

The Town and Country Planning Acts 1934 – 1981

The Isle of Man Planning Scheme (Development Plan) Order 1982

LOW DENSITY HOUSING IN PARKLAND

This Circular is issued by the Department of Local Government and the Environment in pursuance of the powers vested in it by Section 5 of the Town and Country Planning Act 1934 and Article 11 (2)(a)(vi) of the Isle of Man Planning Scheme (Development Plan) Order 1982.

1. There is, on the Development Plan, and on some of the new Local Plans, land designated as "Low Density Housing in Parkland" (LDHP). From time to time, prospective developers seek guidance as to what, in detail, is meant by such a designation. This Circular responds to those enquiries.
2. All trees within areas designated "low density housing in parkland" are deemed to be Registered by Part 4, paragraph 16 of the 1982 Development Plan Order.
3. Areas of existing low density housing in parkland (marked "PE" – Private Estates – on the Development Plan) are usually characterised by fine buildings and mature trees standing in landscaped grounds. Whether in the towns or the countryside, such sites make a positive contribution to public amenity. In terms of development potential, they may be classified into (a) those which are clearly within the built areas of the Island's Towns and Villages, and (b) those which are not.

In the case of (a)

Where residential development could take place without any tree-felling and without any diminution of the public amenity value of the landscape, development in accordance with the criteria set out in (4) below may be permitted.

In the case of (b)

the erection of further dwellings will only be permitted in exceptional circumstances.

4. Areas proposed for development as Low Density Housing in Parkland may be developed in accordance with the following criteria:-
 - a) Buildings must be substantial, and designed and finished to the highest quality; and
 - b) each dwelling must be sited, in at least 1 acre (0.4 ha) of its own grounds, such as to site comfortably and naturally in a landscaped setting which acknowledges existing ground contours and existing trees.

Any specific policies included in the relevant Local Plan must also be observed.

Satisfactory provision of services and access will of course also be required.

5. All applications for the development of such areas must include an accurate and complete survey showing existing ground levels and the position and branch-spread of all trees. It is recommended that , once this information is available, the applicant's Architect consult the Department's Planning Officers.