Isle of Man Government

Reiltys Ellan Vannin

The Castletown Housing Land Review: Site Assessment Report Template

Cabinet Office

November 2016

Site Reference Number:	D
Site Name:	Site identified by Cabinet Office

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:	23-4-17
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 42
Outcome for Consideration for Stage 3	It is considered that the site is developable in the period up to 2026. Whether the site is shortlisted as a potential site allocation will depend upon the relative performance of other sites and the outcome for the adjacent sites 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):

4.00

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

A3 Location of site:

Off A3

A4 Current designation and use:

Current designation: Undesignated
Use: Agricultural

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

A5 Proposed use:

Residential

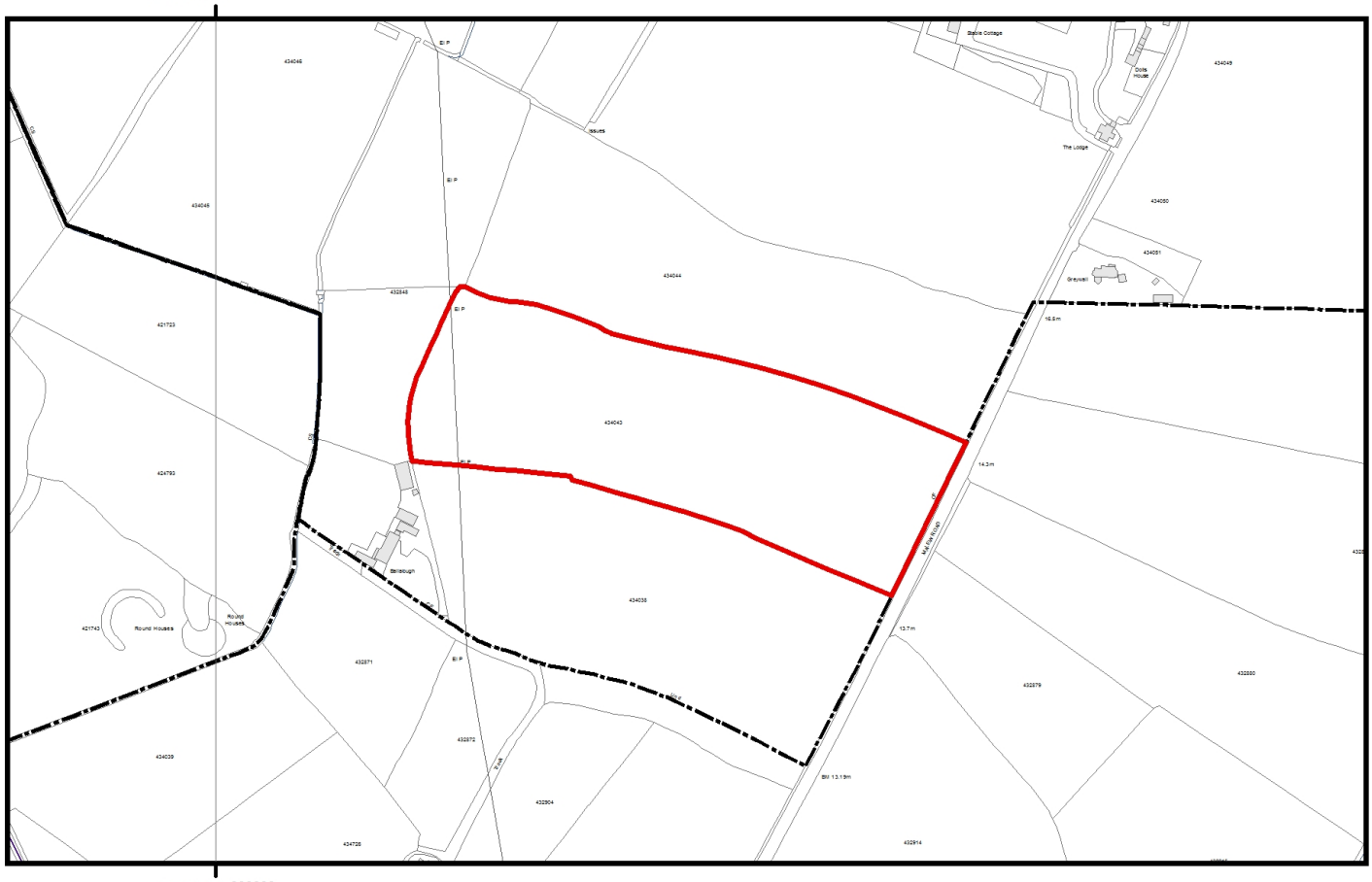
Note: See CfS Response Form Q12 - 15 for site promoter's detail on proposal

Cabinet Office

CASTLETOWN HOUSING LAND REVIEW
Individual Sites

Site Ref. D

226000 000000



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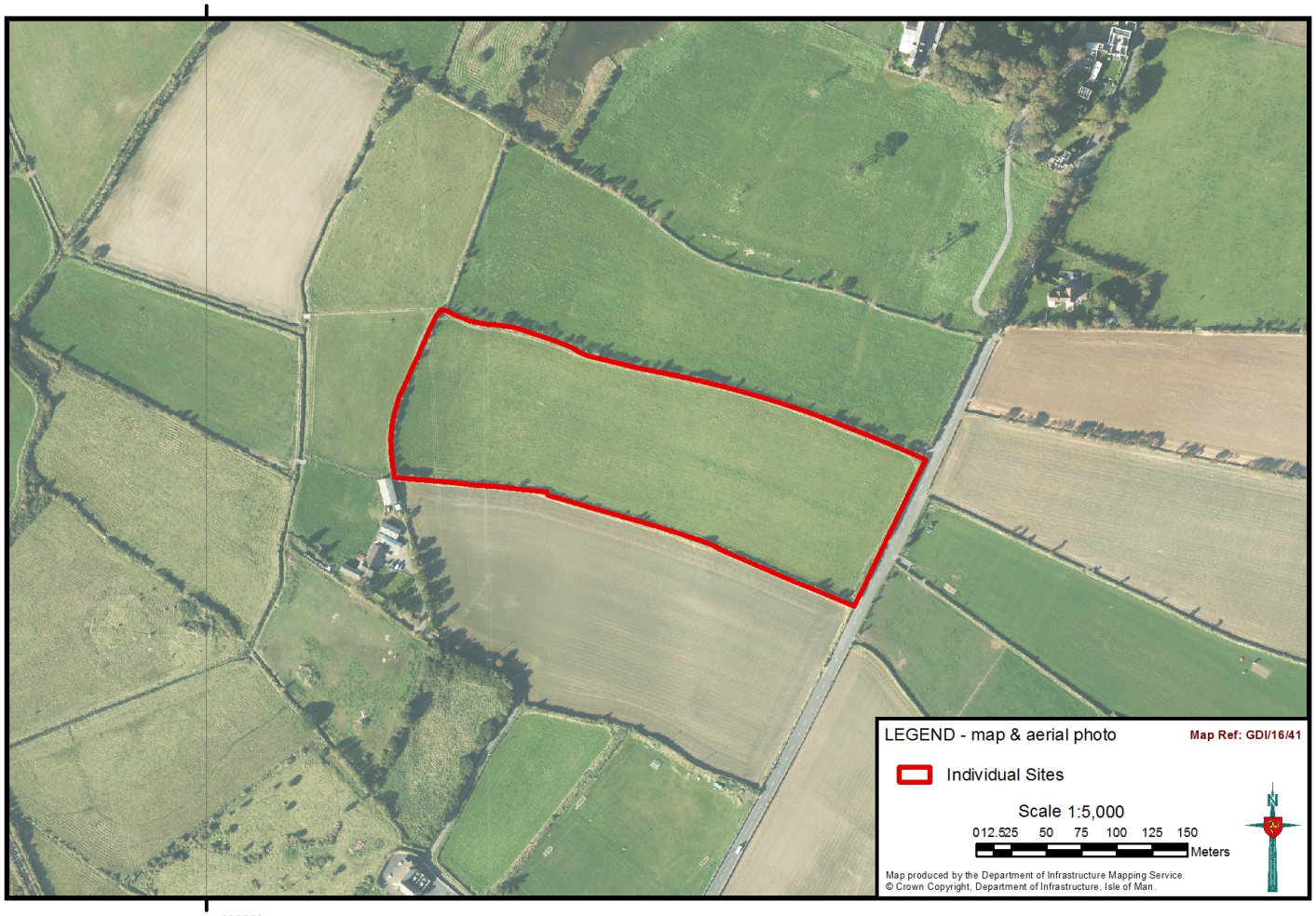

LEGEND - map & aerial photo

Map Ref: GDI/16/41

Individual Sites

Scale 1:5,000

0 12.5 25 50 75 100 125 150 Meters

N

Map produced by the Department of Infrastructure Mapping Service.

226000 000000

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?

Site D is included within a larger proposal made within the Area Plan for the South under the site number 102. Site 102 was not included as a housing site in the Final Plan as it was judged as not complying with landscape strategy, which is as follows 'to conserve the character, quality and distinctiveness of this open area that contributes to the setting of Castletown and Ballasalla, to enhance the river field pattern and to conserve the aquatic habitat corridor of the Silver Burn'.

A8 Planning History

No previous planning applications

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 assessed on the basis of assumed collective delivery with Sites 2, E and 7 (which sequentially / cumulatively provide physical adjacency to settlement boundary). In its own right site is outside of settlement boundary and does not adjoin 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 has a flat and even topography and is currently in use as an agricultural field. There is vegetation around the periphery of the site, along the existing field boundaries. The site is relatively exposed due to the low-lying open agricultural land surrounding it.
In the west of the site overhead electrical lines run across the site from north to south.
The site is mostly bound by agricultural land. The A3, a busy single-carriageway, adjoins the site to the east. Beyond the A3 is more 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

Site is outside of the settlement, and forms part of the open countryside of the settlement to the north.
Site is noted to be significantly severed from the existing settlement by the Public Runway Safety Zone, the A5 bypass and the railway line which separate the area from existing services and facilities.

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

Site is wholly Greenfield in nature. Significant physical works identified as required e.g. internal roads, new access, drainage / sewerage and utility and telecoms infrastructure, and landscaping, but not considered these represent substantial 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

3no. public parks/outdoor sport facilities, northern section of the Castletown high street which comprises of a number of shops, a GP surgery, 1no. schools, an indoor sports facility and 2no. community centres.
Site is noted to be significantly severed from the existing settlement by the Public Runway Safety Zone, the A5 bypass and the railway line which separate the area from existing services and facilities.

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

Although the consultation response received suggested close proximity of the site to public transport, GIS mapping undertaken as part of the site assessment has identified that the site is more than 400m away from a Bus Service Route.
Site is noted to be significantly severed from the existing settlement by the Public Runway Safety Zone, the A5 bypass and the railway line which separate the area from existing services and facilities.

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 roads run along the eastern boundary of the site, but access would be required to benefit from it. The site currently has access but for agricultural purposes. Site is outside of settlement boundary (so access to 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 3no. nearby areas of 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

This sites landscape character is classified as Undulating Lowland Plain, so development of this site would have an impact on the character of the area but would not result in a total loss.

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

- ○ 4
- ○ 3
- ◉ 2
- ○ 1

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

D9.2 Comments in relation to Criterion 9

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.

Subject to a sensitive design and the provision of low density housing with adequate on-site landscpaing 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

The site is not affected by any wildlife or nature designations.
Manx National Heritage have suggested 'no comment' to this criterion and suggested it score 4 in that context.
DEFA (Ecology) have suggested 'no comment' to this criterion.

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

No Registered Building or Conservation Area status identified on the site.
Site is gateway into Castletown but is not visible from the Conservation Area within the core of the town given existing built form between the two. Site is visible from listed building on Site F / Site F listed building is visible from Site D, but sufficiently screened to not have any effect on its setting.

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

Manx National Heritage have noted that whilst they have not surveyed the site in detail, and whilst they are not aware of any archeological remains being found on the site, they believe that the site could have archeological potential. 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.

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

- ○ 4
- ○ 3
- ◉ 2
- ○ 1

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

D13.2 Comments in relation to Criterion 13

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

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

- ○ 4
- ○ 3
- ◉ 2
- ○ 1
- ○ 0

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

D14.2 Comments in relation to Criterion 14

While site D lies outside of the Flood Zone 2012 risk area, the field adjacent to the site along the east boundary is more than within the Flood zone and therefore suggests a heightened risk for site D. 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

Wholly agricultural, dependent upon them ceasing, but not unlikely within Strategic Plan period.

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

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

- ○ Yes
- ◉ No

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

A response has been received from the landowner stating that the site should be considered 'available' from 16th March 2018.

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

Site is wholly Greenfield in nature and as such all infrastructure and services would be required.
Assumed would be delivered as part of wider sites being promoted to the south (note answer to B3 in this context), however important to note potential cost of providing. Not considered to be not achievable, but could present viability challenges.

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 Biodiversity and DEFA Trees have already provided comment.

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

E8.1 Please attach copy of advice received

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

Section F: Consideration for Stage 3 - Shortlisting

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

42

F2 Does the Site have 1 or more Critical Constraints?

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

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

A response has been received from the landowner stating that the site should be considered 'available' from 16th March 2018. Therefore it is considered that this site is developable in the period up to 2026. Whether the site is shortlisted as a potential site allocation will depend upon the relative performance of other sites and the outcome for the adjacent sites 7, E and 2.

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 major constraints noted, although deliverability is dependent upon confirmation from the landowner and is closely linked to potential to develop adjacent sites.

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 42. It is considered that the site is developable in the period up to 2026 due to response from the landowner. It is therefore recommended that the site be taken forward 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)?

Deliverability of adjacent sites will need to be considered as delivery of the site in isolation would not be well related to the existing settlement. Site could come forward as part of a planned wider extension to the settlement.
Potential need for water management / flood risk mitigation associated with adjacent site.
Need for further investigation to test extent to which there is archaeological interest (or not) on the site.

Section G: Other observations/points

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

- ( ) Yes
- (•) No

G2 Summarise further observations/points

None noted

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)

The landowner of this site has responded to the consultation.
Landowner considers the site as being "available" from 16th March 2018. It is currently let on a 12 months grazing contract signed on 16th March 2017.
Relating to Criterion D5 - The site is within walking distance of the A5 road, which has a Stop on the main bus route between Castletown to Douglas, to the Airport & to Port Erin & Port St Mary. Its development would therefore encourage greater use of public transport. Suggests a higher score than 1.

H2.1 Please attach copy of response from site promoter

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

- ( ) Yes
- (●) No

H4 Summarise changes (if no changes state accordingly)

No changes as a result of comments from the landowner, however the scores for D3, D9 and D13 have been increased. This is in light of a review of the application of these scoring criteria, prompted by responses from other site promoters.
Please see the Castletown Housing Land Review Process Report for full responses to promoter comments.

End of Assessment