and Maghie's Quarry - now known as the Clocktower industrial estate - shall be designated for industrial purposes as was approved under PA 88/1161 (see Section 4). However, any proposals for further development of the site must include a review of the existing drainage infrastructure which has been installed within the site to ensure that all works have been undertaken such that any contamination present does not spread through the water courses to other parts of the village and beyond. All pipework must be non-porous and attention should be paid to the treatment of the banks of Struan Barrule to provide for geotechnical stability, safety, pollution control and access for maintenance vehicles working on the river banks themselves.*

#### **2.17 F/P/E/2 - POLICY**

*In areas where there is a known risk of heavy metal pollution (see paragraph 2.2i), the following guidelines must be applied*

*when a development is proposed:*

- i. any development proposal must be accompanied by a full site investigation including both geotechnical and geochemical reports.*
- ii. planning applications should address the best practical options for dealing with any contaminated fill either by removal to an approved site or by isolating it in situ.*
- iii. where, for historical reason mine spoil is existing within a development and it is unrealistic to remove/cap it, then adequate landscaping should be specified. This may include a low-cost solution of revegetation with indigenous species provided that the Department can be satisfied that an adequately stable surface can be created. This is particularly important where slopes in spoil are adjacent to stream courses and in such cases the Government may wish to enter into a joint scheme to obtain other benefits for the community such as an access, nature trail or river bank stabilisation programme.*

*If possible, any future landscaping scheme should include an area of impeded drainage in the hope that nature can be assisted to re-create the varied and valuable plant community previously existing and including northern marsh orchid *Dactylorhiza* and Adderstongue Fern, *Ophioglossum Vulgatum*.*

- iv. where proposals contain existing or proposed slopes made or cut into toxic fill/mine waste adequate attention must be paid to slope stability, likelihood of gullying or other threats which may mobilise toxic materials to the environment.*
- v. planning applications should show how any toxic fill is to be prevented from being mobilised both during the course of development and afterwards.*
- vi. surface and stormwater drainage must be fully specified in plans where the land contains toxic fill/mine spoil. The general principle will be to keep surface waters and subsurface drainage away from the fill where practical. Thus drainage from roofs and tarmac/concrete must be routed through solid-walled pipes to the stream network.*
- vii. if possible schemes should be value-added in environmental terms: for example where field drains carry water into an adjacent area of spoil the developers should be encouraged to construct interceptor drains to avoid water entering spoil beneath the development.*
- viii. no soakaways will be permitted in these areas.*
- ix. plans which show proposed open space (grassed areas, gardens, etc.)*

*over toxic waste should show in adequate detail how toxic material is to be isolated from both exposure at the surface and the ingress of drainage water. This will normally mean either the use of clay or installation of a membrane barrier.*

- x. no bare ground, either as open space or trackways, made of spoil or toxic waste should be permitted. Where activities are likely to cause wear to the surface then those areas should be capped with an inert cover to a standard specification.*
- xi. a condition may be attached to any planning approval granted such that adequate aftercare/landscaping is undertaken.*

**NOTE:**

*Further to the Government obtaining other benefits from the development, such as a nature trail, the Manx Nature Conservation Trust may be of assistance in terms of practical land management to conserve and enhance the habitats and their constituent flora and fauna, production of a nature trail, provision of interpretation boards leading guided walks and field study/educational courses, giving talks and slideshows to the local community and other groups.*

## **2.18 F/P/E/3 - POLICY**

*Where a site is not thought to be heavily contaminated (see paragraph 2.2 ii and iii) and there is considered only slight risk of contamination or geotechnical hazard, the benefits of general restoration are very much less and are not likely to be practical. However, it is possible that some contamination may be uncovered outside the most heavily contaminated areas and as such, the following guidelines should be applied to those areas indicated on figure 2 as being slightly at risk:*

- i. all planning applications must contain evidence if possible of a search of old records concerning mining activities which may have affected the area of the proposed development.*
- ii. planning applications must contain reference to the nature of any spoil material, made ground, old/derelict structures and demonstrate that these have been investigated. Where disturbed or made ground occurs some limited geochemical data should be provided.*
- iii. soil samples (at intervals of approximately 1 or 2 per acre) must be taken and analysed semi-quantitatively to determine the general level of contamination.*
- iv. soakaways should be avoided. Where drains or ditches are cut in*

*suspect terrain (made or disturbed ground) they should be armoured, cased or piped. The fall on drainage pipes should be such as to avoid standing water and the outfall of pipes should not be into streams which are themselves cut into spoil.*

*v. alterations to land drainage should be such as to add value to the overall drainage network of the area by being designed to export water into a network which is isolated from contaminated material. Drainage outfalls should not empty into contaminated land.*

*vi. excavations which occur during the process of development should be periodically inspected for signs of made ground/dumped soil and any such materials removed to a contaminated site or isolated by appropriate means.*

*vii. water from issues, springs, wells or subsurface pipes should not be used for domestic supply and irrigation of crops for human consumption without the Government first being satisfied as to its quality and suitability.*

*viii. all commercial arable land-use which would grow crops for domestic consumption should be avoided unless a full survey of soil quality and likely heavy metal uptake by specified crops is undertaken.*

#### **2.19 F/P/E/4 - POLICY**

*Elsewhere in the village there is a risk of isolated points of contamination and geotechnical hazard. By and large these are known from historical records (shafts, pits, engine house ash mounds, collapsed buildings, etc.) or relate to small pockets of spoil relocated for hardcore or fill. This problem is best addressed by each planning application being referred to archived records for the likely presence of mining activity/buildings, etc. Where a potential hazard is identified ground investigation is needed if it is to be disturbed or if the proposed development increases the likelihood of danger to the human population (such as locating residential buildings nearby).*

#### **2.20 F/P/E/5 - POLICY**

*Where recent development or improvement has already taken place in areas previously occupied by mine spoil/waste, e.g., new primary school, Garey Close, Clocktower industrial estate, etc., reclamation work has already been carried out. However continued monitoring of these sites should be maintained and in cases where further development or redevelopment of these sites is proposed planning applications will be considered as falling into sites described in para. 2.2.i.*

## Nature Conservation

- 2.21 A large part of the village falls within much wider Nature Conservation Zone identified on the 1982 Development Plan as recommended in the Report "Nature Conservation in the Isle of Man" undertaken by the Nature Conservancy Council and the Institute of Terrestrial Ecology in 1974. The purpose of this zone is to "maintain existing characteristics as far as possible, entailing the exercise of planning and other constraints on activities liable to bring about substantial changes in their overall character, such as damage to the land form, vegetation, fauna or hydrological balance." (Part 1:4i)
- 2.22 The boundary of the Nature Conservation Zone includes areas of intensively managed agricultural land of relatively little ecological value. This particular zone is part of a much larger zone centred on the South Barrule upland mass and includes areas which could be classed as "buffer zones", shielding areas of higher or true ecological interest or importance. Since the areas of Ecological Importance for Nature Conservation were identified in 1974, the majority of Stoney Mountain and Windy Common have been planted with coniferous trees. It is important that these trees are checked and prevented from becoming a close canopy as this will significantly damage the ecological value of the land itself. If the trees are held in check then the land may continue to be of ecological value and possibly provide feeding and breeding sites for important birds such as the hen harrier and crossbill, both of which are protected under the Wildlife Act 1990. It should be noted that the Department of Agriculture, Fisheries and Forestry has recommended that as some of the Nature Conservation Zone relates to areas which have been built upon, the boundary of the Zone should be amended to avoid these areas but to include those areas of interest identified in the Written Statement. This amended boundary is shown on the Scheme Order as it represents an amendment to the 1982 Order.
- 2.23 The Department of Agriculture, Fisheries and Forestry has the principal responsibility for nature conservation through the Wildlife Act 1990 which places restrictions on the taking, keeping and sale of various species of plant and animal including birds and bats on the Island and on the destruction of various nesting and breeding sites. The Act also enables the Department of Agriculture, Fisheries and Forestry to designate Areas of Special Scientific Interest (ASSI), National Nature Reserves (NNR) and Areas of Special Protection. Whilst the Scheme identifies areas of particular interest for nature conservation, the decision whether any merit designation under the provisions of the Wildlife Act is ultimately the responsibility of the Department of Agriculture, Fisheries and Forestry and as such no formal comment upon the appropriateness of any site for designation is included within the Scheme.
- 2.24 As well as specific zones of interest, certain bodies have responsibilities for conservation pertinent to the village. The Manx Museum and National Trust,

now known as Manx National Heritage, is the statutory arm of Government charged through the Manx Museum and National Trust Acts 1959-86 with protecting, preserving and promoting all aspects of the Manx natural and cultural heritage. Manx National Heritage is concerned with sites of archaeological, historical, architectural, geological, ecological and environmental potential and scrutinises all planning applications with a view to commenting to the Planning Committee on any application which may affect such a site. In addition it should be remembered that the Department of Agriculture, Fisheries and Forestry has carried out its own Habitat Survey of the Island (1991-1994) the findings of which will be of relevance to nature conservation in the Foxdale area. There are other sources of information which will be considered as part of the development control process including the Manx Bird Atlas and Wildlife Sites system with both of which the Department of Local Government and the Environment has been involved.

2.25 The above bodies, together with the Wolverhampton Study, have identified areas of ecological interest whose intrinsic characteristics themselves justify a best end-use of purely conservation, given other environmental limitations:

- i. The area below the Kionslieau Dam valuable for the **Fir Clubmoss** **Lycopodium Selago** on the old washing floor. Also of interest is the wet depression inhabited by **Cottongrass** and **Marsh Cinquefoil**.
- ii. The area around Maghie's Quarry where there is **uncommon moss** present on the bared sides of the water courses between it and Bawden's Shaft and within the water courses is a variety of invertebrates.
- iii. The coniferous plantation/heath/wetland below Stoney Mountain. This is important due to the heathland and wetland which were present long before the conifers were planted and yet persists still because the trees are stunted and held in check. Management of the site is required to conserve and enhance the ecology and would involve the lopping and felling of conifers where these would threaten to shade out the native vegetation.
- iv. The part of the central and south western area of the Louisa mine site, the southern side of which accommodates **Hawkweed Hieracium**, a rare genus in the Isle of Man, and the vegetated area downstream of this with naturalised **Rosa rugosa** should be protected.

2.26 In addition to the above the Kionslieau Dam is a very important feature of ecological interest. The Dam, coupled with the adjacent Eairy Dam and the area joining the two represent a complex of open water, marginal inundation vegetation, reed-bed, wet heath, marshy grassland and curragh and is almost certainly the best example on the Island of aquatic succession.

2.27 Whilst individual sites are of particular interest, it should not be forgotten that of equal importance is the existence of **wildlife corridors** such as hedges,



valleys and rivers which provide valuable links for animals and birds between sites of interest.

- 2.28 It would seem most appropriate therefore to promote the protection of these sites as informal open space on the basis of a subdivided nature park linked by a footpath system/Heritage Trail with appropriate interpretation. Practical and financial assistance and management advice should be obtained from the Department of Agriculture, Fisheries and Forestry and the Manx Nature Conservation Trust.

## 2.29 F/R/E/2 - RECOMMENDATION

*The policy and programme identified and recommended in the report "Nature Conservation in the Isle of Man" shall remain valid and should continue to be pursued by the appropriate authorities. That is:*

- i. incorporation of information about zones and sites into the Town and Country Planning process and especially by designation of Nature Conservation Areas in the Isle of Man Development Plan;*
- ii. establishment of a framework of policy and procedures for the use and management of land and water for nature conservation within designated zones and sites;*
- iii. strengthening of existing institutes with particular responsibilities for nature conservation especially so as to provide executive and advisory support in this field, not only for those concerned with designated zones and sites but more widely for users of land and water throughout the Island;*
- iv. establishment of machinery for encouraging all who influence the use of management of land and water including the public at large and the owners and occupiers of land to safeguard their natural heritage;*
- v. development of environmental education in schools and other educational institutes and especially the promotion of field studies enabling young people to familiarise themselves with their environment and its natural features and*
- vi. development of an ecological survey and monitoring programme to ensure that relevant knowledge about the Island's natural features is continuously updated and used to further conservation.*

## 2.30 F/P/E/6 - POLICY

*It should be noted that the Island now has a more up-to-date system of site identification in the form of the Department of Agriculture,*

*Fisheries and Forestry Phase One Habitat Survey and subsequent surveys undertaken in Phase Two. In this respect subparagraph vi is being undertaken and will be considered by the Department as part of its decision-making processes. Other investigations and studies such as the Manx Bird Atlas and the Wildlife Sites system will be considered as important sources of information by the Department in the undertaking of its statutory functions.*

#### **2.31 F/P/E/7 - POLICY**

*The interests and statutory responsibilities of the Department of Agriculture, Fisheries and Forestry shall be recognised, in particular with reference to the contents and objectives of the Wildlife Act 1990 and nature conservation zone incorporated in the 1982 Development Plan Order.*

#### **2.32 F/P/E/8 - POLICY**

*There shall be a basic presumption against any development which, in the opinion of the Planning Committee has an adverse impact on areas of ecological interest or value for nature conservation or upon any wildlife corridor.*

#### **2.33 F/P/E/9 - POLICY**

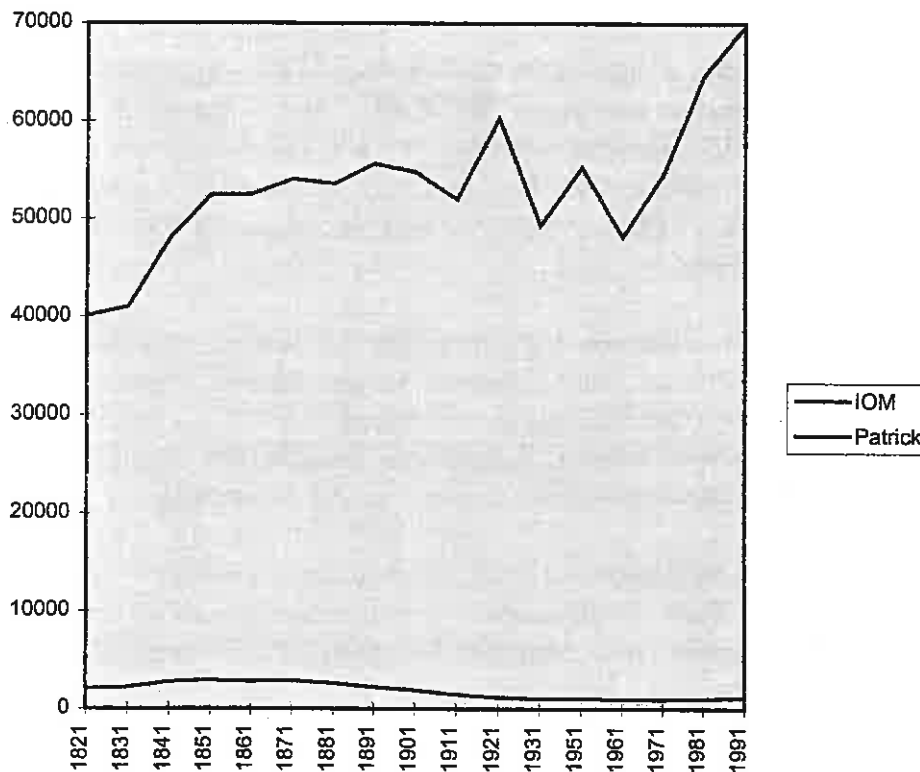
*All development proposals shall be designed and constructed in a manner so as to avoid the possibility of pollution of rivers and watercourses.*

# POPULATION AND RESIDENTIAL DEVELOPMENT

## Population

3.0 Statistics are available from the 1991 census for Patrick parish as a whole. This basic data has been supplemented by further data obtained from the census for the study area and information gathered by covering the area on foot. Whilst taking statistics from a census compiled over seven years ago may be criticised for producing data which is out of date, these are the latest figures which are available for Foxdale: the Interim Census gives some idea of population change but does not break the figures down into levels below parishes or towns.

Population of the Isle of Man and Patrick Parish



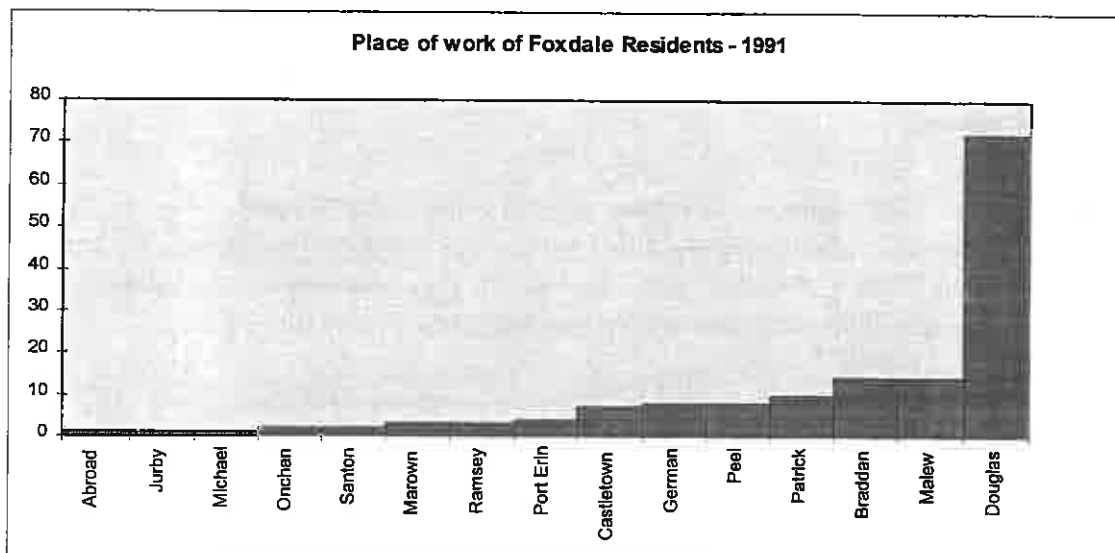
3.1 At its peak in the mid-1800s Patrick parish accommodated almost 3,000 people (following the pattern of the population levels for the Island as a whole). The population began to decline in the 1880s and reached its trough in 1961. Since then the population of both has been increasing. Patrick now represents 1.7% of the population of the Island as a whole: Foxdale, as defined in Figure 1 represents around a third of the population of Patrick parish with around 390 people.

3.2 How the population changes will clearly be affected primarily by how land is allocated and subsequently developed in the village. However, the allocation

- of more land for development may not lead to a proportionate rise in population levels from people migrating to the area, but may merely result in a shifting of population within the village and a subsequent decrease in average household size.
- 3.3 Patrick parish had, in 1991 an average household size of 2.68 persons. In the Island as a whole it is 2.55 persons compared with 2.5 persons in Foxdale. This is pertinent to future planning in the area when one considers the average household size which, at 2.68 persons in Foxdale is higher than the national average of 2.55 persons, which may well present a greater than average opportunity for a reduction in household size as more households are formed through individuals moving from a larger house into smaller homes of their own.
  - 3.4 Foxdale has a relatively young population: in 1991, over 29% of Foxdale's population was under 20 years of age compared with 26% of the population of Patrick and 24 % of the population of the Island as a whole. There are relatively few old age pensioners in the village: in 1991 persons of pensionable age represented 6% of Foxdale's population, 14% in Patrick and 22% in the Island as a whole. This is perhaps due to the lack of sheltered housing in the village. However, only two or three applicants on the waiting list for sheltered housing at Westlands, Peel, were resident in Foxdale (at January 1993), possibly reflecting the low number of persons in the village who would require sheltered housing or possibly indicating that elderly persons in the village would not wish to move to Peel for their sheltered accommodation.
  - 3.5 Foxdale has a relatively high proportion of its population in the 20 to 30 age group - ages where most households are formed, homes purchased for the first time and families begun. (21% compared with 15% in Patrick and 14% in the Island as a whole). Patrick and Foxdale are two of only a few areas in which males out-number females in the population.
  - 3.6 The study area contains around 154 dwellings. The vast majority are situated within the main built-up part of the village and it is these to which the detailed statistics will refer with less than 14% of properties scattered about the periphery.

## Tenure

- 3.7 Public sector housing accounts for only 22 properties (Kionslieau and Archallagan Terraces).



## Employment

- 3.8 Almost 90% of Foxdale's working population were employed in 1991 within 7.2 miles of the village - most, 72 persons worked in Douglas. This, whilst not surprising, may give some indication of how traffic flows may change if the population were to increase significantly within the village: ie. it is likely that Douglas will continue to be the greatest source of employment, thus traffic is likely to increase on all routes from the village to Douglas: in this case the A24 Douglas - Braaid - Eairy - Foxdale highway is likely to be subject to additional traffic pressures if more development were permitted within the village, particularly at times when the TT Course (A1) is being used for racing.
- 3.9 Foxdale had fewer people in 1991 classed as unemployed in its population as a proportion than had the Island as a whole: 2% were classed as unemployed, 6% were retired, 8% "looked after the home", 8% were self-employed, 6% worked part-time and around 40% of the population were in full-time employment.

## Residential Development

- 3.10 There are currently approximately 14 acres which were zoned for residential development in Foxdale on the 1982 Development Plan but which have not yet been developed: 12 acres lie to the north and west of St. Paul's Church (adjacent to Sprucewood View) and a further 2 acres are located to the west of Springfield Terrace. In addition, planning permission has been granted for the development of 4 plots adjacent Marguerite Place (PA 91/1961 - one of which has been built upon to date - PA 96/0001) and an approval has been granted to the layout of three plots at Garey Close (PA 95/0656).

- 3.11 At the density recommended by the Sector Plan of 8 dwellings per acre, the current land use designations could result in a further 119 more dwelling units added to the village, if all approvals and zoned land are developed in full.

## **Sewerage**

- 3.12 The Department of Transport has relatively recently installed a new sewerage system between St. John's and Foxdale (PA 93/1365). This now means that the mains sewerage no longer represents a constraint on the amount of development which can take place within the village.
- 3.13 Constraints may, however be imposed by the natural topography, quality and value of the land for other uses (agriculture, ecological/archaeological conservation, recreation, etc.) access and the visual appearance of the village from within and from outside.

## **Topography**

- 3.14 The physical centre and heart of the village lies at the lowest point, between the new school and former Brickworks. The land rises visibly to the north east and to the west and on a more gentle basis along the A24 to the east. As the land rises to the north east the fields are larger, more regularly defined and highly conspicuous. To the east, around "Kiondhooag", the fields are smaller, less regular, intersected by watercourses and laneways and dotted with clumps of natural vegetation.

## **Quality and Value of the Land**

- 3.15 The quality of land around the village is currently not particularly high in agricultural terms and is used mainly for grazing during the winter. The ground is capable of growing reasonably good grass crops but is less suitable for arable cropping.
- 3.16 Various parts of the village have become contaminated to varying degrees as a result of mining spoil transported around the area by unconstrained surface water flowing over the area. The Wolverhampton Study has recommended that any land which is known to be heavily contaminated should not be used for housing due to the possible risk to health through disturbance of the sub-soils by the creation of gardens, planting, etc. There is also a continuing rise in standards applied by the European Community to such matters and there is also a general increase in terms of public expectations for such work. There are, therefore, areas in which residential development should not occur (fig. 2) to reduce any risk of contamination which might prevail due to bringing contaminated earth into the surface during planting and the creation of gardens. Such pockets as have been identified should

be properly capped and sealed and either developed for non-residential purposes in conjunction with specialist advice, or sealed/de-toxicated and encouraged to revert back to natural open space.

- 3.17 Constraints are also imposed by areas which are important for their ecological value. There are also certain mining structures which have been recommended for investigation, interpretation and, in some cases Registration (see Section 8).

## **Access**

- 3.18 Any further development in the village will take its main access off one of three main highways which run through the village. Plans have been approved to widen the A24 between the eastern end of Springfield Terrace on the southern side of the road and the entrance to the industrial estate although this approval PA 90/0204 has now expired. A 30 m.p.h. speed limit is enforced from the eastern end of Springfield Terrace.
- 3.19 There are already access points off the A24 to the individual properties on Springfield Terrace, an entrance leads from the A24 to the industrial estate and an entrance has permission to open up the land adjacent to Marguerite Place which has permission for the development of 4 plots. This access has been designed to provide for any development on land zoned to the east breaking into the hedge and highway with a second access to the A24.
- 3.20 The A3 presents problems both as existing and in terms of future access. It is a busy, fast highway, despite speed restrictions; added to which there is a considerable amount of on-street parking brought about by the complete absence of off-street parking for many properties adjacent to the highway.
- 3.21 In addition to modifications to its junction with the A24, the road which runs past St. Paul's Church has recently been widened as part of the Sprucewood View development although this junction is still not ideal. The Department of Transport recommends that the curve in the roadway beside St. Paul's Church requires some modification.
- 3.22 The T-junction joining the A24 to the A3 is a serious problem: visibility is poor, restricted both by the proximity of buildings to the junction and by the presence of many vehicles parked on street. Road safety is further threatened by the velocity of vehicles using the A3, despite speed restrictions. Substantial alterations to this junction are limited by the existence of a telegraph pole and buildings on all sides of the junction at least one of which has been identified as a building of interest (see Section 8): the Village House (which is already a Registered Building).
- 3.23 One possible method of relieving traffic problems would be to create an alternative route from the A24 to the A3. Physically this is possible by extending the access road to the industrial estate to meet the A3 at some point between Costain's Scrap Yard and the northern end of the South

Barrule plantation, or as has been suggested, by utilising the former railway line between Mines Road and the A3. However, such alternatives are likely to be costly and disruptive and it is unlikely that the benefits enjoyed by such alternatives would outweigh the costs - environmentally and economically. In the case of the former railway line, it is felt that the introduction of a highway adjacent to the School, the new amenity area and amongst so many existing properties and their gardens would not be acceptable, particularly as this represents part of an established long distance rural footpath. It should also be noted that this is the route of the new foul sewerage network.

- 3.24 As most employed Foxdale residents find their work in Douglas, it could be assumed that the A24 is well-used by traffic on a regular basis. This road is characterised by its sharp bends and its relief as it passes through a number of small settlements before reaching the capital. It is felt that this highway is not suitable for a substantial increase in vehicular traffic.
- 3.25 It is likely that any substantial developments in the village will place a further burden on the T-junction of the A24 and A3 and to the A24 in general - particularly around the Eairy, the Cooil and the Braaid, where a mini roundabout has been constructed. Such "improvements" are likely to be undesirable given their impact on the landscape.

## **Car Ownership**

- 3.26 In 1991, Foxdale, and Patrick parish had a higher number of vehicles owned per head of population than did the Island as a whole and indeed the number of people, per total population, who have access to at least one car was higher here than the national average, probably due to the relative physical isolation of the village.
- 3.27 As such, it is suggested that the parking requirement for new dwellings should be raised from 1.5 spaces to 2 spaces. To permit flexibility in new layouts, these spaces need not in every case be required to be provided behind the building line, although this should be attempted where possible.
- 3.28 Foxdale is well connected by public transport to Douglas and the South, by two services, the no. 4 route and no. 8. The no. 4 route also runs to and from Peel to Foxdale.

## **Visual appearance**

3.29 The village is seen by the public from three main directions:

- i) from the north as one travels southwards on the A3.
- ii) from the east as one travels from the Eairy towards the village on the A24; and



- iii) from the south and west either as one travels along the A3 or from the A36 shoulder road. The view from both is generally the same, although there is a higher perspective from the latter.

## **View from the North**

- 3.30 The village appears to start when one passes Brookfield Bank and Cliff Cottage on the A3, and to the east the village begins abruptly with the northern-most end of Kionslieau and Archallagan Terraces and Sprucewood View. These dwellings appear as an isolated built-up area contrasting starkly to the wide, open fields to the north. Very little can be seen beyond this as the view is quickly hidden by Brookfield Terrace and development on the eastern side of the A3.

## **View from the East**

- 3.31 The view of Foxdale as one passes the Eairy Dam focuses mainly on the open fields to the south of the last properties on the southern end of the A3. This view is of a few scattered cottages. Attention is diverted temporarily as one passes the Louisa site and then again, on the right as one passes Springfield Terrace which, from this direction appears physically separate from the rest of the village.

## **View from the South and West**

- 3.32 This view concentrates on Springfield Terrace and, again, the undeveloped area between it and the northeastern edge of the village: the two main areas of "Deads" are particularly eye-catching. Also, very conspicuous is the abrupt end of development at the northern end of Sprucewood View and Kionslieau Terrace, compared with the large, open fields to the north.

## **Education**

- 3.33 Foxdale Primary School was built in 1991 and was designed with a maximum capacity of 106 pupils. There are currently 92 pupils attending the school and whilst the school is physically capable of being extended and indeed the school was designed with an ultimate capacity of between 140 and 175 pupils in a full one form entry system with seven classes, the Department of Education has no **immediate** plans to extend the school. As such, the capacity of the school is likely to present the single greatest constraint on the future expansion of the village if development is not to place an undue burden on the ability of the school to provide an acceptable level of education for the children in the village (see also Section 10).

## **Type of Housing**

- 3.34 The small proportion of people of pensionable age in the local population (6%) compared with Patrick parish (14%) and the Island as a whole (22%) could indicate that many older Foxdale residents move outside the village in their later years and a possible need for the provision of some sheltered housing within the village. A sheltered housing scheme is being developed in St. John's and may obviate the need for similar provision in Foxdale. Only one person on the Peel and Western District Housing Committee sheltered housing waiting list resided in Foxdale in January 1993.
- 3.35 First-time buyers' housing has already been provided in Foxdale: a number of dwellings have already been built at Sprucewood View and have sold well. There may be demand for more given the relatively high numbers of 15-25 year olds currently in the Foxdale population.
- 3.36 Only 22 dwellings in Foxdale are leased from the Government. The local authority housing waiting list had 1,274 people on it in December, 1995: of these only two wished to be accommodated specifically in Foxdale with a further 3 persons expressing a preference for the west of the Island.
- 3.37 In order to provide additional housing, should the need arise, the Department may utilise its own resources. Specifically, the lower part of the field adjacent to Archallagan Terrace is included as land suitable for residential development, as it is currently in the Department's ownership and could form a logical extension to Archallagan Terrace with appropriate landscaping to form a proper, soft edge to this area of development.

## **Services**

- 3.38 It has been suggested that the existing arrangements for the provision of electricity and water to the village are adequate and can accommodate the amount of additional development proposed in this plan.
- 3.39 Gas is currently supplied to the village by a community supply installed between nos. 14 and 15 Archallagan Terrace and the river bank. Considerable resources have been and are being expended on the establishment of this community supply and associated landscaping. The existing community supply provides gas to around 60 households, with a capacity for at least 100 more if required.

## **Summary**

- 3.40 Foxdale is capable of expansion in terms of its infrastructure: sewerage exists for significant expansion; some expansion could clearly take place

without road and junction improvements needing to be implemented and there would appear to be sufficient gas and electricity to enable the village to grow larger. Indeed some further development may give rise to a population level which would justify the provision of additional facilities such as a medical/dental clinic, additional shops, nursery school etc - all of which are under-provided at the moment within the village, probably due to the relatively low level of supporting population. (See also Section 9: Health Services).

- 3.41 However, it is the opinion of the Department as well as that of the local Commissioners and a significant number of local people that Foxdale is only capable of a limited amount of additional dwellings located in carefully selected sites if the village is to try to retain its closely-knit social fabric and its rural and relatively natural appearance. It is essential also that the creation of further dwellings does not place an undue burden on the school in terms of the number of school children it is required to educate. It is equally important (and sensible in economic terms to reduce travelling) that children who reside in the village can be educated in Foxdale, along with their friends and neighbours, rather than having to be sent elsewhere because the local school does not have sufficient capacity.
- 3.42 Foxdale has seen very little sudden, large-scale development in its history. As such, the relatively rapid emergence of Sprucewood View has had a comparatively significant impact on the appearance and character of the village. Whilst clearly satisfying a need for those who wish to remain in or move to the village and at the same time providing additional support for local services -the school, local shops, church etc. - the style, number and arrangement of dwellings has injected a somewhat modern element to the village which is perhaps out of character for Foxdale as it once was. As such, the Department is of the opinion that Sprucewood Park should be allowed to expand only into field number 1025 to the north east and **not** as was permitted within the 1982 Development Plan Order, into fields 3131 and 2136, to the north and north west of Sprucewood Park and to the north west of St. Paul's Church. The reason for this change in designation is linked to the view that the village is not suitable for further large scale estate type expansion. However, the Department is also extremely concerned that these fields represent an extension of the natural, visual boundary of the village and are situated on a high, prominent part of the area. Development of these fields would, therefore be visually intrusive and would extend the village in the wrong direction, out into the surrounding open countryside. Development here, it is also felt would be detrimental to the setting and environment of the Church which should represent a place of peace and dignity.
- 3.43 The Department of Local Government and the Environment and the Inspector appointed to hear the Public Inquiry are both of the opinion therefore that further large-scale estate-type development should **not** be permitted within the village as this would be unsympathetic to its character and appearance. In addition to this it is felt to be essential not to expand the village beyond its natural boundary with the countryside so that the village continues to nestle happily with the valley rather than to spread unnaturally

and artificially into the surrounding countryside.

- 3.44 It is felt therefore that Foxdale should not be permitted to expand on a significant scale and that new development should be restricted to pockets of land which would not extend the village into the open countryside or present artificial, angular developments unsympathetic to a village environment. In this respect it is **essential** that the layout of any new development pays close attention and is sympathetic to the natural characteristics of its site and includes significant areas of appropriate tree and shrub planting to soften its impact.
- 3.45 It is considered appropriate therefore to permit development in the following areas:
- i) Garey Close Area 1
  - ii) land between Marguerite Place and Springfield Terrace Area 2
  - iii) land opposite Springfield Terrace Area 3 and
  - iv) field 1025 adjacent to Sprucewood View Area 4.

### **Area 1: Garey Close**

3.46 Development of three plots has been granted (PA 95/0656) and it is felt that such development would help complete and enhance this part of the village. Development must be in accordance with the following brief:

- 1. No more than three dwellings may be erected on the site together with associated garaging, outbuildings etc.**
- 2. Prior to the commencement of any building works on site, appropriate steps must be taken to ensure that the site is not contaminated. If tests reveal that contaminants are present, the developer must agree with the Environmental Health Inspectorate an appropriate course of action for dealing with the situation prior to the undertaking of any development.**
- 3. All drainage works must be installed to the satisfaction not only of the Drainage Authority but also to standards specified by the Environmental Health Inspectorate to ensure that no contamination is permitted to pass into the water courses.**
- 4. Access to all three plots must be taken off Mines Road.**
- 5. The Manx Electricity Authority must be consulted prior to the submission of detailed plans with respect to the proximity of any structure to the existing substation at the eastern end of the site.**

- 6. Each plot must be appropriately landscaped: particular attention should be paid to the southern and western boundaries of the site.**
- 7. All dwellings must be attached to the main foul sewer with all surface water channelled to the surface water drain.**
- 8. Encouragement will be given to the use of traditional materials - slated roofs, rendered or Manx stone walls and some variety in the appearance and design of the buildings.**

## **Area 2: Marguerite Place**

- 3.47 Planning permission has been granted for the creation of four plots on part of the area, immediately east of Marguerite Place. Of these, only one has been built upon - that which is accessed from and faces Kionslieau Hill. The area as a whole has housing to the north, west and east and is bounded by the A24 highway to the south. As such, the area is felt to lie within the village boundary and development here is not felt to be detrimental to the amenities of the village.
- 3.48 There is within the site a mound of archaeological interest which is a Scheduled Ancient Monument. The mound is considered to be comparable in terms of its importance with Castleward in Braddan. It is important that development of the site as a whole does not harm the mound and as such, appropriate safeguards need to be contained within any development brief for this site.
- 3.49 Whilst all of the area may be designated for residential use, it does not automatically follow that every part of the site should be developed or used for building. If the dwellings and associated gardens are of a relatively large size, then children may be able to play within their own garden space. If development is at a higher density and opportunities for children's play and general amenity space are more limited then separate play space may be required as part of the development. In any event, landscaping should be an integral part of the design of any development on this site.
- 3.50 Development may, therefore occur on the area between Marguerite Place and Springfield Terrace in accordance with the following development brief:
- 1. All dwellings must be connected to the main foul sewer and surface water channelled to the surface water drain.**
  - 2. Prior to the commencement of works on site, appropriate steps must be taken to ensure that the site is not contaminated. If tests reveal that contamination is present, as they have in the past on this site, then appropriate steps, as have been advised by the Environmental Health Inspectorate, must be taken either to remove the contaminated material or immobilise and isolate the contamination**

prior to the commencement of works on roads, sewers or buildings.

3. Development of the site must include improvement of the A24 which may include widening of the roadway along the frontage of the site, as is directed by the Department of Transport who should be consulted prior to the submission of detailed plans.
4. All dwellings must be designed to reflect the more traditional architecture of the village: the use of traditional materials - slate-like roofing tiles, rendered or Manx stone walling will all be encouraged. A variety of complementary house styles is recommended.
5. All trees should be retained and incorporated as part of the development of the site.
6. The development of the site must not adversely affect the setting of the Clock Tower (also known as the Reading Room Tower) which is a landmark within the village and is considered worthy of further investigation into possible Registration (see Section 9).
7. Development of the site must acknowledge the presence of the Scheduled Ancient Monument - the mound - in field 3088. Manx National Heritage should be consulted prior to the submission of detailed plans for the development of the site to ascertain the distance required between the mound and any buildings. It is likely that the standard condition requiring notice to be given to Manx National Heritage regarding the commencement of works and the affording of the opportunity for Manx National Heritage to inspect the site prior to the commencement of building works. The applicant's attention is drawn to the provisions of the Manx Museum and National Trust Act 1959/86 with respect to the protection of the mound.
8. Any proposal for development of the site must include a landscaping scheme which demonstrates how the impact of the development will be softened and how the new buildings will be integrated into the village. Particular attention should be paid to tree planting along the boundary of the site with Foxdale House and the Craft Centre and to the eastern side of the site which borders open fields. Depending upon the size of dwellings and amount of available garden space in which children may play, separate play facilities and open space may be required as part of the development.

### **Area 3: Land Opposite Springfield Terrace**

- 3.51 The Department is aware that the ownership of this land extends further east to include the area known as the Louisa Mine site. It is considered that the development of some of this area, opposite Springfield Terrace to

"Kiondhooag" would not be detrimental to the policy of containing new development within an established village perimeter. However, it has been stated that there should not be any further estate-type development within the village and that development should be restricted to small-scale pockets of land within the village's natural boundary. Whilst within the visual boundaries of the village, the site represents approximately seven acres - not necessarily a small-scale site. It should also be borne in mind that the school's capacity is already limited.

3.52 The Department considers, however, that as the current land-ownership extends beyond the area indicated as being potentially suitable for residential development and includes the Louisa Mine site, then this may present a valuable opportunity by which to secure the reclamation of the mine site for the benefit of the village as a whole. As such, if a proposal for residential development were accompanied by a proposal for the reclamation and restoration of the Mine site, then development of the site for residential purposes may be considered favourably by the Department.

3.53 It should be noted that development of the site will not be permitted to commence until such times as the Louisa Mine site has been reclaimed and restored in a safe and attractive manner, to the satisfaction of the Department of Local Government and the Environment.

3.54 It is considered appropriate therefore that development of the site may be permitted in accordance with the following development brief:

- 1. Any proposal for development of the site must be accompanied by proposals for the restoration of the Louisa Mine site. The Mine site may only be used, after restoration, as Open Space.**
- 2. Any proposal for development must be subdivided into a number of smaller phases such that control over the timing of the development can be retained by the Planning Committee and the impact of the development on the village can be controlled.**
- 3. All dwellings must be connected to the main foul sewer with all surface water channelled into the surface water drain: all drainage must be gravity-fed: pumped systems will not be acceptable to the Department of Transport as it would seem feasible to drain most of the site by gravity. Furthermore, the downstream sewer has a finite capacity which may be constrained by pumping and the installation of a pumping station only for the dwellings which cannot be drained by gravity would, in the opinion of the Department of Transport not be justified in terms of extra running costs (energy and maintenance).**
- 4. Whilst a specific density of dwellings on the site is not laid down here, development should generally become less dense as it approaches the edges of the site which border open countryside. Here, greater attention should be given to tree-planting to soften**

the edge of the development.

5. Development of the site must acknowledge the presence and amenities of "Kiondhooag": sufficient space must be afforded to this existing dwelling and in this respect no new buildings may be erected within 30 metres of the dwelling itself.
6. Prior to the commencement of any works which may be approved on the site, the applicant must ensure that the site is not contaminated. If tests reveal that contamination is present, the appropriate method of dealing with any toxic material must be agreed with and carried out as directed by the Environmental Health Inspectorate.
7. All pipework must be installed not only to the satisfaction of the Department of Transport, but also to that of the Environmental Health Inspectorate in order to ensure that no contamination enters the water course.
8. The design of the new buildings should reflect that of the older, more traditional buildings within the village: the use of traditional materials will be encouraged - slate-like roofing tiles, rendered or Manx stone walling etc. A variety of complementary styles of building is encouraged.
9. Development of the site should include at least one area of open space which could be used for children's play.

#### **Area 4: Field 1025 Adjacent to Sprucewood View**

- 3.55 This field was designated for development in the 1982 Development Plan Order, together with fields 3131 and 2136 (Note: the 1982 Development Plan Order was drawn to such a scale as to make accurate reading of the boundaries of such areas difficult. It is accepted that the above-mentioned fields are not a truly accurate portrayal of the land use designation of the 1982 Order, however, it is the opinion of the Department that the boundary of the 1982 residential zone in this area was intended to follow these field boundaries and is closer to these field boundaries than to any others).
- 3.56 Despite being designated for development in 1982, the Department now feels that development of the upper fields would be inappropriate in the village and has re-designated fields 3131 and 2136 to Open Space/Agricultural use.
- 3.57 The Department does feel however that some development in field 1025 may help to soften the impact of the existing development of Sprucewood View as viewed both from the north and from the west and south west. It is considered appropriate therefore that residential development may be permitted in field 1025 subject to the following development brief:



- 1. Development of the site must include significant areas of landscaping, particularly at the northern northwestern and north eastern boundaries in order to soften the impact of both new and existing buildings. Details of such landscaping must be included in any planning application submitted in respect of development of any part of this field.**
- 2. Any application for development of this field must address all of the field with an indication of the phasing or stages of such development. (It is likely that the Planning Committee will require that the peripheral landscaping is undertaken prior to the commencement of any development works on the first stages of house-building).**
- 3. The design and layout of dwellings must reflect the prominence of the site and its position at the edge of the village. The density of development in this field must be greatly reduced from that of the existing parts of Sprucewood View and the type of buildings proposed must acknowledge the older, more traditional style of architecture within the village rather than a continuation of the more modern style of Sprucewood View. A variety of complementary materials and design is recommended within the site.**
- 4. Public open space must be provided at a level of at least 0.5 contiguous acres (0.2 hectares) to provide some children's playing facilities for both new and existing housing in this part of the village.**
- 5. All development must be connected to the main foul sewer with surface water discharged into the main surface water drain.**

3.58 It is felt that the foregoing represents a balance between providing for some growth and expansion of the village, to increase the variety and type of housing available within the village for those who may wish to live, remain in or move there, whilst not damaging the character or visual qualities of the village.

### **3.59 F/P/R/1 - POLICY**

*Despite a general strategic objective to increase the island's population, in some cases by expanding existing villages and hamlets, it is felt that Foxdale is not suitable for major expansion. Development may only occur in areas 1,2,3 and 4 as described in paragraphs 3.45 to 3.57 inclusive and in accordance with the development briefs provided therein.*

### **3.60 F/P/R/2 - POLICY**

*Every new dwelling shall be provided with at least two car parking spaces. These will normally be expected to be provided behind the building line: however, in order to promote flexible and imaginative layouts this may not always be the case. Parking spaces should, however, be provided as close to the dwelling which they are intended to serve, as is possible.*

### **3.61 F/P/R/3 - POLICY**

*Notwithstanding the provisions of policy F/P/R/1 no residential development will be permitted if this places an undue burden on Foxdale Primary School.*

### **3.62 F/R/R/1 - RECOMMENDATION**

*The Department is not opposed to the inclusion of sheltered housing in any residential development in the village.*

### **3.63 F/P/R/4 - POLICY**

*In view of the resources already spent on the existing gas compound and considering that the location is suitable for connection into most, if not all properties within the village, that this compound, although initially considered as a temporary siting, should become a permanent community supply facility for Foxdale.*

### **3.64 F/P/R/5 - POLICY**

*Where it is possible to connect into the community mains supply, individual gas tanks will not be permitted within the village.*

### **3.65 F/R/R/2 - RECOMMENDATION**

*The Department would recommend that the gas supply company and other service authorities consult the Department of Transport with regard to highways and sewerage improvements such that where these engineering works coincide with the route of proposed services, that engineering works for respective parties can, where possible, be carried out simultaneously such that nuisance, expense and inconvenience need not be duplicated.*

## INDUSTRY

- 4.0 There are currently 13 acres of land zoned for industrial use on the 1982 Development Plan. However, 1.5 acres has been approved and is now partially developed for housing (Garey Close). A further 2.8 hectares (7 acres) were added to the industrial zone in 1987 when approval was granted to the principle of the use of the site for industrial purposes (PA 87/4475). Whilst the approval in principle has long since expired the detailed application for the first unit outlined the whole of the area as the site and as such industrial use of the whole site was thereby approved.
- 4.1 There is also a scrap metal premises at the southern end of the A3 adjacent to the now redundant Youth Centre. Whilst in industrial use, the site is not zoned specifically for such use, nor is it part of the much wider area zoned for industry on the 1982 Development Plan. Part of the site is now being used for the display of agricultural machinery utilising the former Youth Club Building. If the opportunity were to arise, the scrap yard may be better located within the industrial estate rather than alongside the main road, close to existing residences.
- 4.2 The provision of some industrial premises within the village may bring with it prospects of employment for local people and support of local services and facilities and the Department of Trade and Industry would welcome the provision of land for industry in Foxdale as there is not (on the Island as a whole), in their opinion, an over-abundance of industrial land zoned that can, or is likely to be developed in the near future. However, it acknowledges that Foxdale may not be attractive to all industrialists or employees who may need their own transport to and from work, despite its ease of access to and from the airport.
- 4.3 The Department of Trade and Industry noted an upturn in enquiries for relocation/establishment of industrial units since December 1991. Not all enquiries have been from industrialists but where appropriate they have been made aware of the Clocktower Estate. To the west of the Clocktower Estate (91/1295) a new industrial unit has been approved that is larger in floor area than the existing units to accommodate the machinery and raw materials used by steel fabricators who have relocated from Tynwald Mills.
- 4.4 Reasons for the relatively slow take-up of the Clocktower units and the seeming lack of demand for further units in this development may be that the rental charge compares unfavourably with other similar areas and/or that the problem is the image Foxdale has acquired.
- 4.5 The Clocktower Industrial Estate occupies a site which has been identified as possibly one of the most heavily contaminated in the village. It is important that this site is properly reclaimed such that any contaminated material is retained within the site and cannot leak out and contaminate further areas. To justify reclamation costs the end use will usually be

expected to provide a proportionate level of income. Industry is therefore considered an appropriate use for this site. It is unlikely, however, given the slow take-up of the new industrial units, that it is appropriate to reserve further areas for industrial development at this time.

- 4.6 The former brickworks site on the corner of the A24 opposite the school and Marguerite Place is being used for industrial purposes. This is a prime site in the heart of the village and presently much of the site does little to contribute to the appearance or life of the village. It is suggested, therefore that in order to improve the prospects of both maximising the use of the site and improving its appearance that it may be appropriate to introduce flexibility into the permitted use of the site, perhaps re-zoning it to mixed use - light industrial, retail, small-scale commercial use (see also para. 5.3iii). (It has been suggested in the environmental study that the site may be heavily contaminated. As such if reclamation is to be undertaken then an end use would have to be found which would help overcome the cost of any investigative/ reclamation work).
- 4.7 Whilst a landscaping scheme has already been approved for the Clocktower Estate as a whole and has been partly implemented, it may be beneficial if practicable to reappraise this in the light of the recommendations in the Environmental Study if further development is proposed, to:
- a) install interceptor drains along the boundary of the site;
  - b) cap the site in association with the landscaping;
  - c) re-route drainage water to the river to avoid contact with the spoil;
  - d) create an integrated system of slope, access, drainage and river bank engineering which provides for geotechnical stability, safety, pollution control and access for maintenance;
  - e) ensure that all drainage pipes are made from impermeable materials.
- 4.8 It is essential that if development of the industrial area as has previously been approved (PAs 87/4475 and 88/1161) is to be encouraged, further industrial development outside this area is not permitted. This is particularly important on the outskirts of the village where industrial premises have already been erected in the past. The approval of further such industrial units not only undermines the viability of the approved industrial development (as areas outside the village are likely to be cheaper to purchase or rent and the same amount of infrastructure and landscaping is not likely to be required) but also, industrial units are seldom modest in size and unlike farm buildings are not often situated in amongst existing buildings. New industrial buildings in the countryside, together with the traffic and car parking associated with them, often appear to the detriment of the appearance and character of the area in which they are situated.

4.9 It is important also however that proposed industrial use on approved sites should not be detrimental to the amenities of adjacent land users. In this respect it is proposed to restrict the nature of industrial development to light industry only as this is described in the 1982 Development Plan Order as follows:-

**"light industrial building (not being a special industrial building in which the processes carried on or the machinery installed are such as could be carried on or installed in any residential area without detriment to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit or undue generation or traffic or parking of vehicles". (Part 1, paragraph 2 - page 2)**

#### 4.10 F/P/I/1 - POLICY

*Industrial development shall only be permitted within the Scheme area where this is of the type described as light industrial in paragraph 4.9 above and is proposed only in those areas so zoned on the accompanying proposals map. No industrial development will be approved outside this area, particularly in the countryside surrounding the village.*

#### 4.11 F/P/I/2 - POLICY

*No further development except that with existing detailed approval and relevant conditions thereto shall be approved in the above industrial area until such times as the appropriate course of remedial action as proposed by the environmental study has been carried out to the satisfaction of the Department, is satisfied that adequate provision has been made for the restoration and de-contamination of the industrial area.*

#### 4.12 F/P/I/3 - POLICY

*If the opportunity were to arise, the Department would encourage the relocation of the scrap yard at the southern end of the A3 to the industrial area. the site, including the Youth Ccentre, may then be redeveloped for residential or retail purposes or any other purpose which would not conflict with the objectives of this plan.*

## RETAIL

- 5.0 The Western Sector (D) and Southern Sector (C) Plans recommend that the status of Peel and Castletown respectively should be protected as major retail centres. As such, no major retail developments will be permitted outside these centres.
- 5.1 There are only two purely retail outlets within the village: Glen View General Stores/Post Office and the Tackle Box which sells fishing equipment. In addition, there is an former general stores/Post Office next to Burnbank, Main Road which had the benefit of planning approval for use as a fast food outlet (PA 91/1159). There is also a public house and a petrol filling station within the village.
- 5.2 Only the filling station and general store/Post Office have any off-street parking space to accommodate customers' vehicles off the A3 highway.
- 5.3 If more development occurs in the village, there may be demand for additional, locally-oriented retail outlets. More retail outlets may create both local employment and local revenue and may encourage more people to stop in Foxdale - walkers and motorists alike. Ways of achieving this may be:
- i. to encourage the conversion of existing buildings to retail use. However, if this were applied to properties adjacent to the A3, it is unlikely that there would be any off-street car parking available and as such, such conversions would only exacerbate the existing parking problem along this busy highway;
  - ii. to encourage the inclusion of retail units in any new developments within the village. Such provision is, of course, subject to demand and it would be unreasonable to specifically require it in any new development. Where new retail units are to be provided, they should ideally be centrally-located and easily accessible by foot and include adequate space for the parking off road of vehicles generated by customers and staff and for service and delivery vehicles;
  - iii. to specifically create a new retail core area. Such an area **could** be that located on the corner of the A24 opposite Marguerite Place, formerly the Foxdale Brickworks. This site is currently occupied by a complex of industrial buildings in varying states of repair. The area is unsightly and presents a poor appearance at the heart of the village. The site is also part of a wider area which is known to be heavily contaminated through previous mine workings. The area needs therefore to be properly reclaimed and capped to an acceptable standard. In most cases such reclamation is costly and the after-use of the site would be expected to contribute to at least some of the cost of the reclamation exercise. This land is zoned and used for industry along with a further 7 acres to the south. Despite the provision of ten industrial units and much landscaping improvement take-up of the new units has been slow.

It is felt, therefore, that it is not likely in the short-term at least, that a purely industrial after-use would result in the revenue required to fund the proper reclamation of the site. Nor is it likely that an industrial use will result in development appropriate to a village centre.

#### 5.4 F/P/RET/1 - POLICY

*The provision of further shop units within the village is likely to be governed by demand and levels of population. The Department does not oppose the principle of the provision of further shopping facilities in Foxdale where*

*a) these are small-scale and local in nature and would not undermine the status of Peel, Douglas and Castletown as regional shopping centres;*

*and*

*b) where adequate car parking facilities are available.*

#### 5.6 F/P/RET/2 - POLICY

*Areas which may be developed for shopping facilities include the former brickworks.*

#### 5.7 F/P/RET/3 - POLICY

*All new retail developments must include adequate off-street parking to accommodate vehicles generated by both staff and customers of the development and for service and delivery vehicles.*

## OFFICES

6.0 Currently, there are no office outlets in Foxdale. The Western Sector Plan (D) recommends that

**"no future significant office developments will be permitted in this Sector of the Island with the exception of the town of Peel... Where office provision may however be made, this will be on the basis of:-**

**(i) providing employment opportunities for the servicing of an existing village; and**

**(ii) where such business can be carried out outside the main town and with minimal numbers of callers."**  
**(paragraphs 3.4 and 3.5)**

6.1 **"Such office development must be designed to accord with the character and scale of the village. Preference will be given to the sympathetic conversion of an existing building or group of buildings within a village."**  
**(para. 3.6).**

### 6.2 F/P/O/1 - POLICY

*There may be scope for some small-scale office provision in Foxdale where this will:*

*i. provide employment opportunities for the village or service existing operations within the village,*

*ii. involve a minimal number of callers and where there is sufficient parking space to accommodate those vehicles generated by the use of the site*

**and**

*iii. not adversely affect the status of the main towns as established office centres.*

### 6.4 F/P/O/2 - POLICY

*Where office development is permitted it shall be designed to accord with the character and scale of the village. Preference will be given to the sympathetic conversion of existing buildings or groups of buildings within the village where it is considered desirable to retain the buildings which are to be used.*



## TOURISM

- 7.0 Foxdale itself is not currently a major tourist attraction although it contains a great deal of untapped potential in terms of its history, archaeology, industrial archaeology and ecological wealth. The village is also situated on the route of the former railway line which linked the mines with St. John's and Peel.

### Walks

- 7.1 There are several footpaths in and around the village: around Granite Mountain, the Kionslieau Dam, from the A3 towards Doarlish Ard and along the old railway line from the village towards St. John's. These footpaths, however, are not linked to each other in any logical way and there are no visitor/information points, picnic sites, cafes, park or public toilets.
- 7.2 The Environmental Study identifies a number of locations as sites of nature conservation interest and where conservation provides perhaps the best end use, given other environment limitations:

- the area below the Kionslieau Dam,
- Maghie's Quarry,
- the coniferous plantation/heath/wetland, below Stoney Mountain

and would also add value and interest to the village for visitors (see also Section 2: Environment). It recommends that a system of pathways and access points is created to improve and interconnect the existing provision, incorporating areas of landscape amenity and heritage sites. Improved access via footpaths also provides better access for maintenance teams dealing with drainage, bank failures, pollution, safety, etc.

- 7.3 There are many structures or remnants thereof which are part and parcel of Foxdale's mining history. Both for information and for safety it would be of value to identify the exact location of all wheelcases, mine shafts, washing floors, engine and powder houses, etc. for the benefit of walkers and visitors. It has been suggested that the Reading Room/former Community Centre or the former Station Building should be used as a visitor/interpretative centre to illustrate the history of the village and its people. Planning permission has been granted under PA 91/4023 for conversion of the building to a dwelling: this permission has however, now expired without having been taken up.
- 7.4 The Sector Plan recommends the "removal of areas of unsightliness and dereliction" and "**comprehensive landscape proposals**" in Foxdale (para. 5.10). Foxdale is surrounded by green hillsides, plantations and a generally attractive rural landscape and the presence of mining remains and the legacy of spoil heaps and waste land have previously restricted the potential for

development. Whilst inherently interesting for their historical association, they are generally considered to reduce the attractiveness of the surrounding area as well as detracting from the amenities of the village for residents and visitors alike. More importantly, perhaps, there is a perceived continued potential threat to human inhabitants and the deleterious effect on the environment. (See also Section 2: Environment).

## **Tourist Accommodation**

- 7.5 Tourist accommodation is available within the village at Kionslieau Farm where such was created through the conversion of an existing farm building and the erection of new holiday units (PA 91/1016). The farmhouse also has permission for use as bed and breakfast accommodation.
- 7.6 Planning permission was recently sought for the addition of more holiday units at Kionslieau Farm (PA 95/0999). This proposal was refused at Appeal on the grounds that the new units would create an undesirable visual intrusion into the surrounding countryside.
- 7.7 Planning permission was also granted in principle for the conversion of some of the farm buildings at Lhea Kerrow Farm (PA 93/0396) although this has now expired.
- 7.8 The Department of Local Government and the Environment has stated previously in the Sector Plans that it will encourage the development of tourism throughout the Island and in particular encourages the use of **redundant** farm buildings. The Department however also maintains strict controls over development in the countryside and recognises that the unspoiled Manx countryside is itself a significant tourist attraction. As such, whilst the Department will in general encourage developments which foster tourism and promoted this in rural areas, it will not encourage developments which create visual intrusion or damage the open character and appearance of the countryside.
- 7.9 It may be possible to promote the use of the Kionslieau Dam for leisure and recreational activities. However, its benefit to tourism potential of the village needs to be weighed against potential disturbance to the natural ecology of the dam itself or to the surrounding area which is known to be invaluable for wildlife and particularly for its vegetation. (See Section 2: Environment). Due to the open and conspicuous nature of the dam and its surroundings and to the potential harm to wildlife and risk of pollution of the dam, it is felt that no development whatsoever, recreation or otherwise, should be permitted immediately around the dam or in the surrounding open fields.

## **7.9 F/P/T/1 - POLICY**

*The Department will continue to encourage the promotion and development of tourism within Foxdale. This may take the form of*

*the conversion of existing redundant buildings where such conversion complies with planning circular 3/89 - Renovation of Buildings in the Countryside. Alternatively the Department may accept the expansion of existing facilities which have shown a positive previous contribution to tourism in the area. However, no approval will be granted to any development which would result in an adverse impact on the countryside whether this be from visual intrusion, the impact of traffic or car parking or inadequate arrangements for the servicing of the development.*

#### **7.10 F/P/T/2 - POLICY**

*No development whatsoever will be permitted immediately around the Kionslieau Dam or in the surrounding open fields.*

#### **7.11 F/P/T/3 - POLICY**

*Redundant buildings in the countryside may be considered suitable for tourist-related use where*

- i) redundancy relating to its original/previous use is established to the satisfaction of the Planning Committee,*
- ii) arrangements for access and the treatment of sewage are to the satisfaction of the appropriate authorities and*
- iii) the proposal conforms to the requirements of Planning Circular 3/89: Renovation of Buildings in the Countryside.*

#### **7.12 F/R/T/1 - RECOMMENDATION**

*The footpath/public rights of way system should be expanded to provide a wider and inter-linked series of footpaths which should, where possible visit areas of ecological, archaeological or historic interest.*

#### **7.13 F/R/T/2 - RECOMMENDATION**

*Encouragement will be given to the provision of facilities within the village for the enjoyment of visitors: public conveniences, picnic area, seats, cafe, etc.*

## REGISTERED BUILDINGS AND FEATURES OF INTEREST

8.1 Village House is the only Registered Building in Foxdale at present although there are many buildings of interest and several old mining remains which may merit further investigation. There is also a designated Ancient Monument identified in field 3088.

8.2 Manx National Heritage recommended in the Sector Plan that the following structures be considered for Registration:

i) The Mine Captain's House ("Brookfield")

ii) The Reading Room Tower (The Clocktower)

iii) Bawden's Shaft (now covered by the former Brickworks/new industrial building on the corner of Mines Road opposite Marguerite Place).

iv) Foxdale Miners' Co-op (which is understood to be what are now Lilac and Whitehouse Cottages)

and latterly has recommended that the former Railway Station adjacent to Foxdale School be included.

8.3 In addition, the following have been suggested as features of interest which are worthy at least of identification:

v) the lines of the mines complex water courses

vi) the mine wheel case and concrete buddle, Louisa Mine (the former has already been altered in part)

vii) the powder house "cave", mine wheel case and bridge upstream from Bawden's shaft (Maghie's Quarry) and

viii) Foxdale House.

8.4 Several existing buildings and groups of buildings within the village, whilst perhaps not worthy of Registration in their own right remain largely unaltered and contribute greatly to the appearance and character of the village. Brookfield Terrace, originally constructed to accommodate many of the mine workers in the vicinity remains largely unchanged and uniform, with the exception of a front porch at number 9 which actually dates back quite some time, and a few examples of replacement windows where the original timber sliding sash style has not been retained. Many of the properties alongside the A3 and the top end of Mines Road are original structures: some, however have been subjected to unsympathetic alterations in terms of re-rendering, replacement window styles and materials, re-roofing in non-

traditional materials, removal of mouldings and decorative stonework etc.

- 8.5 Many buildings reflect the village's varied mining history: for example, Foxdale House (between 1842 and 1865, the residence of the Senior Mine Captain, The Schoolmaster's residence, occupied in the mid-19th Century by Captain Bawden Snr's son-in-law and daughter, William and Louisa Ann Pinder, and Rosehill (originally Lily Bank) occupied at that time by the second captain, Captain Edward Bawden Jnr.
- 8.6 On his retirement, Captain Bawden Snr moved to Brookfield Mansion House (which he had built specifically for this purpose) and resided there until his death. About 1885, following the death of the Captain's widow, Brookfield Mansion house was purchased by the Isle of Man Mining Company as the Senior Captain's Residence, the quality of Foxdale House being considered inferior. Brookfield House has been noted for the quality of its interior woodwork. ("Industrial Archaeology of the Isle of Man": page 96)
- 8.7 Bawden's shaft has been dramatically cut down and altered over the years. It was renowned as an exceptionally handsome Cornish-style shaft building but is now at best little more than a landmark obscured by more modern industrial development. Ideally this may be protected from further unsympathetic alterations or, ultimately, demolition. However, such protection can only be properly afforded by Registration.
- 8.8 The former Miners' Co-op is understood to have been accommodated in what are now Whitehouse and Lilac Cottages.
- 8.9 **F/R/RB/1 - RECOMMENDATION**

*The Department of Local Government and the Environment should prepare a report identifying and investigating those buildings which have played an important role in Foxdale's mining history. The report should include all those buildings identified in paragraphs 8.2 and 8.3 as well as the lines and features of the former shafts and existing mining structures and water courses. This, in turn will include a recommendation for appropriate buildings to be Registered.*

**8.10 F/P/RB/2 - POLICY**

*All of the buildings referred to in paragraphs 8.2-8.8 inclusive must as far as is possible, retain their original features and appearance.*

**8.11 F/P/RB/3 - POLICY**

*The mound in field 3088 is believed to be a site of considerable archaeological interest and importance, possibly comparable with the fort at Castleward, Braddan. Any approval to development in*

*the vicinity of this feature should be conditional upon informing Manx National Heritage of the date of commencement of any site clearance or building operations and shall be given reasonable opportunity firstly to inspect the site from the commencement of earth movement during the excavation of all trenches (including service trenches) as deemed necessary and, secondly investigating any archaeological features exposed.*

*All workmen shall be informed of the sensitivity of the above site so that any finds and/or traces of archaeological activity can be reported promptly to Manx National Heritage in accordance with the requirements of the Manx Museum and National Trust Act 1959/86.*

## HEALTH SERVICES

- 9.0 The Department of Health and Social Security does not actively involve itself in the provision of medical and health services in rural areas as the individual pockets of population are not generally seen as sufficient to support such services. Any doctor may have a statutory maximum number of 3,500 patients at any one time. No approaches have been made to the Department from practitioners wishing to set up a surgery in Foxdale. With a catchment area of Patrick, German and Michael Parishes and Peel itself the Peel G.P. Surgery is well within its statutory limit, with approximately 1,800 patients per G.P.
- 9.1 The Social Services Division is responsible for the provision of residential and day services for the elderly and other groups. There are a number of privately-run centres in addition to Westlands Sheltered housing complex in Peel.
- 9.2 The Department of Health and Social Security recommends that there is an optimum number of residential beds on the Island and it has no plans, short or long-term for any more. The Department's policy is that any additional need should be met by the private sector. The Division's policy for care of the elderly has shifted emphasis from residential care to a range of services, aimed at giving choices or options to individuals to best meet their needs and this is being achieved by development community care services - enabling people to remain in their own homes for as long as possible. As such, and also considering the developing sheltered housing scheme in St. John's, it is unlikely that any such scheme or related services would be proposed for Foxdale on its own or indeed demanded on a basis sufficient to justify the operation of such facilities. It should be noted that in January, 1993, only one applicant on the Peel and Western District Housing Committee's waiting list for sheltered accommodation was resident in Foxdale.

### 9.3 F/P/H/1 - POLICY

*If it is felt that there is a need within the village for sheltered housing, locally-orientated medical, dental or similar such facilities, then encouragement will be given for such development where it would be appropriate in terms of access, accessibility, and car parking.*

## EDUCATION

- 10.0 Foxdale primary school accommodated 92 pupils in 1998: the maximum capacity of the school is currently 106 pupils (4 full classes) however the school is designed to be extended to a full one form entry school comprising seven classes - 140-175 pupils. It is anticipated that within two to three years the number of children attending the school will reach 100. Whilst mobile classrooms could be introduced to cater for any over-provision of children at the school, this is not considered ideal for either the children being taught or the visual appearance of the School and the village as a whole.
- 10.1 The former primary school has recently been sold and has been converted to a residence.
- 10.2 The new school also provides a range of facilities indoor and outdoor which can be hired out at the Department of Education's discretion. This includes the football/playing field but drainage problems currently result in the field being too water-logged for all but around three months of the year. Consequently, the school is concerned that the pitch may suffer from over-use which would interfere with the school's use of their own resource.
- 10.3 Approval has recently, however been given to the creation of a new football pitch for Foxdale Football Club on the back road which leads from The Eairy to "Cronk Vane".
- 10.4 **F/P/ED/1 -POLICY**

*Notwithstanding the provisions of policy F/P/R/1 no residential development will be permitted if this places an undue burden on Foxdale Primary School.*

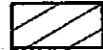





# FOXDALE VILLAGE STUDY

**Fig. 1:**  
**EXTENT OF STUDY AREA**

(1.0 Square Mile / 2.6 Square Kms.)

Key

-  Proposed Village Study Area
-  Environmental Study Area
-  Struan Barrule Catchment Area
-  Parish Boundary



Scale

300 0 300 600 Meters

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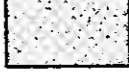
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# FOXDALE VILLAGE STUDY

**Fig. 2:  
NATURE AND EXTENT  
OF CONTAMINATION**  
(As identified in 1991 by  
Wolverhampton study)

## Key

-  Extent of Nature Conservation Zone  
(line marks Northern and Eastern boundary  
in this area.)
-  No evidence in the vegetation, soil  
analysis or surface processes of any  
heavy metal toxicity problem.
-  Slight possibility of elevated heavy metal  
concentration or other geochemical/soil/water  
factors above background levels.
-  Evidence of a limited degree of heavy metal  
contamination that may limit end use  
unless restored.
-  Evidence of extreme levels of heavy metal  
contamination. Site must be restored because  
of environmental or public health impacts.



Scale

150 0 150 300 Meters

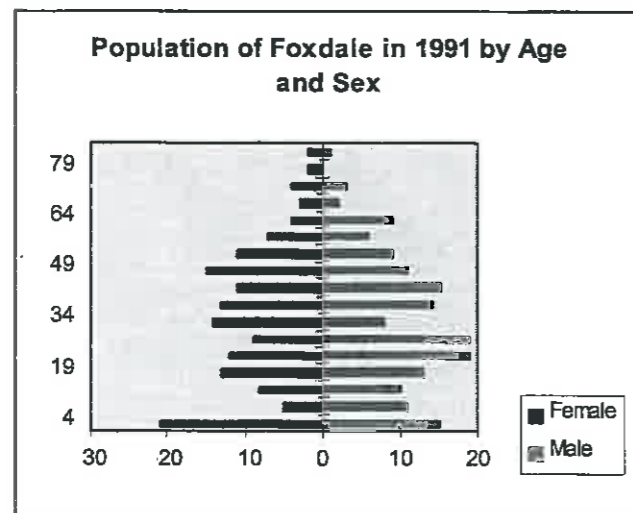
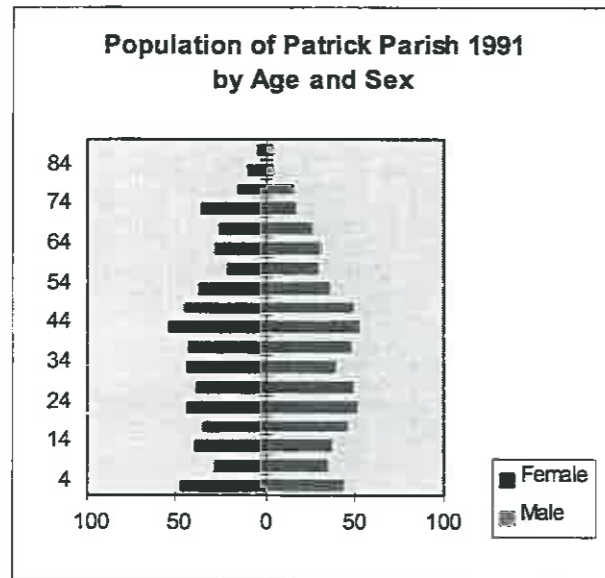
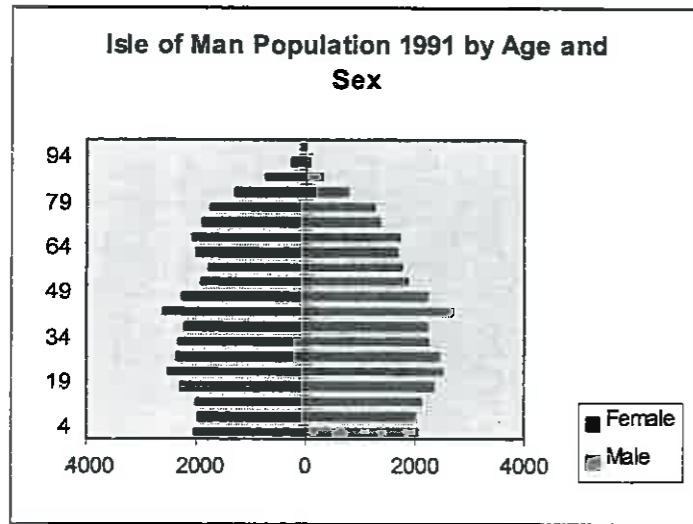
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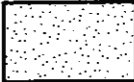


**Figure 3: Population Information**



# FOXDALE VILLAGE STUDY

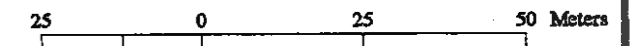
MAP 1:

### Key

-  Existing predominantly residential use
-  Proposed predominantly residential use
-  Predominantly landscaping/planting



Scale

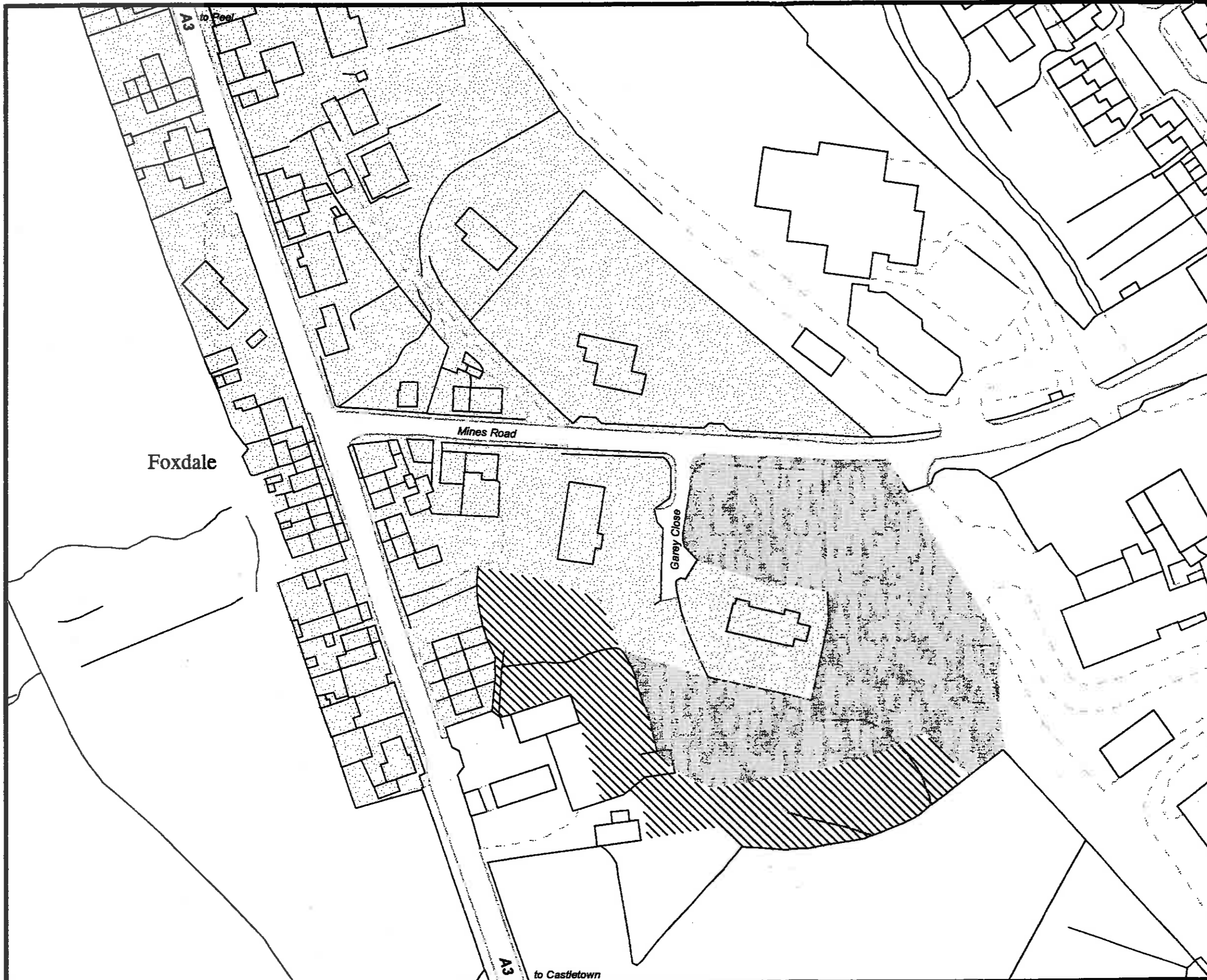


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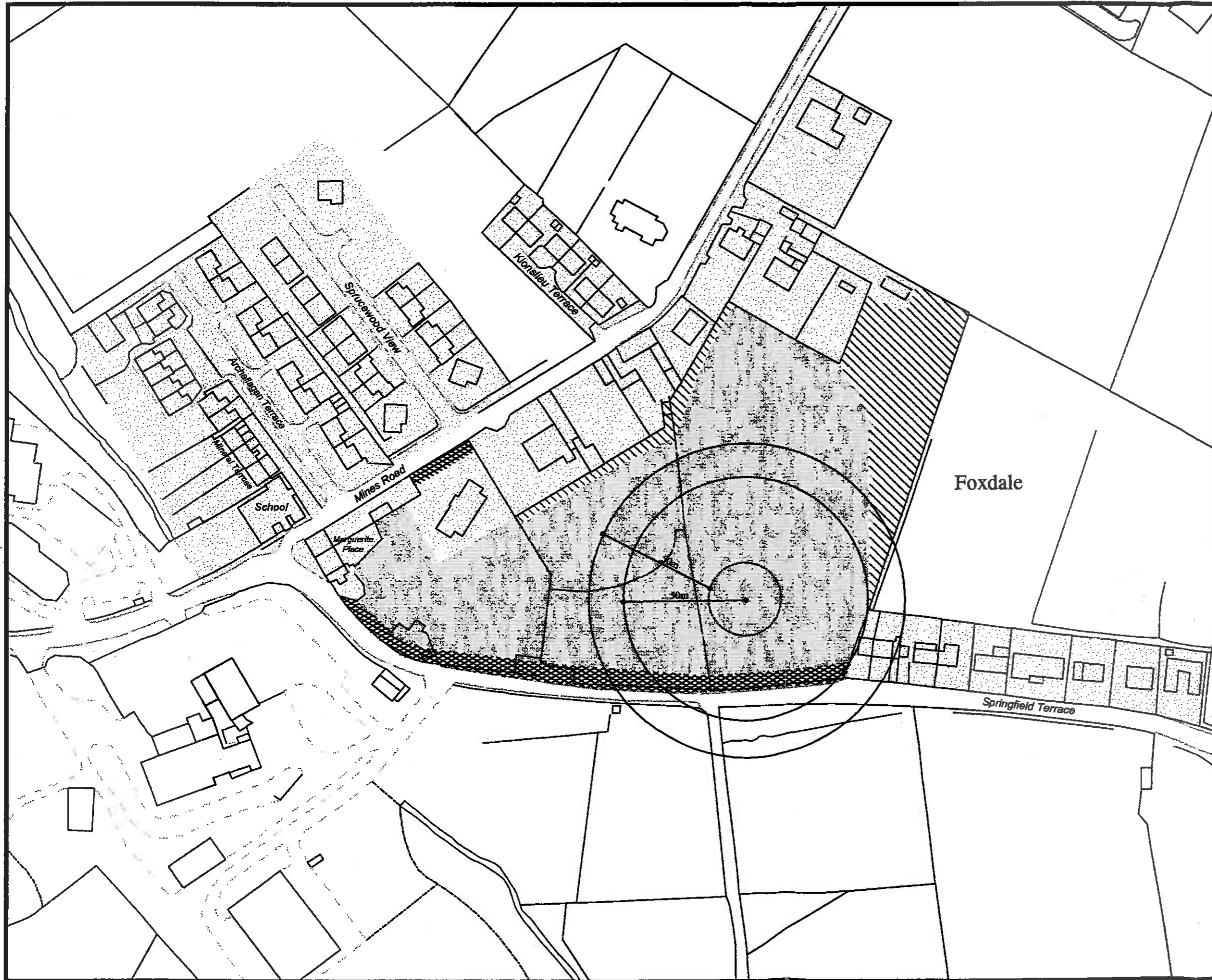
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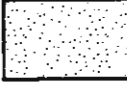
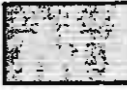




# FOXDALE VILLAGE STUDY

MAP 2:



### Key

-  Existing Predominantly Residential Use
-  Proposed Predominantly Residential Use
-  Predominantly Landscaping/Planting
-  Area in which development cannot occur  
(Building lines proximity to archaeological features, etc.)



Scale



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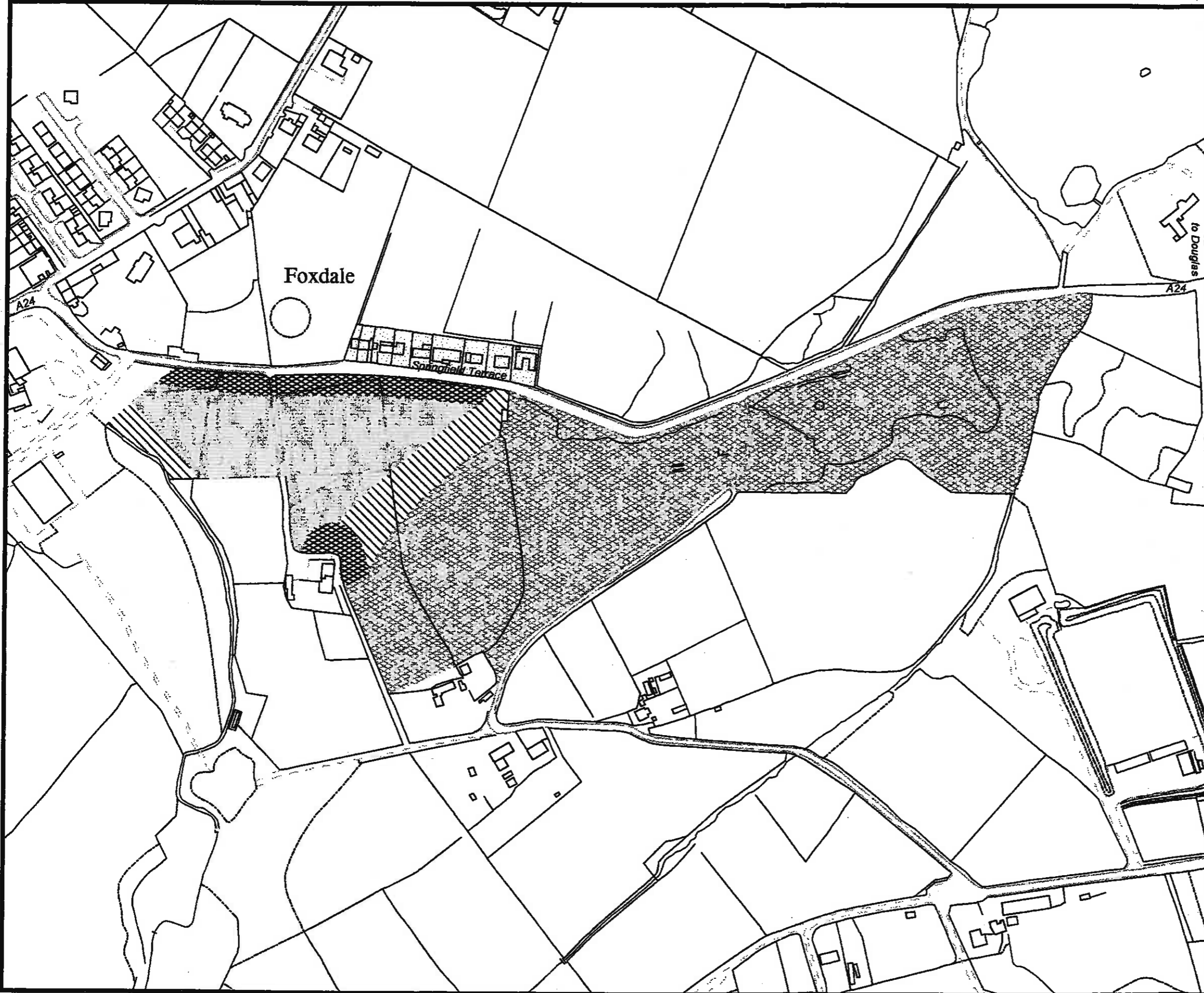
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




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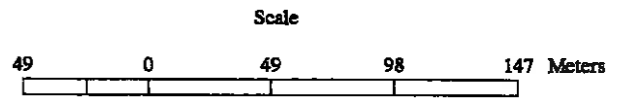
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# FOXDALE VILLAGE STUDY

Map 3:



- Key**
-  Existing predominantly residential use
  -  Proposed predominantly residential use
  -  Predominantly landscaping/planting
  -  Area in which development cannot occur (building lines proximity to archaeological features, etc.)
  -  Area to be reclaimed/restored



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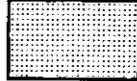


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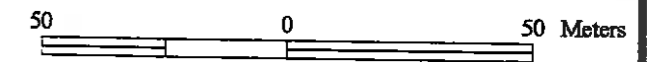
Map 4:

Key

-  Proposed predominantly residential use (paragraphs 3.55 - 3.57)
-  Predominantly landscaping/planting
-  Open space



Scale



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