

RESPONSE FORM –

PROPOSED PORT ERIN (BOUNDARY EXTENSION) ORDER 2018

[if submitting this response form by post or email then please return to:
Local Government Unit, Department of Infrastructure, Sea Terminal, Douglas, IM1 2RF or
email: LocalGovernment@gov.im]

What is your name?

Phil Gawne,
Clerk to the Rushen Parish Commissioners

What is your email address?

When you enter your email address you will automatically receive an acknowledgement email when you submit your response.

Email address (required):

Are you responding on behalf of an organisation?

If yes, what is your organisation?

Rushen Parish Commissioners

How we will use this information

Please note that **all** details and comments received (including any of your personal data that you supply to us) will be passed to the Chairperson of the public inquiry to assist with the determination of inquiry matters.

May we publish your response?

More information

- Publish in full – your first name and surname, organisation name, along with full answers **will** be published (your email will **not** be published)
- Publish anonymously – only your responses **will** be published (your name, organisation and email will **not** be published).
- Do not publish – **nothing will** be published publically (your response will only be part of a larger summary response document)

Yes, you can publish the Rushen Parish Commissioners response in full

QUESTIONS

(please ensure to complete the section above before answering the below)

1. Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2. Do you live within the proposed extension area?

Yes

3. What are your views on the proposal?

Please select only one item

I object to the proposal

4. Do you wish to attend the inquiry (once a date has been set in coming months)?
(This is to assist in making sure we plan effectively for the public inquiry. In due course, the Department will issue another public notice setting out details of the public inquiry. If you wish to appear you will need to confirm this with the Department within any specified timeframes).

Yes

5. Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

The Commissioners intend to expand further on these comments as there is much more to say about this weak and unneighbourly proposal.

6. Please provide any comments you might wish to make

On several occasions now, Port Erin Commissioners have taken developed patches of Rushen territory from the Rushen Parish Commissioners. In the past Rushen Parish Commissioners have reluctantly accepted previous extensions.

This latest boundary extension application, however, is strongly opposed by Rushen Parish Commissioners as, if it is successful, it will divide key features of the Parish from the community they have always been part of. The proposal would make for a very untidy and uncomfortable boundary between the two authorities' geographical areas, poking a finger of residential properties between the Rushen facilities which include the doctor's surgery, the residential home and the school, and the proposed new playing fields and recreational space which will be developed in 2019 in Rushen Parish Commissioners' fields to the north of Ballakilly development and directly adjoining it.

The Rushen Parish Commissioners are naturally disappointed that Port Erin Commissioners have chosen to pursue this unneighbourly action, particularly as Rushen Parish Commissioners had expressed their willingness to work with Port Erin Commissioners to ensure the smooth provision of services to residents across the new development. Indeed, the Rushen Parish Commissioners could no doubt make a much stronger case to absorb into Rushen the houses on Port Erin's side of the Ballakilley development but had no wish to take such a provocative action against its neighbour.

The whole development is accessed through Rushen, the closest recreation facilities will be provided by Rushen Parish Commissioners, the Church, school, doctor's surgery and residential home are all in Rushen, the nearest beach is in Rushen and the nearest recycling facility is in Rushen. To reach the main road entrance to Port Erin from the Ballakilley development you need to drive about quarter of a mile through both Rushen and Port St Mary. The shops of Port St Mary are at least as easy to get to as those in Port Erin and many Ballakilley residents have told us they shop in Port St Mary as they feel the shops are closer than those in Port Erin.

It is clear to the Commissioners that there is strong opposition to this proposal from Rushen's Ballakilley residents. Around thirty residents have contacted the Commissioners by letter, email, phone and in person to express their anger at this proposal.

The Rushen Parish Commissioners provide most if not all of the services which Port Erin offers its residents, but we provide these services at a fraction of the cost of those provided by our larger municipal neighbour. The Commissioners understand that it has long been an aspiration for Isle of Man Government to become a policy making, commissioner and regulator of services rather than retaining a large work force to provide and deliver services. Rushen Parish Commissioners is the very epitome of this aspiration of "smaller smarter government", efficiently providing a range of statutory services to Parishioners.

If Isle of Man Government and Tynwald wishes to pursue local government reform, then they need to determine their objectives for doing so consider the evidence and make the changes they deem necessary. It is clear to Rushen Parish Commissioners that there is no merit in Port Erin Commissioners' proposal, and it is hoped that it will be dismissed without the need for any further consideration. If the proposal receives further attention, however, the Rushen Parish Commissioner strongly urge decision makers not to use the opportunity provided by Port Erin to further chip away at the integrity of Rushen Parish and in effect cause ill-conceived local government reform to sneak through the back door.

The Commissioners wish to make the following observations on the 'criteria for consideration.'

In response to Port Erin Commissioners' initial submission the Rushen Parish Commissioners wish to make the following comments:

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

Rushen Parish Commissioners maintain that the whole of the Four Roads could be regarded as one community, however, none of this community is located within Port Erin Village District. This community has been equally and happily split between Port St Mary and Rushen for many decades.

The fact that the Ballakilley estate was one development, one planning application and developed by one developer, but built within two local authorities' districts, does not mean that its residents automatically become part of any one community. Indeed, as previously stated a stronger argument exists for the whole development to be either part of Rushen, or even Port St Mary.

Also the fact that the Southern Area Plan refers to the site as a single development is largely irrelevant as by extending this analogy you could argue that there was one plan for the south so the whole of the south should be classed as one community.

- (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;**

Port Erin Commissioners' comment in relation to this issue provide a strong argument against their application. The school is in Rushen, the doctor's surgery is in Rushen, the nearest dentist is in Port St Mary at Thie Rosien, the nearest recreation areas will be in Rushen provided at Rushen ratepayers expense.

Port Erin Commissioners don't provide any community halls and the nearest community hall is in Rushen at the primary school. The next nearest is in Port St Mary provided by Port St Mary Commissioners. The shops of Port Erin and Port St Mary are equidistant from the Ballakilley development with many Ballakilley residents preferring to use Port St Mary's shops and Post Office.

The nearest recycling centre is in Rushen, the nearest Church is in Rushen, the nearest health centre is in Port St Mary and the nearest residential home is in Rushen.

The comments from the Planning Officer's Report which Port Erin Commissioners chose to use talk about a settlement. This settlement includes Port St Mary, Rushen and Port Erin which up to now have managed to get on reasonably well without the need for a boundary extension.

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

While the Commissioners note the comments contained within the Planning Officer's Report on which Port Erin Commissioners rely, it is clear that the Ballakilley development adjoins three previously developed areas, namely in Rushen and Port Erin and to a lesser extent Port St Mary. That the Planning Officer chose to ignore the much longer established community and residential development at the Four Roads, Port St Mary and in Rushen does little to advance the Port Erin Commissioners cause. The visible fact is that Port Erin is a relative newcomer to this area and only because it won a previous boundary extension.

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

The current boundary between Rushen and Port Erin is already reasonably clear although a strong argument could be made that the Port Erin part of the Ballakilley development should be absorbed into Rushen. The whole site is accessed through Rushen, the site adjoins many of the facilities residents will use which are in Rushen, and when the Rushen recreation and sports facilities are completed next year these will also tightly adjoin the site.

As stated above, this latest boundary extension application, if it is successful, will divide key features of the Parish from the community they have always been part of. The proposal would make for a very untidy and uncomfortable boundary between the two authorities' districts, poking a finger of residential properties between the Rushen facilities mentioned above.

Port Erin's reliance on references to a green gap is farcical as the 'green gap between Rushen's school, residential home and doctor's surgery has just been obliterated by the Ballakilley development. The 'green gap' to the north of Ballakilley will soon be a series of recreation and sporting facilities support by Rushen Parish Commissioners.

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

It is clear from Port Erin's submission here that they were unable to find any strong case to support their argument regarding this point. The Ballakilley development in Rushen is now largely finished and occupied.

Despite strong attempts by the Rushen Parish Commissioners and local MHKs to have some development sites closely attached to Rushen settlements, this was rejected by the planners and the only significant development site designated for Rushen in the Southern Area Plan was at Ballakilley. If Port Erin's application is successful, Rushen will lose its only significant residential development site and will have to wait for more than a decade, and a new area plan, before any further residential expansion in the Parish may proceed.

Port Erin on the other hand has already taken the greater part of the Ballakilley site as part of its allowed expansion under the Southern Area Plan and has several large sites within its district which can be developed for residential use.

- (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;**

Rushen Parish Commissioners do not consider that the balance of advantage lies in the acceptance of the scheme in view of the comments made on the previous criteria. The Parish of Rushen has 'insufficient acreage left for development within its borders and injury is suffered' whereas Port Erin still has considerable opportunity for development.

One of the consequences of approving the proposed extension would be a substantial loss of rate income to Rushen Parish Commissioners which will jeopardise the Commissioners ability to fully develop the sporting and recreation facilities which are so desperately needed and so sorely lacking in the area. While it is recognised that the 1985 Act precludes the financial impact of decisions relating to boundary extensions being considered, the impact on much needed facilities that the lost rate revenue must seriously detract from any perceived balance of advantage.

In other areas of the Island boundaries have been respected by neighbouring Authorities even where boundaries slice through residential developments. Port Erin Commissioners have, in the past been successful in their boundary extension bids to take two major housing developments away from Rushen Parish District. They appear to have been motivated by gaining the rate income rather than providing any true benefit or advantage to the residents of those developments and indeed several Port Erin Commissioners have conceded that this is equally true for the Ballakilley development.

The Local Government Unit has confirmed that since 1985 there have been only 6 boundary extension bids – 5 of which were approved. Of these five approved bids two were by Port Erin Commissioners taking land off Rushen – this latest bid would make it three, an extremely high percentage. It should be noted that Port Erin Commissioners have never attempted a boundary extension into Port St Mary despite Thie Rosien, the old Southlands building being split in two between Port St Mary and Port Erin.

It is clear to Rushen Parish Commissioners that this latest bid by Port Erin is primarily financially motivated, will not improve community cohesion in any way and creates as much confusion in relation to the boundary as it seeks to solve. The Commissioners therefore urge the Inspector, the Minister and Tynwald to reject the proposal.

Concerns about the Consultation

1. The Commissioners are concerned to note the maps of the Ballakilly development show the Rushen part barely half complete, and yet at the time of publication of the consultation all but a handful of houses had been built. Dandara expect the development to be finished and their teams moved off site by mid-October and Dandara told us last month that all but three of the properties have been sold. The impression given by the map in your consultation, is that the boundary extension applies to a development which is half complete and yet by the time any inquiry is undertaken, the development will be complete, sold and the vast majority of the sixty-six Rushen properties occupied. The Commissioners are therefore concerned that the incomplete map introduces a degree of bias into the consultation.

2. The Commissioners are also concerned to have noted press comment that Port Erin Commissioners have volunteered to pay the costs of this inquiry. While this is very generous of Port Erin it would be very hard to avoid charges of bias were the 'applicant' to pay for the 'independent consideration' of the matter, as clearly the inquiry's chair would then be paid by the applicant. The Commissioners feel sure that the Department would not accept Port Erin's offer, if indeed it had been made, but wish to register their strong objection to such proposal, should the Department be considering it.

3. Question 5 in your consultation asks *'Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?'* It then gives an option of yes or no as an answer. It is unclear what you might infer if someone answered yes to this question. "Yes, I wish to expand", or "yes, I'm content with making a written submission?" The Commissioners are concerned that people responding to this question may well have wished to expand on their comments but depending on how you interpret the yes or no answers they may be excluded from doing so. The Commissioners would be pleased to understand how the Department will respond to this concern.

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PROPOSED PORT ERIN (BOUNDARY EXTENSION) ORDER 2018

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Local Government Unit, Department of Infrastructure, Sea Terminal, Douglas, IM1 2RF or
email: LocalGovernment@gov.im]

What is your name?

Mrs Gillian Kelly

What is your email address?

When you enter your email address, you will automatically receive an acknowledgement email when you submit your response.

Email address (required):

Are you responding on behalf of an organisation?

If yes, what is your organisation?

No

How we will use this information

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More information

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- Do not publish – nothing will be published publicly (your response will only be part of a larger summary response document)

(Required)

Please select only one item

- Yes, you can publish my response in full **YES**
- Yes, you may publish my response anonymously
- No, please do not publish my response

QUESTIONS

(please ensure to complete the section above before answering the below)

1. Do you reside in the local authority area of either Port Erin or Rushen?

Yes No **YES**

2. Do you live within the proposed extension area?

Yes No **NO**

3. What are your views on the proposal?

Please select only one item

- I object to the proposal **OBJECT**
- I am supportive of the proposal
- I neither object nor support the proposal

4. Do you wish to attend the inquiry (once a date has been set in coming months)? (This is to assist in making sure we plan effectively for the public inquiry. In due course, the Department will issue another public notice setting out details of the public inquiry. If you wish to appear you will need to confirm this with the Department within any specified timeframes).

Yes No **YES**

5. Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

Yes **I RESERVE THE RIGHT TO EXPAND THE COMMENTS BUT MAY NOT DO SO.**

6. Please provide any comments you might wish to make

SEE ATTACHED

Proposed Port Erin (Boundary Extension) Order 2018

My name is Mrs Gillian Kelly, Newlands, Ballagawne Road, Colby, Rushen. IM9 4AX.

This submission now contains additional input to my original one, see page 2

I write as a long-time resident (47 years) and ratepayer of the Parish District of Rushen. Also as the former Clerk to Rushen Parish Commissioners for 21 years, retiring at the end of May 2017. I must emphasise that I write with my own views and in no way representing Rushen Parish Commissioners.

I also have knowledge of the land known as Ballakilley, my husband and myself being the last people to farm Ballakilley as a tenanted farm with all the conditions and stipulations which that entailed. Since we ceased the tenancy the land had been rented out by the owners on short term grazing licenses with the resultant neglect of both the boundary walls and especially internal field walls – these all being stone walls.

I have knowledge of the encroachment of Port Erin upon Ballakilley – which was all within the boundary of Rushen Parish with the exception of where Milner Close and Milner Park are built – this was part of a large field. Developments were built on Ballakilley land whilst it was outside of Port Erin Village District Boundary and Port Erin Commissioners subsequently made successful bids to take them, and developments in other parts of Rushen, off the Parish District of Rushen.

CRITERIA:

There are several arguments against what Port Erin Commissioners have written in their bid and no doubt Rushen Parish Commissioners will be responding to all of those in great detail.

My views are as follows:-

One very important aspect is that if one only looks at a map or looking at it on e.g. Google Earth could this whole area be **misconstrued** as being part of Port Erin. The largest area of land is within Rushen. In fact both of the road entrances/exits are within the Parish District of Rushen. Any resident has to go through Rushen and then Port St Mary heading south and through Rushen going north. They go nowhere near Port Erin and, indeed, only the few people working/shopping in Port Erin would eventually go through Port Erin. The Four Roads is in Rushen and Port St Mary. The School, Southlands Resource Centre and EMI Unit and the Doctors' Surgery are all in Rushen and services are provided to them by Rushen Parish Commissioners. The new Fire Station will be within Port St Mary's boundary and will presumably be called the Rushen Fire Station as it will serve the Sheading of Rushen.

With regard to Port Erin providing shops, the residents of Ballakilley are just as likely to go to Port St Mary, Colby Spar or Tesco in Douglas on their way home from work. Very many people use Tesco's delivery service by ordering their groceries online. This applies to residents of Port Erin, Port St Mary and the rest of the Island.

1.

It is therefore argued and suggested that only by actually going to Ballakilley and seeing the entrances can a true picture be understood of it not being in Port Erin.

d) - **'Clear physical boundaries should be followed'** the boundary walls of Ballakilley together with Southlands, the Doctors' Surgery and the School are very definitely 'clear physical boundaries'.

e) The statement made by Port Erin Commissioners to the criteria:- **'That there is insufficient acreage left for the development of the promoters' area** within its borders and injury is suffered thereby' is laughable and blatantly untrue and should not even be considered. Within the Village District of Port Erin there are many large 'brownfield sites' which will (and have done so in the past few years) provide the equivalent number of houses as a large estate would.

I know that loss of rate income to the affected Local Authority (ie Rushen) is not taken into consideration but I would submit that this is, in fact, a very important consideration and that Port Erin as 'promoter' is very well aware of how much rate income they would receive from these houses and have very much taken it into consideration to boost their income.

(addition to submission):

It is worth considering the financial consequences should the extension bid be successful. I believe that the Parish of Rushen would **lose nearly £16,000** in rates income initially which would then be an increasing loss year on year. Rushen Commissioners have indicated that they have committed to spending an initial £50,000 on making the various recreational areas on the two Ballakilley fields which they own. These will be available to all the residents in Port Erin, Port St Mary, Rushen and Arbory. The closest residents to these recreational facilities will be those living on the Ballakilley Estate, especially the part currently in Rushen and which is subject to the boundary extension bid. No doubt Rushen Commissioners will need to spend more in the future. The loss of the rate income due to the boundary extension would mean that there would be a larger financial burden on the other rate payers in Rushen. **I point this out as a Rushen Ratepayer myself.**

There would be, of course, a large increase in rates for the residents who bought their properties in good faith, knowing that they would be in Rushen. Those increases would just bolster Port Erin Commissioners' rate income but not provide any benefits to them. I believe that many of them may have already contacted Rushen Commissioners regarding this.

I will be attending the Hearing and would like to reserve the right to speak in case my views are disregarded by Port Erin commissioners but also in case Rushen Parish Commissioners need me to provide information which I may have knowledge of. That would in all likelihood not require me to speak but I would like to retain the opportunity.

Gillian Kelly (Mrs)

Response ID ANON-NYUV-XHHF-Z

Submitted to Proposed Port Erin (Boundary Extension) Order 2018

Submitted on 2018-09-05 18:31:06

Introduction

1 What is your name?

Name:

Amy-Jayne Clark

2 What is your email address?

Email:

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

Yes

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

Yes

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

Dear Sir/Madam,

I am writing to share my concerns and my objection to the proposed expansion of the Port Erin boundary to encompass the entire Ballakillee development. I am in the process of purchasing a property on the land which is within the Rushen Parish boundary (although my address will be Port St Mary). I have been left frustrated by Port Erin's attempt to expand their boundary as I view this as nothing more than a land grab with the intention of generating greater income. If this boundary extension were to happen the residents affected will be required to pay higher rates and as far as I can see receive little benefit from the increased expense. Surely the main consideration of this enquiry should be to consider how this change would affect residents whom are directly affected by the change. Overall I believe this impact can only be negative.

After reading the application letters from Port Erin commissioners I have a number of points to raise;

Regarding the letter dated 25th July 2016. Under section b) (relating to Criteria 2 for boundary extensions) Port Erin commissioners state "The whole of the Ballakillee development will make use of the same schools, doctors, dentists, community halls and recreational areas, all of which are adjacent to the development". This indeed is true however, according to the map published to demonstrate the disputed area, the Southern Practice, Southern Civic Amenity site and Rushen Primary school are within the boundary of Rushen. Furthermore the Thie Rosien Dental Practice is located within the boundary of Port St Mary. Therefore the claim that this is one reason to extend the current boundary of Port Erin is discredited as in fact a large number of the facilities being used are not even within the current boundary of Port Erin. The letter also makes the presumption that the "closest retail outlets, bank and post office are location within Port Erin". I would argue that the facilities in Port St Mary are indeed closer.

Regarding the same letter; in section c) (relating to Criteria 3) the Port Erin commissioners suggest that the development is "an overspill or outgrowth of Port Erin" but I would argue that it is in fact development of the Rushen Parish as it is in a prime location immediately adjacent to its church and graveyard. To support this further Rushen Parish also recently approved plans and granted a lease of the fields adjacent to the Ballakillee development (also in the area of Ballakillee) for recreational use by Southern Nomads. I would argue that this is further evidence of Rushen parishes development along its boundary not the "overspill or outgrowth of Port Erin" as claimed by their commissioners.

The only real reason I can see for Port Erin to want to take on the responsibility of 66 additional homes is the increased revenue it would generate. I am therefore extremely concerned to see that your review will not include "the financial impact on an authority either beneficially or negatively through the rateable income of a boundary application" due to s.6 of the Local Government Act 1985. This is absurd and the Act needs to be reviewed and updated in the near future as all reasons for applying for a boundary extension must be considered. The reasons presented by Port Erin commissioners (including those discussed above and their response to the other criteria for boundary extensions) lack sincerity and true cause. Furthermore, it is clear from the response from Rushen Parish that this is land that they are keen to keep hold of, and in my opinion have all rights to.

The general facilities in the south of the island are used and shared by all. Instead of approving the extension of Port Erin it is clear that the current system of local authorities and commissioners needs to be reviewed as currently the distribution of local rates is not fair as the difference in cost is vast over such a small area. The residents of Port Erin, Port St Mary and Rushen (and in many cases Arbory, Castletown and Malew) each use each other's facilities and so the rates of maintenance should be divided more equally amongst all the residents in the south of the island.

To conclude, I place on record my objection to the proposed expansion of Port Erin Commissioners to encompass the whole Ballakillee development. If the application for expansion is approved I would expect a report which explains in detail the reasons behind the decision and, based on Criteria 5, how the decision would be an advantage to myself, my neighbours and other Rushen residents, directly and indirectly.

Yours Faithfully,
Amy- Jayne Clark

25 SEP 2018

RESPONSE FORM-

PROPOSED PORT ERIK (BOUNDARY EXTENSION) ORDER RECEIVED

[if submitting this response form by post or email then please return to:
Local Government Unit, Department of Infrastructure, Sea Terminal, Douglas, IM1 2RF or
email: LocalGovernment@gov.im]

What is your name?

ADRIAN TINKLER

What is your email address?

When you enter your email address you will automatically receive an acknowledgement email when you submit your response.

Email address (required):

[Redacted email address field]

Are you responding on behalf of an organisation? No.

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[Redacted organisation name field]

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QUESTIONS

(please ensure to complete the section above before answering the below)

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- Yes No

2. Do you live within the proposed extension area?

- Yes No

3. What are your views on the proposal?

Please select only one item

- I object to the proposal
 I am supportive of the proposal
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- Yes No

5. Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

- Yes No

I am not in favour of the proposal. My thoughts on it are as follows:

- **Unnecessary & premature:** I feel that changes to the LA Act 1985 as it stands, following public consultation earlier in the year, would better address the matter of delineation and setting of boundaries for LA's. Paragraphs 3.16 and 3.23 are relevant. Accordingly the cost, time and effort expended on the consultation, enquiry, drafting of documentation for Tynwald is arguably both wasteful and unnecessary.
- **Un-neighbourly:** It is likely that the proposal will be detrimental to the working relationship between Rushen Parish Commissioners ("RPC") and PEC and it appears to many to be motivated largely by financial considerations. Although the terms of reference of the Enquiry stipulate, bizarrely, that any decision arrived at must not take into account financial implications, the loss of income to RPC is obviously of much greater significance than the commensurate gain to PEC. The LA Act consultation rationale implied in clause 3.2 that Joint Board entities, where LA's can work together should be encouraged. The Boundary Issue does little to advance this principle.
- **Disruption and unfairness to settled residents with Rushen:** the financial impact should the boundary extension be successful will have a significant adverse affect on such residents, not just in terms of the differential in LA rates (98p to £3.04p, a 310% increase) but also by virtue of the additional Sewerage rate which replicates the LA rate. A property in Rushen with a rateable valuation of (say) £200 will pay 98p x 200 = £196 plus a further £196 in the Sewerage rate, totalling £392. Utilising the PEC rate of £3.04 the cost rises to £1,216. Furthermore there are 66 properties involved. This begs the question as to what the common sense or practical rationale for any change actually is. There is a contention that the Rushen ratepayers in the area under review are enjoying facilities in Port Erin without having to pay towards them, but the same is true of all other Rushen ratepayers and those in Port St Mary and Arbory as well. The change proposed is penal for those involved, given the fact that when the original planning application was made there was no suggestion of a future redrawing of the boundary, and no basis for an appeal now other than perhaps by an expensive *Doleance* pleading.
- **No extension provided for in Southern Area Plan:** The relevant site is No. 23, in particular fields 411529 and 414546. Also Map 2 of the Landscape Assessment is relevant. There is obvious reference within the Plan to Rushen and Port Erin and the separate boundaries are clearly marked. Nowhere, to my knowledge, is there any mention of a boundary extension and the tenet of the Plan was that both RPC and PEC would work together regarding the development of residential and sports facilities. Howard Quayle in his preface to the Plan stated that it was a "clear and precise planning framework for the South". I question the need to consider a modification that was not raised during the lengthy consultation period of the Plan and to my knowledge not raised at any public meetings, some of which I attended, in the early stages.
- **Irrelevant:** I believe the matter is arguably an irrelevance to Tynwald and Government, given what I feel are more pressing economic and social matters of national

importance. The boundary debate and outcome provides little of tangible benefit to the area, other than a relatively modest increase percentage-wise in rates income to PEC.

- **Rates reform:** Presumably Government will at some time soon undertake a comprehensive review and reform of the rates process as it is clearly no longer fit for purpose. This could have a significant bearing on LA's in their current form, income streams and benchmarking of efficiency or otherwise of key services. It is not unreasonable to respectfully suggest that the boundary extension argument could prove to be redundant or premature, looking ahead to what might unfold.

My responses to the Consideration criteria as set out is as follows:

- **(1): disagree** - If the "one community" argument was to be valid, there would be a seamless outcome. As it stands, the primary school, Southlands, Ambulance Station, Sheltered Accommodation complex, GP surgery and new Southern Nomads project, all within yards of each other, are shared between Rushen, Port Erin and Port St Mary and will remain so, even with the boundary change. The anomaly is self-evident.
- **(2): as per (1) above, this is a very thin argument.**
- **(3): Disagree with the "overspill" argument.** The development from the outset was clearly contemplated in the Southern Area Plan, one that all sides bought into at the time, as being a joint or shared development.
- **(4): there is a clear physical connection between the two parts of the development.** However RPC could have equally claimed "balance of advantage" and sought "rectification". The fact that they did not consider this at any time stands to their credit.
- **(5): This does not hold water.** There is other land available in Port Erin that could be developed, were a developer interested. If PEC at the time were aggrieved that "injury is suffered" by virtue of the absence of available alternative land when the development was first mooted then they should have sought to have this formalised during the lengthy consultation period prior to the Southern Area Plan being finalised.
- **(6) It comes as no surprise that I consider that the balance of advantage argument is unsubstantiated given my earlier comments.**

Finally I find reference to s6 of the Local Government Act 1985 odd, insofar as I can find no reference to this criterion in s6 and I would welcome clarification.

Adrian Tinkler
Port Erin Commissioner (2016-)
Rushen Parish Commissioner (2001-2012)



[REDACTED]

[REDACTED]

I realised that I had made a calculation error with my figures relating to the Sewerage rate of 98p. As this is the same rate as the Rushen rate I assumed the sewerage rate was variable for each LA, which of course is not the case [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

N/A

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

Yes

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

Yes

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

Yes

Q6 Please provide any additional comments you might wish to make

Please respond:

We wish to object to the proposed boundary extension as we feel that we would see no additional benefit to our household other than the refuse collections would change from weekly to fortnightly.

We are a family of four with two young children who attend Rushen Primary School (within Rushen Commissioners' area), and we find the fortnightly refuse collection of our one bin is more than adequate, as we try to recycle as much as we can by making weekly trips to the Southern Amenity Site (also within Rushen Commissioners' area). We do not feel that a weekly refuse collection would justify the potential annual increase in rates of circa £230 p/a, as confirmed to us by Port Erin Commissioners.

Our biggest concern is should the boundary extension be approved, what would this mean for our address?

At present we fall under the postal code of Port St Mary, but under the catchment area of Rushen Commissioners. We contacted Port Erin Commissioners on 14th August to query whether our address/ postal code would change to Port Erin should the proposed extension be approved. The response received was as follows;

"We are awaiting feedback from the Post Office, but will let you know if we hear before the consultation closes. If you wish to submit your views online and highlight those concerns, at least they have been captured for consideration."

We have heard nothing further and assume that a decision has not yet been reached.

Should the proposed boundary extension be approved, it would not make sense for our address to remain as Port St Mary as it would seem that major reason for the proposed change is that Port Erin Commissioners feel "the promoters' area and the area/s sought are really one community".

Upon reading the published consultation documents, we feel that the impact the proposed boundary extension would have on the residents of the sought area has not been very well thought out, especially if this rather major point in relation to the addresses of the residents in the sought area has not yet been considered or indeed decided.

Should our address change to Port Erin we, as with the other affected households, will need to change our address with various places such as Banks, IoM Land Registry for property Deeds (we understand there may be costs associated with making changes to the title register), mortgage providers (we are unsure whether this would cause any issues with the mortgage underwriters, and whether there would be any associated costs), utility companies, credit card companies, IoM Government departments (driving licence, vehicle licensing etc.), and insurance companies which are likely to charge administration fees for policy amendments.

In addition, when we first moved to the property it took a number of months before our address became registered with the Post Office (UK and Isle of Man) which made online purchases near impossible until the address became fully active.

We feel that a change of address would have a significant impact on the affected households, but should the proposed extension go ahead and the address not change to Port Erin, it would be a contradiction to Port Erin Commissioners' rationale for the proposal.

It would be helpful to understand whether any address change would be automatically updated with all IoM Government departments, and any actual costs incurred on the households as a result of the potential imposed address changes, be reimbursed to the households.

We will now provide our observations in relation the queries detailed in the letter dated 25 July 2016.

a) That the promoters' area and the area/s sought are really one community

It is unfortunate that the site spans two different areas, but this will happen when areas become densely populated if there is little land remaining. Why do we not fall under the remit of Port St Mary Commissioners as we have a Port St Mary address?

b) That there is community of interest in all or most public services, social agencies (for example schools, doctor's surgery/ies, recreation areas and community halls) and communal requirements of the future

The comments provided do not seem to be accurate as the school and its playing fields, and the doctors' surgery falls within Rushen Commissioners' area. The medical facilities fall within Rushen and Port St Mary's areas, rather than in Port Erin. In addition, part of the community centre and dentist which are referred as being immediately adjacent, appear to fall within Port St Mary Commissioners' area, thus making this statements rather misleading.

As we have a Port St Mary address, all missed Post Office parcel deliveries are sent to Port St Mary Sub Post Office for safe keeping, and collection. We also tend to use Port St Mary Co-Op for sundry food items as we feel it is easier to call there on the way home rather than going into Port Erin, and we get weekly food deliveries from Tesco.

A potential address change from Port St Mary to Port Erin would no doubt result in a loss of revenue for the Port St Mary Sub Post Office for parcel collections, and there may well be a potential reduction in footfall and income to the other establishments in the area.

c) That the area sought is an overspill or outgrowth of the promoters area

The only vehicular access to the new development is via the two roads which fall within Rushen Commissioners' area. Despite the comments alluding to it being an extension or overspill of the Ponyfields development, there is no direct vehicular access to the Ponyfields development or Port Erin. In addition there is only one footpath linking the development to Port Erin via the Ponyfields development, which again falls within the current Rushen Commissioners' area.

We understand that the original planning application has change somewhat, due to the change in demand for certain specifications of dwelling, which is not unusual for a housing development as the developers aim to meet supply and demand. It would seem that the majority of the dwellings which fall within the current Rushen Commissioners' area are larger houses, with a number of social and first time buyer houses falling with the Port Erin boundary no doubt making the Rushen area properties very attractive to Port Erin from a rates revenue perspective.

d) That wherever possible clear physical boundaries are followed

The comments here seem to be a little misleading as there is clearly no "green gap" between Port St Mary and Port Erin and no clearly defined "green gap" between Port St Mary and Rushen, on the maps. It may seem a little radical but would it not have been better to have a complete review and move the three boundaries so that they run along the four roads intersection? This would seem more sensible and clearer, which this point is attempting to make. Port Erin Commissioners would then be responsible for the maintenance of the only access roads into and out of the development, which if the proposed boundary extension goes ahead would continue to fall under Rushen Commissioners' area.

e) That there is insufficient acreage left for the development of the promoters' area within its borders and injury is suffered thereby

This just appears to be an attempt at land grabbing by Port Erin as they have no further land available for development within their area.

f) That the balance of advantage lies in the acceptance of the scheme though it may generally be admitted that they are sought may be valuable in various ways to the Local Authority by whom they are now governed

Should the proposed boundary extension be approved, there would indeed be a loss in revenue for Rushen Commissioners which they may look to recover the shortfall by increasing the rates for other households within its area.

The biggest issue for us would be the unknown potential costs involved with changing our address. We feel that some key areas which will have a direct impact on the households affected have not been properly thought through and considered.

It would also seem more sensible to have just one southern area local government rather than multiple, for such a small area.

Finally, it is somewhat disappointing that this matter had not been resolved before we moved into our house nearly 4 years ago as a lot of time, money and government resources would have been saved if it had.

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

[REDACTED]

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

Yes

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

Yes

5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

When we moved into our home at [REDACTED] Ballakillee Road, [REDACTED] October 2014 [REDACTED] residents of the Ballakillee Estate.

We had originally signed our memorandum of sale with the developer [REDACTED] March 2014 and the completion certificate on our home was issued [REDACTED] October 2014.

We note that the Area Plan for the South was adopted by the Department of Infrastructure and approved by Tynwald on 20 February 2013, having been in development and discussion since July 2008.

(https://www.gov.im/media/1065362/final_area_plan_for_the_south_-_written_statement.pdf)

We therefore find it disappointing that Port Erin Commissioners took until 16th October 2014 to make an application for an extension of the Port Erin Boundary to include the whole of the Ballakillee Estate.

The reply from the Department of Infrastructure to the Commissioners was dated 25th March 2015, setting out a clear framework of what the Commissioners needed to demonstrate. What this letter failed to do was to provide a timeframe for response. Port Erin Commissioners response was dated 25th July 2016, over a year later. This hardly demonstrates that this was a pressing matter for Port Erin Commissioners. A cynic may wonder if they were waiting to see how well the developed properties sold before deciding whether to continue with their application and what could be an expensive process of an inquiry. We don't know the figures, but by 2016 a number of the properties on the Estate were sold and occupied.

We understand that Port Erin Commissioners right to bring about this enquiry lies in the Local Government Act 1985. This legislation is now 33 years old. In this period the Isle of Man has seen its population increase. The Government is trying to attract further residents, and a number of new estates are proposed to ensure sufficient housing. Surely given all of this, the legislation allowing local parishes to land grab from other parishes is outdated. The law doesn't protect homeowners giving them no certainty as to if their home will remain in one parish or be "acquired" by a neighboring parish. As we have Area Plans which are reviewed and agreed, surely the law should allow parish's a set timeframe from agreement of the local plan to request movement of boundaries. So all such decisions are made well before residents move in, giving them certainty as to where the home is located!

In formulating this response we have spoken to our local MHK and the Clerk for Rushen. Surprisingly we have heard nothing from Port Erin Commissioners, which is in itself disappointing, given the idea that the Commissioners want us to be part of "their community."

One of the discussions we have had, and lacking any information from Port Erin Commissioners as to what a change of parish will entail, (aside from an increase in rates), is the impact on our address. As we said previously, our address is at Ballakillee Road, [REDACTED]. Would a change to Port Erin mean a change of address? We have had different views from different people. Its not clear. If we were required to change address, who will fund the time of having to contact all the relevant people, insurance (homes, cars, travel etc), doctor, dentist, our house guarantee, bank documents, deeds at the registry, we could go on. In addition to this my address would need to be updated at work [REDACTED]. Why should my firm foot the bill (the time required to file all the necessary forms etc) for such changes?

There are certain criteria to be considered for the Boundary Extension. We comment as follows:

1. That the promoters are and the area/s sought are really one community.

Given the response to question 2 below and that the estate is almost one self contained area there is an argument that the "community" is all part of Rushen. Indeed when we moved into our house in October 2014 the only houses occupied on the estate were in Rushen. We have felt part of the Rushen community from day one.

The Mount Murray Housing Estate could be argued as one self contained area, however it is in both Braddan and Santon. The homes in the Estate are in one of those two parishes. Given the existing precedent its unclear why this criteria should be included.

2. That there is a community of interest in all or most public services, social agencies and communal requirements of the future.

On review of the local plan, both Rushen School, the Doctors and residential home are in Rushen not Port Erin. The amenity site is in Rushen. We use all of these (aside from the school and residential home). These are all Government provided services and used by residents in both Rushen & Port Erin alike. As the estate is equidistant between both Port Erin & Port St Mary we have retail outlets in both ports and are certainly not limited to those in Port Erin. The recreational facilities for the estate including playing fields and public spaces are all to be created on land owned by Rushen Commissioners. The boundary change could have a detrimental effect on these as Rushen may be unwilling to provide these facilities to an estate not in their parish.

3. That the area sought is an overspill or outgrowth of the promoters area.

You could respond to this in the same way as question 1. Port Erin has a collection of shops so it is certainly easy to argue all the surrounding areas are an extension, but then that's not a fair question, when Rushen doesn't have a commercial area so its harder to say there is an outgrowth from this. Its clear these homes are an outgrowth from Rushen, being next to the School and doctors and fire station. As the two parishes abut each other there is no clear overspill. We would argue that this estate is not an extension of the Pony Fields estate; that estate having been completed over 20 years previous and by a different developer, with a totally different layout and feel.

4. That, wherever possible, clear physical boundaries are followed.

Its fairly clear which houses fall into Port Erin and which into Rushen. Are all Parish boundaries clear physical boundaries? If not, then should this test apply here? For instance on the Colby road the Parish changes from Arbory to Rushen as you drive along the road. There is no distinct break from one Parish to the next. This is further shown in Mount Murray being in both Braddan & Santon parishes and also the Cooil Drive area of Braddan abutting to Anagh Coar in Douglas.

5. That there is insufficient acreage left for the development of the promoters area within its borders and injury is suffered thereby.

There seems to be far more land available in Port Erin to be developed as opposed to very little land in Rushen.

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 valued in various ways to the local authority by whom they are now governed.

The balance of advantage should lie with the homeowner who wants consistency in the services to the home they purchased, in the parish it was built in. Any advantage to Port Erin Commissioners would purely be monetary. They have no interest in community or they would have taken the time to explain to homeowners the benefits of the change. As they have not communicated anything to homeowners, one can only assume there are no benefits to the homeowners. The benefits would be solely to Port Erin Commissioners in terms of the additional monetary value of the 66 homes it will charge rates to. These rates will mean street lights being left on till 2am rather than 12pm, is this necessary (?), and bin collections weekly as opposed to every 2 weeks (we don't need this as we are fine with once every other week and it goes against encouraging recycling). Therefore the only benefit is a monetary benefit to the Commissioners which the Inquiry is unable to consider. Can the enquiry consider the financial impact of the rate change on homeowners, with budgets or change that wasn't anticipated, or budgeted for.

Overall the questions above should really be reviewed on the basis of both Parish's, i.e. the impact of Port Erin gaining the homes, and Rushen loosing them. They seem one sided, giving here Port Erin commissioners a right to reply and not looking at the same impact for Rushen.

Introduction

1 What is your name?

Name:

Julie Fletcher

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you can publish my response in full

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

Yes

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

Yes

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

Yes

Q6 Please provide any additional comments you might wish to make

Please respond:

Question 5 is a rubbish question. How can you have two questions in the same question which are likely to solicit opposite answer?

Main access to the development is from Rushen. There is no access to the development from Port Erin. Therefore Rushen ratepayers will meet the cost of signage, weed control, dog fouling, and street lighting on any or all the approach roads to the development.

All the facilities mentioned by Port Erin are really not in Port Erin. Such as School which is in Rushen; Medical Centre which is in Port St Mary.

Reference to banks is outdated, and within the next few years Port Erin will most likely have no dedicated banks facilities other than in sub-branches. Post Office may be closing.

Number of retail outlets will certainly continue to decline in accordance to all national trends.

All this points to a decline in revenue for Port Erin and the Board, who must see this as an opportunity to increase the number of housing stock and subsequent rateable income from within their proposal.

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I am supportive of the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

Yes

Q6 Please provide any additional comments you might wish to make

Please respond:

It is reasonable that residents in an estate should be paying equitably for the services provided.

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

Yes

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

Yes

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

I am more than happy of the services provided by Rushen Commissioners.

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

[REDACTED]

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

Yes

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

Yes

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

Yes

Q6 Please provide any additional comments you might wish to make

Please respond:

Quite frankly this appears to be nothing more than a money grab on behalf of Port Erin commissioners. As the home owners will be out of pocket, by almost double our rates I believe and in turn will have fewer amenities available.

Port Erin have stated that they want all the services to be within their district, but the primary school is within Rushen as is the doctors surgery. The local dentist is also within Port St Mary as is our local post office. The only thing that is within their area is the IOM Bank, which they can hardly take credit for and the public library, neither of which we use.

Rushen commissioners are small and we have had no complaints about the services we receive. They pay to maintain footpaths which my family use and they have stated that the fields adjacent to the Ballakilley development will be developed into playing fields that I fully support.

Port Erin do maintain some green spaces and is very popular with people visiting in the summer. That being said I do not know where they can possibly spend all their rate money. Have they been audited. Are they wasting money on administration. Who are they accountable to? How do they justify being twice as expensive, given that there are so many new properties within their catchment.

Port Erin provide a weekly bin collection, however we as a family recycle all that we can, so our bin is never full within the two week period (That is with two small children in disposable nappies).

I think it is clear by my earlier sentiment that we wish to remain within Rushen. Frankly this boundary issue should have been resolved before people had moved in and budgeted large expenses such as rates. It is wholly unfair to ask people to pay more for lax decision making on behalf of local government. Do we wish to be part of Port Erin, categorically NO! We will be both financially worse off and have reduced amenities with regards to the playing fields.

Introduction

1 What is your name?

Name:

2 What is your email address?

Email:

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

Yes

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

Yes

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

Yes

Q6 Please provide any additional comments you might wish to make

Please respond:

We moved into one of the new homes on the Rushen side of the estate in August.

When considering buying our house one of the most important factors was whether we could afford the running costs, including rates. It is grossly unfair on house owners to change the parish boundary when there is such a large disparity in the rates between the two local authorities. The issue, as Port Erin sees it, should have been addressed before the houses were built.

Port Erin's assertion that residents such as us use their services and should therefore pay for them is an oversimplification. We probably use more Douglas/Onchan services e.g the tip, Onchan Park as that is where we work. Should we therefore be paying Douglas rates too? And our rates already contribute to some services in Port Erin e.g southern tip and Port Erin library.

We bring money into Port Erin by using the shops, pubs, cafes, restaurants, railway station etc.

This is nothing more than a money grab by Port Erin. And it is no more logical than if Rushen had demanded the Port Erin side of the estate be taken over by them.

The whole issue of rates needs addressing island-wide and not by minor piecemeal boundary changes like this one.

Introduction

1 What is your name?

Name:

2 What is your email address?

Email:

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

[REDACTED]

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I am supportive of the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

I doesn't make sense that a housing estate is split across two parishes, it's just common sense they should be together. It should perhaps have been considered alongside the original planning application rather than left until this stage.

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

[REDACTED]

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

Yes

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

Yes

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

I strongly oppose the proposed extension to Port Erin's boundary line to include the area of the BALLAKILLEY estate in which I live. As discussed below this will in fact be detrimental to my family and I see little benefit in what appears to be an attempt to increase Port Erins income from rates revenue.

Firstly, and most importantly this will have a financial implication for my family and I; we have lived in our house since January 2018 and before moving have budgeted based on information available to us. The increase of rates in these times of ongoing inflation will put us under unnecessary financial stress. We have committed to a 10-year fixed rate mortgage amongst other considerations in order to stabilise our finances. We spent a great deal of time researching where to live and the position of our house being in Rushen was a factor in our decision to settle here.

There seems no benefit what so ever to residing within Port Erin; the bin collection every week is a ridiculous perceived benefit, we don't even fill our 'wheelie bin' in a fortnight, I suggest there will be no benefit what so ever. In fact we actively recycle and use the amenity site, which I believe is located within Rushen also. Rushen also provide an option to purchase an extra 'wheelie bin' for collection in any case.

In relation to the community aspects put forward in Port Erins application I feel these are not correct. The school our children will attend will either be located in Rushen or Port St Mary, not within Port Erin; I believe it will have little effect on community cohesion or other community factors should the extension be granted. Also it states that other amenities such as doctors surgeries, dentists, shops, banks and community halls have an impact and I believe they think this adds weight to their application. This is absolute nonsense; our postal address is Port St Mary, we use the post office in Port St Mary, as do we use the shops located in Port St Mary too. Port St Mary is of equal travelling distance from the proposed extension and it is of no relevance. Our doctors surgery and dentist surgery aren't in Port Erin either.

I do not consider the location of our family home as "overspill" to a Port Erin development! I am a Rushen resident and live on an estate shared by Port Erin residents, I am proud to be a Rushen resident and to contribute to such a beautiful parish. I like residents of other parishes on the island do enjoy spending time

in Port Erin; equally I welcome residents of other parishes to enjoy Rushen. By visiting Port Erin for leisure I spend money and contribute to the parishes economy; I do not feel that we have to be part of Port Erin just because we live closer to the beach than other island residents.

I understand Port Erin will not have a 'green gap' between Port Erin and Rushen; however this doesn't seem to have very much bearing on the boundaries already in existence. The area of extension is only fully bordered by Port Erin on one side and is surrounded by green space mainly on the other three sides; I feel this argument is weak at best and just an attempt to add weight to an already weak application to extend. With Rushen's plans to create recreational facilities directly next to the proposed extension area I feel this will be of great benefit to us. It would be wrong to have such facilities next to us kept by Rushen if we were part of Port Erin. There is already a clear boundary provided by roads within the estate; this sort of boundary is already present all over the island, the UK and in fact the world. I do not see the need to change boundaries based on this argument.

In conclusion I'm more than happy with the service that Rushen Commissioners already provide to my family. We have moved to Rushen purposefully and do not wish to become part of Port Erin; this will have a detrimental financial implication with no benefit at all. We very much consider ourselves Rushen residents and feel we are clearly resident within Rushen; we enjoy living in this beautiful parish and contributing to it. We believe that as a resident of the area subject to application that this will affect my family far more than anyone residing outside of the area; for this reason, I hope that more weight is given to our concerns raised within this response.

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

Yes

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

Yes

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

Yes

Q6 Please provide any additional comments you might wish to make

Please respond:

I purchased one of the affected houses from Dandara in November 2017. I have budgeted my income to take in account of current rates and their valuations.

I have tried to see both sides of the argument and I accept that people residing in Rushen parish will ultimately use Port Erin's facilities.

However this should have been negotiated before works commenced by Dandara as I am sure many other occupants would agree.

If the proposed extension should go ahead I think it is only fair that Port Erin Commissioners raise the rates of those affected incrementally.

Alternatively Rushen Commissioners could come to an agreement to assist with the funding of those facilities likely to be used by the sixty six properties.

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I am supportive of the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

[REDACTED]

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I neither object nor support the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

The question arises as to why - in all sense of reason, common sense and imaginative planning; including market research (the impact on demographic distribution) - the planning department could not see what was staring them in the face. I wrote to the, then Minister, at the initial stages - before a brick was laid - how this development would impact on the (Port Erin) community. the points I sought to emphasise being the impact it must have on the local school, the local surgery and the village infrastructure including its facilities; not least parking in the village centre.

People are only human after all and the new residents of Ballakillee are not going to trek to the centre of the Rushen sheading to take their kids to school, do their banking or attend church - these are all more conveniently and adequately provided for within the village of Port Erin. Rushen Primary school seems to be, however, something of an anomaly...

The response I received was, for all intents, a cop out: "the school's inbuilt 'permitted development would allow extra buildings to be erected, as needed" (no mention of increasing the number of teachers). the local surgery was deemed, it seems, to be large enough to cope with the extra load (we are now limited, already, to a maximum of 10 minutes per consultation...). The perceived extra demands on the village amenities was not even responded to. All in all, my concerns were effectively dismissed and now we see the whole thing given its full impact: all of the Ballakillee development is to be incorporated into Port Erin. But, even if it isn't - by some perverse change of strategy - the impact of its close proximity will remain, forever.

What, of course, the Port Erin Commissioners "gain" from it is increased revenue, through the rates, about which the residents are distinctly unhappy. Is this increased revenue going to be spent on expanding the school? But, I forgot; that's in Rushen Parish, isn't it and not, thereby, Port Erin's worry or responsibility...? It is apparent to me - but I may be wrong - have certainly not heard to the contrary - that the residents, themselves, were not individually canvassed for their opinion. If they were, whoever carried out that exercise certainly kept it close to their chest. But, frankly I don't believe the opinions of the residents were considered at all...but, again, I may be wrong.....?

How the increased population of Port Erin will be accommodated is yet to be revealed: let us hope Port Erin Commissioners have some "master plan" yet to be unveiled.

Introduction

1 What is your name?

Name:

Alan & Chrstine Crowther

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

None

4 May we publish your response?

Yes, you can publish my response in full

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

Yes

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

Yes

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

Yes

Q6 Please provide any additional comments you might wish to make

Please respond:

Port Erin Commissioners boundary extension proposal

We write to express our objection to the proposal put forward by Port Erin Commissioners to extend their boundary to include our property at [REDACTED] Ballakilly. Should this extension be granted we would find ourselves on the perimeter of Port Erin, whilst our neighbouring property is in Rushen. (Rushen Primary school directly opposite and Southlands adjacent).

The facilities we (and future occupiers of this property) use are on our doorstep i.e. Rushen Primary School, the southern amenity site, doctor's surgery, Rushen Parish Church and church yard. We are almost equi-distant to Port St Mary and Port Erin, often using the facilities in Port St Mary of a convenience store, post office, chemist, cafes/restaurants and a seaside promenade, all served by a convenient car park.

In their letter of 25 July 2016 the Port Erin Commissioners state that the whole of the Ballakilly development will make use of the same facilities, all of which are immediately adjacent to the development. Whilst this is true, the commissioners fail to mention that most of these facilities are in Rushen and used by Port Erin residents. The commissioners also state that the closest retail outlets are in Port Erin, an argument which as mentioned above, we do not believe is completely correct. The annexation of the Ponyfields development adjacent to Port Erin does not set a precedent for a residential area on the periphery.

We therefore cannot see any benefit to our property becoming part of Port Erin and arguments regarding a sense of community can hardly apply to us when we are not at the heart of Port Erin and have as many if not more neighbours in Rushen. We understand that the cost of our annual rates will increase materially if we are moved into the Port Erin boundary and the only additional services that appear to be provided by Port Erin Commissioners is weekly emptying of our dustbins, a benefit which is not proportional to the rates increase and unnecessary. It is unreasonable for householders to be faced with a material increase in their living costs without some form of material benefit.

If Port Erin Commissioners really have something to offer us as being part of their parish then they need to spell it out for the residents of Ballakilly to consider,

which they have not. The 66 residential properties should be given the right to a poll on this proposal as they are the ones who will bear the cost both as rate payers and tax payers.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

C

C

Introduction

1 What is your name?

Name:

Howard and Jean Wray

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you can publish my response in full

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

Yes

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

Yes

Q6 Please provide any additional comments you might wish to make

Please respond:

Re: Ballakilly Road [REDACTED] We have lived here since November 2014, having bought the house fully in the knowledge that it was in Rushen Parish. We have been very happy with the service provided, and still are. Everything was made very clear at the outset as to which Parish people would be in and the contractor went to great lengths to get the streets and names appropriate to the boundary. If there was to be changes these should have been made clear at the beginning. This appears to be no more than a money grabbing exercise which will double our rates, with absolutely no benefit to us, who use facilities Island wide. Rushen Parish need the rate money for the recreational facilities to be provided, which will benefit the whole area. Another point is if an all Island rate comes in this will nullify the whole idea. PLEASE LEAVE THE BOUNDARY ALONE.

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

[REDACTED]

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

..

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

No

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I neither object nor support the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

All boundaries should be redrawn for the implementation of North / South / East / West public authorities.

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

Non

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

Yes

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

Yes

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

I am a new resident of rushen and purchased my house because it was in Rushen! I do not want to be Port Erin! We have all the Rushen services (school etc) on our doorstep so I fail to see how we can become port Erin when it's Rushen that provides all our services.

Had I known this, I would not have purchased my house. It's totally unfair!

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

[REDACTED]

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

Yes

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

Yes

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

Wouldn't it be great if we could all just take over a piece of land to suit ourselves, maybe to make our garden bigger, maybe to gain better views, or to say that we own a lake, or some feature. But, of course, we can't. The land in Ballakilly that belongs to Rushen, has always belonged to Rushen and therefore, I cannot see why on Earth someone should come and decide they would like to run it. Gaining more rates aside, there is really no advantage to Port Erin Commissioners, therefore, this must be a money grabbing exercise.

I own a buy-to-let property on the estate, but am also a Rushen resident. I currently have my own bins emptied every other week, and even then, with a household of 4 people, never have an over-flowing bin. Naturally, I recycle as much as I can, which helps. Our tenants on the estate appear to have no problems either.

As for other facilities, Port Erin Commissioners really don't offer massive events for only PE residents: when I lived in Malew, I attended the fireworks in Port Erin, and belonged to the Castletown Library (where I still go!). My Doctor is in Castletown, my dentist in Port Erin. I even go north of the border to Ramsey and Laxey for events! The primary school sits in Rushen - maybe Rushen Commissioners should be paying a hefty fee towards use of the school for their residents, or maybe they will suggest that they should land grab the school too.....

Leave the estate alone: if Port Erin want to get more money in the coffers, there are better ways of doing it - maybe get the bins emptied once a fortnight!!!!!!

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

n/a

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I neither object nor support the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

n/a

Introduction

1 What is your name?

Name:

Frank Harrison

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

Mr

4 May we publish your response?

Yes, you can publish my response in full

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

No

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

LA boundaries all over the Island are in illogical places for historic reasons. e.g. a property at Regaby sits across the junction of 3 parishes. I dare say there will be others which pass down the middle of roads leaving neighbours paying different rates and receiving slightly different services e.g. Patrick/German on the road outside the DEFA HQ.

I understand the logic of changing boundaries if an opportunity arises however it only seems to arise when one party sees an opportunity to increase their rates income.

I would prefer to see the discrepancies in services provided to neighbours dealt with by agreement between the adjacent LAs for one to provide the service and the other to reimburse the costs.

Movement of this boundary will set an interesting precedent and I'm sure some urban LAs will be watching with great interest.

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

No

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I am supportive of the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

Ballakilley is continuous with Port Erin. The sooner there are fewer local authorities, the better. The towns provide and pay for the main facilities.

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

If Port Erin take over the whole of Ballakilly, this will have impact on existing Rushen rate payers as rates collected will drop, this could cause services such as pavement clearing falling or rates for existing rate payers may increase in order to cover the shortfall.

Introduction

1 What is your name?

Name:

2 What is your email address?

Email:

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

Yes

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

Yes

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

1) I am extremely happy with all the services provided by the Rushen Parish Commissioners. It is good value for money.

They are a small outfit who look after their clients and maintain the cost of running the Parish within the an affordable budget while maintaining good services.

2) There is no need to increase the refuse collection to once a week as I rarely need even the bi weekly collection as myself and my tenants take most of our refuse to the Southern Recycling centre to be recycled, encouraged by the bi weekly collection.

This is environmentally friendly.

The increased cost of a weekly collection is an extra expense for a redundant service.

3) Larger government bodies become expensive and top heavy, increasing the costs.

4) I use the library both in Port Erin and Douglas so the increased cost of being within the Port Erin boundaries has no benefit to me.

5) This seems to me to be a landgrab to increase their revenues and I strongly oppose this move.

e

6) One should probably look at their finances to see if they are running a deficit and this is the motivation behind this move.

If there were agricultural land with no houses built on it which will generate more revenue for Port Erin Commissioners would they be so keen to acquire this land?

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

NA

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

No

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I am supportive of the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

Yes

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

Yes

Q6 Please provide any additional comments you might wish to make

Please respond:

The residents of the proposed extension area effectively use Port Erin as their local authority, the current situation is unfair both to the residents of Port Erin who are having to shoulder the burden of cost on behalf of the residents of the extension area and the residents of the extension who are currently excluded from the democratic process in Port Erin.

Introduction

1 What is your name?

Name:

Derek Cain

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

Mr

4 May we publish your response?

Yes, you can publish my response in full

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

Port Erin has had a number of substantial developments within their boundary over recent years and with the subsequent increase in rate able income, but I do not feel that the income has been used to improve things for their existing rate payers. I would agree the village is kept tidy and the beech and glen are always in good order but they have the rates from the shop keepers and businesses and well as their residents to pay for it. The steam train brings scores of tourists to the village for as far as I know no cost the Port Erin ratepayers.

Rushen commissioners have for a long time made contributions to the Herdman library and a donation to the November firework display which is enjoyed by all not just Rushen and Port Erin rate payers. The only difference to residents of the new estate if this land grab is allowed to go ahead will be weekly bin collections which in these days of recycling will I feel be a backward step .

I feel strongly the proposed land grab should not be allowed to go ahead.

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

No

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I am supportive of the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

It's purely common sense to change the boundary.

Introduction

1 What is your name?

Name:

2 What is your email address?

Email:

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I am supportive of the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

Introduction

1 What is your name?

Name:

John Newsam

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

Home owner

4 May we publish your response?

Yes, you can publish my response in full

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

Yes

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the Inquiry (once a date has been set in coming months)?

Yes

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

Yes

Q6 Please provide any additional comments you might wish to make

Please respond:

If the boundary extension is successful then this will represent a considerable loss of income for the Parish of Rushen and restrict the scope in which further facilities for the parish can be developed.

Introduction

1 What is your name?

Name:

2 What is your email address?

Email:

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

Yes

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

Yes

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

We object because changing an already existing boundary will add no benefit to us whatsoever.

We are very happy with a refuse collection once every fortnight as we recycle a large part of our rubbish so changing to a collection on a weekly basis can not, in our view, justify a heavy rate rise.

Also we would like to stay within the smaller Rushen authority and help support Rushen, especially when it is Rushen who are trying to develop more recreational facilities in and around the Ballakilley estate, this is very important to us as we are a family with a young child.

Not to mention our child will be attending Rushen primary school from September.

We use the Southern amenity tip, we only use online banking (not the bank in Port Erin) and have only used the post office in Port St. Mary.

Not to mention why should we now have to go through the rigmarole of changing our address.

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

None

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

Rushen Parish Commissioners were fully involved in the planning process for the Ballakilley estate. They rightly expected that they would receive rate income from the homes within the Rushen parish boundary with the resultant funds being available to assist with costs for the work they carry out in the whole parish. If the boundary extension goes ahead the burden will fall on the households remaining in the parish.

If approved there is a good chance it would open the door to future extension applications from both Port Erin and Port St Mary and eventually Rushen would become so fragmented that its identity would be lost.

Introduction

1 What is your name?

Name:

David Jepson

2 What is your email address?

Email:

3 What is your organisation?

Organisation:

Home

4 May we publish your response?

Yes, you can publish my response in full

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

Yes

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

I moved to the Island in March from the Mainland. Before the move the Rushen Commissioners were quick to respond to any queries I had. Since I have been in Ballakillee they organised delivery of a refuse bin immediately when we advised them of a moving in date. First signs are that they are an approachable responsive Authority, far better than we experienced with our previous Council in England.

I do not know the background to the reasons for Port Erin proposals. However Port Erin Commissioners must have been aware of the split of properties between Commissioners when the Planning Application was made and granted, and presumably no objection was made then by them. In my view it was then that a change should have been made but the chance was not taken.

The development of sports pitches in Rushen will benefit Port Erin also, as do the facilities that both Authorities are responsible for.

What is noticeable, being new to the Island, is the large number of different Authorities that exist, and any inquiry would be better served reviewing the Island as a whole.

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

[REDACTED]

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

Yes

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

Yes

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

As services Port Erin residents use reside in Rushen, including the Doctors surgery, Rushen Primary and the residential home, I believe it is fair that they should also benefit from the extra funding from the new residents in Bailakillee.

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

Yes

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

When I purchased the house, I done so as part of the Rushen - my legal documentation has the property under Rushen.

I am a first time buyer and have purchased the property alone. Should Pt Erin take over the full estate, this will have a considerable impact on my rates, and therefore my budget requirements as a sole homeowner.

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I am supportive of the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

Merge Rushen, Port Erin & Port St Mary (probably add in Arbory too) for a 'Southern' LA.

We do not need the added management expense or difference in rates etc. Lots of funds could be saved by having one set teams across all areas, and not contracting out services in others smaller LAs.

Its ludicrous in this day of austerity & 'savings' not to take this opportunity to address a larger issue!!

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

No

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I am supportive of the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

The local authorities of Rushen, Port Erin and Port St. Mary, as a minimum, should be forced to merge. This would create a bigger local authority which would optimise use of ratepayers' contributions. The workforce could be more task-specialised. Buildings, vehicles and plants could be pooled and the extra ones disposed of. Lastly, there would be fewer layers of government and thus less administrative work.

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

[REDACTED]

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

Am concerned the costs of a reduced Rushen will increase & spread across remaining Rushen ratepayers. Also loss of potential increase in income for Rushen & opportunity to reduce / preserve existing rates.

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

Yes

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

Yes

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

I live at [REDACTED] Ballakilly, [REDACTED] and I object to Port Erin commissioners taking control of the Ballakilly development. It is unfair to allow us to buy a home in a proposed area and then decide to change it. Rushen commissioners deserve a fair share of payments.

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I am supportive of the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

I wholeheartedly endorse the submission by Port Erin Commissioners. As a current Port Erin resident, and a previous homeowner adjacent to the new development, I can absolutely confirm

1. that the promoters' area and the area sought are really one community;
2. that there is community of interest in all or most public services; that the area; and,
3. that the area sought is an overspill or outgrowth of the promoters' area.

The change would still leave, and indeed improve, the boundary between Port Erin and Rushen and be a logical progression to the general public. Granted the residents of the new estate on the Rushen side will feel aggrieved in terms of rate levels, given that, in effect, they are having the benefit of being in Port Erin whilst paying lower Rushen rates is perhaps an inequality they will come to terms with over time.

Thank you.

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

N/A

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

Yes

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

Yes

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

Yes

Q6 Please provide any additional comments you might wish to make

Please respond:

I have checked that I live in the area as my partner and I will be moving to a home on [REDACTED] once it is completed in December 2017. Currently we reside overseas, but as this is of great interest and relevance to our lives, either my partner or myself would be willing to make the journey to meet and discuss the boundary dispute.

One of the reasons that we chose our property was the reasonable Rates, and our main concern is that if our home is moved to Port Erin the rates will rise substantially. As newcomers to the Island, we will naturally not be able to work as non-Isle of Man Workers and we have savings to afford supporting ourselves for the five years until we can work, but are concerned that higher Rates could make the difference between living comfortably or on a shoestring.

We are not completely opposed to the boundary change, as long as Rates remain reasonable and, ideally, any changes would be gradual (ie: certain % increase over a few years) so that we can adapt.

Introduction

1 What is your name?

Name:
Steven

2 What is your email address?

Email:
[REDACTED]

3 What is your organisation?

Organisation:
Arbory resident

4 May we publish your response?

Yes, you can publish my response in full

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

No

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

I would say leave everything as it is or address the bigger issues around rates and boundaries for the whole of the south, or actually the island.

One commission/authority in the UK would manage more than the population of the island and they are currently combining to neighbouring authorities to save/share costs.

- the opportunity should be taken to review the southern boundaries in general
- port st mary continue to have on-going issues, and their commissions publicly state issues and question dis-banding
- southern commissions do share some services at present - i.e. swimming pool, recycling centre. why not just expand this to all
- i am an Arbory resident and found it took 8 weeks to get the commissions to cut a small piece of public grass next to my house (which hadn't been cut for 6 months +)
- rates being so different for such a small area is really difficult to accept
- duplication and inefficiencies
- multiple employment contracts being made, with subsequent pension liabilities for each individual commissioners

Final note, the questions above appear to have been written quickly without proofing, i.e. Q4 has two questions of opposite answers with one choice.

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

None

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I am supportive of the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

The extension of the boundary will improve consistency in services provided and provide a fairer rating system for residents. The residents are highly likely to use Port Erin services and amenities and should pay fairly and uniformly.

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

No

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

Although it 'makes sense' to move the Port Erin boundary I think it's completely unfair on Rushen parish and the people living in the relevant area of the estate.

If Port Erin commissioners had applied for this at the same time as the planning permission I would not necessarily object to it but there are people who have been living in Rushen for a year or more now and I think that PE rates are substantially more than Rushen.

Ultimately I think it would make sense to have a Port Erin, Port St Mary, Rushen combined area but I don't think that would ever happen!

Introduction

1 What is your name?

Name:

Richard flowers

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

ballakilley [REDACTED]

4 May we publish your response?

Yes, you can publish my response in full

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

Yes

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

Yes

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

Yes

Q6 Please provide any additional comments you might wish to make

Please respond:

This property was purchased from dandara the developer because it was in the district of Rushen and serious consideration was given to the level of cost involved. Had I been aware that two years later the cost of local authority land tax was going to double then I would not of purchased it. If money was no object then this would not be a problem but it is and a serious one at that.

People shouldn't be enticed to purchase property and in what seems such a short space of time be dealt this mighty kick in the teeth.

I feel this is a planing issue that should of been resolved before the properties were built so potential residents could clarify the living costs involved.

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

Yes

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I neither object nor support the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

Yes

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

The petty minded divergence in the local commissioners is astonishing. I am a Rushen ratepayer but have seen the small mindedness and lack of vision displayed by pe, Psm and Rushen as petulance of the highest order.

It is a nonsense to have people on the same housing estate paying different rates and being represented by different local authorities

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

No

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I object to the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

No

Q6 Please provide any additional comments you might wish to make

Please respond:

Instead of messing about extending boundaries the local authorities should be made to amalgamate together with port st mary.

Introduction

1 What is your name?

Name:

Charles Lewin

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you can publish my response in full

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

No

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I am supportive of the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

Yes

Q6 Please provide any additional comments you might wish to make

Please respond:

The Housing Act 1955 makes provision for a local authority to carry out a survey to ascertain if there is sufficient land within its area to provide adequate housing to meet the needs of the people of the authority.

I have not seen such a survey, but this would be the only zoned land to meet the needs of Port Erin residents for the next 10 years.

More importantly towns have failed to carry out the above. This creates a boundary where development is in a village and a parish.

This results in the unfairness when coming to set a rate for each area. People hold the opinion that the rating system is unfair. That's not correct, the unfairness comes in as in this case property owners will be paying considerable more if they live in the village when compared to the Parish. To remove this unfairness then the new development should be included into the boundary of Port Erin.

Introduction

1 What is your name?

Name:

[REDACTED]

2 What is your email address?

Email:

[REDACTED]

3 What is your organisation?

Organisation:

4 May we publish your response?

Yes, you may publish my response anonymously

Questions

1 Do you reside in the local authority area of either Port Erin or Rushen?

Yes

2 Do you live within the proposed extension area?

No

3 What are your views on the proposal?

I am supportive of the proposal

4 Do you wish to attend the inquiry (once a date has been set in coming months)?

No

Q5 Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

Yes

Q6 Please provide any additional comments you might wish to make

Please respond:

Content to rely on written submissions.

It is a ridiculous scenario that residents of an estate can pay differing rates and whilst nominally they may receive differing services through the frequency of refuse collections, all are likely to avail themselves of the facilities in Port Erin.

I could however be argued that the whole estate go to Rushen who are clearly able to provide statutory services at a lower cost to ratepayers without the overheads associated by Port Erin and their excessive staff payroll.

RESPONSE FORM –

DOI
Sea Terminal
10 AUG 2018

PROPOSED PORT ERIN (BOUNDARY EXTENSION) ORDER 2018

RECEIVED

[if submitting this response form by post or email then please return to:
Local Government Unit, Department of Infrastructure, Sea Terminal, Douglas, IM1 2RF or
email: LocalGovernment@gov.im]

What is your name?

What is your email address?

When you enter your email address you will automatically receive an acknowledgement email when you submit your response.

Email address (required):

Are you responding on behalf of an organisation?

If yes, what is your organisation?

How we will use this information

Please note that **all** details and comments received (including any of your personal data that you supply to us) will be passed to the Chairperson of the public inquiry to assist with the determination of inquiry matters.

May we publish your response?

More information

- Publish in full – your first name and surname, organisation name, along with full answers **will** be published (your email will **not** be published)
- Publish anonymously – only your responses **will** be published (your name, organisation and email will **not** be published).
- Do not publish – **nothing will** be published publically (your response will only be part of a larger summary response document)

(Required)

Please select only one item

- Yes, you can publish my response in full
- Yes, you may publish my response anonymously
- No, please do not publish my response

QUESTIONS

(please ensure to complete the section above before answering the below)

1. Do you reside in the local authority area of either Port Erin or Rushen?

- Yes
- No

2. Do you live within the proposed extension area?

- Yes
- No

3. What are your views on the proposal?

Please select only one item

- I object to the proposal
- I am supportive of the proposal
- I neither object nor support the proposal

4. Do you wish to attend the inquiry (once a date has been set in coming months)?
(This is to assist in making sure we plan effectively for the public inquiry. In due course, the Department will issue another public notice setting out details of the public inquiry. If you wish to appear you will need to confirm this with the Department within any specified timeframes).


- Yes
- No

5. Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

- Yes
- No

6. Please provide any comments you might wish to make

We bought our home (on the Ballakilly estate, Rushen side) 2 years ago. We budgeted carefully taking into account rates. We think it would be terribly unjust to change someones address and for them to have to pay much higher rates which will very much affect our financial stability. This kind of matter should be made aware of to prospective buyers within new developments before properties are sold so they have a clear picture of additional rate expenses they may have to deal with.



RESPONSE FORM –

PROPOSED PORT ERIN (BOUNDARY EXTENSION) ORDER 2018

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- Do not publish – **nothing will** be published publically (your response will only be part of a larger summary response document)

(Required)

Please select only one item

- Yes, you can publish my response in full
- Yes, you may publish my response anonymously
- No, please do not publish my response

QUESTIONS

(please ensure to complete the section above before answering the below)

1. Do you reside in the local authority area of either Port Eira or Bushy Park?

- Yes No

2. Do you live within the proposed extension area?

- Yes No

3. What are your views on the proposal?

Please select only one item

- I object to the proposal
- I am supportive of the proposal
- I neither object nor support the proposal

4. Do you wish to attend the inquiry (once a date has been set in coming months)?
(This is to assist in making sure we plan effectively for the public inquiry. In due course, the Department will issue another public notice setting out details of the public inquiry. If you wish to appear you will need to confirm this with the Department within any specified timeframes).

- Yes No

5. Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

- Yes No

6. Please provide any comments you might wish to make

The application for planning consent and the granting of the consent were made in the full knowledge that the site was partly within the Port Erin and partly in the Rushen boundaries, and this was taken onboard by the developer and the house purchasers. In addition, it was known that a previous attempt by Port Erin Commissioners to change the boundary had been refused. Irrevocable decisions were therefore made in the belief that the development would straddle the parish boundary.

Nothing has changed since then and, although it is stated in the preamble that

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.**

It has to be clear to any and all members that the proposed move by Port Erin is being made solely for financial gain. Any other claims that it makes or reasons that it gives are specious and have already been rejected.

The application for the boundary change at such a late stage, when much of the development has been completed has no merit whatsoever, and must be refused

RESPONSE FORM –

PROPOSED PORT ERIN (BOUNDARY EXTENSION) ORDER 2018 RECEIVED

[if submitting this response form by post or email then please return to:
Local Government Unit, Department of Infrastructure, Sea Terminal, Douglas, IM1 2RF or
email: LocalGovernment@gov.im]

What is your name?

[Redacted name field]

What is your email address?

When you enter your email address you will automatically receive an acknowledgement email when you submit your response.

Email address (required):

[Redacted email address field]

Are you responding on behalf of an organisation?

If yes, what is your organisation?

No

How we will use this information

Please note that **all** details and comments received (including any of your personal data that you supply to us) will be passed to the Chairperson of the public inquiry to assist with the determination of inquiry matters.

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More information

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- Do not publish – **nothing will** be published publically (your response will only be part of a larger summary response document)

(Required)

Please select only one item

- Yes, you can publish my response in full
- Yes, you may publish my response anonymously
- No, please do not publish my response

QUESTIONS

(please ensure to complete the section above before answering the below)

1. Do you reside in the local authority area of either Port Erin or Rushen?

- Yes No

2. Do you live within the proposed extension area?

- Yes No

3. What are your views on the proposal?

Please select only one item

- I object to the proposal
- I am supportive of the proposal
- I neither object nor support the proposal

4. Do you wish to attend the inquiry (once a date has been set in coming months)?
(This is to assist in making sure we plan effectively for the public inquiry. In due course, the Department will issue another public notice setting out details of the public inquiry. If you wish to appear you will need to confirm this with the Department within any specified timeframes).

- Yes No

5. Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

- Yes No

Rushen / Port Erin notes

Thank you for the copy and history of the Erin Commissioners proposal, to which we send our reply.

To this proposal, **we object most strongly** and would happily take any measures necessary to halt this extended boundary.

We are totally against this annexation of our small portion of Rushen. This is our address and is clearly stated on our deeds. We do not wish this altered or our address changed.

People who have moved into this area are mostly unaware there was to be a contentious issue like this on the horizon. Properties were purchased in good faith, with no indication of this proposed change.

We are completely satisfied with the current arrangements with Rushen Council who have looked after our needs with exemplary care. This includes their intention to take over the upkeep of the Church land between 6 of the properties and the Church when the Dandara site is completed. This land is subject to large amounts of weeds and grass from Spring onwards and impinges upon our gardens. The land is currently mown and strimmed regularly by Dandara and this will be taken over by Rushen to whom we pay our rates. What would Rushen do if they lost the income to keep this, their land in good condition. If left, it would reduce both the quality of life of those living there and probably reduce the value of those properties affected.

The council here have been excellent in their care of us since we moved, with especial consideration to certain matters which were of concern.

We find the fortnightly bin collection sufficient as we recycle the majority of our waste and it would be totally unacceptable to be forced to pay substantially extra on our rates for an un-necessary extra collection. If our understanding is correct, then our rates will double at the very least. This means that the only extra 'benefit' we would receive would be a cost of at least £40.00 per bin collection:

That cannot be considered to be a reasonable price !!!!

We have Port St Mary as our village Post Office and they have been completely suitable for our needs here. Port St Mary is actually quicker to walk to than Port Erin and retains the Manx village quaintness so loved by residents and tourists alike. Unlike Port Erin, which has become a small town and is now trying to extend the urban sprawl, thus spoiling the atmosphere and ethos of this part of the Island which we love so much. It would appear

that this move is entirely due to greed and is land grabbing for pecuniary reasons. As usual, power and money are behind such moves.

We are aware in the press, that Port Erin is also trying to amalgamate with Port St Mary. This seems an intrusion on our rights and smacks of bully boy tactics to obtain more land and take away our current advantages. Again, this application is more about power and greed than in improving a community.

We understand we already contribute to many of the amenities around the area through our current rates and there is no need to change this as far as we are concerned. However we would be happy to increase this to Rushen if needed provided, it keeps this land within the Parish.

For instance, the Doctors surgery is 'A Southern Group' and not just for Port Erin patients. It is closer to us than Port Erin anyway. We contribute to the swimming pool in Castletown and also the amenity tip. We also have the Residential Home on Rushen land. We can access Douglas' Henry Bloom Noble library free of charge thanks to an annual fee paid by our Commissioners. Rushen also makes a contribution to Port Erin's George Herdman Library as well as the Family Library. Our bank is in Douglas as are many other amenities we currently use, which are not available in Port Erin.

The point that the site has been built by one developer is totally irrelevant. Builders are only interested in erecting properties and selling them, not line distinctions or boundaries. If Port Erin feel the need for extra funds through rates collection then there are many other opportunities within their existing boundaries, such as the current building of expensive flats on the site of a derelict hotel by the harbour. This type of development brings a double benefit with both a planning gain and incremental rate income. These developments also increase the attractiveness of the area and bring much needed additional income to the Port Erin's shops and businesses.

Taking this to the ultimate of silliness, maybe Douglas should join in the fray and make a separate bid based on the fact that they currently offer us more amenities than both Port Erin and Port St Mary combined!

Please DO NOT allow greed and acquisitiveness to rule the day.

Remember the old saying:

If it ain't broke, don't fix it.

Respectfully yours



6. Please provide any comments you might wish to make

Comments
attached

Thank you

RESPONSE FORM --

PROPOSED PORT ERIN (BOUNDARY EXTENSION) ORDER 2018

[if submitting this response form by post or email then please return to:
Local Government Unit, Department of Infrastructure, Sea Terminal, Douglas, IM1 2RF or
email: LocalGovernment@gov.im]

What is your name?

JAMES + TRACEY SIMPSON

What is your email address?

When you enter your email address you will automatically receive an acknowledgement email when you submit your response.

Email address (required):

[Redacted email address]

Are you responding on behalf of an organisation?

If yes, what is your organisation?

2

How we will use this information

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May we publish your response?

More information

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- Publish anonymously – only your responses **will** be published (your name, organisation and email will **not** be published).
- Do not publish – **nothing will** be published publically (your response will only be part of a larger summary response document)

(Required)

Please select only one item

- Yes, you can publish my response in full
- Yes, you may publish my response anonymously
- No, please do not publish my response

QUESTIONS

(please ensure to complete the section above before answering the below)

1. Do you reside in the local authority area of either Port Erin or Rushen?

- Yes
- No

2. Do you live within the proposed extension area?

- Yes
- No

3. What are your views on the proposal?

Please select only one item

- I object to the proposal "Strongly"
- I am supportive of the proposal
- I neither object nor support the proposal

4. Do you wish to attend the inquiry (once a date has been set in coming months)?
(This is to assist in making sure we plan effectively for the public inquiry. In due course, the Department will issue another public notice setting out details of the public inquiry. If you wish to appear you will need to confirm this with the Department within any specified timeframes).

- Yes
- No

5. Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

- Yes
- No

6. Please provide any comments you might wish to make

1) RESIDENTS WERE NOT AWARE AT THE TIME OF PURCHASING PROPERTIES ON BAHIAKILNEY ESTATE THAT THIS ESTATE WOULD BE ABSORBED BY PORT ERIN. THIS IS SIMPLY A RATES GRAB AND NO EXTRA BENEFIT WILL BE PROVIDED IN RETURN FOR THE EXTRA COST.

2) THIS IS AN INEQUITOUS TO RUSHEN, WHICH IS A SMALL PARISH AND RELIES ON IT'S RATES INCOME.

3) WE ARE VERY HAPPY TO HAVE A BIN SERVICE EVERY 2 WEEKS.

4) THE IOM IS MOVING TO AN ALL ISLAND RATE IN COMING YEARS. THIS CHANGE IS UNNECESSARY AND VERY ANNOYING TO BAHIAKILNEY RESIDENTS.

5) THIS IS NOT THE FIRST TIME PORT ERIN BOUNDARY HAS CHANGED IN RECENT YEARS. EVERY TIME A NEW HOUSING ESTATE HAS EMERGED, PORT ERIN WAS MOVED TO GRAB IT FOR RATES PURPOSES.

6) I DO MY SHOPPING IN DOUGLAS OR COLBY STORES AND I WORK IN DOUGLAS, AS DOES MY WIFE. WE DO NOT USE PORT ERIN FACILITIES.

7) MANY OF THE ISLANDS NEIGHBOURHOODS LIVE IN CLOSE PROXIMITY AND PAY A DIFFERENT RATE. THE ONLY FAIR WAY TO RESOLVE THIS IS BY AN

* "ALL ISLAND RATES" TO FOCUS ON?
BIGGER ISSUES

11.11.11

C

C

RESPONSE FORM –

PROPOSED PORT ERIN (BOUNDARY EXTENSION) ORDER 2018

[if submitting this response form by post or email then please return to:
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email: LocalGovernment@gov.im]

What is your name?

Stella Craine

What is your email address?

When you enter your email address you will automatically receive an acknowledgement email when you submit your response.

Email address (required):

[Redacted email address]

Are you responding on behalf of an organisation?

If yes, what is your organisation?

NO .

How we will use this information

Please note that **all** details and comments received (including any of your personal data that you supply to us) will be passed to the Chairperson of the public inquiry to assist with the determination of inquiry matters.

May we publish your response?

More information

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(Required)

Please select only one item

- Yes, you can publish my response in full
 Yes, you may publish my response anonymously
 No, please do not publish my response

QUESTIONS

(please ensure to complete the section above before answering the below)

1. Do you reside in the local authority area of either Port Erin or Rushen?

- Yes No

2. Do you live within the proposed extension area?

- Yes No

3. What are your views on the proposal?

Please select only one item

- I object to the proposal
 I am supportive of the proposal
 I neither object nor support the proposal

4. Do you wish to attend the inquiry (once a date has been set in coming months)?

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- Yes No

5. Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

- Yes No

*Content to rely on
written submission.*

6. Please provide any comments you might wish to make

I object to the proposal to change the boundaries. I live in the parish of Rushen and pay Rushen rates accordingly.

I feel that the proposal to change the boundaries by Port Erin Commissioners is purely financial. The loss of rates paid to Rushen Commissioners would be substantial. If the proposal is successful all the households affected would be financially worse off having to pay higher rates. We would gain nothing from the change except having our bins emptied weekly instead of fortnightly. I am quite happy with a fortnightly collection as I recycle mostly. A decision as to boundaries should have been made at the time of build of the estate. To change it now is moving the goal posts and unfair to householders affected who have bought their properties in good faith.

RESPONSE FORM –

PROPOSED PORT ERIN (BOUNDARY EXTENSION) ORDER 2018

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email: LocalGovernment@gov.im]

What is your name?

NICK ONYEMEM & KATARZYNA ONYEMEM

What is your email address?

When you enter your email address you will automatically receive an acknowledgement email when you submit your response.

Email address (required):

Are you responding on behalf of an organisation?

If yes, what is your organisation?

x°.

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- Yes No

5. Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

- Yes No

6. Please provide any comments you might wish to make

AS AN INHABITANT OF THE BALLAKILLEY ESTATE AND ONE OF THE RESIDENTS FALLING UNDER THE RUSHEN PARISH, I WISH TO EXPRESS MY DESIRE FOR IT TO STAY AS IT IS. THE COMMUNITY IS FINE AS IT IS AND WILL NOT BENEFIT FROM ANY BOUNDARY CHANGES. WE AS RESIDENTS, BOTH PORT ERIN AND RUSHEN ALIKE, INTERACT AND SUPPORT ONE ANOTHER WITHOUT PREJUDICE OR ISSUE. INDEED WE ALREADY INTERACT AS ONE COMMUNITY. IT IS THEREFORE MORE FEASIBLE TO ASSUME THAT FOR A PERIOD AT LEAST, DISQUIET AND RESENTMENT WOULD BE CREATED BETWEEN RESIDENTS SHOULD THE DECISION BE MADE TO BRING THE ENTIRE SITE UNDER PORT ERIN, AS THERE IS NO DISCUSSION OF A NEED TO CHANGE BEING MADE BY ANYONE HERE.

WITH REGARDS TO THE SHARING OF PUBLIC SERVICES, WE DO THAT ALREADY. MY ELDEST DAUGHTER GOES TO RUSHEN SCHOOL ACROSS THE ROAD WHICH WAS INCIDENTALLY WHY WE MOVED TO THIS LOCATION IN THE FIRST PLACE. MY WHOLE FAMILY USE THE DOCTOR'S FACILITY AT THE SOUTHER GROUP PRACTISE AND SHOP IN PORT ERIN AND PORT ST MARY IN EQUAL MEASURE. MY KIDS AND THOSE FROM THE WHOLE BALLAKILLEY COMMUNITY PLAY TOGETHER IN THE RUSHEN SCHOOL PLAYGROUND.

WE ARE ALSO VERY HAPPY WITH THE SERVICES PERFORMED BY THE RUSHEN PARISH ie BIN COLLECTIONS ETC WHICH AS FAR AS WE CAN SEE, BETTER THOSE PROVIDED BY PORT ERIN.

THANKS

RESPONSE FORM –

PROPOSED PORT ERIN (BOUNDARY EXTENSION) ORDER 2018

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What is your email address?

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Email address (required):

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(Required)

Please select only one item

- Yes, you can publish my response in full
- Yes, you may publish my response anonymously
- No, please do not publish my response

QUESTIONS

(please ensure to complete the section above before answering the below)

1. Do you reside in the local authority area of either Port Erin or Rushen?

- Yes No

2. Do you live within the proposed extension area?

- Yes No

3. What are your views on the proposal?

Please select only one item

- I object to the proposal
- I am supportive of the proposal
- I neither object nor support the proposal

4. Do you wish to attend the inquiry (once a date has been set in coming months)?

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- Yes No

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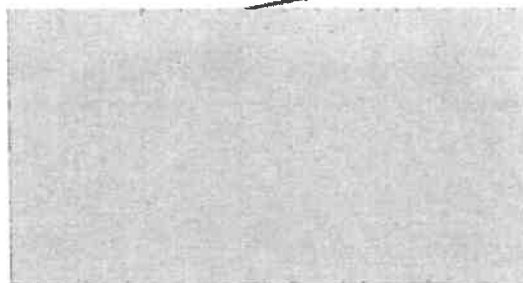
- Yes No

6. Please provide any comments you might wish to make

DEAR SIR/MADAM,

As a house owner within the proposed boundary extension in the district of Ballakilly Rushen, I feel that there is no personal benefit to moving or adjusting the said boundary, because of the following reasons :-

- ① We would have to alter our address to all and any organisations, Government bodies, hospital, doctors surgery, dentist, Banks, postal services and any other business that we deal with on a daily basis, As this caused much stress when we originally moved into our current home, and I don't believe it will prove any easier a second time around.
- ① The financial implications and rates increase will be inevitable causing more concern negatively.
- ① We already act as one community and moving a boundary on paper will make no physical difference to community spirit.
- ① The proposed boundary alteration will only cause a negative financial impact to Rusken Parish, with the loss of existing rates.
- ① I feel there is no need to empty waste bins weekly, as once every fortnight encourages everyone to think about responsibly reducing waste production by recycling, reusing etc, and this practice has been carried out successfully by other Island Parishes for many years,



RESPONSE FORM –

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email: LocalGovernment@gov.im]

What is your name?

John Warters

What is your email address?

When you enter your email address you will automatically receive an acknowledgement email when you submit your response.

Email address (required):

Are you responding on behalf of an organisation?

If yes, what is your organisation?

No

How we will use this information

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(Required)

Please select only one item

- Yes, you can publish my response in full
- Yes, you may publish my response anonymously
- No, please do not publish my response

QUESTIONS

(please ensure to complete the section above before answering the below)

1. Do you reside in the local authority area of either Port Erin or Rushen?

- Yes
- No

2. Do you live within the proposed extension area?

- Yes
- No

3. What are your views on the proposal?

Please select only one item

- I object to the proposal
- I am supportive of the proposal
- I neither object nor support the proposal

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- Yes
- No

5. Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

- Yes
- No

6. Please provide any comments you might wish to make

Myself and Wife are quite happy with the level of services we receive.

We are happy with our fortnightly rather than weekly bin collection services as they encourage recycling of waste and reduce the carbon footprint of increased collection services.

The Doctors, Nursing Home and School are in the Parish of Rushen which does not require boundary adaptation and are used by Port Erin Residents in the same way as Rushen Residents use the Port Erin facilities.

The existing boundaries have been long established and you have to ask the question, why at this moment in time, Ballakilly Estate been built, they feel the need to move boundaries. The argument by Port Erin that it does not affect the Southern Area Plan is gratuitous in that it would not have been approved if it did.

Port Erin are growing exponential their business model is one of expansion i.e. as more cash flows in they increase in size with the added overheads and employees. The consequence of that expansion, as it has been shown in the UK all Local Authorities are having to rein in spending with a reduction in levels of services, library closures and swimming pool closures all non-essential service suffer and this could be avoided by a different business model.

We are quite happy with our existing Rushen commissioners and we have always found them to be helpful and courteous.

DOI
Sea Terminal
1 SEP 2018

RESPONSE FORM –

PROPOSED PORT ERIN (BOUNDARY EXTENSION) ORDER 2018

When submitting this response form by post or email then please return to:
Local Government Unit, Department of Infrastructure, Sea Terminal, Douglas, IM1 2RF or
email: LocalGovernment@gov.im

What is your name?

JESSICA & PAUL QUILLIAM & CAROL HYDE.

What is your email address?

When you enter your email address you will automatically receive an acknowledgement email when you submit your response.

Email address (required):

[Redacted email address field]

Are you responding on behalf of an organisation?

If yes, what is your organisation?

N/A.

How we will use this information

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(Required)

Please select only one item

- Yes, you can publish my response in full
 Yes, you may publish my response anonymously
 No, please do not publish my response

QUESTIONS

(please ensure to complete the section above before answering the below)

1. Do you reside in the local authority area of either Port Erin or Rushen?

- Yes No

2. Do you live within the proposed extension area?

- Yes No

3. What are your views on the proposal?

Please select only one item

- I object to the proposal
 I am supportive of the proposal
 I neither object nor support the proposal

4. Do you wish to attend the inquiry (once a date has been set in coming months)?
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- Yes No

5. Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

- Yes No

6. Please provide any comments you might wish to make

We live in the Ballakilley Estate and therefore have a vested interest in this. We would like to state that we would like to remain part of Rushen. I feel that any change may alter the dynamics of the community. Our community runs as one community already. We use the facilities at Port St Mary & Port Erin alike, & our daughter attends Rushen Primary school.

We are very happy with the services provided by Rushen & do not understand what the benefits would be to moving us to Port Erin.

My daughter plays on the playground at Rushen school with other children from the Ballakilley community. We are part of the Rushen community & would like it to stay that way.

Many Thanks

The Quilliam / Hyde Household.

[REDACTED]

[REDACTED]

I live in Port Erin [REDACTED] I have lived in the area all my life.

I do not live in the proposed expansion area

I would like to attend the enquiry.

I would speak at the enquiry if asked

I would like my submission to be published anonymously, [REDACTED]

[REDACTED]

Dear Sir

I write to support the Port Erin Commissioners application to extend their boundary to cover the Ballakilly housing estate.

The local Authorities in the Isle of Man were established in the late 1800 s in the days before aeroplanes, cars, telephones, mains electricity and computers to name a few of the differences. The world was a very different place apart from, in many cases the boundaries of local authorities in the Isle of Man which have hardly changed whereas the House of Keys electoral boundaries have changed many times

Over the years the larger of the local Authorities were able to advance the social well being of the citizens their areas as they had greater resource at their disposal. This is demonstrated by the ability of Douglas Corporation to build the Baldwin Reservoir to provide an adequate supply of water and build a Power Station and Network to provide electrification to Douglas some 30 years before it was provided to many of the rural areas.

In line with the above it is clear that larger social units can achieve more and Tynwald in it's wisdom has put in place legislation into allow the natural extension of the of the Towns and Villages of the Island. This allows them to become larger more financially viable units able to offer it's citizens greater services.

It is ironic that the [redacted] Parish Commissioners bemoans the cost increase in rates that the residents of some rds. in the Ballakilly will face yet [redacted] completely ignores the benefits that the same people will enjoy. These are benefits paid for by Port Erin ratepayers and used by all the people in the area without paying. Such as a Clean and Managed beach for the children to play on, Public Toilets, Waste bins, Public land with grass cutting etc to enhance it's amenity value. These are all funded from the public purse and allow the shops, pubs and restaurants etc to be available and viable.

The other facilities that are also available at no cost to the Parish ratepayers are the Bowling Green, Tennis Courts, Golf Course, Library to name a few.

If the issue is purely about cost the allegation that Bradda should not be part of Port Erin is risible, the main rd. feeding Bradda ie the Port Erin Prom was constructed under the auspices of the Port Erin Comms at the turn of the last century and if that rd was not there there would be no Bradda as we know it today.

Sticking with the point of cost the issue is much wider than just Port Erin and Rushen Parish. For example there are many services that are charged for on the Island on a postalised basis. Electricity, Water, Telephone, Gas and Post are some of the services that are charged for at the same price across the Island whereas their cost in the rural areas is much greater. This is a subsidy we all live with and I would not propose a change.

With regard to the small country rds. the maintenance per mile per property is much larger but again it is something we live with and we all pay the same. This cannot be said about rates and it is clear from the

foregoing that the boundary extension of Port Erin should be approved so that charging for services in an area is the same for everyone.

With regard to the wider review of the rates taxation system I await the results of the Department's work and hope that it is not proposed that the present unfair system be replaced by another unfair system because someone is not prepared to put the work in required.

**RESPONSE FORM –
PROPOSED PORT ERIN (BOUNDARY EXTENSION) ORDER 2018**

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email: LocalGovernment@gov.im]

DOI
Sea Terminal
17 SEP 2018

What is your name?

[Redacted]

RECEIVED

What is your email address?

When you enter your email address you will automatically receive an acknowledgement email when you submit your response.

Email address (required):

[Redacted]

Are you responding on behalf of an organisation?

No

If yes, what is your organisation?

How we will use this information

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May we publish your response?

More information

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(Required)

Please select only one item

~~Yes, you can publish my response in full~~

Yes, you may publish my response anonymously

~~No, please do not publish my response~~

QUESTIONS

(please ensure to complete the section above before answering the below)

Do you reside in the local authority area of either Port Erin or Rushen?

~~Yes~~ No

2. Do you live within the proposed extension area?

~~Yes~~ No

3. What are your views on the proposal?

Please select only one item

I object to the proposal

~~I am supportive of the proposal~~

~~I neither object nor support the proposal~~

4. Do you wish to attend the inquiry (once a date has been set in coming months)? (This is to assist in making sure we plan effectively for the public inquiry. In due course, the Department will issue another public notice setting out details of the public inquiry. If you wish to appear you will need to confirm this with the Department within any specified timeframes).

~~Yes~~ No

5. Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

~~Yes~~ No

6. Please provide any comments you might wish to make

There are similarities in Farmhill where most is in Douglas and part in Braddan. There is no reason for Douglas to extend their area and therefore no reason that Port Erin should. The map shows that Port St. Mary housing is also contiguous and yet this is not sought to be part of Port Erin., This is inconsistent.

To use another example, Marown has large estates in Glen Vine and Braddan in Strang and Union Mills as well as parts of Farmhill which are effectively commuter areas for Douglas and it can be assumed that the residents use Douglas services at least as much as Marown. Other examples can be cited: Ballabeg in Arbory is close to Castletown as is Ballasalla in Malew.

Unless it is determined to review all local authority boundaries, there is no justification for this extension and it could lead to a complete subsuming of rural local authorities into contiguous towns using the same arguments.

The argument about physic boundaries does not seem to matter in, say West Baldwin; so why should it matter here? It should not.



RESPONSE FORM –

PROPOSED PORT ERIN (BOUNDARY EXTENSION) ORDER 2018

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NO

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(Required)

Please select only one item

- Yes, you can publish my response in full
- Yes, you may publish my response anonymously *(subsequently asked that response be anonymised)*
- No, please do not publish my response

QUESTIONS

(please ensure to complete the section above before answering the below)

1. Do you reside in the local authority area of either Port Erin or Rushen?

- Yes
- No

2. Do you live within the proposed extension area?

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- No

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- I neither object nor support the proposal

4. Do you wish to attend the inquiry (once a date has been set in coming months)?
(This is to assist in making sure we plan effectively for the public inquiry. In due course, the Department will issue another public notice setting out details of the public inquiry. If you wish to appear you will need to confirm this with the Department within any specified timeframes).

- Yes
- No

5. Will you be intending to further expand on these comments at the public inquiry (at the Chairperson's discretion) or are you content to rely on the written submissions made here?

- Yes
- No



Dear Sir/Madame.

I believe we have until 4.30pm today to alter/expand our views on the above. Having had the opportunity to further consider matters (we rushed our comments to get them recorded as an objection), we wish to replace our previous commentary/views with a more considered text. Can you take our new text from this email or do I need to email you a formal letter in a word document? Our response (on behalf of [REDACTED] Ballakilly, [REDACTED]) to the Inquiry is now as follows:

We strongly object to the proposed change in boundary moving our property into the jurisdiction of Port Erin commissioners. If we step away from the details up and look at this from high level perspective, this is nothing more than moving a line on a map to satisfy the ego of certain individuals. It is completely unnecessary - everything works fine as it is and there is no tangible benefit to the community it effects. It is also extremely disappointing that so much time and money has been wasted by commissioners and government on this matter when we have far more important items that need to be addressed. In arriving at our decision, we have taken the following into account:

What is the benefit to the householders that this proposed change impacts?

There is no benefit. Having dustbins emptied once a week or once a fortnight is not a justifiable reason for moving the boundary. We have two dustbins, so this is not a benefit to us. The Rushen commissioners do a great job and we have no reason whatsoever to complain.

What is the downside to the households in question?

We will have less money in our pockets as we will have to pay a higher amount of rates.

We will be forced out of our parish that we feel part of. We back onto Church Field, look out at Rushen Church and many of the children in the estate go to Rushen primary school. We identify as Rushen parishioners and certainly don't feel that we are part of Port Erin.

What alternative options are being considered?

This is the question I would ask of government. Why is this Inquiry only looking at one position? If staying as we are is not an option, then the obvious solution is to put the entire estate into Rushen. This would actually benefit the half of the estate that are currently in Port Erin as they would receive a reduction their rates, thereby putting more money into peoples pockets.

