

[REDACTED]

Speaking notes for oral submission to Area Plan for the North and West Public Inquiry 18
July 2024

Conform with Strategic Policy 2: development will be permitted in the countryside only in exceptional circumstances

Welcome the rejection of sporadic development throughout Maughold.

(declare interest as after I sought to make this submission, discovered neighbouring field GR026 has been listed for this inquiry).

Important to apply consistently to all the parish, given the number of sites put forward that were rejected; huge value permitting development only in established settlements. Consider Transport policy 3 and 11.2.5 statement in Strategic Plan of value of railways; no development should be permitted on the sea side of the tramway. It is vital we maintain 'green hills by the sea' nature of IoM not permitting more building development on scenic coastline – important for visitors and residents on the coastal footpath etc. This policy has been successfully enforced in previous years.

It would be welcomed if Glen Mona and Corransy could be considered as a settlement.

I fully support zoning of field between school and cottages for development: it is vital that affordable housing is built in the area to secure the school future, it is the linchpin of the community. However, although five houses have been suggested as proportionate to the village, I feel the total should be increased, as the ONLY land to be zoned for housing development.

Also given the fact that field slopes steeply at the back, its developable area may be limited; I believe the community would welcome other land being zoned for residential use within Glen Mona or Corransy. Perhaps consideration could be given to allocating strategic reserve land within Glen Mona and Corransy – ideally field opposite the school and those in the Corransy. Plus the Glen Mona pub's former car park for residential/commercial. This would enable the next generation of young people from the parish to purchase affordable homes within Maughold, which currently is virtually impossible. Additionally any development of Glen Mona and Corransy would not impact any coastal views plus be on the main bus route.

Consideration should be given to zoning Dhoon Church and church hall for residential, community or church use.

Also, speaking as [REDACTED], and reflecting the feedback to Garff Commissioners' public meeting on this, provision of car parking in the community field would be welcome to reduce traffic hazards, at times of school pick-ups plus church services and community events.

Community Field: support zoning for community use but with permission for facilities such as car parking. Emphasise that I have not discussed this with the DESC. This is community rather than govt view. Also more a Highways matter.

Climate –

Provision of car chargers – would be good to see car chargers at Dhoon Glen car park and possibly also the public conveniences in Maughold village

As I stated at Area Plan for the East:

Active transport/road safety/national flood strategies should ideally be confirmed ahead of the Area Plan being finalised – for better informed decisions being taken over siting development/cycle routes etc.

Ends