

Department of Infrastructure

The Town and Country Planning Act 1999

The Town and Country Planning (Ballakilley, Bride) Development Order 2011

BACKGROUND STATEMENT

1. Introduction

- 1.1 The Department of Infrastructure is proposing to make an Order under Section 8 of the Town and Country Planning Act 1999, the effect of which would be to grant Approval in Principle for the residential development of approximately 1.2 ha of land which lies between Ballakilley Hill and the Lambhill Road in Bride Village.
- 1.2 This statement explains the background to, and content of the proposed Order, and is intended to assist those who wish to make representations for consideration by the Department before it decides whether to proceed with the Order.

2. Background

- 2.1 The land lies on the south side of Bride village, adjoining built development to the west, north, and east. Included in the defined site is the public car-park, through which a new road would be constructed to serve the majority of the proposed dwellings. There would remain parking space for approximately 20 cars.
- 2.2 On the 1982 Development Plan, which remains the "Area Plan" for this part of the Island, the site is not zoned for residential development, but is in fact designated as being of High Landscape Value and Scenic Significance. There is no land designated for residential development in Bride Village.
- 2.3 In 1991, the Department commissioned a village study of Bride. Whilst this was, at the time, intended as the basis for a Local Plan, it was not progressed as such. That study identified this site as appropriate for residential development.
- 2.4 The Department now proposes that the site should be developed for residential purposes to meet local housing needs and to improve the sustainability of the village as such.

3. The Proposed Order

- 3.1 The proposed Order would grant Approval in Principle for residential development, subject to conditions which, in particular, would require the submission of a planning application including details of all building, engineering and other operations. There would be a maximum of 27 dwellings, of which no more than 3 would be accessed off the Lambhill Road.
- 3.2 Other conditions would guide the design and ensure that at least 75% of the dwellings are made available as affordable units or are public-sector units.

4. The Proposed Development

- 4.1 The Department proposes that, in accordance with the Isle of Man Strategic Plan, the development would be so designed as to maintain the character of the village, and would be of an appropriate scale and nature to meet local housing needs.

5. Need

- 5.1 The Department seeks not only “to ensure that sufficient housing, to appropriate standards, is made available to meet demands created by the growth in population and changing household sizes”, but also to make this provision “having regard to the aspirations of the population to live in particular parts of the Island.”. (Quotations from the Strategic Plan, paragraphs 8.1.1 and 8.1.2)
- 5.2 The Department of Social Care maintains records of housing demand which indicate that:
- a) of those on the Department’s first-time Buyers Register, 7 nominate the northern parishes (beyond Ramsey) as their first choice, and 44 nominate these parishes as their second choice;
 - b) of those on the Department’s Public-sector Housing waiting list, 29 indicate a preference for the northern parishes; and that
 - c) there are 100 on the Ramsey and Northern Sheltered Housing List.
- 5.3 Whilst there are current proposals for 4 new Public Sector Housing units in Jurby, and Ramsey and Northern elderly Persons Housing has completed 16 units in the extension to Kerroo Glass in Ramsey, there are no other current proposals for First-Time Buyers or Public Sector Housing in the North of the Island.
- 5.4 The Department of Social Care therefore concludes that there remains an unsatisfied local need for housing in the North of the Island.

6. Sustainability

- 6.1 Central to the over-arching Aim of the Strategic Plan is the concept of Sustainable Development, which, in essence, is the idea of ensuring a better quality of life both now and in the future.
- 6.2 Most developments meet only some of the objectives of the Plan, and may, in fact, have some negative impacts. However, it is important to adopt a broad approach and to consider the Plan as a whole.
- 6.3 Whilst it is recognised that Bride village is not a sustainable location for new residential development in terms of opportunities for local employment, shopping, and many recreation and leisure pursuits, on the other hand, the proposal would:
- a) increase the use of the primary school, so improving the viability of an existing key facility;
 - b) meet an identified local housing need;
 - c) provide for affordable housing;
 - d) respect the distinctive character of the locality;
 - e) provide play space;
 - f) effectively restrict development in the open countryside (by providing housing **within** the village); and
 - g) employ energy-efficient design.
- 6.4 The Department judges that this proposal is, on balance, a sustainable way of meeting both the local housing need and the objectives and policies of the Strategic Plan.

*This Statement has been prepared by the Planning and Building Control Division of the Department of Infrastructure.
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