

Response ID BHLF-76M6-6AS6-G

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

Submitted on 2020-03-04 11:07:32

1. Personal details

Name

Name:

[REDACTED]

Address

Address (including postcode):

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Contact telephone number

Telephone number:

[REDACTED]

Email address?

Email:

[REDACTED]

May we publish your response?

Yes, you may publish my response anonymously

2. Agent details (if applicable)

Name

Name:

Organisation

Organisation:

Address

Address (including postcode):

Contact telephone number

Telephone number:

Email address

Email:

3. Designation

I am...

Not Answered

Other (please state in the comments box):

member of the public

4. Site Information - Basic

Full site address

Site address:

Maughold Village / Kirk Maughold

Location plan:

Maughold Village.pdf was uploaded

Site plan:

No file was uploaded

Parish or Local Authority the site falls within**Parish or Local Authority (state all if site crosses multiple):**

Maughold

Site area**Site area (hectares):**

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

X-Ref (easting):**Y-Ref (northing):****Land Use Designation (if known)**

As shown in relevant Local or 1982 Development Plan.:

Current Land Use

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

5. Site Information - Detailed**Type of site**

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

Ecological features and areas of biological importance

Ecological features :

Buildings on site

Buildings on site:

Availability of access to the site

Availability of access to the site:

Title Encumbrances

(caveats, estates, etc):

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

Relevant Planning History :

6. Site Ownership (or my client)**What relationship are you to the site?**

Does not own (or hold any legal interest in) the site whatsoever

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

Please provide full details:

Does the owner (or other owners) support your proposal for the site?

Not Answered

7. Proposed Future Uses and Capacity

Use (if mixed use, please tick all that apply)

Predominantly Residential

Basic Information – area/number of units/proposed floorspace/number of pitches:

So we arrive at what is often called "Maughold Village" i.e. dwellings etc., around the Church. I call it "Kirk Maughold".

SEE MAP No 3

Growth here did try to start going south where the Government built a farm-worker's bungalow (not always thus inhabited) and one other modern bungalow, got away with it. Further growth in that direction is firmly blocked by the newer Cemetery!

To the North, the new Public Conveniences plus Re-cycling bins, would, I suspect, put-off anyone eyeing growth in that direction.

HOWEVER: where the main A1 5 road bend sharply (& there are futile notices telling drivers not too exceed 20mph round it (I don't think the best Rally-Driver in the world could navigate it at 21mph!))

On the inside of that bend there used to be a Farm House, Shippons and other outbuildings. All that remains are its gateposts. (The original Ballakilly = "Church Farm")

If that wall were taken down - leave the better trees- there would become an addition to the ridiculously small Village Green.

AND if some 4 or 5 new, carefully designed, dwellings were built in an arc, they would give a sense of enclosure to the village green and of definition to the 'village'.

If the two end ones were single storey, they would not seriously block the sunlight (or view) from the existing properties.

These new dwellings would have only footpath access from the front, with their garages at the back with access split, 2 to one road and 2 to the other.

Apart from the Toilets, there is one important facility lacking hereabouts, and that is a Cafe. Coach-loads come to look at the collection of CROSSES, which seem to be of worldwide interest. Nowhere for a drink or a sandwich - terrible!

There IS an empty property ideally suited for the purpose but the owners seem totally disinterested. Could it be ZONED 'Catering' on the new Plan?

Another out-of-step oddity is the Sun Dial on the eastern end of the present, tiny, Village Green. Apparently it is VERY OLD and attempts to remove or re-site it in the past have caused riots! Unfortunately, it stands on a rather inappropriate, concrete-stepped, base. Or maybe it is stone underneath but heavily pointed in cement mortar? If it could be tastefully sighted on a carefully designed base, made of local stone, it would be such an improvement and look concurrent with its age?

8. Market Interest

Please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.

Not Answered

Please provide any comments:

9. Infrastructure

Please tell us what infrastructure is available at or near the site

Mains water supply

Not Answered

Mains sewerage

Not Answered

Electrical supply

Not Answered

Gas supply

Not Answered

Public highway

Not Answered

Telecommunications

Not Answered

Public Transport

Not Answered

Other

Please specify :

10. Please provide any details of how any improved or new infrastructure requirements could be provided.

Improved or new infrastructure requirements

Please provide any comments:

11. Please explain any issues affecting deliverability

Such as physical constraints, ownerships, conservation areas, flooding issues

Please provide any comments:

12. When would the site be available for development?

Please indicate the approximate timescale for availability

Please provide any comments:

13. Housing

Is the site proposed as a predominantly residential site?

Not Answered

What type of housing do you envisage the site being suitable for? (e.g. family housing, apartments, older persons housing etc.):

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

The Cabinet Office will take into account the provisions of Housing Policy 5 as set out in the Isle of Man Strategic Plan 2016. Do you consider that this site could have a higher proportion of affordable housing i.e. more than 25%?:

14. Employment

Is the site proposed as an employment site?

Not Answered

Which employment uses do you envisage the proposed site accommodating? Please tick the appropriate boxes (tick as many as apply)

Additional details (if relevant):

15. Mixed Use

Is the site proposed for Mixed Use?

Not Answered

What mix of uses do you propose on this site?

A proposal site identified for 'Mixed Use' would normally be identified in a development plan as being suitable for a variety of uses which would be compatible with each other and the area generally. Development Briefs may restrict development of 'Mixed Use' Sites to certain uses/types of development if deemed appropriate.:

16. Open Space/Special Use

Is the site proposed for Open Space/ Special Use?

Not Answered

Please provide any comments:

17. Additional information

Please use this box to provide additional information or further explanations on any of the topics covered in this form

Provide any comments:

MAUGHOLD (That is the Parish as it was before being twinned(?) with Laxey, Lonan)

The odd thing about Maughold is that it lacks a centre!

There is a name to Cornaa and it has The Glen, of course, some signs of Industry, some long passed and some not so long passed. It has a Cafe, (once an Hotel on the site of the present car-park) and an Arboretum.

If you follow the old, lower, road, there is The Laggan & Glen Shu in then Rhenab, and then it drops one down to the dwellings around Cornaa Mill; which is, perhaps, the nearest thing to a 'village' we have.

Sticking to the main, or 'top' road (& the Tram track) we come to what is called Glen Mona but which I think has really taken its name from the Pub. (There seems to be no, actual, glen named "Mona") However it is here where 'Planning' has allowed growth, but in an unfortunate form. A new cul-de-sac has been allowed to shoot off uphill & largely out of sight. Only the first, 2 or 3 houses give any ambience to the village (if it is really intended to be one?)

These new dwellings, seen or not, have not been sufficient to save the Shops, Post Office, Filling Station, & Garage business that once existed here. The Pub/Hotel seems to struggle too under various owners/tenants.

So perhaps some land hereabouts should be zoned for housing? It needs to front - or at least be visible from, the road and the first site that I would propose is that between the north end of the terrace and the School. I would suggest a short 'Service Road' (like the North side of lower Johnny Watterson's Lane in Douglas. Take out the hedge, leave in the trees.)

Further on, after another gap, we come to the Corran, where there has been lots of development but nothing to cement it to "Glen Mona" So why not continue this, service

road/frontage development right down the hill, both sides of the one cottage "Hillside" (which used to be the Post Office.) setting back, somewhere, the service road to create a 'Village Green' in the front.

Years ago, the opposite side of the main road was more built-up on that slope (there was a Pub etc., + goat pens) and that might accommodate a few new dwellings to add to the sense of a VILLAGE?

18. Data Protection and Processing

We require your permission to hold your contact details on our database. In signing this form, I agree that the Cabinet Office, Isle of Man Government can hold contact details and related responses and I understand that they will only be used in relation to planning matters.

Please tick this box to confirm your permission, note that submissions that are not ticked will not be accepted.:

Yes