



**Isle of Man**  
**Government**

*Reiltys Ellan Vannin*

# **The Castletown Housing Land Review: Site Assessment Report Template**

Cabinet Office

November 2016

Site Reference Number:

Site Name:

*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:

Name/Job Title/Organisation of Assessor:

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

Outcome for Stage 1

Outcome for Stage 2

Outcome for Consideration for Stage 3

## 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

A2 Site Size (ha):

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

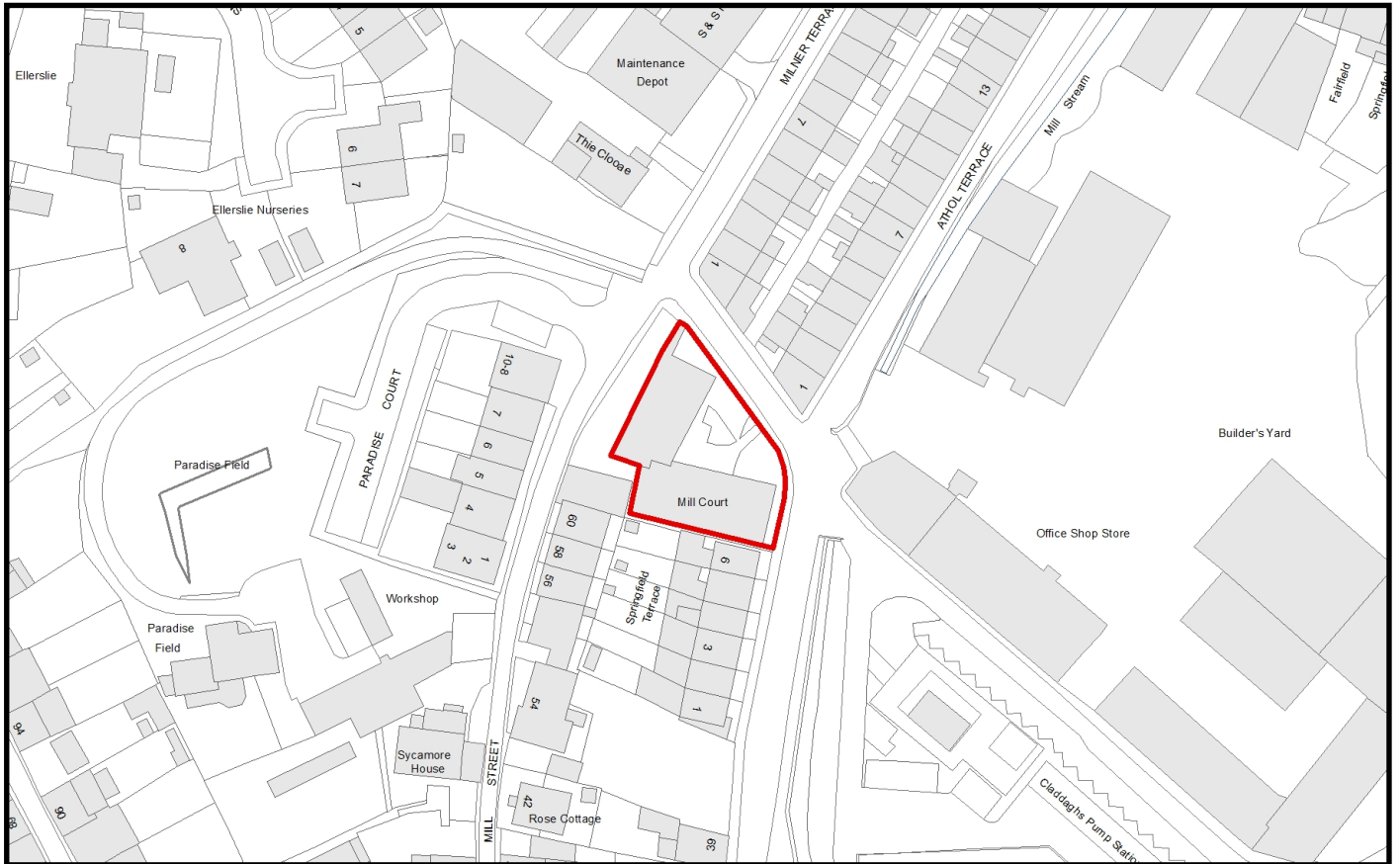
A3 Location of site:

A4 Current designation and use:


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

A5 Proposed use:

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




**LEGEND - map & aerial photo** Map Ref: GDI/16/41

 Individual Sites

Scale 1:1,250

0 12.5 25 Meters

Map produced by the Department of Infrastructure Mapping Service.  
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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

*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 85/00109/C - Use of premises as warehouse, former S & S Motors Garage premises, Hope Street, Castletown Garage Hope Street Castletown IM9 1AP. Permitted Jan 1994.

Application 85/00490/B - Bricking-up of windows to warehouse, former premises of S & S Motors Limited, Hope Street, Castletown Mill Court Hope Street Castletown Isle Of Man IM9 1AP. Permitted Jan 1994.

Application 87/00503/B - Alterations to refit 2 windows and door, Former S & S Motors Site, Hope Street, Castletown S & S Motors Site, Hope Street, Castletown. Permitted Jan 1994.

Application 91/01968/B - External alterations, Brewery Warehouse (ex S & S workshop/garage), Hope Street, Castletown. Mill Court Hope Street Castletown Isle Of Man IM9 1AP. Permitted Jan 1994.

Application 92/00693/C - Change of use from brewery warehouse to garage/workshop/showroom, former S & S Motors, Hope Street, Castletown. Mill Court Hope Street Castletown Isle Of Man IM9 1AP. Permitted Jan 1994.

Application 93/00610/B - Alterations to provide garage workshop and showroom, former S & S Motors, Hope Street, Castletown. Mill Court Hope Street Castletown Isle Of Man IM9 1AP. Permitted Jan 1994.

Application 96/00468/B - Conversion from existing retail business to office accommodation with associated car parking, Mill Yard Buildings, Hope Street, Castletown. Yard Hope Street Castletown IM9 1AP. Permitted Jul 1996

Application 99/01920/B - Conversion of building to create offices and parking, former Mill Court Hope Street Castletown IM9 1AP. Permitted Apr 2000

## 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

## Section C: Site Visit

C1 Has a site visit been undertaken?

- Yes  
 No

C2 State who undertook site visit and date

C3 State key observations from site visit

*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

C3.2 Please attach site visit photo 2

C3.3 Please attach site visit photo 3

C3.4 Please attach site visit photo 4



## 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

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

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

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

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

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

- 4
- 3
- 2
- 1

Score 4	Nature and location of site: <ul style="list-style-type: none"><li>• will not require a new access to a Primary or District Link; and</li><li>• will not result in a significant increase in the volume (or nature) of vehicle traffic movements on Local or Local Access Roads.</li></ul>
Score 3	Nature and location of site: <ul style="list-style-type: none"><li>• will not require a new access to a Primary or District Link outside existing settlement boundaries; and</li><li>• will not result in a significant increase in the volume (or nature) of vehicle traffic movements on Local or Local Access Roads.</li></ul>
Score 2	Nature and location of site: <ul style="list-style-type: none"><li>• would require a new access to a Primary or District Link outside existing settlement boundaries; or</li><li>• will result in volume/nature of vehicle traffic movements on Local or Local Access Roads that would be inappropriate.</li></ul>
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

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

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



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

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

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

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

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

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

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

## 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

*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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

E6 Please provide comments in relation to infrastructure and services

*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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DOI Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DED Inward Investment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEFA Planning & Building Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEFA Biodiversity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEFA Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MNH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Manx Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Manx Utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Communications Providers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Others (please clarify in E8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

E8 Summarise key questions or advice received

E8.1 Please attach copy of advice received

E8.2 Please attach copy of advice received

E8.3 Please attach copy of advice received

E8.4 Please attach copy of advice received

## Section F: Consideration for Stage 3 - Shortlisting

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

F2 Does the Site have 1 or more Critical Constraints?

	Yes	No
Criterion 2 (Adjacent Land Use)	<input type="checkbox"/>	<input type="checkbox"/>
Criterion 8 (Landscape)	<input type="checkbox"/>	<input type="checkbox"/>
Criterion 10 (Wildlife)	<input type="checkbox"/>	<input type="checkbox"/>
Criterion 11 (Historic Environment)	<input type="checkbox"/>	<input type="checkbox"/>
Criterion 12 (Archaeology)	<input type="checkbox"/>	<input type="checkbox"/>
Criterion 14 (Flood Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Criterion 15 (Hazardous Land Uses)	<input type="checkbox"/>	<input type="checkbox"/>

F3 Total number of Critical Constraints for the site

*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

*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

*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

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)?

**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)

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)

**End of Assessment**