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

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**EVIDENCE OF IAIN REID ON BEHALF OF  
HERITAGE HOMES LTD IN RELATION TO SITES  
ADJACENT TO THE BUSINESS PARK AND AT  
RICHMOND HILL WHICH ARE PROPOSED AS OPEN  
SPACE BY THE MODIFIED DRAFT PLAN**

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## 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 land adjacent to the Business Park and at Richmond Hill. In addition, a number of other submitted Proofs of Evidence express the views of Heritage Homes regarding other identified sites in the Modified Draft Written Statement, as well as other issues which are not site specific.

1.2.3 My evidence specifically considers the issues surrounding the allocation of the sites, and promotes the allocation of the sites for Business Park use and waste treatment/employment/leisure use. My proof of evidence is therefore structured as follows:

- SECTION 1 INTRODUCTION
- SECTION 2 LAND ADJACENT TO THE BUSINESS PARK
- SECTION 3 LAND ADJACENT TO RICHMOND HILL

## 2. LAND ADJACENT TO THE BUSINESS PARK

- 2.1.1 In response to the Braddan Plan Issues and Options Document Heritage Homes Ltd identified an area immediately to the north of the existing Isle of Man Business Park and suggested that it would be suitable for use as an extension to the Business Park. The site is separated from the Business Park by Vicarage Road, and slopes upwards towards Clybane Farm in the north.
- 2.1.2 The Modified Draft Plan indicates that the perceived prominence of any new building on the site, as well as concerns over access, has led to the Department not supporting the use of the site for Business Park purposes, and that it is considered that there will insufficient demand for such uses to balance against the concerns.

### *The Need for Business Park Uses*

- 2.1.3 The Isle of Man Business Park has been established for over 10 years, and in that time the greater part of the site has been successfully developed. There now remains only 5 undeveloped plots on the main Business Park site, and discussions with potential users have been ongoing in respect of 3 of those and have reached an advanced stage. It is anticipated that the Business Park will be fully developed within the very early part of the life of the Braddan Area Plan.
- 2.1.4 Planning approval has also been granted to site industrial or business park type uses on the area known as “the barley field”, which adjoins the south eastern side of the Business Park. As with the main Business Park site negotiations with users are at an advanced stage, and it is anticipated that all 7 plots will be developed with a mix of industrial and business park type uses within the early part of the life of the Braddan Area Plan.
- 2.1.5 The site identified as Area 23 is now proposed for residential use by the Modified Draft Plan. Originally part of the Business Park area, it is now recognised by Heritage Homes Ltd that use for residential development is in this instance more appropriate. It does however mean a reduction in the amount of land available within the Business Park, as the barley field site will be in part used for light industrial purposes.

2.1.6 The Isle of Man Business Park has provided a successful and much needed facility in employment and business terms since 1991, not just for Braddan but for the central area and the Island as a whole. The Modified Draft Plan recognises that there will be a continued need for this sort of facility; in order that the Business Park remains available for new users beyond the very early part of the life of the Braddan Plan it is essential that an area for extension is identified.

*The Site*

2.1.7 The site, as shown at Appendix 1, is well related to the existing Business Park being immediately to the north. Access could be satisfactorily achieved either from Cooil Road or through the existing Business Park.

2.1.8 The site rises as it approaches Clybane Farm in the north, and as such new buildings could be located on the lower part of the site with significant planting towards the northern boundary to provide a suitable backdrop. The buildings would not be of the scale or prominence of the larger Business Park structures and would be designed to sit comfortably in the wider landscape, although the Department's suggestion that anything over single storey would be "strikingly visible" is not accepted. A Development Brief could be provided as a Proposal to address these issues.

### 3. CONCLUSIONS AND RECOMMENDATIONS

3.1.1 Heritage Homes Ltd objects to the proposed designation of the area shown in Appendix 1 as Open Space on the grounds that there is a demonstrable need for additional Business Park land which can be satisfactorily accommodated on this site. It is recommended that the site be designated for Business Park use, with a Development Brief provided within the Plan to limit new buildings to no more than two storeys in height and to the lower part of the site.

**4. SITE ALLOCATED FOR PROPOSED WASTE TREATMENT AND RECYCLING AND ADJACENT LAND AT RICHMOND HILL**

- 4.1.1 Paragraph 11.4 of the Modified Draft Written Statement states that there is an identified need for a new site for the treatment of waste and concludes that the most appropriate site for this is alongside the existing waste facility at Richmond Hill. The plan then states that this site follows the natural contours of the land and permits development in an area which is lower than the highest level of the hillside to the east to minimise the impact of the development.
- 4.1.2 The current waste treatment facility, presently under construction, and the proposed extension in respect of waste treatment facilities will create a focus of uses at the foot of Richmond Hill. Land on the north side of the A5, currently used as glasshouses, is proposed for industrial use. That may well entail redevelopment in whole or part. Thus the focus of development will be consolidated on what is in effect, a 'gateway' site to the Douglas area. Land lying between the A5 and the New Castletown Road (see Appendix 2) has in locational terms the potential to consolidate the overall pattern of development in this area, which may be by virtue of the necessary expansion of uses from the waste treatment site to the south, or if that is not required by accommodating an employment or leisure facility. The development of this site would provide the opportunity to unite visually a number of potentially disparate elements at this important entrance into the urban area.
- 4.1.3 In terms of the visual impact of the development, whilst this site would be visible on approach from Richmond Hill, the site is framed in views from the south by existing woodland at the base of the incline. Furthermore, the development would not extend above the skyline of the ridge of higher ground to the east and any scheme could involve the use of significant planting and landscaping.

5. CONCLUSIONS AND RECOMMENDATIONS

- a) The “island” site between the A5 and New Castletown Road allows for the consolidation of the “gateway” to the Douglas area. It is recommended that this area be specifically allocated for waste treatment/employment/leisure use within the plan.



## Appendix 1

### Proposed Extension to Business Park



750  
Elev 142.0m

CLYBANE FARM.

Oxlow Farm

Oxlow

Line 10/100

Pond

Site

Oxlow Cottage

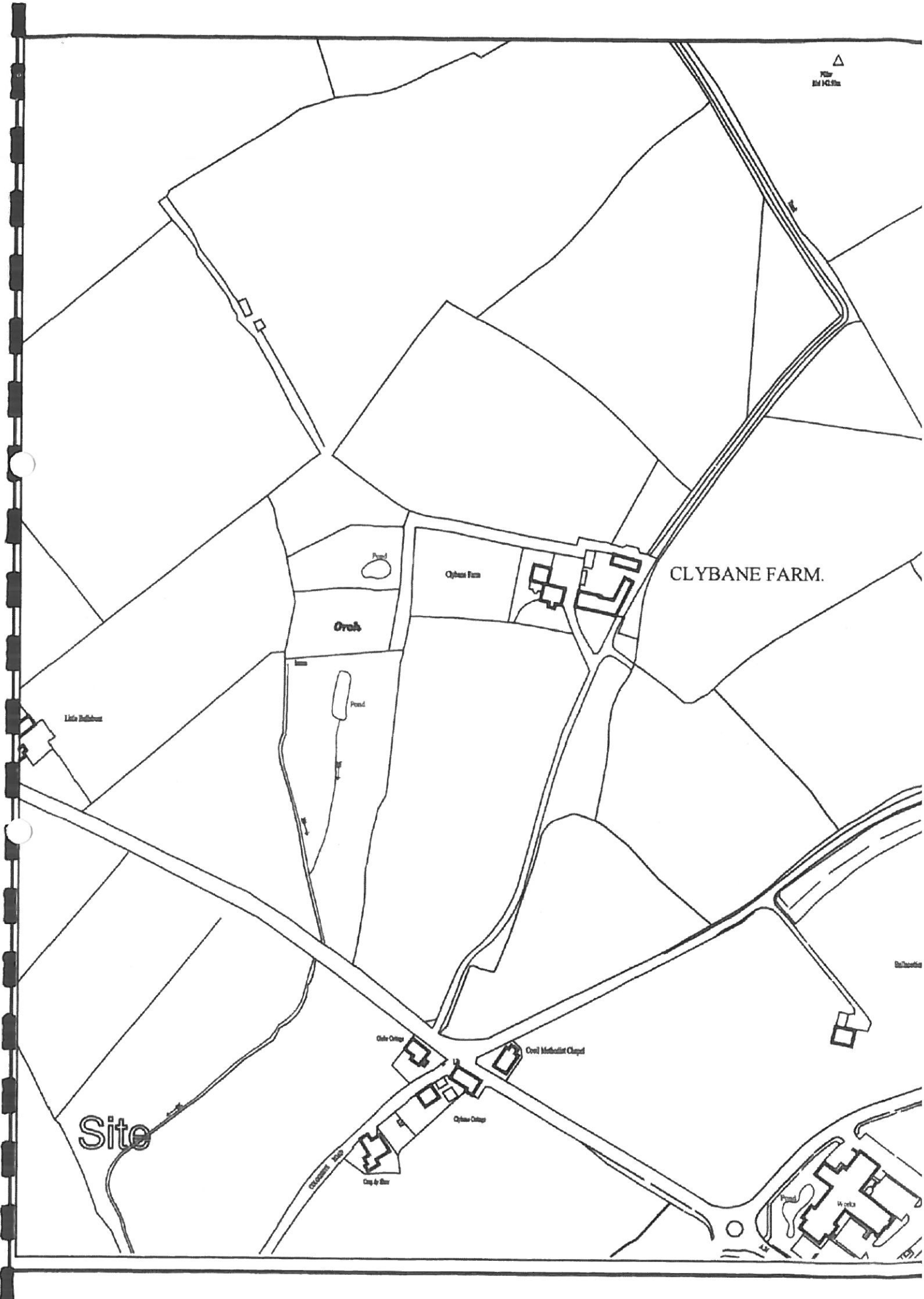
Oxlow Methodist Chapel

Oxlow Cottage

Oxlow Cottage

Oxlow Cottage

Works





## Appendix 2

Proposed "Gateway" Site at Richmond Hill



