



**PLANNING ROW:** Planning approval in principle has been granted for a 21-home development in Derbyhaven, next to the seventh hole at Castletown Golf Links MP060511-8

## DERBYHAVEN HOUSING PLAN ROW

# Development plan is completely illogical Housing estate will be act of sacrilege

I WOULD like to pick up on one aspect of the article 'residents ready to fight to preserve Derbyhaven' (*Examiner*, April 18).

In the article, Graham Ferguson Lacey asserts that, 'the land had been zoned for residential use since 1982'.

But closer scrutiny suggests otherwise. On the 1982 development plan order, Derbyhaven is zoned as 'existing predominantly residential use' and not 'proposed residential use'. Therefore, only houses existing in 1982 can be classified as having residential zoning status.

The current use of the remainder of the land is associated with the golf course.

Mr Lacey received planning approval in 2004 for a single dwelling as a substitute for the tractor shed after undertaking to voluntarily sign a Section 18 order to limit the use of the land to a single house for his family.

His advisers now argue that the 2004 planning permission automatically implies unrestricted residential zoning rights and that a housing estate on the land is permissible, which is hotly disputed. Reputable institutions have

that the land has residential zoning. Manx National Heritage has stated that they 'would call into question whether this area of land is, in fact, zoned for residential development'.

This view is shared by, among others, Malew Commissioners and the Society for the Preservation of the Manx Countryside and Environment.

Finally, government planning policy discourages development on the coastal strip and Derbyhaven obviously falls into this category.

Constant mention is made in the media of rising sea levels due to climate change. Even Mr Lacey says (*Examiner*, Business Update, April 2006): 'Any coastal development will need to have regard to rising water levels and flooding.'

The land in question is already prone to flooding with very limited natural soak away. Therefore it is completely illogical to allow a modern housing estate to be built on this site.

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I WAS shocked and horrified when I read your article 'residents ready to fight to preserve Derbyhaven' (*Examiner*, April 18).

My connection with Derbyhaven goes back half a century. I remember as a child staying at the Castletown Golf Links Hotel with my parents and going round the beautifully picturesque links course, caddying for my father, a keen golfer.

The views from the fairways are still magnificent but the thought of driving down the seventh, staring at a modern housing estate would fill any lover of the course with horror.

In the summer of 1969 I worked for the Isle of Man Railway at Castletown and in my free time I would go down to Derbyhaven to relax.

I can remember the peace and tranquillity I felt at that time. I've heard it said, more than once, that on a good day there is no better place on earth and I could not argue with that.

So erecting a housing estate in the middle of the village would be an act of sacrilege.

there is a sense of history, time and place.

There are old buildings like the chapel, hotel, herring houses and old school house, all tastefully adapted to modern living but still retaining the charm and style of a bygone era. All around are sites of historical and strategic importance from the time when Castletown was the capital. In the midst of this a modern housing estate would be completely out of character.

Planning consent was obtained despite all the arguments against.

I thought it was government policy to discourage development on the coastal strip, which obviously includes Derbyhaven.

It is illogical to allow a modern housing estate that will change the character of this beautiful, historic hamlet forever.

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