



**RAMSEY TOWN COMMISSIONERS**  
**Proposed Boundary Extension**  
**September 2022**

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## **1. Introduction**

On 12<sup>th</sup> January 2021 the Ramsey Town Commissioners [the Commission] applied to the Department of Infrastructure under the Local Government Act 1985, Section 6(1) requesting the Department to extend, by Order, the boundary of Ramsey Town.

The Department of Infrastructure in progressing the Draft Order have determined to deal with the application in four elements reflecting the analysis of areas identified within the Commission's initial submission made in January 2021.

## **2. Background**

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

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

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

The present boundaries are shown in the appended plan, Appendix 1, with the Town comprising an area of approximately 905 acres. The area of the 1992 boundary extension is shown in Appendix 2, the areas added at that time have in the main been developed except for land at the Vollan Farm and areas identified as being at flood risk.

The process for boundary extensions is provided for within Section 6 of the Local Government Act 1985, an extract from which is provided as Appendix 3.

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

## **3. Criteria for Consideration**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### 4. Discussion

In considering the question of a boundary extension the Commission was conscious that almost 30 years had passed since the matter was last discussed. There is a wish on the part of the Commission to establish a boundary which will be relevant for a similar period into the future, thereby avoiding repeated smaller piecemeal boundary review requests, and which would meet the aspirations of the town and Government in terms of future longer-term development of the Town.

The primary drivers for boundary extensions are the extension of the community through development and the availability of future development lands. Within the Island Spatial Strategy, Ramsey is identified as a service centre for the north and the Strategy states that most housing should be focused on Ramsey in line with the current allocations in the Ramsey Local Plan.

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

- Two football clubs, both have active youth sections, one of which owns its own grounds and club house, the only other northern club being based in Andreas Village (Ayre United FC)
- Ramsey Rugby Union Football Club, which has developed a playing field and its own club house at the Mooragh Estate, and which operates a very successful youth rugby initiative. There are no other northern based rugby clubs.
- Ramsey Hockey Club which operates from the grounds of Ramsey Grammar School within the existing town boundary. There are no other northern based hockey clubs.
- Ramsey Cricket Club which operates from the grounds of Ramsey Grammar School within the existing town boundary. There are no other northern based cricket clubs.
- The Northern Swimming Pool located on land at Mooragh Promenade, the site of which was provided by Ramsey Town Commissioners for nominal consideration.
- Ramseian swimming club which operates from the Northern Swimming Pool.
- Ramsey Golf Club – the course and club house are accessed from Ramsey, although the playing area is split between Ramsey and both Lezayre and Garff Parishes. The only other northern golf facility is in Bride although this is presently not operating.
- Ramsey Youth Clubs, operating from Waterloo Road Youth Club and Bunscoil Rhumsaa, there are presently understood to be no active youth Clubs in Lezayre or Maughold Ward (Garff), facilities do exist at Andreas and Jurby.
- Army Cadets, Scouts and Brownies are all located in Ramsey. Scouts and Brownies also operate from Ballaugh however this is some distance from Ramsey and the area under consideration.

- Privately operated ten-pin bowling centre.
- Primary, junior and secondary schools located in close proximity to each other - in effect a model educational campus serving the northern area.
- Northern Athletic Club which hosts events at Ramsey Grammar School fields and sports hall and at the Mooragh Park.
- 4 school sports halls
- 1 artificial sports pitch
- Extensive recreation areas at Mooragh Park, Poyll Dooley and Coronation Park, including crown green bowling, tennis, outdoor exercise equipment, BMX, skate park, play areas, boating lake.
- Rowing Club operating within Ramsey Bay and at Mooragh Lake.
- Manx Sailing and Cruising Club.
- 2 crown green bowling clubs, the only other northern club and green being located in Ballaugh
- Ramsey Tennis Club which operates a successful youth policy from courts located at Ramsey Grammar School and the Mooragh Park – there are no other tennis facilities in the north.
- Social Clubs such as Rotary, Freemasons, The Buffaloes, Bridge and Chess all exist within Ramsey and service the north of the Island.
- Grove Museum.
- Town Library located at Ramsey Town Hall.
- The Ramsey Forest Project is working to create the Island's first forest by expanding and linking the glens, plantations and woodlands between Ramsey and Sulby. Launched in 2014, the aim was to increase woodland cover from 20% to 30% over the next 30 years. The project incorporates lands in Ramsey Town Commissioners, Government and private ownership.
- Weekly Farmers Market which operates from the Ramsey Courthouse.
- Adult education and evening classes are available at Ramsey Grammar School and provide an option for adult and further education outside of Douglas.
- The Women's Institute, an educational based charity, has two groups meeting in Ramsey, the Institutes previously meeting in Lezayre and Garff [Maughold] folded some years ago.

In addition the Ramsey Town Commissioners have, through the development in 2000-2002 of the new Ramsey Town Hall and Library, expanded the services provided at the Town Hall. These now include the Northern Neighbourhood Police Station, Treasury Benefits Office, the Job Club – this service ceased during the Covid Pandemic, and the office of the Coroner for Ayre & Garff. The Commissioners' officers provide

administrative services for the Ramsey and Northern District Housing Committee (Elderly Persons Housing); public counter services for public sector and elderly person sheltered housing for the whole northern region including the operation of a combined housing list in collaboration with the Department of Infrastructure; administer and operate the Northern Authorities Civic Amenity Site; and provide Civil Registry services for births, deaths, civil partnerships and marriages at the Town Hall, the latter being undertaken by the Commission since Government had sought to close the regional civil registry office in Ramsey. For many it is the only place where Government facilities can be accessed without having to travel to Douglas either by car or by relying on more than one bus journey.

The Town Hall regularly hosts presentations, training courses for a wide range of government and other interest groups, exercise sessions, and coffee mornings for a number of Town, and rural, church groups and charities. The Town provides the major retail offering for the area with three supermarkets and a wide range of independent shops, it is the northern market Town and, in many respects, now acts as an administrative hub for the north of the Island in all matters except those which are entirely related to parish-based activities. Two fuel stations service Ramsey, the nearest alternatives being in Kirk Michael and Laxey.

The Town hosts the local Doctors Surgery and Dentist Practices both of which provide services to Ramsey and the surrounding area, the Ramsey Group Doctors Practice also operates a rural service located at Jurby. Chemist services for the north are entirely provided within the town with no other chemist facilities closer than Kirk Michael or Laxey Village.

The loss of rural post office services in Sulby Village, the closure of the village shop and petrol station in Glen Mona, and the closure of rural churches at Lezayre and Glen Auldyn, inevitably means that more residents in the surrounding area will be drawn to Ramsey to access those facilities and other services which are delivered in Ramsey along with those Government services made available at the new Town Hall since its opening in 2002.

The pubs, restaurants and cafés in Ramsey add to the social offering of the town, and the surrounding area.

The Town has also since the last review seen the expansion of sports facilities such as the rugby pitch at the Mooragh, all-weather sports pitch and Ramsey Grammar School, the BMX Track, Skatepark, a new regional swimming pool, and improved play areas bringing more residents from surrounding areas into the town to access those sport and recreation facilities.

The Commission would state that a much greater community of interest presently exists between the town and properties in the surrounding area, including Glen Auldyn, than that which was evident when the last Ramsey Town boundary review was undertaken.



## 5. Availability of Development Land

The Ramsey Town Plan was approved by Tynwald in 1998, whilst identifying areas of future development at both the Vullan Fields, and to the west of Ramsey, the majority of this land has been developed, as demonstrated in the overhead photography shown at Appendix 4, with some areas zoned for development now considered potentially unsuitable as a result of revised flood risk mapping shown on the following map.



Source: <https://iomfloodhub.im/>

Since the last boundary extension the area of land available within the Town for future development has been reduced both through actual development of zoned lands and as a consequence of the Isle of Man Flood Risk Mapping. The Commission understands that the areas previously identified within the Town boundary between the former railway line and the Sulby River are now considered unsuitable for development effectively removing approximately 42 acres of potential housing development land to the west of the Auldyn River, together with 7 acres of housing development land to the north of the existing Auldyn Meadow development. Additionally the Tidal Flood Risk predictions call into doubt the potential future development of approximately 9 acres of land at Ballachrink currently zoned for mixed industrial and business use, although this question will be addressed as part of a current planning application which seeks to implement flood protection measures to enable development.

The Area Plan for the North and West is recently in the process of progression [August 2022], the Draft Area Plan for the North and West is out for consultation and will be subject to public inquiry before presentation to Tynwald for approval and adoption, expected to be undertaken late 2023 or early 2024. The Draft Area Plan for the North

and West also elaborates on the broad policies set out in the Isle of Man Strategic Plan 2016, the Draft Area Plan for the North and West will come into force once approved by Tynwald, with the plan period running until 2026. However, it will continue to be valid until it is replaced.

The Isle of Man Strategic Plan itself utilises Census Data from 2011 as the basis for projecting land use need. In its draft form the Area Plan for the North and West removes extensive areas of proposed development land within Ramsey and indeed the north of the island, with any future development opportunity being limited to small areas of Transition Zones most of which are unlikely to be developed for residential purposes.

The impact of the flood risk mapping, together with the recent build out of development lands at Poyll Dooey, The Vollan - Royal Park, and Clifton Drive – Grove Park, means that the only substantial land area now available for Town expansion for housing, industrial or business uses, within the existing boundary, is the land to the north-west of Bride Road at the Vollan Fields identified within the Ramsey Local Plan 1998. The Commission is aware that the Vollan Fields have been the subject of discussion between the land owners and a local developer and that development proposals for this land are being prepared in advance of a planning application. It is also noted that within the Draft Area Plan for the North and West, currently out to consultation, the Ballachrink land together with land at the Vollan is proposed to be removed as development land.

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

Although the Draft Area Plan for the North and West, in its present form, restricts development land within Ramsey it is the intention of Government to produce a single All Island Area Plan (to replace the Area Plans for the South, East and North and West), and have this in operation before 2026. This All-Island Plan will need to respond to the recently published Isle of Man Economic Strategy (Our Island, Our Future, July 2022) which has established a target to grow the Island population to 100,000 residents by 2037.

The Call for Sites process for the West and North Area Plan generated considerable interest in designation of lands adjacent to the Town boundary for development. It is anticipated therefore that, having regard for the new target population of 100,000, lands identified within the call for sites process will fall to further scrutiny and is highly likely to become designated for development within the lifetime of any revised boundary approval.

The present position is that the town has exhausted the majority of development land within its boundary. Future residential development, to meet the Island's Economic Strategy and meet the needs of the projected future population, will bring into focus those lands suitable for development presently abutting the existing town boundary, and this application seeks to establish that such development, which would be an extension

of the existing community as overspill or outgrowth, should be brought within the town boundary in preparedness for such development.

The Ramsey Town Commissioners also sees advantage in designation of future development lands within a revised Town boundary in that it avoids future conflict where development, which would clearly be an extension or overspill of the Town, might be sought to be drawn into a future revised boundary having already been constructed in an adjacent parish area. Although financial advantage or disadvantage are not considered to be factors for consideration in the boundary extension criteria it is felt prudent and therefore advantageous to avoid such conflict by amending the town boundary to incorporate these areas in advance of actual development taking place.

The present limited amount of development lands, and the constraints proposed to be placed on development under the Draft Area Plan for the North and West is restricting future growth of the town and its ability to respond to the Government's aspirations within the Isle of Man Economic Strategy. This in turn will have an impact of the town's attraction to employers and commercial activity which will rely on population growth to attract new investment and increased economic activity.

This proposed boundary extension is forward looking and there is a wish on the part of the Commission to establish a boundary which will be relevant for a reasonable period into the future. With only 4 changes to the Town Boundary in a 157-year period, it is important to be forward looking and avoiding repeated smaller piecemeal boundary review requests. The boundary review must consider the present and future expansion of the town that would meet the aspirations of the Town and Government in terms of future longer-term development of the Town.

## **6. Constituency Boundaries**

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

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

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

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

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

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

Whilst recognising the existing variances in representation, and the further impact of any boundary change, the Commissioners noted that it is impractical to achieve a balance of representation across all Keys constituencies and that Keys boundaries do not always have to follow local authority boundaries. For example in the case of Onchan Local Authority District some residents are within the electoral area of Garff for House of Keys elections; whilst this is not perfect it is a practical solution to achieve proportionate representation within a 12 constituency 2 seat Keys structure. This also retains the ability for residents to have local input, as stakeholders, into the selection of local authority membership.

The question of the constituency boundaries is of course a matter for Tynwald to consider and ought to have no bearing on the outcome of the boundary extension.

## 7. Boundary Extension Areas

As part of the Commission's consideration the following areas are presented and discussed below.

In each case a narrative assessment of the criteria is provided for discussion. The overall proposed revised boundary area considered has been split into four distinct areas, North Ramsey, West Ramsey, Glen Auldyn and South Ramsey, these are shown on the attached plan at Appendix 5.

Within each area section, in addition to a narrative, the Commission has also provided for ease of reference a tabulated assessment detailing the criteria to be applied and how the Commission sees those criteria applying to the area being discussed. For ease of reference those criteria are repeated as follows: -

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

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

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

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

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

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

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

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

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

*This is a further development of (3) in that if it is accepted that the area sought is an overspill or outgrowth then do the boundaries need to extend further in order to enable proper facilities or amenities to be provided. The Chief Minister of the day stated, "... the people of an*

*area that is expanding need the services and need the space, ....., and if that is being restricted in some way by the lack of a boundary extension then that is wrong. That might be the requirement to produce playing fields to allow recreational activity, to take control of an area, so that they can develop amenities for the benefit of the majority of people."*

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

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

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

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

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

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

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

## **NORTH RAMSEY AREA**

For the purpose of this report the area comprises land in Lezayre situated between the north east coastline and the Jurby Road identified in the plan Appendix 6.

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

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

To the north of the Town Government has developed Balladoole Sewerage Treatment Plant, this accepts sewerage from Ramsey, Glen Auldyn and Andreas Village areas for treatment and discharge of treated effluent via the sea outfall situated on the north Ramsey beach.

The Northern Civic Amenity Site is adjacent to the sewerage treatment plant; this is operated by a sub-committee of the Ramsey Town Commissioners in collaboration with, and comprising representatives of, the other northern local authorities. The site is effectively managed by Ramsey Town Commissioners' officers and staffed by the Commission utilising its wider workforce to ensure continuity of operation and to provide staff resource during periods of leave or other absence. The site operation is identified by users as being under the management of the Ramsey Town Commissioners, evident from the referral of enquiries related to the site being made through the Town Hall.

The Civic Amenity Site is funded entirely by local authority rates with the contribution of Ramsey Town residents representing 53.27% of the net annual operating estimate for 2022-23 financial year, in comparison with a contribution of 8.16% from Lezayre Commissioners within whose authority area the site is located.

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

<b>Contributing Authority</b>	<b>Rateable Value (Dec 2021)</b>	<b>% contribution</b>
Andreas	103,065	7.48%
Ballaugh	78,484	5.70%
Bride	204,643	14.86%
Jurby	58,910	4.28%
Lezayre	112,416	8.16%
Maughold	85,985	6.24%
Ramsey	733,671	53.27%
<b>Totals</b>	<b>1,377,174</b>	<b>100%</b>

## **Community**

There is a cluster of residential development within the area in the area of the Dhoor, approximately 330 metres outside the existing town boundary, the Commission recognises that there is clear agricultural land between the Dhoor and the town and that the Dhoor does not at this time present itself as either overspill or a natural extension of the Town.

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

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

## **Services**

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

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

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

## **Overspill**

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



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

### **Physical Boundaries**

See table below.

### **Acreage for Development**

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

### **Balance of Advantage**

See table below

## NORTH RAMSEY AREA

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

The land identified within this area abuts the existing town boundary although they are predominantly un-developed any new development undertaken would undoubtedly be seen as an extension of the community of Ramsey. Any Development in the North of the Island depends on Ramsey as a service centre. Development in this area would clearly be seen to be an extension of Ramsey and benefit from the services and community that Ramsey provides. Any development in this area would be linked to Ramsey physically and emotionally. The Commission recognises that property at the Dhoor presently is distanced from and unlikely to be seen as part of the Ramsey 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;**

- Schools – The area is presently within the junior school catchment for Sulby School. All secondary education is provided at Ramsey Grammar School.
- Youth Clubs /Scout/Guide/Army Cadet groups – there are no youth clubs within Lezayre Parish. Youth facilities are provided from the Bunscoil Rhumsaa, and at Waterloo Road in Ramsey, Scout and Guide Groups along with Army Cadets all operate within the Town.
- Play facilities – children play areas and other facilities are in abundance within the Town, there are no easily accessible parish facilities.
- Sports Facilities – There are few sports facilities outside the Town and as such it is highly likely that engagement in formal sporting activity is in the main achieved through utilisation of opportunities provided within Ramsey Town.
- Drainage – This area is ideally located to link into the main sewer network that serves Ramsey and is treated to then discharge through the Town's sewerage system into the north Ramsey Bay.
- Churches - The former parish church of Lezayre was closed for regular public worship on 1st November 2013 by the Lezayre Pastoral Scheme 2013. The Chapel at the Dhoor closed in the 1970's and is now residential accommodation. St Olave's Church, North Ramsey is the nearest Church of England church. Our Lady Star of the Sea and St Maughold's Church is the only Roman

Catholic church in the north of the Island and Ramsey provides places of worship for Methodist and other denominations.

- Retail and other accessible Government services are provided within Ramsey.
- Doctors, the Cottage Hospital, and Dentists are located with the existing town and will be relied upon by residents of the area and will serve the needs of future development.

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

The land in Lezayre to the north of Ramsey's northern boundary is a natural extension to the town boundary. According to the Draft Area Plan for the North and West there is almost no remaining land for development. This land although north of the Sulby river and crossing points represents the natural progression of the town boundary. The Civic amenity site and sewage treatment works to the north of this area effectively delineate the northern most boundary of this development area.

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

Balladoole farm lane to the north defines the extent of the proposed boundary extension to the north, Jurby Road defines the extent of the boundary to the south. The field boundaries define the intervening boundaries. The boundary line is purposefully brought round the properties at the Dhoor as the ribbon settlement at the Dhoor forms part of its own small settlement.

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

Development in Ramsey has all but been exhausted available sites provided for within the existing Town Plan. Those lands that remain undeveloped comprise either sites in identified flood risk areas, or areas proposed to be excluded for development within the Draft Area Plan for the North and West.

**(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**

Any development of this land to the north of the Ramsey boundary would be as an extension to Ramsey due to its proximity to Ramsey and the Town boundary. The land is not zoned but may well become zoned for development and the expansion the Island's population and thus Ramsey's population in the Island Economic Strategy that looks to have 100,000 people living on the Isle of Man. The Draft Area Plan for the North and West does not include development land in this area, there is however to be a

**various ways to the local authority by whom they are now governed;**

new All Island Development plan in place by 2026. This boundary extension is forward looking and looking forward a minimum of 30 years.

## **WEST RAMSEY AREA**

For the purpose of this report the area comprises land in Lezayre situated between the Jurby Road and Lezayre Road to include the field north of Glen Auldyn Road below Sky Hill, identified in the plan at Appendix 7.

### **Community**

There is little existing development at the present time, however development potential exists and the lands, abutting to the existing town boundary, would require to be serviced by the town's infrastructure and would essentially form an extension of the existing community.

### **Services**

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

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

### **Overspill**

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

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

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

*the edge of the Ramsey. The long-term development of this area should result in the creation of an attractive landscaped transition between the countryside and the urban area.*

### **Physical Boundaries**

See table below

### **Acreage for Development**

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

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

### **Balance of Advantage**

See table below

## WEST RAMSEY AREA

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

The land identified within this area abuts the existing town boundary although they are predominantly un-developed any new development undertaken would undoubtedly be seen as an extension of the community of Ramsey. Any Development in the North of the Island depends on Ramsey as a service centre. Development in this area would clearly be seen to be an extension of Ramsey and benefit from the services and community that Ramsey provides. Any development in this area would be linked to Ramsey physically and emotionally.

The Draft Area Plan for the North and West has highlighted a development area to the south of this area, indeed it is the only development opportunity within the Ramsey area but it is in Lezayre. The development land sits just a few meters outside the current town boundary and would be clearly linked to Ramsey by roads and paths leading to a sense of community with the town of Ramsey.

The area to the north of the Sulby river in this West Area is dominated by the former film studios now the Innovation Centre, already this area is in many peoples view part of Ramsey and its inclusion in the town would confirm a clear boundary to the town and regularise people's perceptions.

**(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;**

- Schools – The area is presently within the junior school catchment for Sulby School. All secondary education is provided at Ramsey Grammar School.
- Youth Clubs /Scout/Guide groups – there are no youth clubs within Lezayre Parish. Youth facilities are provided from the Bunscoill Rhumsaa, and at Waterloo Road in Ramsey, Scout and Guide Groups along with Army Cadets all operate within the Town.
- Play facilities – children play areas and other facilities are in abundance within the Town, there are no parish facilities and therefore existing residents and any future development will benefit from facilities provided within the Town already.
- Sports Facilities – There are few sports facilities outside the Town and as such it is highly likely that engagement in formal sporting activity is in the main achieved through utilisation of opportunities provided within Ramsey Town.

- Drainage –The mains sewer feeds directly into the sewerage system serving Ramsey and did, until recently, discharge through the Town’s sewerage system into the north Ramsey Bay. Since the introduction of the Balladoole Sewerage Treatment Plant sewerage from any development abutting the existing town will join into the existing system and be brought through the town to Balladoole for treatment..
- Churches - The former parish church of Lezayre was closed for regular public worship on 1st November 2013 by the Lezayre Pastoral Scheme 2013. The Chapel at St Fingan’s (Glen Auldyn) was closed in 2018 due to structural and electrical problems. Services previously held at St Fingan’s Chapel, Glen Auldyn are now held at St Olave’s Church, North Ramsey. The nearest Church of England or Methodist facilities for congregation members will be either St. Paul’s Church or St Olave’s Church both of which are in Ramsey.
- Retail and other accessible Government services are provided within Ramsey.
- Doctors, the Cottage Hospital, and Dentists are located with the existing town and will be relied upon by residents of the area and will serve the needs of future development.

**(3) that the area sought is an overspill or outgrowth of the promoter’s area;**

The land in Lezayre to the west of Ramsey’s western boundary is a natural extension to the town boundary. The Draft Area Plan for the North and West has highlighted a development area to the south of this area; indeed it is the only development opportunity within the Ramsey area but it is in Lezayre. This clearly demonstrates that this area would be an overspill and outgrowth of Ramsey. The development land sits just a few meters outside the current town boundary and would be clearly linked to Ramsey by roads and paths leading to a sense of community with the town of Ramsey.

The land to the north of this area dominated by the Innovation Centre is clearly an overspill of the town boundary along Jurby Road.



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

The northern border to this area is Jurby Road, this is a continuance of the Northern Area of this boundary extension plan. The western boundary follows field boundaries, the Sulby River and once again field boundaries. The southern border of this area is defined by Lezayre Road.

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

Development in Ramsey has all but been exhausted available sites provided for within the existing Town Plan. Those lands that remain undeveloped comprise either sites in identified flood risk areas, or areas proposed to be excluded for development within the Draft Area Plan for the North and West.

**(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;**

Any development of this land to the west of the Ramsey boundary would be as an extension to Ramsey due to its proximity to Ramsey and the Town boundary. The land is not zoned but may well become zoned for development and the expansion the Island's population and thus Ramsey's population in the Island Economic Strategy that looks to have 100,000 people living on the Isle of Man. The Draft Area Plan for the North and West does not include development land in this area, there is however to be a new All Island Development plan in place by 2026. This boundary extension is forward looking and looking forward a minimum of 30 years.

## **GLEN AULDYN AREA**

For the purpose of this report the area comprises land in Lezayre Parish situated within Glen Auldyn identified in the plan at Appendix 8.

### **Community**

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

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

Historically Glen Auldyn comprised a special drainage district, in contrast to other rural areas the Glen is served by a mains sewerage system which feeds into the Ramsey Town system where in the past it would have discharged directly to the sea via the Vollan outfall. In recent years all sewerage from the town, Glen Auldyn and Andreas Village are collected for treatment at Balladoole with treated effluent then being discharged to Ramsey Bay at Mooragh Promenade.

In regard to Glen Auldyn it is contended that the properties there already benefit from the services provided within the Town, that there is little physical separation between Glen Auldyn and the Town with town development now reaching the current boundary. The glen and the properties there are well within walking distance of the schools, shops and local amenities offered by the town. Glen Auldyn is no longer separated and is effectively now an extension of the Ramsey community both in a physical sense and in that the area draws on retail and other services provided within Ramsey.

Residents in the area already identify its association with the town, for example property marketed for sale is often identified as being within Ramsey, in practice any perceived separate identity is influenced purely by the variation in rates charges, and not by any other factors.

The extension of the boundary to incorporate the wider development area to the west of the Auldyn River which is zoned for future development within the Isle of Man Development Plan 1982, and referenced within the West Ramsey Development Framework 2004, would impact considerably on this position with Glen Auldyn Road discharging within the town area and no longer outside any boundary.

### **Services –**

- Schools – Glen Auldyn is presently within the junior school catchment for Sulby School. All secondary education is provided at Ramsey Grammar School.

- Youth Clubs /Scout/Guide groups – there are no youth clubs within Lezayre Parish. Youth facilities are provided from the Bunscoil Rhumsaa, and at Waterloo Road in Ramsey, Scout and Guide Groups along with Army Cadets all operate within the Town.
- Play facilities – children play areas and other facilities are in abundance within the Town, there are no parish facilities and therefore residents of Glen Auldyn will be benefiting from facilities provided within the Town already.
- Sports Facilities – There are few sports facilities outside the Town and as such it is highly likely that engagement in formal sporting activity is in the main achieved through utilisation of opportunities provided within Ramsey Town.
- Drainage – Glen Auldyn is serviced by a mains sewer system which was originally established under the Glen Auldyn Drainage District Order 1954, this Order was revoked by the Parish of Lezayre Special Drainage District Order 1997. The mains sewer feeds directly into the sewerage system serving Ramsey and did, until recently, discharge through the Town’s sewerage system into the north Ramsey bay. Since the introduction of the Balladoole Sewerage Treatment Plant sewerage from Glen Auldyn is pumped both at Riverside and the Vollen through the Town sewerage system to treatment at Balladoole north of Ramsey.
- Churches - The former parish church of Lezayre was closed for regular public worship on 1st November 2013 by the Lezayre Pastoral Scheme 2013. The Chapel at St Fingan’s (Glen Auldyn) was closed in 2018 due to structural and electrical problems. Services previously held at St Fingan’s Chapel, Glen Auldyn are now held at St Olave Church, North Ramsey. The nearest Church of England or Methodist facilities for congregation members will be either St. Paul’s Church or St Olave’s Church both of which are in Ramsey.
- Retail and other services are in the main provided within Ramsey.
- The Glen Auldyn Road junction is located on Lezayre Road; the existing Town boundary is opposite the junction on the north side of the road, with the boundary on the south side of Lezayre Road being located approximately 1/5 mile (320 metres) to the east. The pedestrian link to the Town centre is serviced with public street lighting on the north side of the road provided by Ramsey Town Commissioners from the Gardeners Lane junction into the Town.

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

### **Overspill**

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

demonstrably be discharging within the Town resulting in an argument that the area was effectively overspill or an extension of the Town.

### **Physical Boundaries**

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

### **Acreage for Development**

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

### **Balance of Advantage**

See table below

## GLEN AULDYN AREA

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

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

**(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;**

- Schools – The area is presently within the junior school catchment for Sulby School. All secondary education is provided at Ramsey Grammar School.
- Youth Clubs /Scout/Guide groups – there are no youth clubs within Lezayre Parish. Youth facilities are provided from the Bunscoil Rhumsaa, and at Waterloo Road in Ramsey, Scout and Guide Groups along with Army Cadets all operate within the Town.
- Play facilities – children play areas and other facilities are in abundance within the Town, there are no parish facilities and therefore existing residents and any future development will benefit from facilities provided within the Town already.
- Sports Facilities – There are few sports facilities outside the Town and as such it is highly likely that engagement in formal sporting activity is in the main achieved through utilisation of opportunities provided within Ramsey Town.
- It should be noted that Ramsey Golf Course spans through Ramsey, Lezayre and Garff, however in order to play the course you must leave the other Parishes and enter Ramsey.
- Drainage –The mains sewer feeds directly into the sewerage system serving Ramsey and did, until recently, discharge through the town's sewerage system into the north Ramsey Bay. Sewerage from properties in Glen Auldyn joins the town's mains system and is taken to Balladoole for treatment.

- Churches - The former parish church of Lezayre was closed for regular public worship on 1st November 2013 by the Lezayre Pastoral Scheme 2013. The Chapel at St Fingan's (Glen Auldyn) was closed in 2018 due to structural and electrical problems. Services previously held at St Fingan's Chapel, Glen Auldyn are now held at St Olave's Church, North Ramsey. The nearest Church of England or Methodist facilities for congregation members will be either St. Paul's Church or St Olave's Church both of which are in Ramsey.
- Retail and other accessible Government services are provided within Ramsey, the proximity of the town to Glen Auldyn makes it the primary local retail location.
- Doctors, the Cottage Hospital, and Dentists are located with the existing town and will be relied upon by residents of Glen Auldyn.

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

Glen Auldyn sits on the boundary of Ramsey and it relies upon Ramsey for almost all of its services. As Ramsey has grown from its humble beginnings in 1865 the community of Ramsey and Glen Auldyn have become ever closer. The golf course being the main feature that has stopped development co-joining Glen Auldyn and the Town. With the changes to the town boundary in 1992 and the proposed plans for development to the west of Ramsey on the fields bordering Lezayre Road, Glen Auldyn is now an overspill/ outgrowth area of Ramsey.

The facilities and community facilities are very limited in Glen Auldyn but are plentiful and easily accessible within Ramsey for the residents of Glen Auldyn.

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

To northern border to this area is the Lezayre Road where development on the border of Ramsey is already planned. The Western and Southern Boundaries are defined by the shape of the valleys that form the Glen. The Eastern boundary to this area is defined by the Garff boundary.

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

Development in Ramsey has all but been exhausted available sites provided for within the existing Town Plan. Those lands that remain undeveloped comprise either sites in identified flood risk areas, or areas proposed to be excluded for development within the Draft Area Plan for the North and West.

The proposed extension will mean that Glen Auldyn is bordered by Ramsey on 2 sides and that access to Glen Auldyn will be through Ramsey.

**(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;**

Any development of this land to the west of the Ramsey boundary would be as an extension to Ramsey due to its proximity to Ramsey and the Town boundary. The land is not zoned but may well become zoned for development and the expansion the Island's population and thus Ramsey's population in the Island Economic Strategy that looks to have 100,000 people living on the Isle of Man. The Draft Area Plan for the North and West does not include development land in this area, there is however to be a new All Island Development plan in place by 2026. This boundary extension is forward looking and looking forward a minimum of 30 years.

## SOUTH RAMSEY AREA

For the purpose of this report the area comprises land in Lezayre and Garff situated between Glen Auldyn and the coastline south of Ramsey as shown in the map at Appendix 9.

### Community

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

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

The properties on Crossags Lane, whilst beyond the existing Town boundary, are considered an extension of the community of Ramsey as access to them is physically only possible from the Town, in effect anyone travelling from those properties must enter Ramsey before they can gain access to any other parts of the parish within which they are located or any services provided by the community of those parishes. It follows also that residents in those properties will be more likely to utilise community facilities in the town rather than choose to travel outside the Town.

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





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

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

### **Services**

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

### **Overspill**

Existing and any future properties on Crossags Lane are considered an extension of, and overspill from, the Town of Ramsey as they are only accessible from the Town itself.

### **Physical Boundaries**

See table below

### **Acreage for Development**

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

### **Balance of Advantage**

See table below

## **SOUTH RAMSEY AREA**

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

The area comprises land historically owned by the Ramsey Town Commissioners at Lhergy Frizzell forming part of the recreation areas of Cloughbane and the Ramsey Forest, together with properties and lands accessible only from Crossags Lane. Access to these areas is predominantly taken from the Ramsey Hairpin or Crossags lane both of which are strongly associated with Ramsey. A section of Ramsey Golf Course is in Garff; however the club house and facilities are in Ramsey and play can only start from the club house, rendering this area inaccessible to Garff without first starting in Ramsey.

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

It should be noted that there are only approximately 4 residential properties impacted by this change and they are located at the top of Crossags Lane. All vehicular access to these properties is along Crossags Lane and access to Garff is through Ramsey, for completeness:-

- Schools – The area is presently within the junior school catchment for Sulby School. All secondary education is provided at Ramsey Grammar School.
- Youth Clubs /Scout/Guide groups – there are no youth clubs within Lezayre Parish. Youth facilities are provided from the Bunscoil Rhumsaa, and at Waterloo Road in Ramsey, Scout and Guide Groups along with Army Cadets all operate within the Town.
- Play facilities – children play areas and other facilities are in abundance within the Town, there are no parish facilities and therefore existing residents and any future development will benefit from facilities provided within the Town already.
- Sports Facilities – There are few sports facilities outside the Town and as such it is highly likely that engagement in formal sporting activity is in the main achieved through utilisation of opportunities provided within Ramsey Town.
- Drainage –it is understood that the properties currently have septic tanks.
- Churches - The former parish church of Lezayre was closed for regular public worship on 1st November 2013 by the Lezayre Pastoral Scheme 2013. The Chapel at St Fingan's (Glen Auldyn) was closed in 2018 due to structural and electrical problems. Services previously held at St Fingan's Chapel, Glen Auldyn are now held at St Olave's Church, North Ramsey. The nearest

Church of England or Methodist facilities for congregation members will be either St. Paul's Church or St Olave's Church both of which are in Ramsey.

- Retail and other accessible Government services are provided within Ramsey.
- Doctors, the Cottage Hospital, and Dentists are located with the existing town and will be relied upon by residents of the area and will serve the needs of future development.

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

The area in Garff is a regularisation of land around the southern boundary of Ramsey. A considerable part of the land being in the ownership of Ramsey. It is not proposed that there are any developments on this land but that this land continues to be used for recreation by all residents of the Isle of Man. Likewise, Ramsey Golf Course is currently split between 3 areas Ramsey, Garff and Lezayre this should be regularised. The topography of the land and steep north facing slopes mean that this area is not a development area but naturally part of Ramsey as it is at the base of the hills.

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

The eastern boundary of the area is defined by the A2 Mountain Road. The southern boundary is defined at its intersection with the Mountain Road by the farm lane (which is a Public Right of Way (No. 502)) this links at a similar level to Elfin Glen and Public Right of Way 355. The proposed boundary encloses Elfin Glen. It then runs almost due west along the tree line before turning south west following field lines to meet with the Glen Auldyn Area boundary.

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

Development in Ramsey has all but been exhausted available sites provided for within the existing Town acreage left for the development of Plan. Those lands that remain undeveloped comprise either sites in identified flood risk areas, or areas proposed to be excluded for development within the Draft Area Plan for the North and West.

As previously noted this area is about regularisation and creating a sympathetic boarder with the Glen Auldyn area, and not about development land.

**(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;** This land is on the very border with Ramsey a significant proportion of which is owned by Ramsey. This area is an important area for Ramsey in terms of forest, glen and leisure. Ramsey Town Commissioners are keen to exploit and use this area of land on its door step for leisure tourism and the enjoyment of the Manx people. With plans to increase the population to 100,000 areas for leisure and must be enhanced and enjoyed.

This boundary extension is forward looking and looking forward a minimum of 30 years.

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

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

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

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

Further meetings with both Lezayre and Garff Commissioners have been held on 16<sup>th</sup> and 24<sup>th</sup> August, 2022, respectively, in advance of the Public Inquiry, and following the provisions of draft boundary plans, in 4 areas, by the Department.

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

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

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

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

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

The Ramsey Town Commissioners have sought to establish a clear and long-term boundary with minimal impact on existing development, other than areas considered now to constitute an extension or overspill of the Town and its community. The majority

of the area sought to be incorporated within the proposed boundary is land with potential for future development which would if progressed clearly constitute an extension of the existing community.

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

This process has resulted in the proposals for a revised Town boundary as depicted in the plan annexed hereto as Appendix 10. The specific boundary lines are presented with the Appendices area maps having been prepared at an appropriately accurate scale by the Department of Infrastructure's Mapping Service.

## **10. Summary**

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

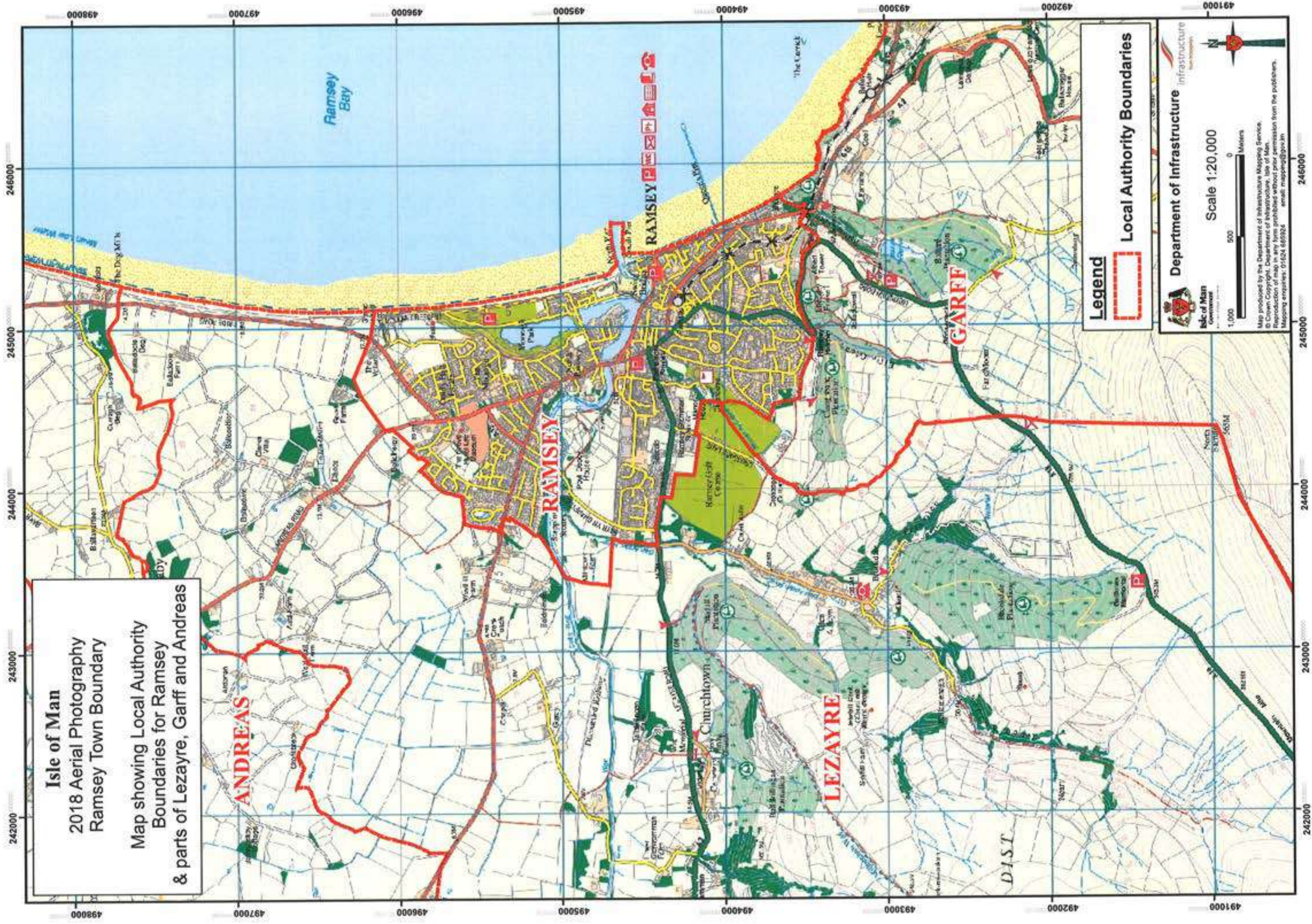
The Commission has sought to consult with neighbouring authorities affected by the proposal and understands that in considering this matter the Department will consult with every local authority whose district is affected by the proposed Order, and that an Inquiry will be held.

In submitting this application, the Commission would like to acknowledge the input of both Lezayre and Garff Commissioners in engaging in discussions on the proposals, and of the Department of Infrastructure for its advice and for the assistance of its Mapping Service in providing maps and aerial photography.

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

## Appendix 1 – Existing Town Boundary

**Isle of Man**  
**2018 Aerial Photography**  
**Ramsey Town Boundary**  
**Map showing Local Authority**  
**Boundaries for Ramsey**  
**& parts of Lezayre, Garff and Andreas**



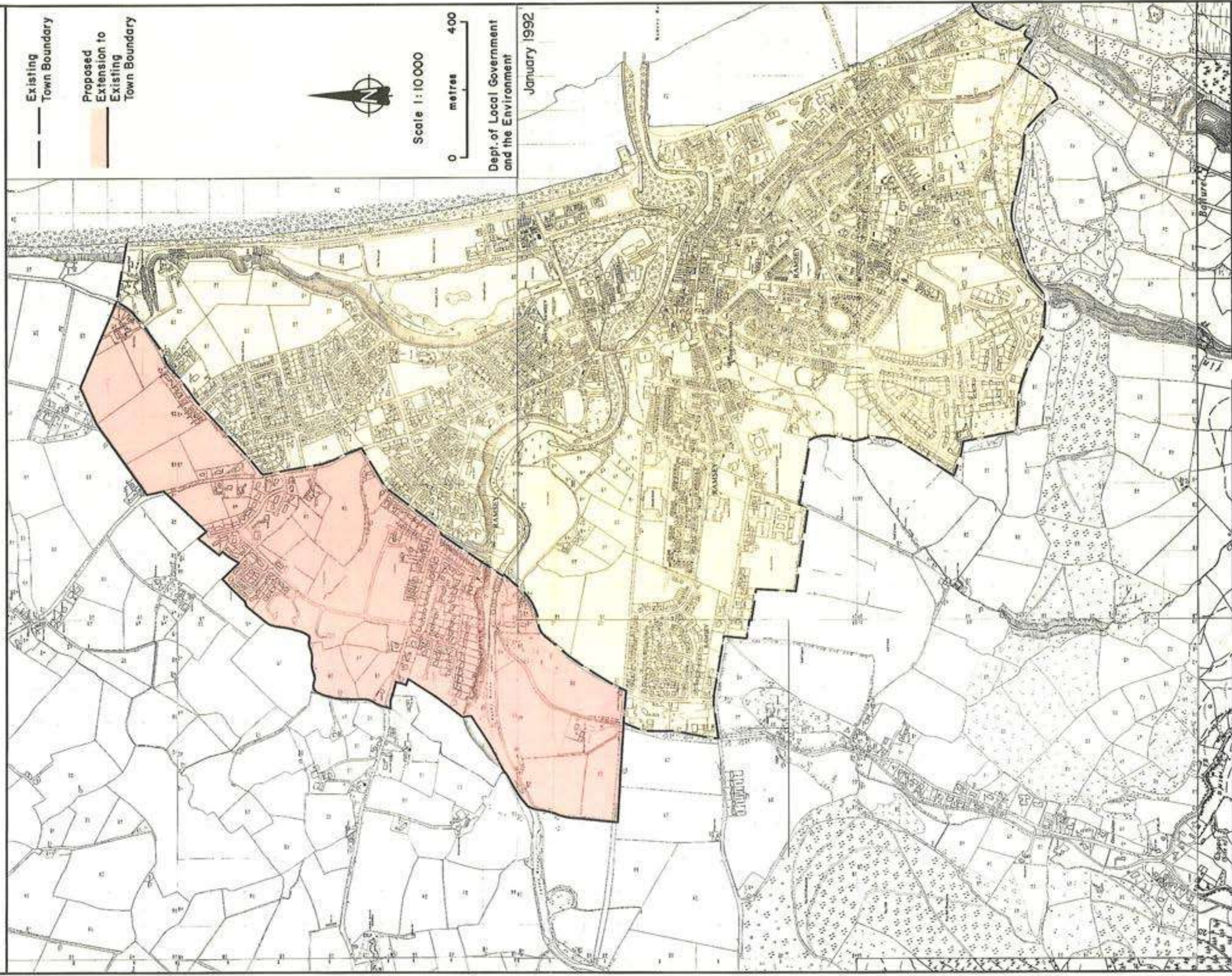
**Legend**  
 Local Authority Boundaries

**Department of Infrastructure**  
**Isle of Man Government**  
 Scale 1:20,000  
 1,000 500 0 Meters  
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 Mapping enquiries: 01624 889924 email: mapping@gov.im



## Appendix 2 – Area added within 1992 Boundary Extension

**PLAN REFERRED TO  
IN THE RAMSEY (BOUNDARY EXTENSION)  
ORDER 1992**



## Appendix 3 – Extract from the Local Government Act 1985

### PART II – ALTERATION OF AREAS ETC.

#### 6 Alteration to boundaries

- (1) The Department may, on the application of the local authority for any district, by Order alter the boundaries of the district.
- (2) Before making an Order under this section, the Department shall consult with every local authority whose district is affected by the proposed Order and shall hold an inquiry.
- (3) An Order under this section may include provision for —
  - (a) the number of members of the local authority for any district affected by the Order, and the terms of office of such members;
  - (b) the retirement, election or appointment of members of any existing local authority, joint board, joint committee or other public body in any district or area affected by the Order;
  - (c) the dissolution of any existing joint board, joint committee or other public body in any area affected by the Order;
  - (d) the alteration or abolition of any special district affected by the Order;
  - (e) the vesting in the local authority for any district affected by the Order, of any property, rights, liabilities and obligations of any such body as is mentioned in paragraph (b);
  - (f) the adjustment of any assets and liabilities not provided for under paragraph (e) between any local authorities, joint boards, joint committees and other public bodies in any district or area affected by the Order, in such manner as may be provided for by the Order;
  - (g) the determination by the Department of any matter arising in connection with the subject-matter of the Order;
  - (h) making such incidental, consequential, transitional or supplemental provision as appears to the Department to be necessary or proper for the purposes of the Order.<sup>29</sup>
- (3A) Without prejudice to subsection (3), an Order under this section may —
  - (a) make temporary provision, for such period (not exceeding 10 years) as is specified in the Order, with respect to rates to be levied by any authority mentioned in subsection (3)(f);
  - (b) alter the boundary of any constituency which comprises any district or any part of a district affected by the Order;
  - (c) make transitional provision with respect to the preparation of registers of electors for any constituency, district or ward affected by the Order;
  - (d) cancel or alter any arrangements made for the performance by any authority mentioned in subsection (3)(f) of any functions on behalf of any other public authority;

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

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

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

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

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

## Appendix 4 – Town Development to 2021

# 2021 Aerial Photography



244000 245000 493000 494000 495000 496000

244000 245000 493000 494000 495000 496000



Department of Infrastructure

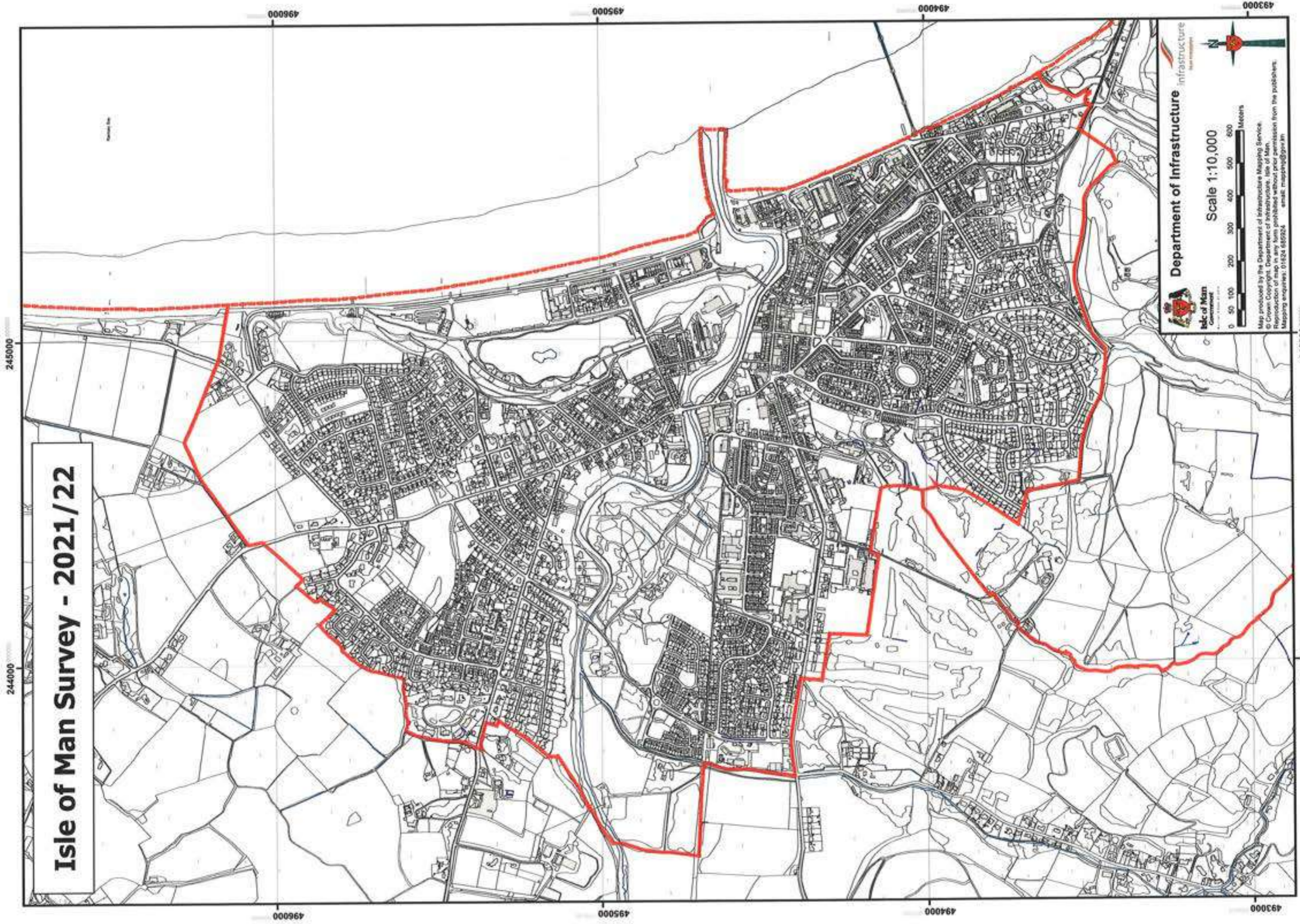
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Mapping enquiries: 01624 685924 email: mapping@gov.im

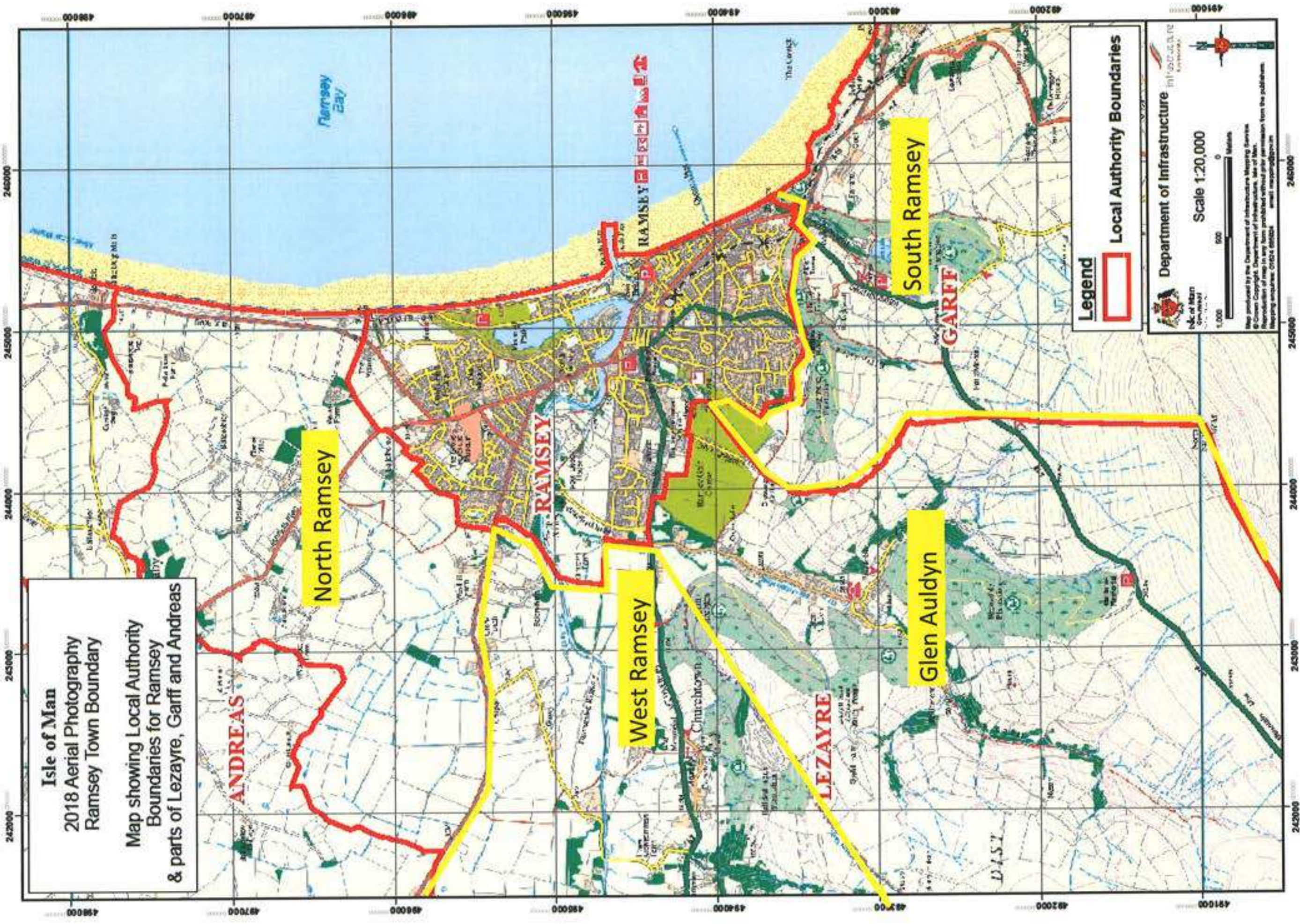


# Isle of Man Survey - 2021/22



## Appendix 5 – Areas Considered for Boundary Extension





Isle of Man  
 2018 Aerial Photography  
 Ramsey Town Boundary  
 Map showing Local Authority  
 Boundaries for Ramsey  
 & parts of Lezayre, Garff and Andreas

**Legend**

Local Authority Boundaries

Department of Infrastructure  
 INFRASTRUCTURE  
 Isle of Man

Scale 1:20,000

1,000 500 0 500 1,000 Metres

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## **Appendix 6 – North Area Considered for Boundary Extension**

Map Showing:  
Proposed Ramsey Town  
Boundary Extension Areas

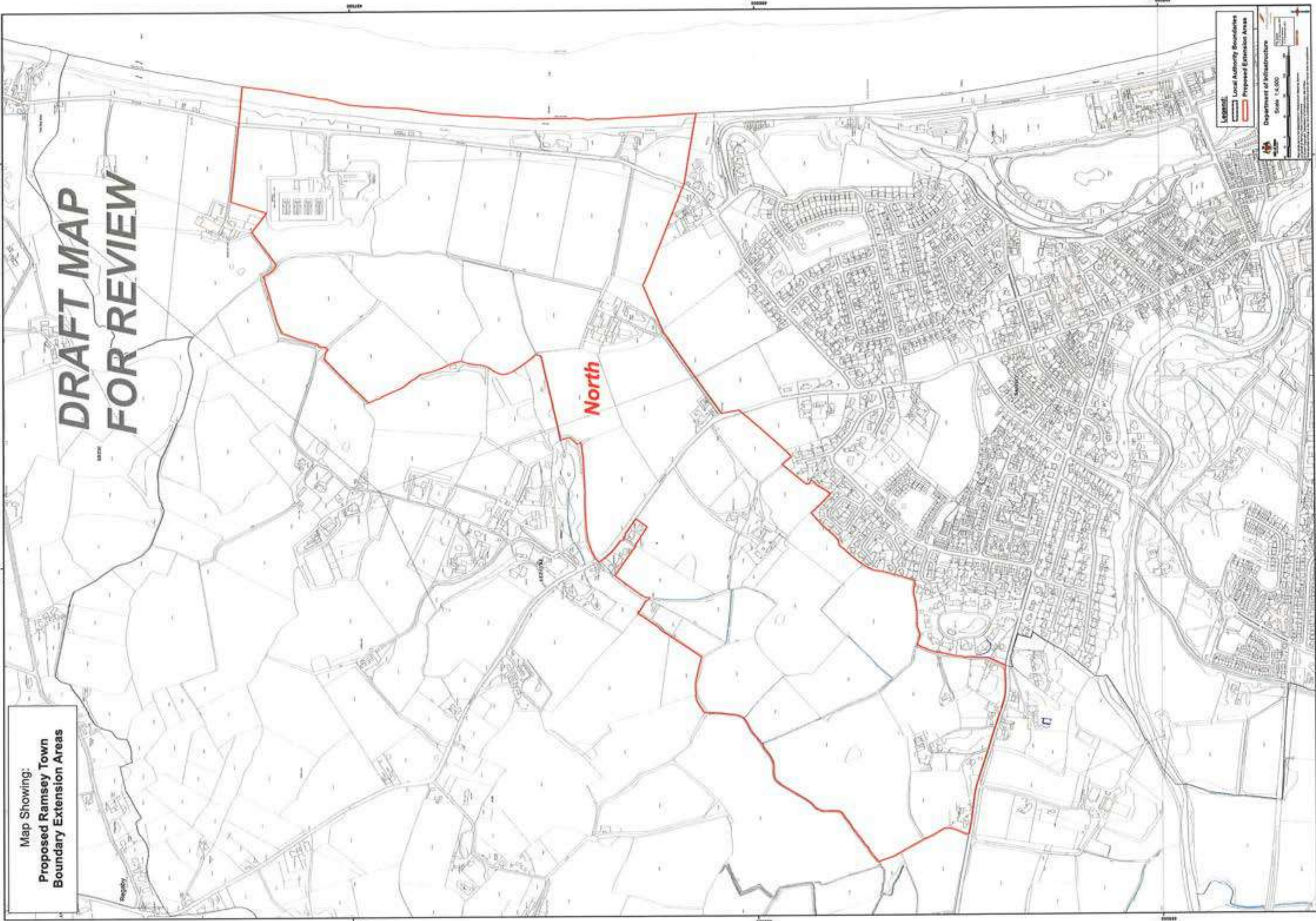
**DRAFT MAP  
FOR REVIEW**

**North**

**Legend:**

- Local Authority Boundaries
- Proposed Extension Areas

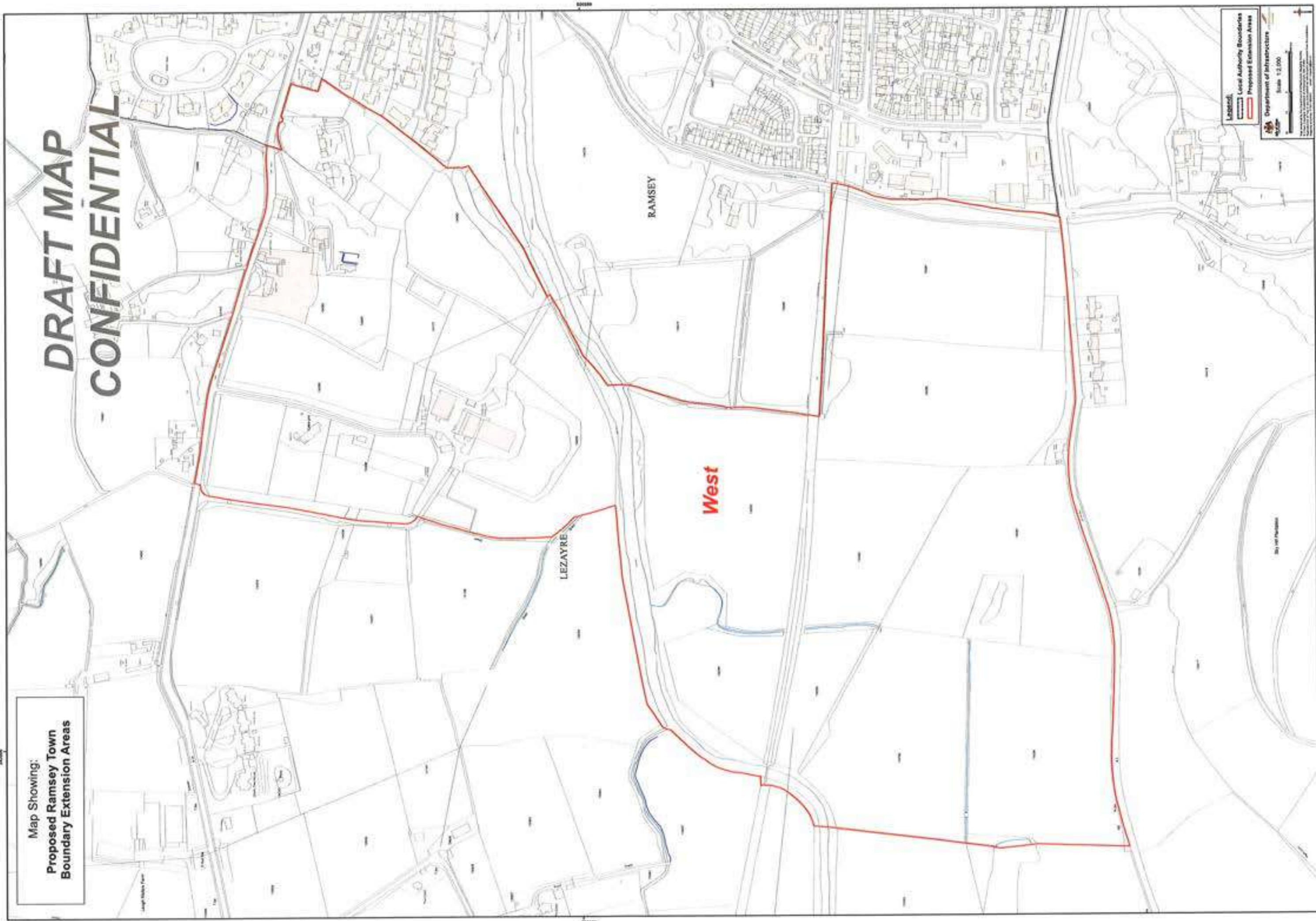
Department of Infrastructure  
Scale: 1:4,000



## Appendix 7 – West Area Considered for Boundary Extension

**DRAFT MAP**  
**CONFIDENTIAL**

Map Showing:  
Proposed Ramsey Town  
Boundary Extension Areas



## **Appendix 8 – Glen Auldyn Area Considered for Boundary Extension**

**DRAFT MAP**  
**CONFIDENTIAL**

Map Showing:  
Proposed Ramsey Town  
Boundary Extension Areas

**Glen Auldyn**

**Legend:**

- Local Authority Boundaries
- Proposed Extension Areas

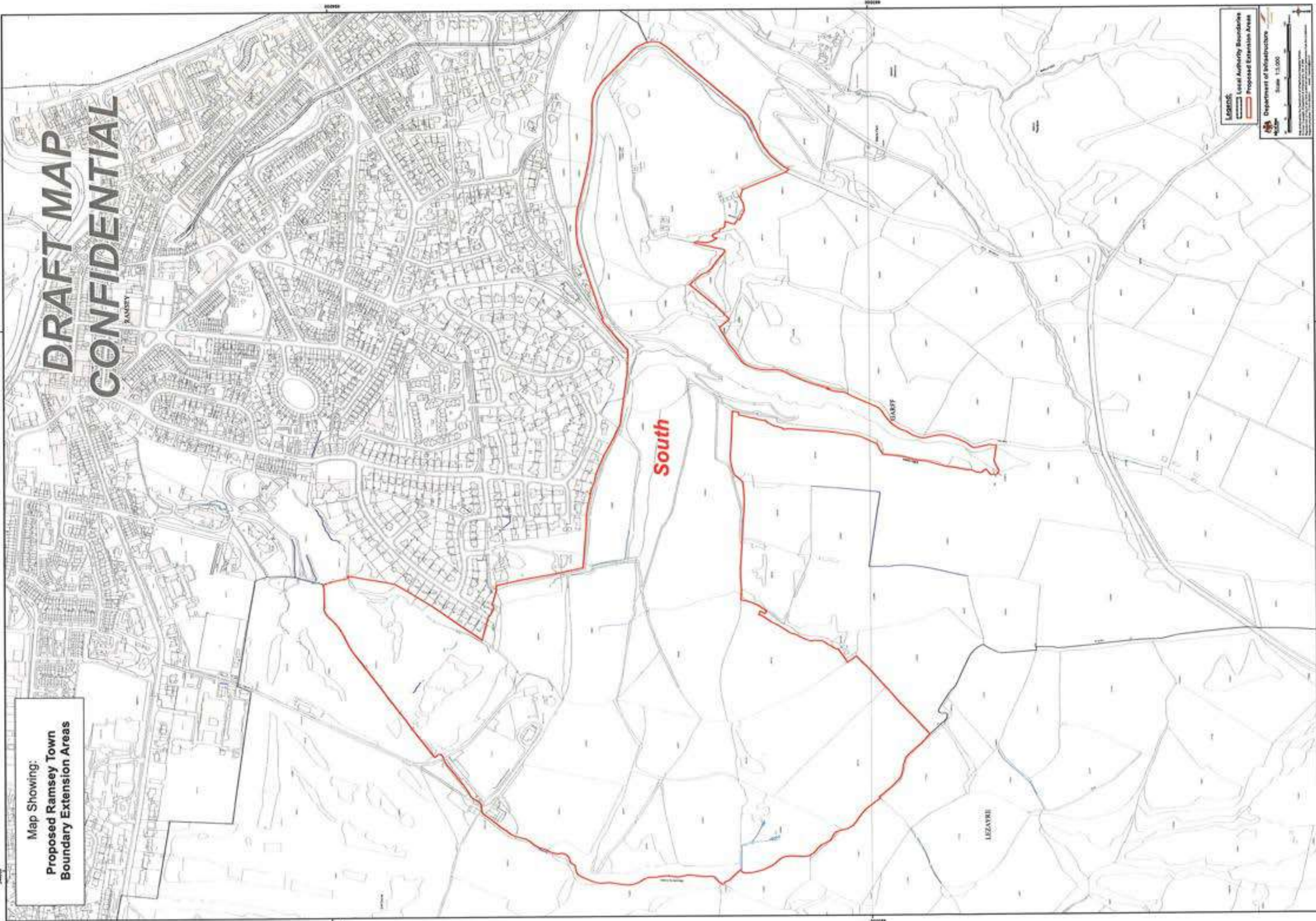
Department of Infrastructure  
Scale: 1:4,000

## **Appendix 9 – South Area Considered for Boundary Extension**



**DRAFT MAP**  
**CONFIDENTIAL**

Map Showing:  
Proposed Ramsey Town  
Boundary Extension Areas



**Legend:**

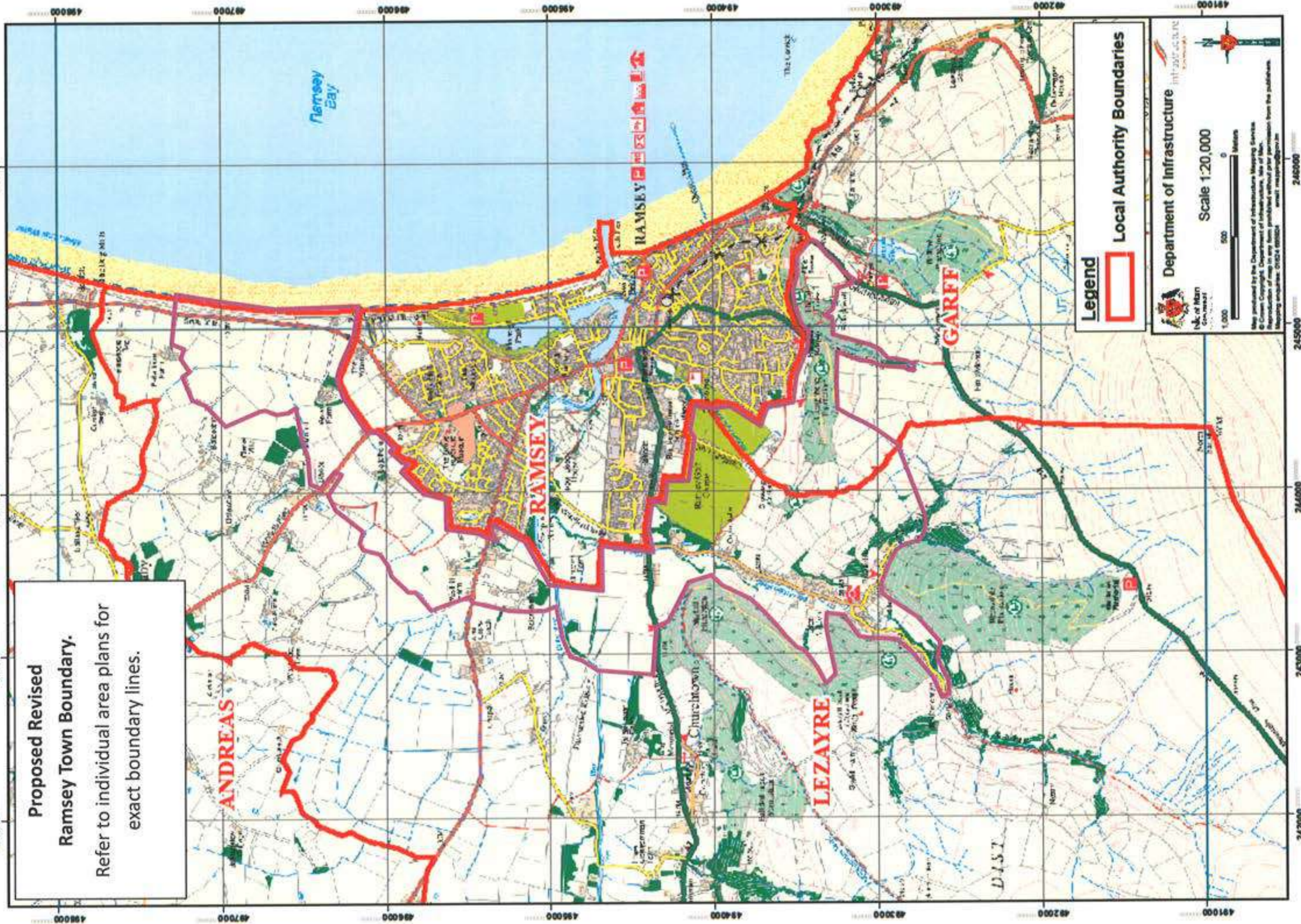
- Local Authority Boundaries
- Proposed Extension Areas

Department of Infrastructure  
Scale 1:1,000

## **Appendix 10 – Proposed Revised Ramsey Town Boundary**

Note – the boundary is more specifically detailed in the individual areas maps prepared by Department of Infrastructure Mapping as Appendices 6, 7, 8 and 9.

**Proposed Revised Ramsey Town Boundary.**  
Refer to individual area plans for exact boundary lines.



**Legend**



**Local Authority Boundaries**



State of Maine  
Department of Infrastructure

Scale 1:20,000



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Mapping engineer: CHUCK GIBSON email: [mainemap@maine.gov](mailto:mainemap@maine.gov)