

**RAMSEY TOWN COMMISSIONERS**

**Proposed Boundary Extension**

**December 2020**

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## **1. Introduction**

The Ramsey Town Commissioners have requested that the Town Clerk undertake a review of the existing Town boundary and that a report be prepared to give consideration to the making of an application to the Department of Infrastructure under the Local Government Act 1985, Section 6(l) requesting the Department to extend, by Order, the boundary of Ramsey Town.

## **2. Background**

In 1865 the Ramsey Town boundaries were established as detailed within the Ramsey Town Act 1865.

Since then there have been four extensions to the Town Boundaries:-

- By resolution of Tynwald on 7 October 1881, approving the transfer of part of the Mooragh and adjacent lands in the parish of Lezayre from the Trustees of the Common Lands to the Ramsey Town Commissioners;
- By resolution of Tynwald on 8 February 1884
- By resolution of Tynwald on 22 April 1969 and the Ramsey Town Act 1970
- By resolution of Tynwald on 22 January 1992 and the Ramsey (Boundary Extension) Act 1993.

The present boundaries are shown in the appended plan, Appendix 1, with the Town comprising an area of approximately 905 acres.

The process for boundary extensions is provided for within Section 6 of the Local Government Act 1985, an extract from which is provided as Appendix 2.

The Act details the process to be followed and provides that where the Department has refused to make an order, the applicants for the order may present a petition to Tynwald praying that such an Order be made; and Tynwald, if it considers that such an Order should be made, may by resolution direct that the Department make such an Order.

## **3. Criteria for Consideration**

The criteria for consideration of local government boundary extensions were established in 2004 during a Tynwald debate on a proposal to extend the Douglas Town Boundary.

The criteria have since been cited by the Department of Infrastructure in its reports on the proposed Port Erin Boundary Extension in 2019. The criteria are also referenced by G.F.Karran, M.B.E. T.H., Chairperson of a Public Inquiry into the Port Erin Boundary Extension, and was the basis upon which that application was considered.

The criteria for the consideration of Local Government Boundary Extensions 2004, are stated below along with commentary thereon (in italics) provided by the Department of Infrastructure as part of the documentation published in relation to the Port Erin Boundary Extension application of 2019.

**(1) that the promoters' area and the area/s sought are really one community;**

*The Department considers this to be a straightforward matter of judgement.*

**(2) that there is community of interest in all or most public services, social agencies (for example schools, doctors' surgery/ies, recreation areas and community halls) and communal requirements of the future;**

*There may arise situations where those residing in the area under consideration have used the facilities of or located within the Applicant Authority. It may also be, for example, that the catchment area for children's schooling or registration at the local doctors' surgery/ies covers, or will be extended to cover, the proposed area to be included within the boundary extension.*

**(3) that the area sought is an overspill or outgrowth of the promoters' area;**

*The Department considers this to be a straightforward matter of judgement.*

**(4) that, wherever possible, clear physical boundaries are followed;**

*Whilst the Department regards these as highly likely to be obvious the Chief Minister has said that these include matters of topography such as roads, rivers, hedges and other natural features of an area known or understood locally.*

**(5) that there is insufficient acreage left for the development of the promoters' area within its borders and injury is suffered thereby;**

*This is a further development of (3) in that if it is accepted that the area sought is an overspill or outgrowth then do the boundaries need to extend further in order to enable proper facilities or amenities to be provided. The Chief Minister of the day stated, "... the people of an area that is expanding need the services and need the space, ....., and if that is being restricted in some way by the lack of a boundary extension then that is wrong. That might be the requirement to produce playing fields to allow recreational activity, to take control of an area, so that they can develop amenities for the benefit of the majority of people."*

**(6) that the balance of advantage lies in the acceptance of the scheme, though it may generally be admitted that the area sought may be valuable in various ways to the local authority by whom they are now governed;**

*The Department considers this to be entirely a matter of judgement.*

**Note:** Applicant Local Authorities should, in submitting their applications, address each point. Similarly, any affected Local Authority wishing to comment or oppose such application should as far as possible, confine their comments to the above points.

However, applicant Local Authorities should also note that these criteria are not intended to be exhaustive.

The Department considers that all of these points are important and should be addressed but than an Applicant Authority may consider that there are other points or ways of addressing the issues additionally that may support its application and so the criteria are not exclusive to anything further being brought in support of the application.

**The following shall not be considered by the Inquiry under s.6 of the Local Government Act 1985:**

**\* the financial impact on an Authority either beneficially or negatively through the rateable income of a boundary application.**

What is being addressed in a boundary extension application is not the relative levels of rates as between one Authority and another or the financial implications or questions of efficiency as between Authorities. These issues are to be ruled out of order. The list of criteria has been placed in order of priority, although it's not intended to be exhaustive, or exclusive of any other relevant factors. There is, of course no requirement that all the above points must be satisfied and one combination or another of them may be used.

#### **4. Discussion**

In considering the question of a boundary extension the Commission is conscious that almost 30 years have passed since the matter was last given consideration.

The primary drivers for boundary extensions are the extension of the community through development and availability of development lands. Land development designation in and around Ramsey is determined by the Isle of Man Planning Scheme (Development Plan) Order 1982, the Isle of Man Planning Scheme (Ramsey Local Plan)(No.2) Order 1998, and the West Ramsey Development Framework 2004.

Since the last boundary extension the area of land available within the Town for development has been reduced both through actual development and as a consequence of the Isle of Man Flood Risk Mapping. The Commission understands that the areas previously identified within the Town boundary between the former railway line and the Sulby River are now considered unsuitable for development effectively removing approximately 42 acres of potential housing development land to the west of the Auldyn River, together with 7 acres of housing development land to the north of the existing Auldyn Meadow development. In addition the Tidal Flood Risk predictions call into doubt the potential future development of approximately 9 acres of land at Ballachrink currently zoned for mixed industrial and business use.

The impact of the flood risk mapping, together with the recent build out of development lands at Poyll Dooey, The Vollan - Royal Park, and Clifton Drive – Grove Park, means that the only substantial land area now available for Town expansion for housing,

industrial or business uses, within the existing boundary is the land to the north-west of Bride Road at the Vullan Fields identified within the Ramsey Local Plan 1998.

In considering the potential future development requirements for the Town the desire to avoid repeated boundary extension applications is identified and for this reason boundary lands presently not developed nor zoned for development have been considered to provide for long term land availability.

The Town hosts a wide range of sporting and recreational activities and facilities, many of which are unique to the Town and which provide benefit not only to Town residents but also to residents of the wider northern area, including but not limited to:-

- Two football clubs, both have active youth sections, one of which owns its own grounds and club house, the only other northern club being based in Andreas Village (Ayre United FC)
- Ramsey Rugby Union Football Club, which has developed a playing field and its own club house at the Mooragh Estate, and which operates a very successful youth rugby initiative, there are no other northern based rugby clubs.
- Ramsey hockey club – there are no other northern based hockey clubs.
- Ramsey cricket club – there are no other northern based cricket clubs.
- Ramseian swimming club.
- The Northern Swimming Pool
- Ramsey Golf Club – the course and club house are accessed from Ramsey, although much of the playing area is within Maughold Parish. The only other northern golf facility is in Bride although this is presently not operating.
- Ramsey Youth Clubs, operating from Waterloo Road Youth Club and Bunscoil Rhumsaa, there are presently understood to be no active youth Clubs in Lezayre or Maughold Ward (Garff), facilities do exist at Andreas and Jurby.
- Privately operated ten-pin bowling centre.
- Primary, junior and secondary schools located in close proximity to each other - in effect a model educational campus.
- Northern Athletic Club which hosts events at Ramsey Grammar School fields and sports hall and at the Mooragh Park.
- 4 school sports halls
- 1 artificial sports pitch
- Extensive recreation areas at Mooragh Park, Poyll Dooey and Coronation Park, including crown green bowling, tennis, outdoor exercise equipment, BMX, skate park, play areas, boating lake.
- Rowing Club operating within Ramsey Bay and at Mooragh Lake.
- Manx Sailing and Cruising Club.
- 2 crown green bowling clubs, the only other northern club and green being located in Ballaugh
- Ramsey Tennis Club which operates a successful youth policy from courts located at Ramsey Grammar School and the Mooragh Park – there are no other tennis facilities in the north.
- Grove Museum
- Town Library

- The Ramsey Forest Project is working to create the island's first forest by expanding and linking the glens, plantations and woodlands between Ramsey and Sulby. Launched in 2014, the aim was to increase woodland cover from 20% to 30% over the next 30 years. The project incorporates lands in Ramsey Town Commissioners and Government ownership.
- Weekly Farmers Market which operates from the Ramsey Courthouse.

In addition the Town Commissioners have, through the development in 2000-2002 of the new Ramsey Town Hall and Library, expanded the services provided at the Town Hall to include the local police station, DHSS benefits office, the Job Club, the Coroner for Ayre & Garff, public counter services for public sector and elderly person sheltered housing for the whole northern region including the operation of a combined housing list in collaboration with the Department of Infrastructure. The Commissioner's officers provide administrative services for the Ramsey and Northern District Housing Committee (Elderly Persons Housing), administer and operate the Northern Authorities Civic Amenity Site and provide civil registry services for births, deaths, civil partnerships and marriages at the Town Hall, the latter being undertaken by the Commission since Government had sought to close the regional civil registry office in Ramsey.

The Town Hall regularly hosts presentations, training courses for a wide range of government and other interest groups, exercise sessions, and coffee mornings for a number of Town, and rural, church groups and charities. Ramsey is the northern market Town and in many respects now acts as an administrative hub for the north of the Island in all matters except those which are entirely related to parish activities.

The Town hosts the local Doctors Surgery and Dentist Practices both of which provide services to Ramsey and the surrounding area.

A much greater community of interest presently exists between the town and surrounding properties than that which was evident when the last Ramsey Town boundary review was undertaken. The loss of rural post office services in Sulby Village, the closure of the village shop and petrol station in Maughold, and the closure of rural churches at Lezayre and Glen Auldyn, will inevitably mean that more residents in the surrounding area will be drawn to Ramsey to access those facilities and other services which, as mentioned above, have developed to be delivered at the new Town Hall since its opening in 2002.

The Town has also since the last review seen the expansion of sports facilities such as the rugby pitch at the Mooragh, the BMX Track, and Skatepark, and improved play areas bringing more residents from surrounding areas into the town to access those facilities.

## **5. Constituency Boundaries**

The question of electoral boundaries and levels of proportionate representation within the various areas is noted.

The Office of the Electoral Registrar has provided the number of electors registered to vote in Ayre & Michael, Ramsey and Garff. Data on total population in these areas is taken from the 2016 Census, though this does not split the data by Constituency.

As of 01/07/2020	Registered Voters
Ayre and Michael	4,991
Ramsey	5,998
Garff	5,125

The 2013 Boundary Review assessed constituencies against resident populations based on the 2011 census and determined an average resident population of 7041 for each 2 seat constituency. These figures have been reviewed against the 2016 census figures from which the following table is presented:-

Population by area				
Area	2011		2016	
Ramsey	7,821		7,845	
Andreas	1,426		1,397	
Ballaugh	1,042		1,032	
Bride	401		382	
Jurby	797		776	
Laxey	1,705		1,676	
Lezayre	1,282		1,276	
Lonan	1,533		1,579	
Maughold	977		985	
Michael	1,729		1,591	
Onchan Parish *	426		426	
Garff adjustment *	2,069		2,069	
<b>Area Total</b>	<b>18,713</b>		<b>18,539</b>	
Island Population	84,497		83,314	
Constituency average	7,041		6,943	
		+/- average		+/- average
Ramsey	7,821	780	7,845	902
Ayre & Michael	6,677	-364	6,454	-489
Garff	6,710	-331	6,735	-208
* figures assumed as being as per Boundary Commission Review				
Source Isle of Man Census Report 2016				

The table demonstrates that proportionately the Town is already under-represented in terms of Keys seats whereas the constituencies of Ayre & Michael and Garff enjoy better proportionate representation.

Whilst recognising the existing variances in representation, and the further impact of any boundary change, the Commissioners noted that it is impractical to achieve a balance of representation across all Keys constituencies and that Keys boundaries do not always have to follow local authority boundaries. For example in the case of Onchan Local



Authority District some residents are within the electoral area of Garff for House of Keys elections; whilst this isn't perfect it is a practical solution to achieve proportionate representation, within a 12 constituency 2 seat Keys structure. This also retains the ability for residents to have local input into the selection of local authority membership.

## **6. Boundary Extension Areas**

As part of the Commissions consideration the following areas are presented and discussed below.

In each case a narrative assessment of the criteria is provided for discussion. The area considered has been split into four distinct areas, North Ramsey, West Ramsey, Glen Auldyn and South Ramsey, these are shown on the attached plan at Appendix 3 .

## **NORTH RAMSEY AREA**

For the purpose of this report the area comprises land in Lezayre situated between the north east coastline and the Jurby Road.

At the time of the previous boundary extension a proposal to include land within the area was rejected, the inspector at the time, His Honour Deemster Luft, was sympathetic with the retention of the only part of Lezayre Parish which comprised the shoreline.

The previous extension did incorporate the Vollan Fields, a section of land to the north west of Bride Road (approximately 27.25 acres) which has been designated for future development within the Ramsey Local Plan 1998 albeit subject to the completion of development brief for the whole area in similar fashion to that for the West Ramsey Development area. Although the land has been designated no applications for development have been progressed, nor has any development brief been prepared. These fields now comprise the largest single un-developed area of land designated for development within the Town boundary which is not compromised by flood risk.

To the north of the Town government has developed Balladoole Sewerage Treatment Plant, this accepts sewerage from Ramsey, Glen Audlyn and Andreas Village areas for treatment and discharge of treated effluent via sea outfall situation on the north Ramsey beach. The Northern Civic Amenity Site is adjacent to the sewerage treatment plant; this is operated by a sub-committee of the Ramsey Town Commissioners in collaboration with, and comprising representatives of, the other northern local authorities.

The Civic Amenity Site is funded entirely by local authority rates with the contribution of Ramsey Town Commissioners representing 54.28% of the net annual operating estimate for 2020-21 financial year, in comparison with a contribution of 8.52% from Lezayre Commissioners within whose authority area the site is located.

The following table details the funding proportions for the Northern Civic Amenity Site showing rateable values by authority and the percentage of net operating costs met by each authority.

<b>Contributing Authority</b>	<b>Rateable Value (Dec 2019)</b>	<b>% contribution</b>
Andreas	102,639	7.84%
Ballaugh	78,054	5.96%
Bride	162,104	12.38%
Jurby	58,694	4.48%
Lezayre	111,550	8.52%
Maughold	85,870	6.56%
Ramsey	711,018	54.28%
Totals	<u>1,309,929</u>	<u>100%</u>

The rateable value of the facility is £420 with rates paid in 2020/21 totalling £969.17 of which £375 comprises the local authority rate.

## **Community**

There is a cluster of residential development within the area in the area of the Dhoor however the Commission recognises that this does not appear to be overspill or a natural extension of the Town.

Ribbon development also exists along both sides of the Jurby Road which by its nature may be seen as an extension of the Town, certainly it is not abundantly clear where the boundary is and a person without knowledge going west on Jurby Road might not perceive the transition from Town to country until beyond the entrance to the Mountain View Innovation Centre.

The Commission feels that development along Jurby Road to Mountain View Innovation Centre is part of the Ramsey community and identifies as such.

## **Services**

Dhoor Chapel was closed in 1979 and converted to a residential property. The former parish church of Lezayre was closed for regular public worship on 1st November 2013 by the Lezayre Pastoral Scheme 2013. The nearest Church of England and Methodist facilities for congregation members are either St. Paul's Church or St Olave's Church both of which are located within the existing Town boundaries of Ramsey.

It is understood that the majority of property outside the Town boundary is not connected to the main sewerage system and will be served by individual septic tanks, although the Grest Home is connected to the mains sewerage system.

The proximity of the area to the Town is such that residents will use the shops, restaurants and other services provided there.

## **Overspill**

The existing development at the Dhoor does not appear to represent overspill from the main Town, however future take up of land between the Dhoor and the Town, which it is understood has been proposed as part of the call for Sites for the Northern Area Plan could result in the areas becoming co-joined at which time it might be argued that overspill exists, and development represents an extension of the Town. At present however the Commission does not feel that property at the Dhoor could be considered overspill from Ramsey.

Development along the Jurby Road beyond Cronk Mayn Beg and Creg Malin, both of which are located within the existing boundary, is seen as ribbon development and an extension of the existing community. This development continues as far as Baldroma Beg and the former film studios. It is usual for development on the outskirts of Towns to provide a transition between the countryside and the urban area through lower density development which it is felt is seen in the development on Jurby Road.

## **Physical Boundaries**

See later discussion.

## **Acreage for development**

The area to the north of the Sulby river is distinct in that it is not identified as being at flood risk. As such it presents the most suitable direction of development for further housing or other development which might include amenity facilities and employment land (i.e. light industrial/business use). Land between Andreas Road and Bride Road, adjacent to existing development, could be accessed from Andreas Road, Bride Road and Thornhill Park, it has the advantage of being outside the TT course with good transport links to the Town both for private vehicles and by public transport.

## **Balance of advantage**

See later discussion

## **WEST RAMSEY AREA**

For the purpose of this report the area comprises land in Lezayre situated between the Jurby Road and Lezayre Road to include the field north of Glen Auldyn Road below Skye Hill.

### **Community**

There is little existing development at the present time.

### **Services**

The former parish church of Lezayre was closed for regular public worship on 1st November 2013 by the Lezayre Pastoral Scheme 2013. The Chapel at St Fingans (Glen Auldyn) was closed in 2018 due to structural and electrical problems. Services previously held at St Fingan's Chapel, Glen Auldyn are now held at St Olave's Church, North Ramsey. The nearest Church of England or Methodist facilities for congregation members will be either St. Paul's Church or St Olave's Church both of which are in Ramsey.

Development in the area could be linked to mains services provided from the Town including sewerage, water, electricity and gas. The proximity to the Town is such that future residents will use the shops, restaurants and other services provided there. Development of family housing, which is the type in most demand, will mean that children would be directed to the Ramsey schools as being those with the most suitable capacity to accommodate such.

### **Overspill**

Ribbon development exists along both sides of the Jurby Road which by its nature may be seen as an extension of the Town, certainly it is not abundantly clear where the boundary is and a person without knowledge going west on Jurby Road might not perceive the transition from Town to country until beyond the entrance to the Mountain View Innovation Centre.

There is little other existing development in the area at present; however areas of land are zoned for future development which would be seen to constitute overspill or an extension of the existing Town development. The area comprises lands identified within the West Ramsey Development Framework 2004. The Framework, which was approved by Tynwald, makes reference to the development to the west of the Town Boundary, into the area now proposed to be redesignated as being within the Town, clearly indicating the long term expectation (at that time) that the area would form part of Ramsey once developed as further implied by its inclusion within the overall area covered by the Ramsey Town Plan and the West Ramsey Development Framework 2004, which states:-

*5.6 The land in the Parish of Lezayre beyond the Town boundary (as notated "7" on the key diagram) that is zoned on the 1982 Development Plan will, in the long term, form the edge of the Ramsey. The long term development of this area should result in the*

*creation of an attractive landscaped transition between the countryside and the urban area.*

### **Physical Boundaries**

See later discussion

### **Acreage for development**

The area comprises lands identified for future development within the Isle of Man Planning Scheme (Development Plan) Order 1982, the Isle of Man Planning Scheme (Ramsey Local Plan)(No.2) Order 1998, and the West Ramsey Development Framework 2004. The area designated for development directly abuts the existing Town boundary such that it might be considered to be a natural extension of the Town.

Land to the south of Jurby Road running down to the Sulby River has potential for future development extending existing development toward the Mountain View Innovation Centre.

### **Balance of advantage**

See later discussion

## **GLEN AULDYN AREA**

For the purpose of this report the area comprises land in Lezayre Parish situated within Glen Auldyn.

### **Community**

There are 97 properties within Glen Auldyn. The area includes the Milntown Estate the entrance to which is taken off Lezayre Road within the existing Town Boundary, although all exiting traffic exits onto the Glen Auldyn Road. The Glen has developed for private housing with the eastern part "Fern Glen" once being operated as a tourist attraction fed by tourists staying in Ramsey during the Victorian heydays of tourism.

At the time of the last boundary extension a proposal to include Glen Auldyn was rejected, the inspector at the time, His Honour Deemster Luft, did not accept that there was a community of interests between these areas, where practically all the residents of the area were opposed to the proposed boundary extension. Since that time development in Ramsey has reached as far as the existing town boundary along Lezayre Road and the Auldyn River so that there is virtually no separation between the town and Glen Auldyn.

The extension of the boundary to incorporate the wider development area to the west of the Auldyn River which is zoned for future development within the Isle of Man Development Plan 1982, and referenced within the West Ramsey Development Framework 2004, would impact considerably on this position with Glen Auldyn Road discharging within the town area and no longer outside any boundary. Properties listed for sale in Glen Auldyn are regularly identified as being in Ramsey – an obvious attraction to purchasers.

### **Services –**

- Schools – Glen Auldyn is presently within the junior school catchment for Sulby School. All secondary education is provided at Ramsey Grammar School.
- Youth Clubs /Scout/Guide groups – there are no youth clubs within Lezayre Parish. Youth facilities are provided from the Bunscoill Rhumsaa, and at Waterloo Road in Ramsey, Scout and Guide Groups along with Army Cadets all operate within the Town.
- Play facilities – children play areas and other facilities are in abundance within the Town, there are no parish facilities and therefore residents of Glen Auldyn will be benefiting from facilities provided within the Town already.
- Sports Facilities – There are few sports facilities outside the Town and as such it is highly likely that engagement in formal sporting activity is in the main achieved through utilisation of opportunities provided within Ramsey Town.
- Drainage – Glen Auldyn is serviced by a mains sewer system which was originally established under the Glen Auldyn Drainage District Order 1954, this order was revoked by the Parish of Lezayre Special Drainage District Order 1997. The mains sewer feeds directly into the sewerage system serving Ramsey and did, until recently, discharge through the Town's sewerage system into the north Ramsey bay. Since the

introduction of the Balladoole Sewerage Treatment Plant sewerage from Glen Auldyn is pumped both at Riverside and the Vollen through the Town sewerage system to treatment at Balladoole north of Ramsey.

- Churches - The former parish church of Lezayre was closed for regular public worship on 1st November 2013 by the Lezayre Pastoral Scheme 2013. The Chapel at St Fingans (Glen Auldyn) was closed in 2018 due to structural and electrical problems. Services previously held at St Fingan's Chapel, Glen Auldyn are now held at St Olave Church, North Ramsey. The nearest Church of England or Methodist facilities for congregation members will be either St. Paul's Church or St Olave's Church both of which are in Ramsey.
- Retail and other services are in the main provided within Ramsey.
- The Glen Auldyn Road junction is located on Lezayre Road; the existing Town boundary is opposite the junction on the north side of the road, with the boundary on the south side of Lezayre Road being located approximately 1/5 mile (320 metres) to the east. The pedestrian link to the Town centre is serviced with public street lighting on the north side of the road provided by Ramsey Town Commissioners from the Gardeners Lane junction into the Town.

The area is predominantly associated with Ramsey, anyone accessing services, shops etc. will undoubtedly do so within the Town and it is unlikely that anyone from the area would access services which might be provided in Lezayre.

### **Overspill**

Development at Glen Auldyn is separated from the Town by the Milntown Estate and Ramsey Golf Course. Glen Auldyn Road itself discharges onto Lezayre Road from the south alongside the Auldyn River at the Town Boundary on the northern side of Lezayre Road. Consideration as to overspill to some extent therefore will be further influenced by the status of the zoned development lands at West Ramsey. In the event that those lands fell within the Town Boundary then the Glen Auldyn Road would demonstrably be discharging within the Town resulting in an argument that the area was effectively overspill or an extension of the Town.

### **Physical Boundaries**

The area is presently adjacent to the Town boundary; its access road adjoins Lezayre Road just opposite the existing boundary to the north of the Auldyn River Bridge. See later discussion.

### **Acreage for development**

There is limited opportunity for future development in Glen Auldyn although development approval exists for some infill plots it is not considered that the area provides the opportunity for widespread development.

### **Balance of advantage**

See later discussion



**SOUTH RAMSEY AREA**

For the purpose of this report the area comprises land in Lezayre and Maughold situated between Glen Auldyn and the coastline south of Ramsey.

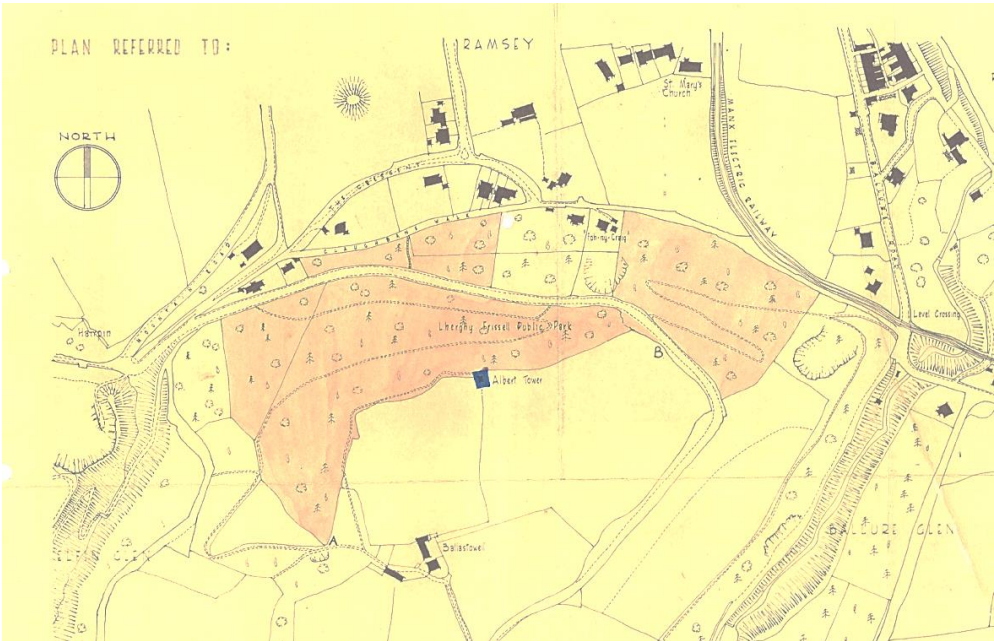
**Community**

There is little development in the area, other than ribbon development south from the Town Boundary at Ballure Road, which could be considered part of the community.

A small pocket of residential development is present beyond the existing Town boundary on Crossag’s Lane. The Lane is a “dead end” with vehicular access only available from within Ramsey off Lezayre Road. Refuse collection for these properties is presently provided by Garff Commissioners, access is difficult and remote from the parish area; properties at the lower part of the lane are within Ramsey and serviced by the Ramsey Town Commissioners.

The properties on Crossag’s Lane, whilst beyond the existing Town boundary, are considered an extension of the community of Ramsey as access to them is physically only possible from the Town, in effect anyone travelling from those properties must enter Ramsey before they can gain access to any other parts of the parish within which they are located or any services provided by the community of those parishes.

The area includes part of the afforested land at Lhergy Frissell, this land is owned by the Ramsey Town Commissioners, although located within Garff, as can be seen within the following title plan showing Ramsey Commissioners owned land to the south of the Mountain Road which is presently the Town boundary. The land is presently located in Garff Parish however has been in the ownership of Ramsey Town, the area is leased to DEFA as a national glen access to which is taken directly from the Town at Ballure Road, Claughbane Walk and the Hairpin.



This includes the Albert Tower. The tower is inscribed "*This Tower, Erected On The Spot Where H.R.H. Prince Albert Stood To View Ramsey And Its Neighbourhood During The Visit Of Her Most Gracious Majesty Queen Victoria To Ramsey Bay, The 20th September, 1847*". The foundation stone to the tower has beneath it a sealed bottle containing the following inscription "*The First Stone Of A Tower, Erected By The Loyal Lieges Of The Isle Of Man, To Commemorate The Auspicious Visit Of Her Most Gracious Majesty Queen Victoria To The Shores Of This Island, And The Landing Of His Royal Highness The Prince Consort, Albert, At Ramsey, On The 20th Day Of September, 1847, Was Laid By Mrs. Eden, The Lady Of The Honourable And Right Reverend Robert John Eden, D.D., Lord Bishop Of Sodor And Man, On The 24th Day Of April, 1848.*"

The Tower was vested in the Town Commissioners by virtue of the Ramsey Town Act 1970, and subsequently transferred to the safekeeping of the Government Property Trustees (now the Department of Infrastructure) its image is widely associated with the town forming the centre of the Town Crest since the towns incorporation in 1865.

### **Services**

The area is in the majority only accessible from Ramsey, anyone accessing services, shops etc. would have to pass into the Town and it is unlikely that anyone from the area would pass through the Town of Ramsey in order to access services which might be provided within Garff or Lezayre. It is contended therefore that those properties already benefit from the services provided within the Town.

### **Overspill**

Existing properties on Crossag's Lane are considered an extension of, and overspill from, the Town of Ramsey as they are only accessible from the Town itself.

### **Physical Boundaries**

See later discussion

### **Acreage for development**

The area of development potential is predominantly Golf Course, plus areas of hill land and afforestation where it is unlikely that development would be permissible. In the unlikely event that if any future development of the golf course were permitted access would only be possible from within the Town and such would clearly be an extension of the existing community.

### **Balance of advantage**

See later discussion

## **7. Availability of Development Land**

The Ramsey Town Plan was approved in 1998, whilst identifying areas of future development at both the Vollan Fields, north Ramsey, and to the west of Ramsey, the majority of this land has been developed, with some areas zoned for development now considered potentially unsuitable as a result of revised flood risk mapping.

Having regard to the Flood Risk Mapping the two areas which can be identified as having potential for future development, subject to zoning, would be the lands between Bride Road and Jurby Road, together with the land to the south of Jurby Road to the Sulby River. Future consideration might be sought to development of the Ramsey Golf Course Lands.

The Call for sites process for the West and North Area Plan, whilst not publicised as yet, has it is understood generated interest in designation of lands adjacent to the Town boundary for development. The Ramsey Town Commission sees advantage in designation of future development lands within a revised Town boundary in that it avoids future conflict where development which would clearly be an extension or overspill of the Town and might be sought to be drawn into a future revised boundary having been constructed in an adjacent parish area. Although financial advantage or disadvantage are not considered to be factors for consideration in the boundary extension criteria it is felt prudent and therefore advantageous to avoid such conflict by amending the town boundary to incorporate these areas in advance of actual development taking place.

## **8. Consultation with Neighbouring Authorities**

The process for Boundary Extension includes a requirement to discuss the boundary extension with neighbouring authorities who may be impacted by the proposals. Consideration will therefore need to be given to meeting with both Lezayre and Garff Parish Authorities to explain the Commission's proposals.

The Town Clerk met with the respective Clerks of both Lezayre and Garff and has confirmed those discussions in writing to both authorities by letters dated 29<sup>th</sup> September 2020 and 30<sup>th</sup> September 2020 respectively.

The Commission has also met separately with the Commissioners for Lezayre Parish and Garff Parish District. The individual authorities whilst engaged in constructive dialogue have remained opposed to the proposal with Lezayre Commissioners being concerned about the financial impact upon the parish and the combination authorities as a consequence of the proposal to incorporate Glen Auldyn within the revised boundary, and Garff Commissioners opposing the general principle of amending historic boundaries, and the impact on existing Garff residents.

## **9. Physical Boundaries & Balance of Advantage**

The criteria for consideration provide that that, wherever possible, clear physical boundaries are followed. *Whilst the Department regards these as highly likely to be obvious the Chief Minister has said that these include matters of topography such as roads, rivers, hedges and other natural features of an area known or understood locally.*

*The criteria also seeks that the balance of advantage lies in the acceptance of the scheme, though it may generally be admitted that the area sought may be valuable in various ways to the local authority by whom they are now governed.* The Department indicates in its guidance that it considers this to be entirely a matter of judgement.

In reviewing the Town boundary, having considered the application of all the other criteria to the four areas identified within this report, the Commissioners have considered the question of land use designation under the Town and Country Planning Acts, and the suitability of lands for future development, the impact of flood risk mapping.

The Commissioners recognise that development opportunity, outside existing land designation, exists primarily to the immediate north and west of the town and have sought to identify and follow clearly physical boundary lines created by rivers, roads, plantation boundaries etc. to establish sufficient capacity to enable a green belt or graduation in future development into the surrounding countryside. The Commissioners recognise that boundaries will not be determined by a sharp start or stop of development and that the transition from town to country should be gradual and have sought therefore to select boundary lines which allow for this transition.

The Ramsey Town Commissioners have sought to establish a clear and long term boundary with minimal impact on existing development, other than areas considered now to constitute an extension or overspill of the Town and its community. The majority of the area sought to be incorporated within the proposed boundary is land with potential for future development which would if progressed clearly constitute an extension of the existing community.

In regard to Glen Auldyn it is contended that the properties there already benefit from the services provided within the Town, that there is little physical separation between Glen Auldyn and the Town with town development now reaching the current boundary. Glen Auldyn is no longer separated and is effectively now an extension of the Ramsey community both in a physical sense and in that the area draws on retail and other services provided within Ramsey. Residents in the area already identify its association with the town, for example property market for sale is often identified as being within Ramsey, in practice any perceived separate identity is influenced purely by the variation in rates charges, and not by any other factors.

Having reviewed the areas considered and applying the criteria provided the Ramsey Town Commissioners believe that the balance of advantage lies in accepting the scheme in recognition that the area proposed provides a long-term boundary with capacity for Town growth, transition of development up to the proposed boundary and enabling future planning for expansion and development.

This process has resulted in the proposals for a revised Town boundary as depicted in the plan annexed hereto as Appendix 4.

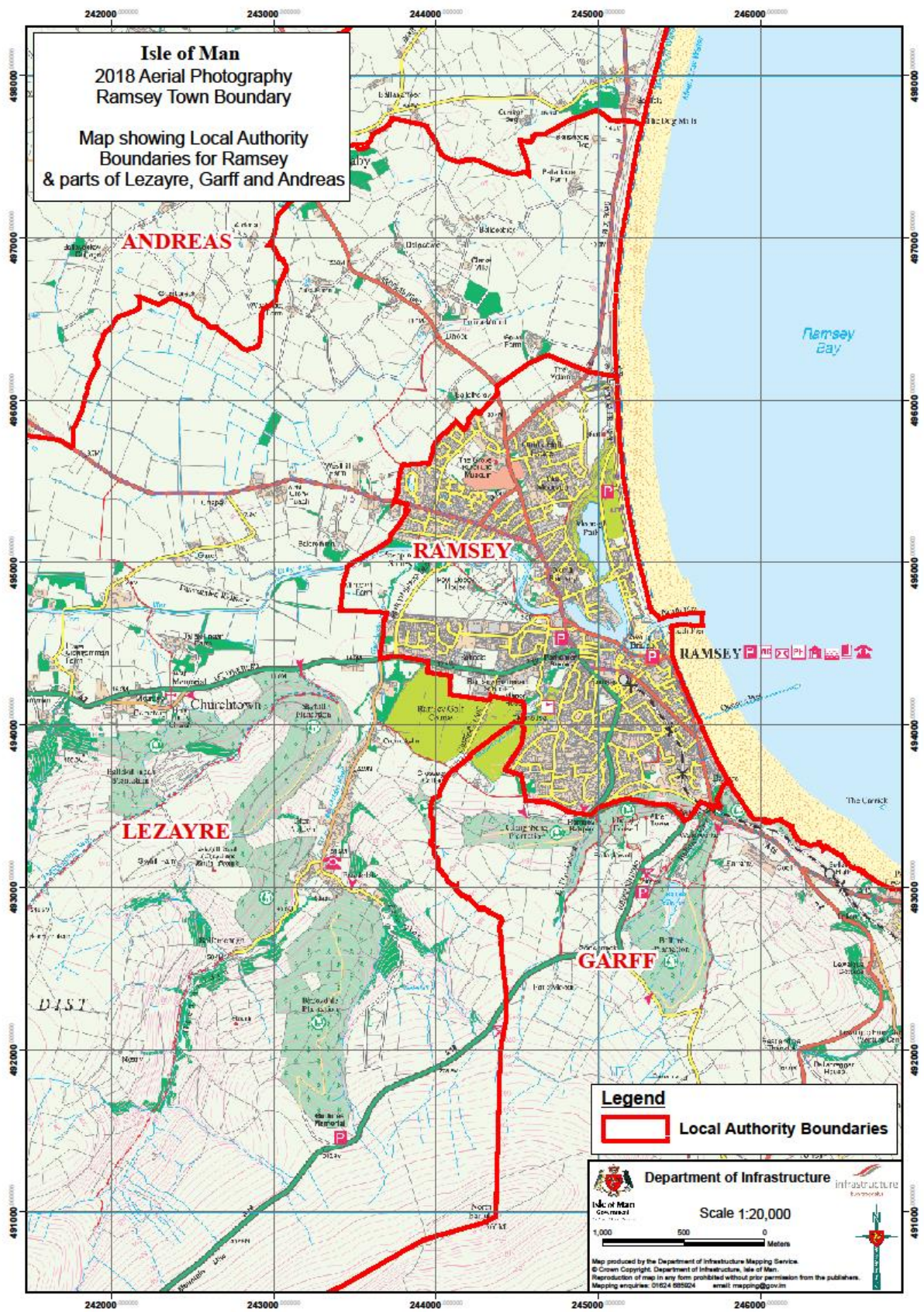
## **10. Summary**

The Ramsey Town Commissioners having considered the question of the Town Boundary in accordance with the criteria provided by the Department request that the Department to extend, by Order, the boundary of Ramsey Town.in accordance with the provisions of Section 6 of the Local Government Act 1985.

The Commission has sought to consult with neighbouring authorities affected by the proposal and understands that in considering this matter the Department will consult with every local authority whose district is affected by the proposed order, and that an inquiry will be held.

The Commission would be happy to assist in the provision of any further information required.

# Appendix 1 – Existing Town boundary



## **Appendix 2 – Extract from the Local Government Act 1985**

### **PART II – ALTERATION OF AREAS ETC.**

#### 6 Alteration to boundaries

(1) The Department may, on the application of the local authority for any district, by order alter the boundaries of the district.

(2) Before making an order under this section, the Department shall consult with every local authority whose district is affected by the proposed order, and shall hold an inquiry.

(3) An order under this section may include provision for —

(a) the number of members of the local authority for any district affected by the order, and the terms of office of such members;

(b) the retirement, election or appointment of members of any existing local authority, joint board, joint committee or other public body in any district or area affected by the order;

(c) the dissolution of any existing joint board, joint committee or other public body in any area affected by the order;

(d) the alteration or abolition of any special district affected by the order;

(e) the vesting in the local authority for any district affected by the order, of any property, rights, liabilities and obligations of any such body as is mentioned in paragraph (b);

(f) the adjustment of any assets and liabilities not provided for under paragraph (e) between any local authorities, joint boards, joint committees and other public bodies in any district or area affected by the order, in such manner as may be provided for by the order;

(g) the determination by the Department of any matter arising in connection with the subject-matter of the order;

(h) making such incidental, consequential, transitional or supplemental provision as appears to the Department to be necessary or proper for the purposes of the order.<sup>29</sup>

(3A) Without prejudice to subsection (3), an order under this section may —

(a) make temporary provision, for such period (not exceeding 10 years) as is specified in the order, with respect to rates to be levied by any authority mentioned in subsection (3)(f);

(b) alter the boundary of any constituency which comprises any district or any part of a district affected by the order;

(c) make transitional provision with respect to the preparation of registers of electors for any constituency, district or ward affected by the order;

(d) cancel or alter any arrangements made for the performance by any authority mentioned in subsection (3)(f) of any functions on behalf of any other public authority;

(e) cancel any contract entered into by any such authority in the performance of any of the functions of the authority, or in pursuance of any arrangements mentioned in paragraph (d), or amend the terms and conditions of such a contract;

(f) provide for any byelaw applying to a district or area affected by the order to apply to any other district or area so affected, or to any part of such a district or area;

(g) amend or repeal any enactment which appears to the Department to be inconsistent with, or to have become unnecessary or to require modification in consequence of, the order.

(4) An order under this section shall not have effect unless it is approved by Tynwald.

(5) Where the Department has refused to make an order under this section, the applicants for the order may present a petition to Tynwald praying that such an order be made; and Tynwald, if it considers that such an order should be made, may by resolution direct that the Department make such an order.



# Appendix 3 – Areas considered for Boundary Extension



# Appendix 4 – Proposed revised Ramsey Town Boundary

