Isle of Man Government

Reiltys Ellan Vannin

The Castletown Housing Land Review: Site Assessment Report Template

Cabinet Office

November 2016

Site Reference Number:	8
Site Name:	Great Meadow, Site 4, Fields 434939, 434940, 435207, 432837, 435208, 432839, 432836,434062, 432814, West of 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 38.
Outcome for Consideration for Stage 3	It is considered that the site is developable in the period up to 2026 subject to a sensitive design and a developable area which recognises the site constraints. Whether the site is shortlisted as a potential site allocation will depend upon the relative performance of other sites and the outcome for adjacent sites D, 7, E and 2.

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 attached

A2 Site Size (ha):

13.74

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

A3 Location of site:

Land to the West of Malew Road, Castletown, Isle of Man

A4 Current designation and use:

Current designation: Small section in the North East corner of the site designated as Low Density Housing in Parkland (LDHP), the rest of the land is currently undesignated.
Use: Farm and agriculture

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

A5 Proposed use:

Residential

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

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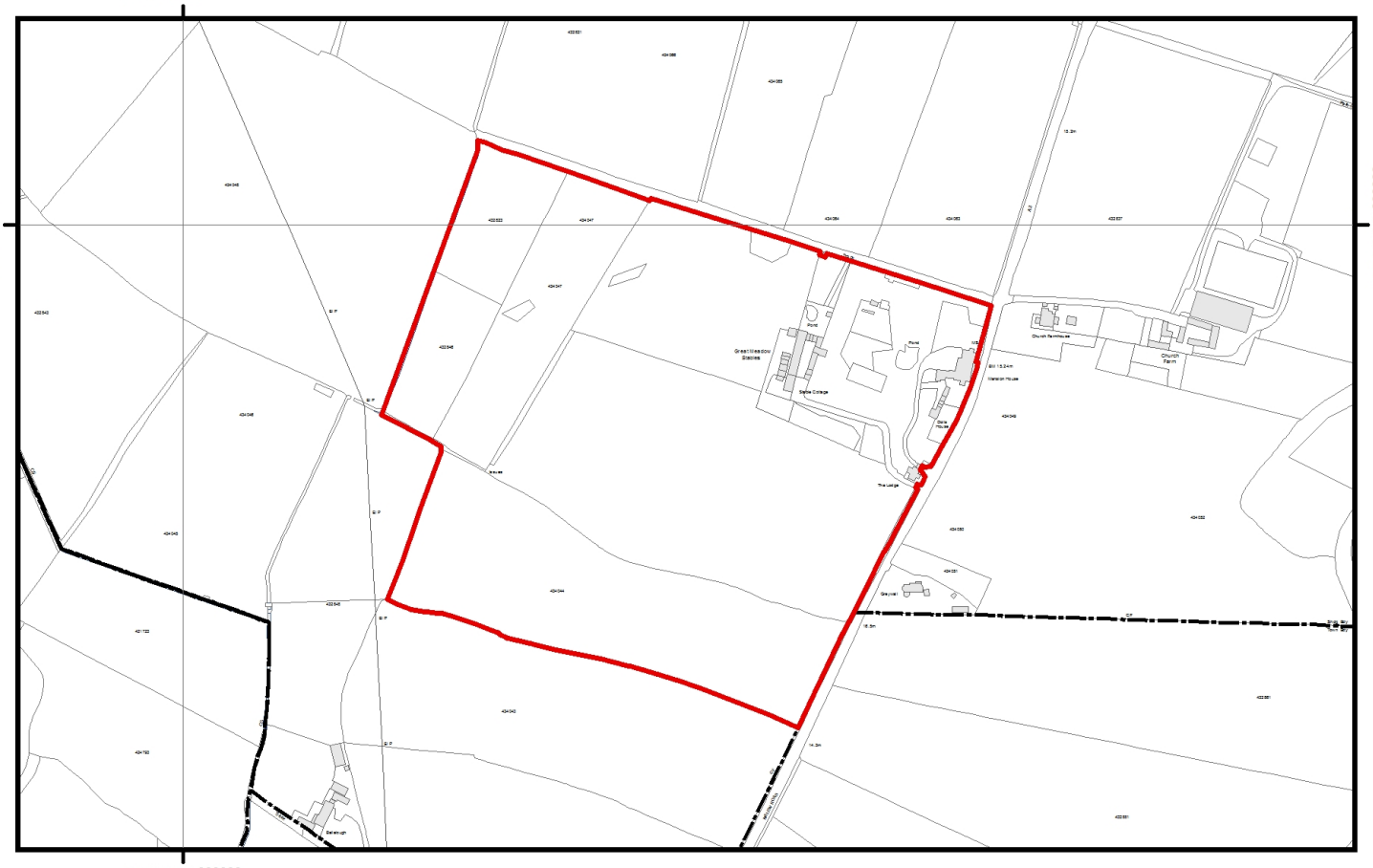
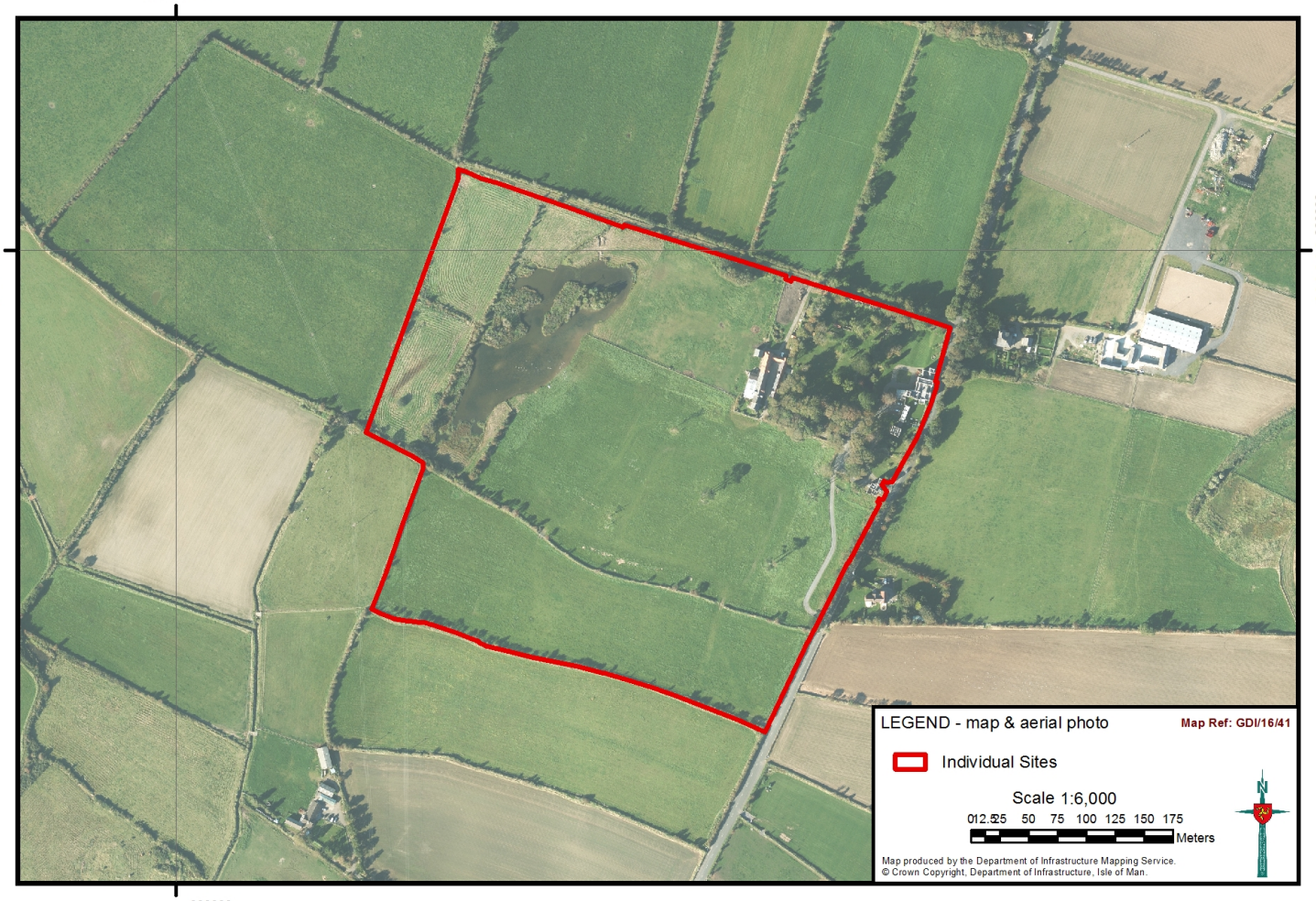
CASTLETOWN HOUSING LAND REVIEW
Individual Sites

Site Ref. 8





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: 02/00672/B Alterations and extensions to dwelling and erection of attached double garage. Permitted Nov 2002
Application: 12/01220/B Engineering works for the creation of lakes (Retrospective). Permitted in Oct 2012.
Application: 13/00408/B Creation of new driveway and vehicular access. Permitted Jun 2013.

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

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 located as part of a wider collection of sites that cumulatively adjoin the Castletown settlement. Site is assessed on the basis of assumed collective delivery with Sites D, 7, E and 2. In its own right site is outside of the settlement boundary and does not adjoin the settlement so would not be considered within the assessment.

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

The site is bound to the North, South and West by agricultural land. To the East, the site lies adjacent to the A3 (a busy single-carriageway), beyond this is further open agricultural land and 2no. residential dwellings.
The site is mostly made up of agricultural land, with the exception of a residential dwelling and farm in the north east corner of the site. Running along the north east boundary, the residential dwellings are directly adjacent to the A3 and have a unique frontage facing the road.
There is a pylon located in the far west of the site. Overhead electricity cables, associated with the pylon, run across the far west of the site, in a northerly direction.

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 site is greenfield land outside of the settlement boundary. The northern portion of this site lies outside of the proposed study area as it is located more than 1.5km from the centre point of the study.
It is important to note that a number of residents described site 8 as part of ribbon development.

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

Site is surrounded on all sides by agricultural land (and the A3 to the east), with no conflict identified for residential development proposed.

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

Mostly Greenfield land with the exception of a large dwelling and a number of registered buildings to the North-east periphery. It is assumed the buildings would remain on the site. There has been a recent upgrade of the driveway and vehicular access, although significant additions and improvements to the road layout would have to be made to adequately serve a site as large as 8. There is a lake to the west of the site that would require draining and in-filling or accommodating as part of the development. Its drainage attributes are not known. Significant physical works identified as required e.g. on-site internal roads, drainage / sewerage, and utility and telecoms infrastructure, and landscaping, however these are not considered to be 'substantial physical works' as per the definition above.

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

This site has access to all facilities including public parks / outdoor sports facilities, shops, GP surgery, schools and community centres, but not from an indoor sports facility, within the 1km radius. However, it is important to note that most of these facilities are just within the 1km distance.

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 not within 400m of a Bus 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

The A3 road runs along the eastern boundary of the site, but access improvements may be required to benefit from it. The site is outside of the settlement boundary so access to the A3 would be also.

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

The site itself does not offer any open space therefore the development of this site would not result in a loss. There are 2no. nearby areas of open space which residents of this site could access, to the south and south east of the site.

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

The site is located as part of a wider network of land classified as undulating lowland plain. Its development would impact on the character of this area, but would not result in its 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

There would be a significant visual impact to the landscape due to the exposed position of this site. The site is prominent on the northern approach into Castletown, given its current open character. Any development on it would create a significantly different entry into the town from the A3, especially when considered alongside the adjacent sites being promoted. There is a large property to the North of the site and smaller registered buildings to the North east of the site which would also be impacted by this development.

Subject to a sensitive design and the provision of low density housing with adequate on-site landscaping it is considered that the significant visual impact could be mitigated to a degree, hence a score of 2 is given.

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

There is a registered tree area clustered within the North east of the site which will require consideration. Manx National Heritage (MNH) have suggested that the Trees around the Great Meadow buildings, which are identified as Low Density Housing in Parkland, should be protected for the heronry and other wildlife, such as bats, which are likely to benefit. The heronry has been identified as as a Wildlife Site by the Manx Wildlife Trust. The lake to the west of Great Meadow is also of potential value for foraging birds and bats and in the event of development could be a public open space asset.

DEFA (Ecology) note that there is a Wildlife Site at Great Meadow House and a watercourse on the western boundary. A lake has been created in the west of the site which could offer great public amenity value if incorporated as part of development. There is the potential for nesting herons, bats and frogs, Surveys for birds, bats, frogs and invertebrates will be required.

MNH make a distinction on the site between the environment around the buildings and the wider meadows, with the former being more sensitive than the latter. The site has been scored assuming the existing buildings and environs would be preserved.

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

There are a number of historic buildings within the North East of the site that face onto the A3. The full impact on the registered buildings will depend on whether or not careful design is carried out e.g. seperation distances and landscaping.
Interesting to note that the site promoters stated that there would be no impact on the historic built environment.

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

MNH have noted that whilst they have not surveyed the site in detail. and whilst they are not aware of any archaeological remains being found on the site, they believe there could be archaeological potential on the site. This is based on the site lying on a low ridge, providing a reliably dry route inland from the rivermouth, which has the potential to have attracted human activity from prehistoric times onward.

Additionally MNH note that a find of medieval or post-medieval date has been made on land immediately to the west of the site.

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. A resident has noted that Field 434044 is used as part of Southern Agricultural Land and
should remain this way. Another has suggested that this area has valuable agricultural soil.

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

The site does not lie within the 2012 Flood Zone, however residents have raised concerns about this site, stating that the site encroaches on a flood plain to the west of the site.
The site promoter has stated that having review the available flood risk maps for the Silverburn River, they are of the view that the flood risk areas identified will only marginally impact the development potential of the Sites located to the east of Malew Road.
Site is Greenfield and outside of the settlement boundary.

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

Site is wholly Greenfield in nature. Considered unlikely to be contamination or potential for hazardous materials.

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

The promoters have stated that the sites proposed would be immediately deliverable.

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 is one landowner being represented by Savage Chadwick Architects. Representation suggests immediately available.

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

Despite a an area of Low Density development within the north east corner of the site there will be a need to significantly upgrade and improve infrastructure. Further, due to the scale of the site, highways will need to plan for the increased pressure this site would have on the surrounding area. They would also need to consider the roads within the site and the potential need for a round-a-bout.
It is noted that the site submission states that the site has been subject to a pre-submission process of enquiry with utilities and highways to confirm that it can be serviced.

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

Comment already received from MNH, DEFA Biodoversity, DEFA Trees and MWT.

The heronry within the site has been identified as as a Wildlife Site by the Manx Wildlife Trust, further the lake has been identified as providing valuable habitat by DEFA Biodiversity with potential for protected species on site. There are also a number of registered trees in the North east of the site that will need to be considered.

In the north east corner of the site there is cluster of registered buildings so if the site progresses to stage 3 DEFA Planning and Building Control may be required to advise on this. The area is mostly greenfield so advice on utilities will be required if the site progresses. The scale of the site will also require the input of DOI Highways if progressed to stage 3.

E8.1 Please attach copy of advice received

MNH

E8.2 Please attach copy of advice received

DEFA Biodiversity

E8.3 Please attach copy of advice received

DEFA Trees

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)

38

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 confirms that the site is available for development.

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

Site considered developable by 2026.

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 the site. The overall score of the site is 38. It is considered that the site is developable in the period to 2026 subject to a sensitive design and developable areas which recognises the site constraints. Whether the site is shortlisted as a potential site allocation will depend upon the relative performance of other sites and the outcome for adjacent sites D, 7, E and 2.

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)?

In order to limit impact upon the landscape character development would need to be sensitively designed, including low density of development and adequate on-site landscaping. MNH and DEFA Ecology advise that existing trees around the Great Meadow buildings should be protected for the heronry and other wildlife and the existing lake to the west of Great Meadow should be preserved for public open space.
The heronry has been identified as a Wildlife Site by the MWT.
MNH suggest that the site has archaeological potential. A survey would be required to confirm this.
DEFA Trees require trees within the grounds of the Great Meadow House garden to be considered as material constraints.

Section G: Other observations/points

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

- ( ) Yes
- (•) No

G2 Summarise further observations/points

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)

- suggest that low density housing in parkland may be appropriate development across site 8;
- The site will not require substantial physical works given the nature of the land it should be rescored to ‘physical’ score 2;
- Views of the site would topographically be limited from main residential development in Castletown.

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)

The score for D3 has been increased to reflect that the works required are not considered 'substantial'.
Please see the Castletown Housing Land Review Process Report for full responses to promoter comments.

End of Assessment