
**BRADDAN PARISH PLAN: PUBLIC INQUIRY
MODIFIED DRAFT WRITTEN STATEMENT**

**EVIDENCE OF IAIN REID ON BEHALF OF
HERITAGE HOMES LTD IN RELATION TO LAND
SOUTH WEST OF COOIL ROAD**

APRIL 2003

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1. INTRODUCTION

1.1. QUALIFICATIONS AND EXPERIENCE

1.1.1 I am Iain McDonald Reid. I hold a Diploma in Town and Regional Planning and a Diploma in Landscape Design. I am a Member of the Royal Town Planning Institute and a Member of the Landscape Institute. I am a Director in the Birmingham office of Derek Lovejoy Partnership, a firm of town planners and landscape architects, established in 1958 with offices throughout the United Kingdom. I have some 28 years experience in planning and landscape work in the United Kingdom, in both the private and public sectors. Before I joined Derek Lovejoy Partnership in 1987 I was employed in local government in the United Kingdom for over ten years, latterly in charge of development plan preparation.

1.2. BRIEF

1.2.1 Heritage Homes Ltd is one of the major house builders in the Isle of Man and has undertaken a wide range of housing developments within the Parish of Braddan. Derek Lovejoy Partnership has submitted representations on behalf of Heritage Homes to the Issues and Options Written Statement, published in May 2000, and the Draft Written Statement, published in April 2001.

1.2.2 This proof of evidence sets out views of Heritage Homes Ltd to the Braddan Parish Plan Modified Draft Written Statement February 2003, specifically in relation to the need for an alternative site to be identified beyond that identified in the plan period to meet future housing needs. In addition, a number of other submitted Proofs of Evidence express the views of Heritage Homes regarding identified sites in the Modified Draft Written Statement, and address the scale of development within the Parish as a whole.

1.2.3 In summary, Heritage Homes considers that land south west of Cooil Road should be identified for longer term development needs. My proof of evidence is therefore structured as follows:

- SECTION 1 INTRODUCTION**
- SECTION 2 LAND TO THE SOUTH WEST OF COOIL ROAD**
- SECTION 3 CONCLUSIONS AND RECOMMENDATIONS**

2. LAND TO THE SOUTH WEST OF COOIL ROAD

- 2.1.1 As indicated in a separate proof of evidence, it is the view of Heritage Homes Ltd that the Parish Plan should identify an area of land for longer term residential development, which could be made available in the event that other identified sites cannot be released. It is also important that land suitable for longer-term strategic development should not be prejudiced by short-term allocations for other land uses.
- 2.1.2 Heritage Homes Ltd considers that the general area of land adjacent to the Isle of Man Business Park and lying south and west of Cooil Road, Braddan represents the most suitable site for the longer-term strategic development within the “central area” of Douglas, Onchan and Braddan. This general location would form a logical urban extension. This area is physically well related to the existing residential development at Ballavagher and Spring Valley Estates and existing employment development at the Isle of Man Business Park and Spring Valley Industrial Estate and is well related to the existing principal road infrastructure, with direct access to the principal route between Douglas and the Airport. The Industry chapter of the Modified Draft Plan indicates that the Department has assessed the visual impact that development in this area might have, and it is recognised that part of the area is shown as being of High Landscape Value and Scenic Significance. This does not necessarily preclude development from taking place in such areas – as can be seen from other proposed designations within the Modified Draft Plan - and any masterplan and subsequent development would respond to this, either through appropriate landscaping and design or by leaving the most sensitive areas as Open Space.
- 2.1.3 Part of the site is currently proposed to be allocated, in the Modified Draft Written Statement, for employment use, consolidating existing development at Ballapaddag. Heritage Homes Limited do not seek to challenge the principle of that proposed employment allocation, but consider, for reasons set out more fully below, that through the combined consideration of both residential development and employment allocation albeit in a slightly reconfigured form, this site would form an appropriate and sustainable urban extension to the existing development form within the Central Area, and within Braddan .
- 2.1.4 The Land south west of Cooil Road could provide areas of housing, employment, open space and potentially also educational facilities to serve the development. A masterplan for this site has been developed highlighting how, in conceptual terms, this area could

be developed. The concept of a Plan requiring a masterplan to be prepared for a particular area is neither new nor unusual, with the extant Braddan Local Plan of 1991 requiring such an exercise to be undertaken for the Business Park area to incorporate a variety of land uses. An initial masterplan is included at Appendix 1. The masterplan shows the proposed location of the residential and employment areas along with the potential access routes into and within the site. A statement from Bryan G. Hall Consulting and Civil Transportation Planning Engineers is attached at Appendix 2 and deals with the access details.

- 2.1.5 The masterplan provides for some 22 hectares (54 acres) of housing land, along with some 3.5 hectares (9 acres) of open space, a local centre (based upon the existing Ballavagher Farm building complex), and an extensive framework of retained existing and new hedgebanks and woodland. The realignment of Cooil Road to the south west, to describe both Ballapaddag and Ballavagher would provide the opportunity to provide residential access (including of public transport services) to meet current standards. That realignment would enclose some 12 hectares (30 acres) of employment land, which would be physically and functionally related to the existing uses at Ballapaddag, the Isle of Man Business Park, and the Spring Valley Industrial Estate to the east. Dependant upon more detailed discussions on need, a site for primary school could be identified within the overall site.
- 2.1.6 It is important to emphasis that this site is not put forward at this stage as a specific development site. For the reasons set out in a separate proof of evidence, there needs to be a mechanism whereby this site can be advanced should circumstances require it to be.
- 2.1.7 To ensure that this site could be brought on stream to coincide with the phased take-up of the residential allocations in the Parish Plan, a policy should be included which links the development of this site to the residual supply in the remainder of the plan. To ensure continuity of supply, that policy should provide that if the housing land supply in the Parish Plan falls below a two year provision then a masterplan for an alternative site should be prepared and then approved by the Department to allow for the housing land supply to be maintained, through the subsequent approval of detail applications for individual sites.
- 2.1.8 In putting the proposal this way, three important factors need to be emphasised. First, the 'trigger' mechanism described only comes into play if (and when) land commitment

in the Plan have been significantly exhausted and at a time when to ensure continuity further land needs to be brought forward. Second, by identifying the land at this stage and the circumstances in which it might be brought forward, the prospect of expedited release, is obviated. Third, although as part of the masterplan preparation a thorough and detailed examination of the amount of land required for employment purposes should be undertaken and the physical extent of the employment allocation would need to be redefined, it is retained in its current general location and consequently, development within that area could proceed without prejudice to the provisions of the proposed reserve housing site policy, although there would need to be clear commitment to ensuring that permitted proposals on the employment site did not prejudice the possible future development of housing adjacent.

3. CONCLUSIONS AND RECOMMENDATIONS

3.1.1 Heritage Homes Ltd support the intent of the Parish Plan to assist in meeting the housing needs of the central area through the allocation of additional housing land (beyond that needed to meet natural growth in Braddan Parish alone). However, the evidence I have presented has shown a potential need for additional residential allocations to be made within the Braddan Parish to ensure that longer term housing provision requirements are met.

3.1.2 In the light of all the above factors I consider that there is a strong justification for the identification of a strategic reserve site to meet longer term development needs. It is on this basis that I consequently invite the Inspector to recommend the following:

That the Parish Plan should consider the need to identify a strategic reserve site adjacent to the Cooil and the Business Park, for longer term development land needs, primarily for housing development, but also for employment development and associated open space and commercial development.

3.1.3 This should be done through the introduction of an additional policy requiring the development of a masterplan for an alternative site should the housing land supply within the Parish fall below a two year supply.

PROPOSED ADDITIONAL POLICY

Should the Department identify that the housing land supply within the Parish (based upon the housing provision set in the plan) has fallen below a two year supply, then an alternative site will be brought forward for development. It is intended that the land south west of Cooil Road be allocated for this purpose. Prior to the development of this site, it is essential that an overall, agreed concept and masterplan be prepared which will address the following issues:

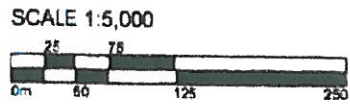
- i. Density of development**
- ii. Services and roads infrastructure**
- iii. Landscaping**
- iv. Massing and Design of Structures**
- v. Phasing**

Appendix 1

Initial Masterplan for Land South West of Cooil Road



-  Residential
-  Employment
-  Open Space
-  Structural Landscape
-  Local Centre
-  Distributor Road
-  Access Road
-  Pedestrian Routes/Footpaths



and at Braddan
ustrative Landscape Masterplan

Scale: 1:5,000 @ A3 Date: April 2003
 Drawing No: 412302 L SE0 601 A1 Revision A
 Drawn: DH

Appendix 2

**Statement of Bryan G Hall Consulting Civil and Transportation Planning
Engineers in Respect of Land to the South West of Cooil Road**

Our ref: 99-230/CPD/TJD

11 April 2003

Mr I Reid
Derek Lovejoy Partnership
Caxton House
1 Fore Street
Birmingham
B2 5ER

Dear Iain

**LAND TO THE SOUTH-WEST OF COOIL ROAD
BRADDEN PARISH PLAN**

Thank you for a copy of your illustrative landscape Masterplan showing a mixed use development for residential, employment and school purposes on land to the south-west of Cooil Road. I have now considered the general road hierarchy and have the following comments to make.

You propose the realignment of Cooil Road to its south-west from a point immediately to the north-west of the existing residential area to its roundabout junction serving the Business Park. I can confirm that the general alignment of this new main distributor road is acceptable and that a junction arrangement conforming fully with Departmental advice can be achieved at the existing roundabout junction located to the north-west of the proposed development. I note that the majority of the proposed employment land use areas are to be served from the existing section of Cooil Road that would be 'bypassed' by the new distributor road link and again confirm that this does not raise any problems in highway terms. A layout of this nature would in fact segregate most of the traffic generated by the industrial development from the residential areas providing both environmental and road safety benefits.

As regards access to the residential areas, the Manx Road design guide defines a hierarchy of major and minor residential routes that enables these roads to serve various densities of development. A 'major road' is described as providing a primary framework for the larger residential areas and a design guide advises that the size of development that can be served by this road would depend on the layout and on a number of connections to the main distributor road system.

Continued

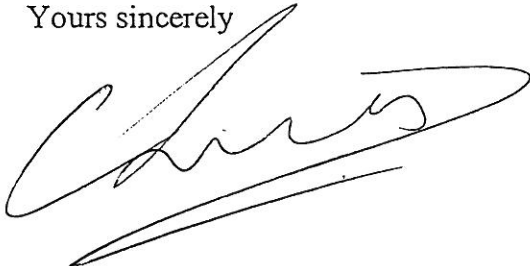
Continuation 1
Mr I Reid

11 April 2003

No section of the road should take traffic generated by more than 300 dwellings and no connection to the distributor road more than 200. I consider that the advice in a Manx Design Guide is a little confusing but essentially, where an even distribution of traffic can be ensured, two connections to the distributor road system could serve up to 400 dwellings and larger developments are possible up to a maximum of 600 dwellings with three or more connections to the distributor roads. I understand that the areas identified for residential development could provide some 600 dwellings and therefore the three connections shown to the distributor road conforms with the advice and will ensure that no single connection to the distributor carries a level of traffic generated by no more than 200 dwellings.

I consider therefore that the road hierarchy shown on the Masterplan will provide for safe and efficient access to both the industrial and residential land uses and accords with advice set out in Manx Roads.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Chris', with a long horizontal flourish underneath.

Christopher Dallas

