Isle of Man Government

Reiltys Ellan Vannin

The Castletown Housing Land Review: Site Assessment Report Template

Cabinet Office

November 2016

Site Reference Number:	1
Site Name:	Redfearns Meadow, Ballalough

Note: This Site Assessment Report sets out the consideration of a site submitted in response to the Castletown Housing Land Review. It should be read in conjunction with the relevant Call for Sites Response Form submitted by the site promoter (hereafter 'CfS Response Form').

Summary

S1 Status of assessment:

- ○ Internal Draft
- ○ Draft for Review by Cabinet Office
- ○ Draft for Review by Site Promoter
- ◉ Final

Date of This Version of Assessment:	26-4-17
Name/Job Title/Organisation of Assessor:	Nicola Rigby, Director, GVA

Note: See CfS Response Form Q1-5 for details of Landowner/agent/developer and Q7 for Site Address.

Outcome for Stage 1	Pass
Outcome for Stage 2	Critical constraints have not been identified on this site. The overall score of the site is 44.
Outcome for Consideration for Stage 3	It is considered that the site is developable in the period up to 2026. Whether the site is shortlisted as a potential site allocation will depend upon the relative performance of other sites and the outcome for adjacent site E.

Section A - Site Details and Planning History

A1 Has i. A Location Plan and ii. A Site Plan been submitted which clearly identify the site with an unbroken red line?

- (●) Yes
- ( ) No

A1.1 Please attach a copy of the site boundary used to carry out this assessment

see below

A2 Site Size (ha):

0.80

Note: See CfS Response Form Q10 for site promoter's stance on site size

A3 Location of site:

Redfearns Meadow,
Ballalough
Malew Road
Castletown

A4 Current designation and use:

Current designation: Agricultural
Use: Meadow

Note: See CfS Response Form Q8 and Q9 for site promoter's stance on current land use and designation

A5 Proposed use:

Residential: Family housing

Note: See CfS Response Form Q12 - 15 for site promoter's detail on proposal

Isle of Man Government

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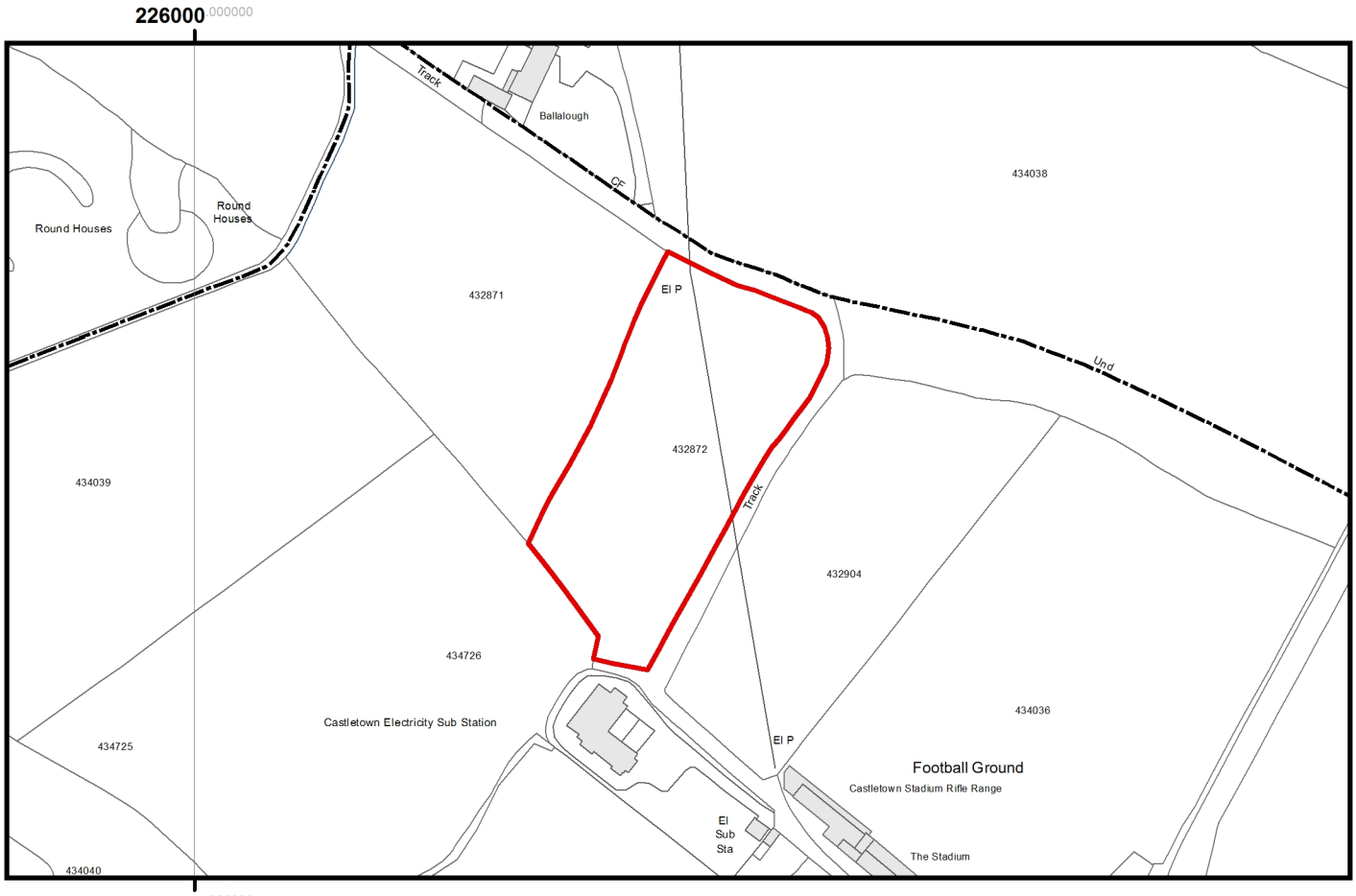
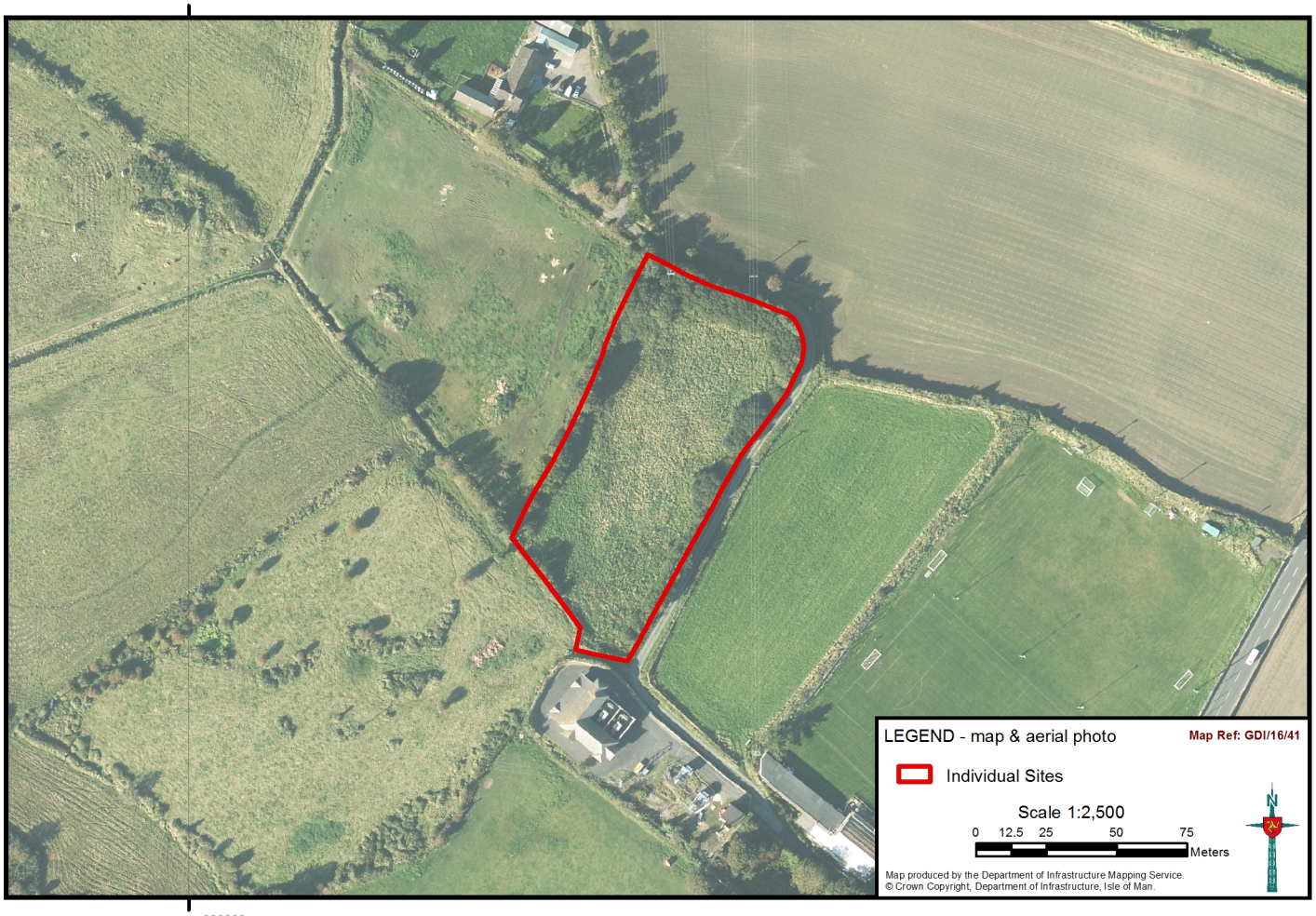
CASTLETOWN HOUSING LAND REVIEW
Individual Sites

Site Ref. 1





A6 Was the site considered, in any way, as part of the Area Plan for the South?

- (●) Yes
- ( ) No

A7 If the site was considered as part of the Area Plan for the South, what was the outcome?

It was removed from the list of proposed sites as "residential development within this area would be contrary to policy and also those which direct development towards existing settlements - the Strategic Aim, Strategic Policy 1,2, Spatial Policies 2 and 5 and Housing Policy 4".

A8 Planning History

No previous planning applications on this land.

Note: See CfS Response Form Q11 for site promoter's stance on planning history

A9 Are there any relevant planning applications to take into account?

- ( ) Yes
- (●) No

A10 Relevant planning applications

There are no planning applications previously made on this site.

Section B: Stage 1

B1 Is the proposed site located within the Study Area Identified on Map CR1?

- (●) Yes
- ( ) No

Note: See CfS Response Form Q6 for site promoter's stance on this question.

B2 Will this site progress to a Stage 2 Assessment?

- (●) Yes
- ( ) No

Note:

*If the answer to QB1 is '**Yes**' proceed to Section C.*
*If the answer to QB2 is **'No',** there should be no further consideration of the site at this stage. The site shall not progress to a Stage 2 Assessment unless individual circumstances dictate that the site should undergo a fuller assessment.*

B3 Please provide comments in relation to response to question B2

Site is part of a collection of sites which cumulatively adjoin the Castletown settlement. (Adjacent to Site E, which in turn is adjacent to Site 2).

Section C: Site Visit

C1 Has a site visit been undertaken?

- (●) Yes
- ( ) No

C2 State who undertook site visit and date

Nicola Rigby and Yvette Black 07/12/2016

C3 State key observations from site visit

Vegetation was evident around the perimeter of the site.
There were Overhead power lines travelling across the north east portion of the site, travelling in a North West direction.
The majority of the site lies adjacent to agricultural land. To the East of the site a sport facility and Castletown Rifle Club's clubhouse lies just beyond the adjacent agricultural land. An electricity substation abuts the site to the south (separated by a small country road).
It is worth noting that the site is dependent on adjacent land and would not come forward for development in isolation.

Note: Observations may relate to matters such as: the accuracy of the submission information; issues relevant for the Stage 2 Scoring; issues relevant for assessing the deliverability of the site; and/or points of detail which may be relevant for a site brief (in the event that the site is taken forward).

C3.1 Please attach site visit photo 1

Can be provided on request

C3.2 Please attach site visit photo 2

Can be provided on request

C3.3 Please attach site visit photo 3

Can be provided on request

C3.4 Please attach site visit photo 4

Can be provided on request

Section D: Stage 2 - Scoring

D1.1 **Criterion 1:** Selecting the most appropriate locations to minimise the need to travel and protect the countryside

- ○ 4
- ○ 3
- ○ 2
- ◉ 1

Score 4	Site is within the identified settlement of Castletown
Score 3	Site is outside the identified settlement of Castletown but is previously developed land
Score 2	Site is greenfield land and adjoins the outer boundary of the identified settlement of Castletown
Score 1	Site is outside the identified settlement of Castletown in the open countryside or would encourage the merging of settlements
Score 0 (Critical Constraint)	Not applicable

Note: Settlement Boundary is as shown on Map 5 of the Area Plan for the South

D1.2 Comments in relation to Criterion 1

Site 1 is greenfield land outside of the settlement and is not adjacent to the boundary.

D2.1 **Criterion 2:** Selecting sites which are compatible with adjacent land uses ('compatibility' can be defined as two or more uses existing without conflict) ***If the site scores 0, a Critical Constraint applies***

- (●) 4
- ( ) 3
- ( ) 0

Score 4	Score 4 - Existing uses on surrounding land are generally able to operate in close proximity to the residential uses proposed (uses are compatible)
Score 3	Score 3 - Existing uses on surrounding land can only operate in close proximity to the residential uses proposed where effects are mitigated (uses could be compatible but only when mitigation measures are undertaken - such mitigation measure must be achievable).
Score 2	Not applicable
Score 1	Not applicable
Score 0 (Critical Constraint)	Existing uses on surrounding land cannot operate in close proximity to the residential uses proposed (uses are incompatible and cannot be made compatible by mitigation measures)

D2.2 Comments in relation to Criterion 2

Substation located to the south of the site. Development shouldn't cause too much of an issue to the general operation of the sub-station. Although some buffering may be required in the form of landscaping around the sub-station. Otherwise adjacent to agriculture and sports ground. Notable that the site would only come forward as part of wider development - with no impact on operation as a result.

D3.1 **Criterion 3:** Prioritising sites that are vacant and do not need substantial physical works

- ○ 4
- ○ 3
- ◉ 2
- ○ 1

Score 4	Previously developed land (vacant) and would not require substantial physical works
Score 3	Previously developed land but would require substantial physical works
Score 2	Greenfield land and would not require substantial physical works
Score 1	Greenfield land and would require substantial physical works
Score 0 (Critical Constraint)	Not applicable

Note: Physical works include: site clearance (excluding demolition), internal road construction, creation or improvement of site access, drainage/sewerage works, other utility and telecommunications infrastructure, landscaping.

Substantial physical works include: site clearance (including demolition), site remediation for contaminated or hazardous material (either improvement of or mitigation for), ground stabilisation, piling, large scale cut and fill works, basement construction, large scale site access/junction works/boundary works.

If physical works involve the removal of internal or outer field boundaries (which may include hedgerows, stone walls or sod banks), the extent of and implications of such works, will be addressed in the Assessment Report.

D3.2 Comments in relation to Criterion 3

The site would require clearance of vegetation across the whole site. The access road would also need to be improved and widened. The land owners have proposed a single lane access road, linking directly with Malew Road, which they have deemed suitable for all domestic traffic. However, a double lane may be more appropriate. This needs to be checked with highways officers. Site score may change as a result of this feedback.
Site will also require internal road construction, drainage / sewerage, utilities and telecoms, but these are not abnormal.
Site is Greenfield.

D4.1 **Criterion 4:** Maximising access to community services and facilities

- (●) 4
- ( ) 3
- ( ) 2
- ( ) 1

Score 4	Site is located within 1 km walking distance of 4 or 5 of the services/facilities listed above and is within 1 km of a school bus route
Score 3	Site is located within 1 km walking distance of 2 or 3 of the services/facilities listed above
Score 2	Site is located within 1 km walking distance of 1 of the services/facilities listed above
Score 1	Site is more than 1 km walking distance from all of the services/facilities listed above
Score 0 (Critical Constraint)	Not applicable

Community services and facilities are, for this exercise taken to include: a school, a shop, a GP surgery/health centre, a public park/outdoor sports facilities, indoor sports facilities, a community centre/hall.

D4.2 Comments in relation to Criterion 4

Site is well served. 4no. open spaces/public parks are within 1km of the site, the cluster of shops along Castletown's high street are also within 1km of the site, there is also a community facility south west of the site and an indoor sports facility (Southern Swimming Pool) to the south of the site which are both within 1km.

D5.1 **Criterion 5:** Encouraging the use of public transport

- ○ 4
- ◉ 3
- ○ 2
- ○ 1

Score 4	The site is within 200m of a bus route with a peak time service every 30 minutes
Score 3	The site is within 400m of a bus route with a peak time service every 30 minutes
Score 2	The site is within 400m of a bus route with an at least hourly peak time service
Score 1	None of the above apply
Score 0 (Critical Constraint)	Not applicable

Note: Potential of site to have an internal bus route on completion of development or a new bus stop added to the existing highway network close to the site will be addressed as part of any Assessment Report

D5.2 Comments in relation to Criterion 5

The site is within 400m of The School Hill, shelter Bus Stop. It is served by Bus Route (1) with a service every 30 mins.

D6.1 **Criterion 6:** Ensuring sites are accessible via the existing road network

- ○ 4
- ○ 3
- ◉ 2
- ○ 1

Score 4	Nature and location of site: • will not require a new access to a Primary or District Link; and • will not result in a significant increase in the volume (or nature) of vehicle traffic movements on Local or Local Access Roads.
Score 3	Nature and location of site: • will not require a new access to a Primary or District Link outside existing settlement boundaries; and • will not result in a significant increase in the volume (or nature) of vehicle traffic movements on Local or Local Access Roads.
Score 2	Nature and location of site: • would require a new access to a Primary or District Link outside existing settlement boundaries; or • will result in volume/nature of vehicle traffic movements on Local or Local Access Roads that would be inappropriate.
Score 1	Site is not located on the existing road network and would require a significant access route (relative to the scale of the proposal) to be constructed to link to the existing road network
Score 0 (Critical Constraint)	Not applicable

Note: Potential of site to have an internal bus route on completion of development or a new bus stop added to the existing highway network close to the site will be addressed as part of any Assessment Report

D6.2 Comments in relation to Criterion 6

The site is accessed via a narrow country road off the A3, outside of the Castletown settlement boundary. At the site there is an existing gate through which access to the site is permitted, but for agricultural purposes. Infrastructure will be required to connect to the primary road network, outside of the settlement, but is considered possible subject to the discussion with highways officers.

D7.1 **Criterion 7:** Ensuring there is sufficient provision of open space

- (●) 4
- ( ) 3
- ( ) 2
- ( ) 1

Score 4	Development would not result in the loss of open space in an area well served
Score 3	Development would not result in the loss of open space in an area currently deficient
Score 2	Development would result in the loss of open space in an area that is currently well-served
Score 1	Development would result in the loss of open space in an area that is currently deficient
Score 0 (Critical Constraint)	Not applicable

Open Space - For the purposes of this exercise shall be taken to be

i. Land laid out as a public garden or amenity space or used for the purposes of public recreation. Can include playing space for sporting use (pitches, greens, courts, athletics tracks and miscellaneous sites such as training areas in the ownership or control of public bodies including the Department of Education where facilities are open to the public).

ii. Areas which are within the private, industrial or commercial sectors that serve the leisure time needs for outdoor sport and recreation of their members or the public.

iii. Land used as childrens' playspace which may contain a range of facilities or an environment that has been designed to provide opportunities for outdoor play, as well as informal playing space within built up areas.

Open Space does not include: Verges, woodlands, the seashore, Nature Conservation Areas, allotments, golf courses, water used for recreation, commercial entertainment complexes, sports halls and car parks.

D7.2 Comments in relation to Criterion 7

This site does not currently offer any formal public open space or adopted / allocated, so the development of this land will not result in a loss of open space. Adjacent to the East of the site is Castletown Rifle Club's clubhouse and associated playing fields, so the area would remain well-served.

D8.1 **Criterion 8:** Maintaining Landscape Character (taking into account the Landscape Character Assessment 2008) ***If the site scores 0, a Critical Constraint applies***

- ○ 4
- ◉ 3
- ○ 0

Score 4	Development of the site would fit with the scale, landform and pattern of the landscape
Score 3	Development of the site would not fit the scale, landform and pattern of the landscape, resulting in the partial loss of one or more key features
Score 2	Not applicable
Score 1	Not applicable
Score 0 (Critical Constraint)	Development would not fit the scale, landform and pattern of the landscape, resulting in the total loss of or major alteration to one or more key features

D8.2 Comments in relation to Criterion 8

Site is identified as forming part of a wider area of Undulating lowland plain. Development would have an impact on the current landscape character of the area, but a partial loss not a total loss.

D9.1 **Criterion 9:** Protecting Visual Amenity

- ○ 4
- ◉ 3
- ○ 2
- ○ 1

Score 4	Development would have no adverse impact on visual amenity as viewed from adjacent land uses such as residential areas, public footpaths or recreational areas
Score 3	Development would have limited impact on visual amenity as viewed from adjacent land uses such as residential areas, public footpaths or recreational areas but could be mitigated through design and layout
Score 2	Development would have an impact on visual amenity as viewed from adjacent land uses such as residential areas, public footpaths or recreational areas and could not be easily mitigated through design and layout
Score 1	Development would have a significant impact on visual amenity as viewed from adjacent land uses such as residential areas, public footpaths or recreational areas
Score 0 (Critical Constraint)	Not applicable

D9.2 Comments in relation to Criterion 9

The site is largely hidden / is screened from the A3 and therefore shouldn't have too great an impact from the east in its wider context. Immediately to the east of the site is Castletown rifle club, associated club house and playing fields which may be visually impacted by the development of this site, albeit the existing screening means that the current views across the site are not extensive.

D10.1 **Criterion 10:** Protecting valued wildlife habitats and species ***If the site scores 0, a Critical Constraint applies***

- ○ 4
- ◉ 3
- ○ 2
- ○ 0

Score 4	Site and adjoining area is unlikely to have any nature conservation interest
Score 3	Site and adjacent area are identified or recognised as having potential for nature conservation value but have not been designated as such
Score 2	Site and adjacent area are identified as having nature conservation value and has a nonstatutory designation attached to it e.g. a Wildlife Site or AEI (Area of Ecological Interest)
Score 1	Not applicable
Score 0 (Critical Constraint)	Site or adjacent area is a nationally or internationally designated site (see list below)

RAMSAR, ASSI (Areas of Special Scientific Interest), MNR (Marine Nature Reserves), NNR (National Nature Reserves), Emerald Site, Bird Sanctuary or ASP (Areas of Special Protection) or is a site which contains Registered Trees or is vital for the protection of a species

D10.2 Comments in relation to Criterion 10

Whilst there is no designation on this site with regard to wildlife habitats and species, initial consultation responses suggest that there is potential for significant wildlife interest.

DEFA (Ecology) note that the site contains rank marshy grassland/poor semi-improved grassland which has the potential to support wildlife (including birds, bats and frogs). Some detailed (Phase 2) ecological surveys were undertaken in the 1990's which suggests that the field could be of importance to wildlife but currently lacks the management to achieve this. Reed (a rare habitat in the IoM) was recorded at the time of the surveys. Orchids are present on a nearby MWT reserve. There are excellent wooded hedgerows that may be worthy of protection (being a scarce habitat in this area). An up to date survey and wildlife report is required.

Manx Wildlife Trust note the site forms part of the Phase 2 Survey identified Ballalough Wetland. The site has significant wildlife interest making it a candidate ASSI. Part of the area to the south of the site (In Site C) is a nature reserve run by MWT. Indicators of particular note with pond sedge (possible nat. imp. pop.), brown sedge, hybrid water speedwell, pink water speedwell (poss).

MNH draw attention to its potential interest as wildlife habitat according to DEFA Habitat Surveys (marshy grasland/poor semi-improved grassland in need of some conservation management) and suggest that this field may be one of the last remnants of land of biodiversity interest in a landscape which is dominated by more intensive agriculture.

Site score reflects that no designations exist on the site.

D11.1 **Criterion 11:** Maintaining the historic built environment ***If the site scores 0, a Critical Constraint applies***

- (●) 4
- ( ) 3
- ( ) 2
- ( ) 0

Score 4	Development of site will have no adverse effect on a Registered Building and its setting or a Conservation Area
Score 3	Development of site likely to have a minor effect on a Registered Building and its setting or a Conservation Area
Score 2	Development of site likely to have a moderate effect on a Registered Building or its setting or a Conservation Area
Score 1	Not applicable
Score 0 (Critical Constraint)	Development of site likely to have a major effect on a Registered Building and its setting or a Conservation Area

D11.2 Comments in relation to Criterion 11

This site is not within a conservation area and there are no registered buildings on site.

D12.1 **Criterion 12:** Protecting archaeology and Ancient Monuments protected under the MMNT Act 1959 ***If the site scores 0, a Critical Constraint applies***

- ○ 4
- ◉ 3
- ○ 2
- ○ 0

Score 4	There are no Ancient Monuments on site and there is unlikely to be any archaeological interest
Score 3	There is some potential for archaeological interest on the site although there is no recorded evidence of 'finds' on the site or in the general area
Score 2	There is potential for archaeological interest on the site and there is some evidence of past 'finds' on the site or in the general area
Score 1	Not applicable
Score 0 (Critical Constraint)	The site is a recognised site of archaeological importance and/or Ancient Monument(s) are present on site

D12.2 Comments in relation to Criterion 12

The MNH expects the site to have some archeological potential which may require survey to establish whether there would be archeological implications arising from its development based on its location within the periphery of a wetland area which attracted significant Iron Age settlement. It is also important to note that, Manx National Heritage (MNH) state that the site overlooks the statutory Ancient Monument of Ballacagen, which lies less than 200m to the west.

No suggestion of previous 'finds' on the site, hence score of 3 not 2 given.

D13.1 **Criterion 13:** Protecting high quality agricultural land (publication ref: Agricultural soils of the Isle of Man, Centre for Manx Studies, 2001)

- ○ 4
- ○ 3
- ◉ 2
- ○ 1

Score 4	Non-agricultural land with limited agricultural value
Score 3	Soil in the area supports low levels of crop production/agricultural use/soil quality falls into Classes 4 and 5
Score 2	Soil in the area supports moderate levels of crop production/agricultural use/soil quality falls into Class 3
Score 1	Soil in the area supports high levels of crop production/agricultural use/soil quality is Class 1 and 2
Score 0 (Critical Constraint)	Not applicable

D13.2 Comments in relation to Criterion 13

The site is classified as being predominantly Class 3 agricultural land.

D14.1 **Criterion 14:** Minimising the risk of flooding ***If the site scores 0, a Critical Constraint applies***

- ○ 4
- ○ 3
- ◉ 2
- ○ 1
- ○ 0

Score 4	Brownfield or Greenfield Site inside the existing settlement boundaries and outside the Fluvial Flood Zone (irrespective of whether inside the Tidal Flood Zone)
Score 3	Brownfield site inside the existing settlement boundaries and inside the Fluvial Flood Zone (irrespective of whether inside the Tidal Flood Zone)
Score 2	Brownfield or Greenfield Site outside the existing settlement boundaries and outside both the Fluvial and Tidal Flood Zones
Score 1	Greenfield site inside the existing settlement boundaries and inside the Fluvial Flood Zone (irrespective of whether inside the Tidal Flood Zone)
Score 0 (Critical Constraint)	Outside the existing settlement boundaries and inside either the Fluvial or Tidal Flood Zones?

D14.2 Comments in relation to Criterion 14

Site is Greenfield, outside of Settlement. Not within Flood Zone.
Worth noting that the 'Flood Zone 2012' boundary abuts the site to the west.

D15.1 **Criterion 15:** Hazardous land uses ***If the site scores 0, a Critical Constraint applies***

- (●) 4
- ( ) 3
- ( ) 2
- ( ) 0

Score 4	Site and surrounding land is unlikely to be hazardous or contaminated
Score 3	Site and surrounding land was previously hazardous or contaminated but has been successfully and fully remediated
Score 2	Site and surrounding land was previously hazardous or contaminated but has not been fully remediated
Score 1	Not applicable
Score 0 (Critical Constraint)	Site is hazardous/contaminated or has potential to be hazardous/contaminated

D15.2 Comments in relation to Criterion 15

Surrounding Land use: sub-station adjacent to site to the south and overhead power lines cross site on the north east corner. Whilst these uses are hazardous, they would not prevent development. It is assumed that anything on site in this context can be mitigated.

Section E: Consideration of whether or not the site is Developable

Developable sites are those which are potentially acceptable in planning terms and where there is a reasonable prospect that, at the point envisaged, they will be available (i.e. landowner willingness and no competing land uses) and could be viably developed (having regard to issues such as the cost and practicality of access, services and other infrastructure). Deliverable sites are Developable sites that could be brought forward in the short-term (sites with planning approval will normally be considered to be Deliverable).

It is acknowledged that there are a number of issues which relate to whether a site is developable. Steps 1 and 2 (in relation to Critical Constraints) will inform whether a site is potentially acceptable in planning terms. The scoring of Step 2 (where not a Critical Constraint) considers relative merits of sites which are potentially acceptable in planning terms. This section is therefore intended to add the remaining two aspects of whether a site is developable – whether they are available within the plan period (i.e. by 2026) and could be viably developed .

E1 **Availability (Land Use):** Are there any existing land uses which are unlikely to cease within the Strategic Plan period (i.e by 2026)?

- ○ Yes
- ◉ No

E2 Comments on availability

Site is currently in agriculture use which could cease in the plan period.

Note: See CfS Response Form Q24 for site promoter's stance on availability

E3 **Availability (Ownership):** Are there any concerns in relation to shared or adjacent land ownership?

- ◉ Yes
- ○ No

E4 If there are ownership issues, please give details and consideration of whether they could be resolved

There are 3no. separate landowners each with an equal 1/3 share.
Site only realistically likely to be delivered in conjunction with other adjacent sites being considered within the assessment.

Note: See CfS Response Form Q16 - 23 for site promoter's stance on ownership issues

E5 **Viability (Infrastructure and Services):** Does the proposed site require new or amended infrastructure/services? Are these achievable within the plan period (i.e. by 2026)?

	Required	Not Required	Achievable	Not Achievable
Telecommunications	Y		Y	
Gas	Y		Y	
Electricity	Y		Y	
Water	Y		Y	
Highways	Y		Y	
Drainage	Y		Y	

E6 Please provide comments in relation to infrastructure and services

Greenfield site proposed for housing therefore all of the above services will need to be delivered. Site access currently consists of an agricultural gate so improved highway provision would be required. Confirmation required that link to A3 is suitable and/or extent of works required to enhance to make suitable.

Note: See CfS Response Form Q27 - 30 for site promoter's stance on infrastructure issues

E7 Is further advice required from any Government Department/Statutory Board or private service providers?

	Required	Not required	Response sought	Response Received
DOI Highways	Y			
DOI Other		Y		
DED Inward Investment		Y		
DEFA Planning & Building Control		Y		
DEFA Biodiversity				Y
DEFA Other		Y		Y
MNH		Y		Y
Manx Gas	Y			
Manx Utilities	Y			
Communications Providers	Y			
Others (please clarify in E8)		Y		Y

E8 Summarise key questions or advice received

No issues have been identified requiring DEFA Planning and Building Control or DED Inward Investment advice.

MNH,DEFA Biodiversity, DEFA Trees and MWT have already provided comment.

Assumptions have been made around access, utilities and telecommunications. In the event that the site proceeds to Stage 3, further comment would be useful from DOI Highways and the private service providers, including any existing surveys / intelligence held.

E8.1 Please attach copy of advice received

DEFA (Ecology)

E8.2 Please attach copy of advice received

DEFA (Trees)

E8.3 Please attach copy of advice received

MNH

E8.4 Please attach copy of advice received

MWT

Section F: Consideration for Stage 3 - Shortlisting

F1 Total Score from Stage 2 (Criteria 1 - 15)

44

F2 Does the Site have 1 or more Critical Constraints?

	Yes	No
Criterion 2 (Adjacent Land Use)	☐	☒
Criterion 8 (Landscape)	☐	☒
Criterion 10 (Wildlife)	☐	☒
Criterion 11 (Historic Environment)	☐	☒
Criterion 12 (Archaeology)	☐	☒
Criterion 14 (Flood Risk)	☐	☒
Criterion 15 (Hazardous Land Uses)	☐	☒

F3 Total number of Critical Constraints for the site

0

If Critical Constraints are identified, site will not proceed automatically to the next stage (i.e. Assessment Report). Reports will be completed for sites which have no Critical Constraints first.

F4 Is the site developable within the Strategic Plan period (i.e. by 2026)?

- (●) Yes
- ( ) No

F5 Comments on whether the site is developable

The site submission suggests that the site is owned by three parties (who each have an equal share) who were all made aware of the sites submission. The site submission states that the sites is available for development immediately, it is therefore assumed that all three landowners are in agreement on this point.

Note: The answer to question F4 should be informed by the questions on ownership, availability and infrastructure. See CfS Response Form Q25 - 26 for site promoter's stance on deliverability issues.

F6 If the site is not developable within the Strategic Plan period (i.e. by 2026) should it be considered as a reserve site?

- (●) Yes
- ( ) No

F7 Comments on site as potential reserve site

No concerns noted with regards deliverability.

Note: Sites will not be allocated if they are considered to be undevelopable. Where there are doubts about a site being (or becoming) deliverable during the plan period (i.e. by 2026) it may be considered for allocation as a 'Strategic Reserve' Site.

F8 Could the site proceed to Stage 3?

- (●) Yes
- ( ) No

F9 Explanation of outcome of Consideration of Site for progressing to stage 3

Critical constraints have not been identified on this site. The overall score of the site is 44. Therefore whether or not the site is shortlisted for for progress to Stage 3 is dependent on its relative performance against the other sites.

F10 In the event that the site progresses to stage 3 and is shortlisted, are there any issues relating to the design or whether the site could be developed which should be highlighted (for example for inclusion within a site brief)?

An initial consultation response from a local resident suggests that the site may have underground cables.
DEFA (Ecology) note that a wildlife survey of the site may be required if the site progresses to Stage 3.
DEFA (Trees) note that there are mixed elm/willow hedgerow on the east north, east and west site boundaries that would be considered as material constraints due to root protection areas and/or issues such as shade, the perception of risk/nuisance. This would need to be accounted for in any design put forward for these sites.
MNH suggest that a survey for archaeological potential may be required.
The existing access road will need to be improved and widened.
As the site is not directly adjacent to the existing settlement, its development would be dependent upon wider adjacent land also coming forward for comprehensive development.

Section G: Other observations/points

G1 Are there any other observations/points to be recorded?

- ( ) Yes
- (•) No

G2 Summarise further observations/points

NA

G2.1 Please attach copy of any additional material

G2.2 Please attach copy of any additional material

G2.3 Please attach copy of any additional material

G2.4 Please attach copy of any additional material

Section H: Provision of Draft Assessment to Site Promoter

H1 Has the site promoter been sent a copy of the draft assessment (sections A - F) for comment?

- (●) Yes
- ( ) No

H2 Summarise comments from site promoter (if no comments or no response state accordingly)

No comments received.

H2.1 Please attach copy of response from site promoter

H3 Have changes been made to the assessment as a result of comments from the site promoter

- ( ) Yes
- (●) No

H4 Summarise changes (if no changes state accordingly)

No changes as a result of comments from the site promoter, however the score for D13 has been increased in light of an error identified with the source data used to assess this criteria. Please see the Castletown Housing Land Review Process Report for full responses to promoter comments

End of Assessment