

From:

Sent: 28 February 2020 12:38

To: planningpolicy@gov.im

Subject: Call For Sites in The West

Dear Diane,

Please find attached Peel Town Commissioners' response to your consultation:

The Commissioners are keen to support the development of a new local plan which has the following objectives:

- To protect existing green spaces in the town and encourage the use of larger public open spaces to serve developments;
- To extend the zoning on the outskirts of Peel to permit a managed expansion of the town;
- To specifically select new land for zoning which will provide infrastructure benefits and improve connectivity around the town;
- To protect land around key public buildings to permit their future expansion to serve the population of Peel and the West of the Island;
- To offset climate change through the designation of new woodland areas and provide interlinking wildlife corridors;
- To protect and enhance the River Neb corridor;
- To look at raising funds from new developments to reinstate conservation and regeneration grants in Peel; and
- To ensure all developments provide adequate parking to serve their needs without putting further pressure on existing parking infrastructure.

The Commissioners propose the following changes to the existing Peel Local Plan Order 1989 will assist in meeting the Commissioners' objectives stated above:

1. The undeveloped land designated open space located North and between the Campsite/Swimming Pool and Ballaquane Road is zoned for school, open space and recreation. This will enable an expansion of primary school facilities in Peel.
2. The undeveloped land designated for predominately residential located East/North East and between the Campsite/Swimming Pool and Ballaquane Road is zoned for open space and recreation to permit an extension of the swimming pool and town park facilities which have been placed at this location to serve the expansion of the town.
3. The land designated for the Corrin Memorial Home is designated for medical surgery and residential home use to permit the future expansion of these facilities.
4. The land currently designated for church use between Derby Road and Tynwald Road is designated for church/community use to allow future expansion and permits clustering with the current Civic Buildings located off Derby Road.
5. The Fire Station and Playground off Heathfield Drive and West View respectively retain their current designation to permit future expansion of either facility if necessary. The residential zoning at Heathfield House should consider placing it public open space in its north east corner of the site to assist in this regard.
6. Changing the designation of the Headlands Field off Ramsey Road for public open space and leisure.
7. Changing the designation of the old swimming pool site off Marine Parade to tourism and leisure.

8. Changing the designation of the Barfords site off Ramsey Road from industrial to mixed use.
9. The expansion of the residential area in Close Chiarn to encompass existing residential usage at this location including parking.
10. Changing the designation of field 311836 off Glenfaba Road from predominately industrial to woodland. This provides permanent separation between the urban settlements of the Raggart and Peel and enhances the wildlife corridor which exists along the River Neb. These measures would increase screening of the proposed sewerage works for the West of the Island located at Glenfaba House.
11. The new zoning of field 311881 off Glenfaba Road and adjacent to Ballaterson Farm for residential use to replace field 314539 which is forms part of the golf course. Field 314548 and 314549 are on steep gradients and provide the segregation between Peel and the Raggart which if designated as woodland would form a wildlife corridor from the River Neb to the woodland along the watercourse which drains the Golf Course.
12. The extension of the public open space on Peel Hill to include the Corrin Tower area.
13. The land zoned between the QE II School and Mylchreest Court should be changed to school/residential.
14. The primary expansion of the town must take place between Poortown Road and Douglas Road. This would involve the zoning for predominately residential use of fields 311905, 314533, 314528, 314529, 314445, and 311997. This zoning would need to take into account the provision of link road infrastructure between Poortown Road and Douglas Road and any requirements for the expansion of the QE II school. To facilitate these improvements in infrastructure the zoning of parts of field 314530 and 312064 may be required.
15. No extension of zoned area to the East of Peel is proposed between the Poortown Road and Ramsey Road or the Ramsey Road and the Coast Road.
16. The Commissioners would like to see the town centre of Peel defined and propose the area encompassed by Michael Street, Atholl Place, Christian Street, Mona Street, Derby Road Car Park, Lyndale Avenue, Tynwald Road, Douglas Street, Douglas Street Car Park, Market Place and Douglas Street.

The Commissioners are aware since 2000 Peel has been the fastest growing town on the Island with its population growth exceeding the sum of the growth experienced in all the other major urban areas on the island added together once Douglas, the main service centre for development, is removed from an assessment. This was in part caused by the zoning of large areas of land on the outskirts of Peel within the 1989 Order. In addition, during the time of the existing 1989 order the improvements in supporting facilities including road infrastructure has not kept pace with this development and the Commissioners would like to see better master planning employed as part of the development of the Western Area Plan process. A timescales of no more than 10 years must be applied to the new Western Area Plan order to permit a review of this important document.

Thank you for consideration of Peel Town Commissioners submission and should you require any further information please do not hesitate to contact me.

Yours sincerely

Town Clerk
Peel Town Commissioners