Isle of Man Government

Reiltys Ellan Vannin

The Castletown Housing Land Review: Site Assessment Report Template

Cabinet Office

November 2016

Site Reference Number:	2
Site Name:	Gardenfield & adjoining land (Field 434037), Malew Road

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 46.
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.

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):

3.43

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

A3 Location of site:

Garden Field and Land adjoining Garden Fields
Malew Road, Castletown, IM9 4EA

A4 Current designation and use:

Current designation: Residential and Agricultural
Use: Residential and Agricultural

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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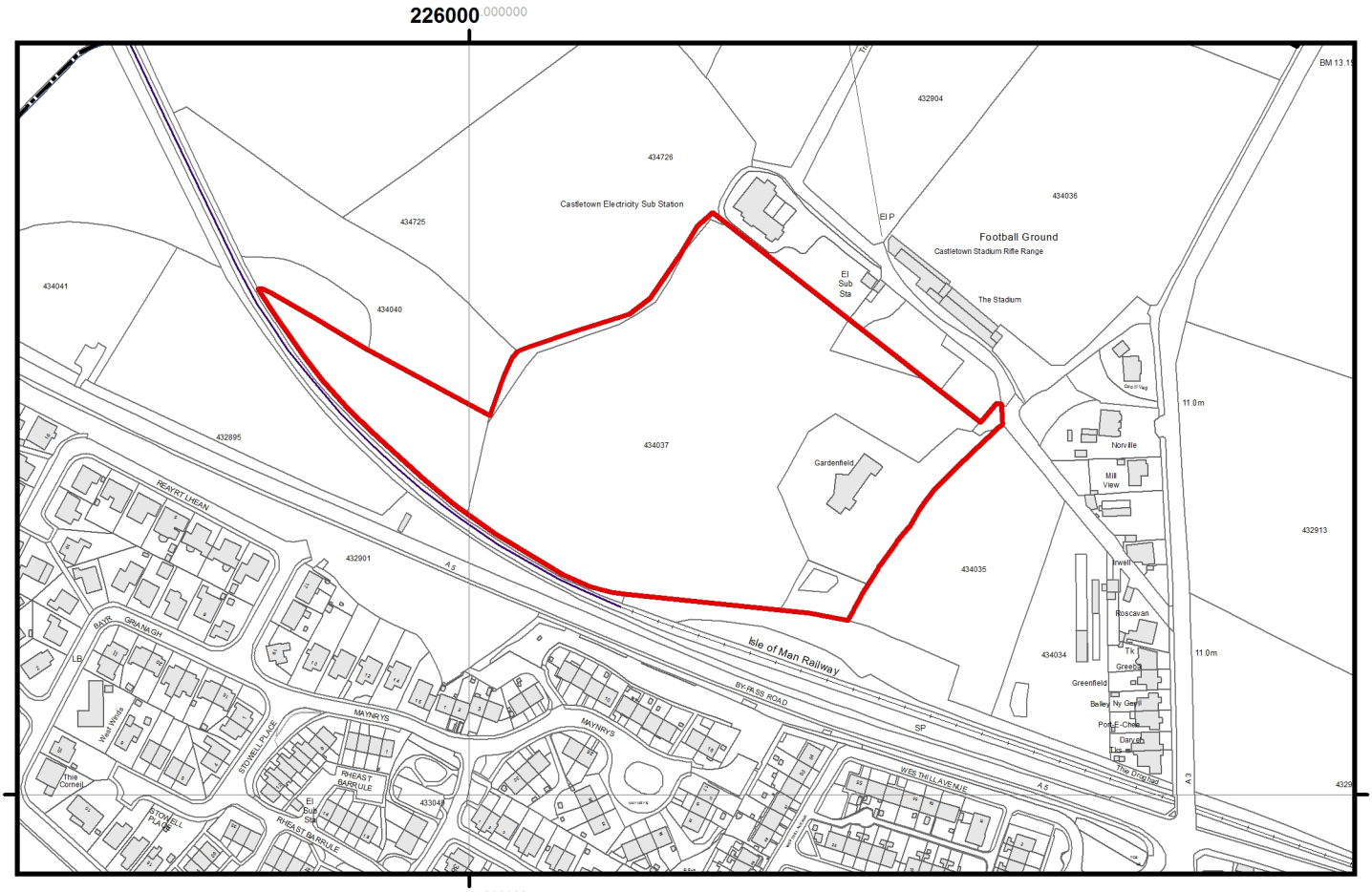
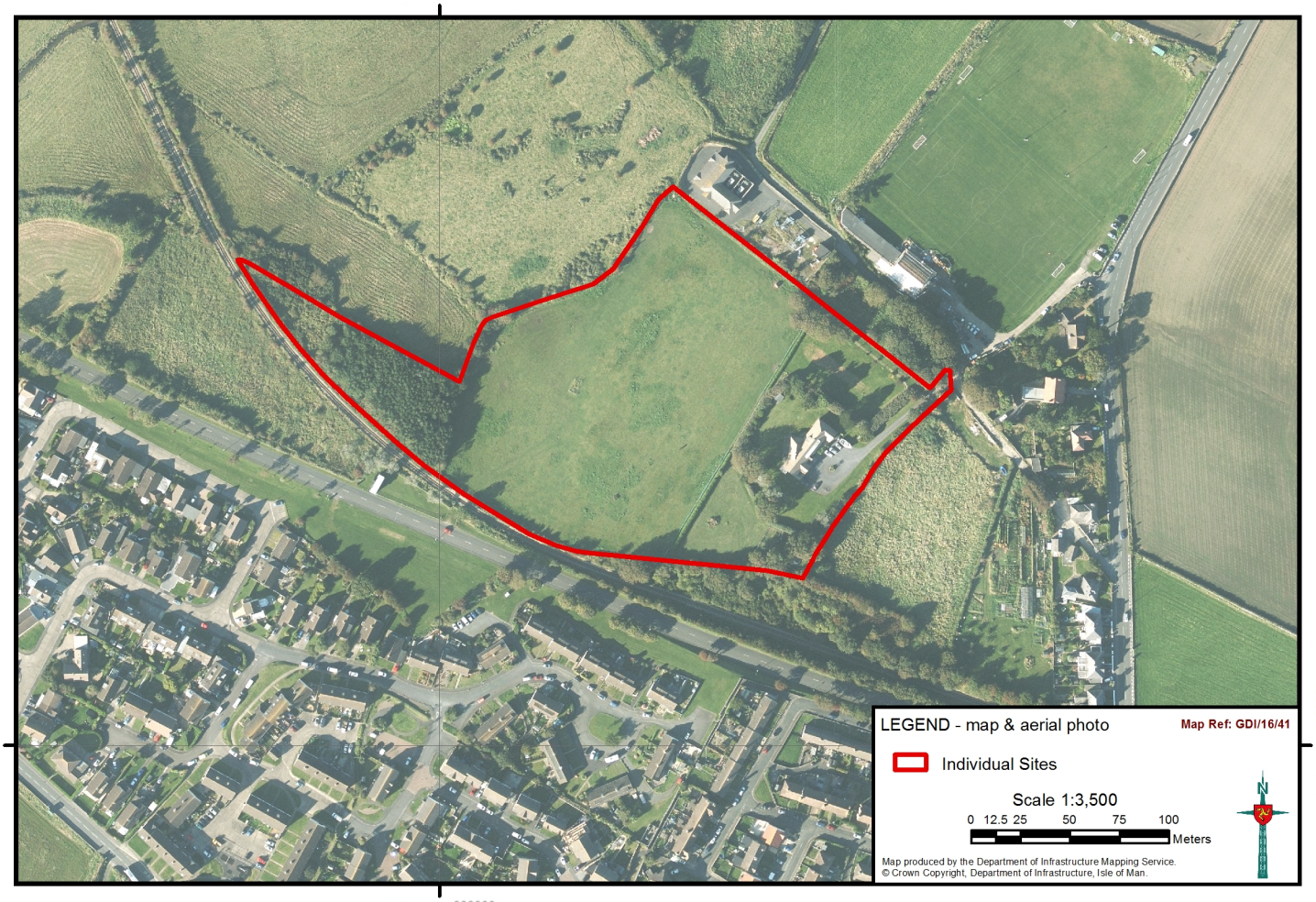
CASTLETOWN HOUSING LAND REVIEW
Individual Sites

Site Ref. 2





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?

A8 Planning History

Application: 04/00349/A - Approval in principle for the creation of two residential building plots with access via the Castletown By Pass Road Field 2411, Adjacent To Gardenfield Malew Road Castletown . Refused at appeal Oct 2004.

Application: 06/01597/A - Approval in principle for the erection of two single storey dwellings and widening of existing access to site, adjacent to Irwell Field 434035 Adjacent To Gardenfield Malew Road Castletown Isle Of Man IM9 4EA. Permitted Nov 2006

Application: 07/00777/C - Change of use of parts of field from agricultural to residential, adjacent to to Gardenfield Malew Road Castletown Isle Of Man IM9 4EA. permitted Jun 2007.

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

Application: 04/00349/A - Approval in principle for the creation of two residential building plots with access via the Castletown By Pass Road Field 2411, Adjacent To Gardenfield Malew Road Castletown . Refused at appeal Oct 2004.
Reason for refusal: The proposed development entailed a new access onto the A5 Castletown Byapss, a strategic route with a 50mph speed limit contrary to the interests of road safety. Additionally such an access would have necessitated an uncontrolled level crossing over the Isle of Man Steam railway within a short distance off the A5, contrary to the interests of road safety.

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 adjacent to Castletown settlement boundary.

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

It was difficult to see the site during the visit as it was largely concealed behind the sub-station and from the main road by the railway line.
In the centre of the site there is a large area of greenfield land, to the east of this area there is a large residential property with extensive gardens. To the west of the site there is a segment of land which contains dense woodland.
Located to the north of the site is Castletown sub-station (run by Manx utilities) and a cluster of dense mature trees, beyond this is Castletown rifle club pavilion and related playing fields. To the East of the site is unused agricultural land. The Isle of Man Steam Railway track runs along the south boundary of the site. Beyond the track is the A5, a busy single carriageway road and the Ballalough Reedbeds Nature Reserve. The west of the site adjoins agricultural land.

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

The east of the site, where there is an existing residential property is within the settlement boundary. The remainder and the majority of the site lies outside of the boundary and is greenfield land.

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 north of the site. Existing residential to the east and south (over railway line and road). Wider area to north and west includes agricultural. 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 (more for the benefit of the residential development). Mitigation may be required to screen existing residential development depending on the scale of proposals. Will however be possible to deliver.

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

This site would require clearance of vegetation and the need to create improved access.
Promoter has stated that the access road known as Ballalough Road has been deemed suitable for two way traffic by the Department of Transport Highways Division and its junction with Malew Road has been developed to the required sight lines. However, during the site visit the road was deemed narrow and in need of significant improvement if it was to accommodate an access route to a housing development over 3.43 ha.
The promoter also state that the access to the Castletown Bypass using the existing right of way could be achieved by the use of three way traffic lights and a barrier system similar to those already in use by the Isle of Man Steam Railway for example: the Ballasalla crossing. It is noted that application 04/00349/A included the refusal of increased access to this site in 2004.

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 Two is a well facilitated site. 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

Using the current access route, the site is within 400m of the School Hill, shelter Bus Stop. If the site gained a direct access point to the A5 (which would require a crossing over the train tracks and would be substantial works) then the site would be within 200m of By Pass Bus Stop. It is served by Bus Route (1). The site is scored against the current access route.

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

This site would require access to the Primary link road (A5/Alexandra Road), however as previously mentioned planning applications have been refused on the site in the past based on access.
New access would be within settlement boundary, therefore site scored 3.

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 itself does not offer any formal public open space and is not designated or allocated as public open space, therefore none would be lost. Further, to the North of the site is Castletown Rifle Club and its associated playing fields offering substantial open space.

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 to form part of a wider area of Undulating lowland plain. Development would have an impact on the current landscape character, but would not result in the total loss of the feature.

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

To the South of the site, across the A5, there is a large residential development which overlooks the site. The views from the font of some of theses dwellings will be impacted, although it is over the railway line and there is screening already in place. The site is relatively well screened from uses immediately adjacent.

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

The site itself is not subject to a wildlife designation however the western corner of the site is adjacent to a nature reserve managed by Manx Wildlife Trust. The site promoter states that the western corner of the site, which is covered in woodland, is to be excluded from the developable area. On this basis no development would be adjacent to the nature reserve and it is considered that the site can score 3. As the woodland itself also has ecological value, a suitable buffer between the retained woodland and development would be required. Development brief section to be updated to make clear that the developable area must be restricted to reflect ecological value.

DEFA (Ecology) note that a previous ecological survey (which was not a detailed survey) recorded that the 'field to the west of Gardenfield' had a corner of marshy grassland dominated by yellow Iris and rushes. The western strip along the railway is noted as swamp and Field 0016 is an area of common reed which has been planted with poplars and alders. Given the rarity of reedbeds and the importance of wetland for wildlife (including frogs), DEFA (Ecology) recommend protecting this area against future development.

MWT note that the site forms part of the Phase 2 Survey identified Ballalough Wetland and has significant wildlife interest to make it a candidate ASSI. The wildlife site to the south of the site is a nature reserve managed by Manx Wildlife Trust

MNH also note that the western part of the site represents wetland and scrub which they would not favour for development.

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

The site is not located in a conservation area and there are no registered buildings present

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. It is also important to note that, Manx National Heritage (MNH) state that the site overlooks the statutory Ancient Monument of Ballacagen, which lies 250m to the North.

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. There are some small pockets of Class 5 land, however these are on the very edges of the site.

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

Less than 50% of the site lies within the settlement boundary. The site is therefore considered to be outside of the settlement boundary for the purposes of this assessment. The site is not in the 2012 flood risk areas or the 2016 interim flood risk areas. It is noted that George Li (Hartford Homes) suggested that the north of the site is at risk of flooding, however, no evidence was provided to substantiate this claim. The site is greenfield land.

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. 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 put forward by landowner and no competing land use.

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

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. There is no evidence to suggest provision is not achievable. Site owner notes: there is an overhead electricity supply on the northern edge of the site and the site abuts a sub-station; there is a new gas main to the entrance to Gardenfield; a water main is situated in Malew Road; a main sewer is situated at the entrance to Gardenfield; and the IRIS pipe line abuts the southerly edge of the site.
Site access currently consists of an agricultural gate so improved highway provision would be required. Need confirmation of whether access improvements are deliverable to the main road (noting previous application refusal).

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

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 (Trees), DEFA Biodiversity and MWT have already provided comment.

Assumptions have been made around access, utilities and telecommunications. In the event that the site progresses to Stage 3, further comment from DOI Highways and the private service providers should be sought.

E8.1 Please attach copy of advice received

MNH

E8.2 Please attach copy of advice received

DEFA (Trees)

E8.3 Please attach copy of advice received

DEFA Biodiversity

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)

46

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 promoters state that the site is available for development immediately. Subject to confirmation that an acceptable access point can be achieved and that the site is not liable to flooding, it is assumed to be developable.

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 issues identified in terms of site 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 for the site is 46. Therefore whether or not the site is shortlisted 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)?

The score given for D10 is dependent upon the developable area of the site excluding the western corner of the site which is occupied by an area of woodland. The developable area of the site is smaller than the red line boundary and should be informed by a detailed ecological survey and advice from DEFA (Ecology) and MWT.
DEFA (Ecology) has identified the area of wetland, which has been planted with trees, along the railway track as being important to wildlife and should therefore be protected from development. The landowners have suggested this area of the site could be managed as a community woodland laid out with paths leading to a picnic area at the western tip.
There are several large trees around the property called 'Gardenfield'. DEFA (Trees) recommend that the best of these would be a material constraint and would need to be accounted for in any design put forward. They also identify the area of existing woodland as contributing to the visual character of the area and should be retained.
An initial consultation response from a local resident suggests that underground cables from Peel power station run close to the site. This will need to be investigated.

Section G: Other observations/points

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

- (●) Yes
- ( ) No

G2 Summarise further observations/points

Overhead powerlines run across the north west corner of the site. The site owner has noted that there are no poles on the site and calculates the area affected to be 294 sqm (less than 1% of the total site area).

Discussions required with MNH/DED-Tourism regarding the views from the railway.

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)

Promoter suggests: the site is brownfield land, however they accept that the existing dwelling covers only 30% of the site; the site is exceptionally well naturally screened and that modest additional landscaping would avoid any visual impact; a score of 3 should apply for criteria D10 as the area of the site which is adjacent to the Nature Reserve will be excluded from the developable area; the predominant soil classification is Class 3 and therefore a score of 2 should apply in relation to Criteria 13.

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)

-Score for D10 increased to 3
- Score for D13 revised to 2
Please see the Castletown Housing Land Review Process Report for full responses to consultee comments.
Please see the Castletown Housing Land Review Process Report for full responses to promoter comments.

End of Assessment