Isle of Man Government

Reiltys Ellan Vannin

The Castletown Housing Land Review: Site Assessment Report Template

Cabinet Office

November 2016

Site Reference Number:	G
Site Name:	Area 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:	04-01-17
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 43.
Outcome for Consideration for Stage 3	It is considered that the site is developable in the period up to 2026 . Whether the site is shortlisted as a potential site allocation will depend upon the relative performance of other sites.

Section A - Site Details and Planning History

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

- (●) Yes
- ( ) No

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

See attached

A2 Site Size (ha):

2.43

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

A3 Location of site:

Off Queen Street.

A4 Current designation and use:

Site is not currently designated.

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

A5 Proposed use:

Residential.

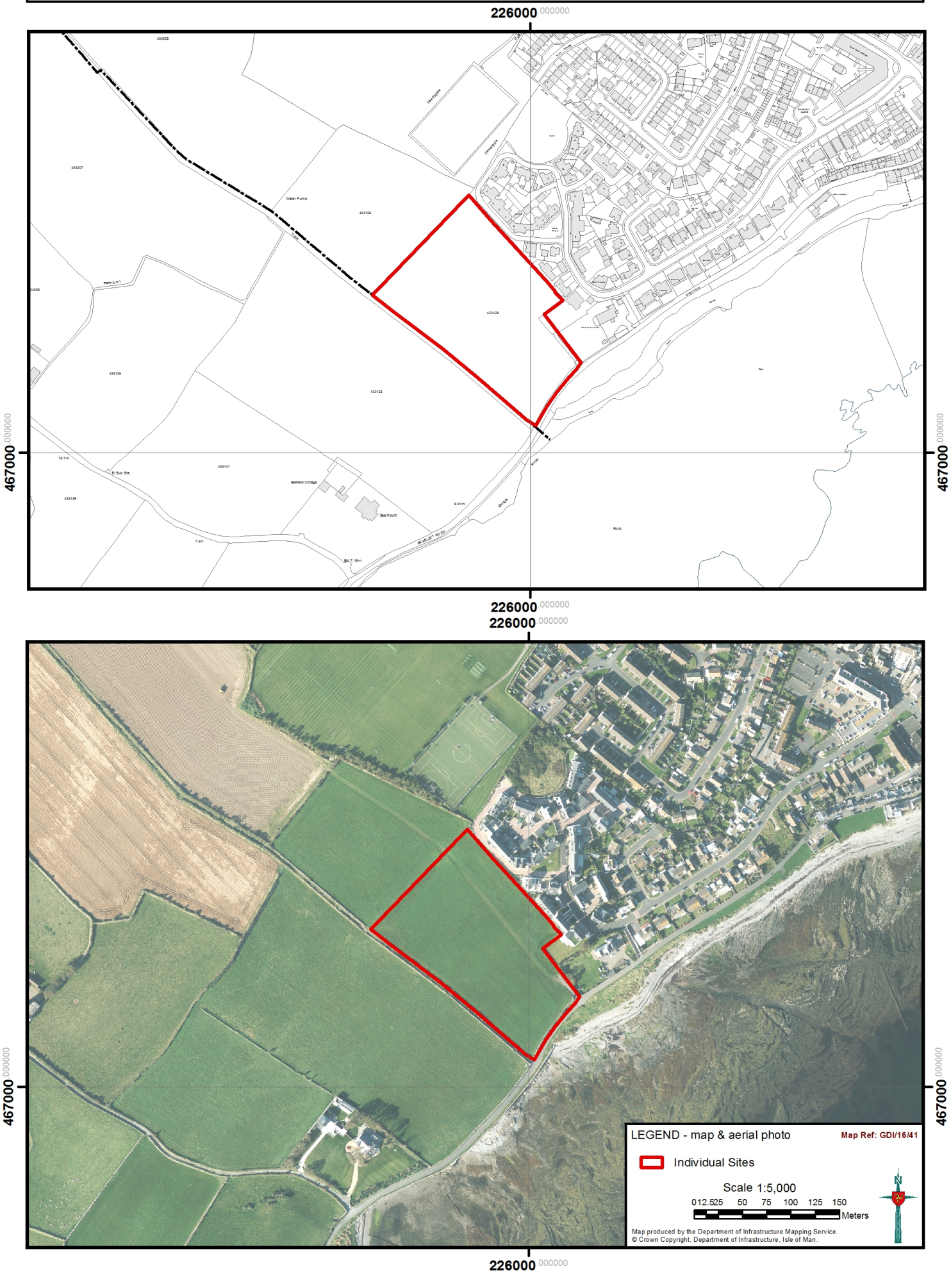
Note: See CfS Response Form Q12 - 15 for site promoter's detail on proposal

Isle of Man Government

Cabinet Office

CASTLETOWN HOUSING LAND REVIEW
Individual Sites

Site Ref. G



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?

This site was considered within the Area Plan for the South within 2no. applications.
Site 40: This site consisted wholly of site G and was removed from the list of proposed sites as it was deemed contrary to policy. Further, it was deemed that residential development on this site would impinge on Scarlett Peninsula's 'sense of tranquility'.
Site 39: The southern portion of this larger site consisted of Site G. It was removed from the list of proposed sites as residential development of this areas was deemed contrary to policy.

A8 Planning History

See attached document

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 no. 97/01099/A - Approval in principle for residential development, fields 0012, 0028, 0057 and 8425, Knock Rushen, Castletown. fields 0012, 0028, 0057 and 8425, Knock Rushen, Castletown. Permitted Dec 1997. Appeal was logged Mar 1998. Refused at Appeal Sep 1998.

Application no. 97/01100/B - Residential development comprising 49 dwellings, roads and sewers, fields 0012, 0028, 0057 and 8425, Knock Rushen, Castletown. fields 0012, 0028, 0057 and 8425, Knock Rushen, Castletown. Permitted Dec 1997. Appeal was logged Mar 1998. Refused at Appeal Aug 1998.

There are no online documents attached to explain why these applications were refused.

Application no. 93/01490/B - Layout of roads & sewers for mixed density residential development, land at Knock Rushen, Castletown. Land at Knock Rushen, Castletown. Refused Apr 1994.

Application no. 94/00388/B - Layout of roads & sewers for mixed residential development, land at Knock Rushen, Castletown. Land at Knock Rushen, Castletown. Refused at Appeal Apr 1995

Application no. 94/01481/B - Layout of roads and sewers for residential development, land at Knock Rushen, Castletown. Land at Knock Rushen, Castletown. Application Withdrawn Jan 1990

Application no. 95/00446/A - Approval in principle for academic and music therapy centre, Knockrushen Farm, Castletown.(Amended) Knockrushen Farm, Castletown.(Amended) Refused Oct 1995

Application no. 97/01099/A - Approval in principle for residential development, fields 0012, 0028, 0057 and 8425, Knock Rushen, Castletown. fields 0012, 0028, 0057 and 8425, Knock Rushen, Castletown. Permitted Dec 1997. Appeal was logged Mar 1998. Refused at Appeal Sep 1998.

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Application no. 8/00981/R - Creation of temporary site compound Field 433129 Scarlett Road Castletown Isle Of Man. Permitted Aug 2008

Application no. 08/02140/R - Creation of a temporary site compound (comprising amendment to PA 08/00981R) Field 433129 Scarlett Road Castletown Isle Of Man. Permitted Jan 2009.

Section B: Stage 1

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

- (●) Yes
- ( ) No

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

B2 Will this site progress to a Stage 2 Assessment?

- (●) Yes
- ( ) No

Note:

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

B3 Please provide comments in relation to response to question B2

Site is adjacent to the southernmost edge of the Castletown settlement boundary.
Site was originally put forward as part of Site 14.

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 topography of site is relatively even, however the land does slopes down towards the coast.
There is no vegetation that can be seen on the land, however there are hedgerows and low stone walls bounding the site.
There is a wide public footpath running alongside the site to the west.
The south of the site is adjacent to the coast line, separated only by Queen Street (coastal road). Therefore, this site offers extensive sea views.

The site is bound by agricultural land on 2no. sides, to the North and West. To the North east of the site, Castle Rushen School playing fields lie just beyond the adjoining agricultural field. To the east of the site is a large residential development, which significantly overlooks the site.

-It is worth noting that this site has been designated as a 'Coastal Park' in other proposals (Site 15) as a way to provide additional amenity space and address concerns about visual impact of the countryside. There are therefore conflicting land use proposals on this site.

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 wholly Greenfield and adjacent to the southernmost boundary of the Castletown settlement.

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

Agricultural on west, sea on south (over road), residential to east, agricultural / school playing pitches to the north. No conflict identified.

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 to represent substantial physical works (as defined 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

Site is within 1km walking distance to Castletown centre including shops, pubs, restaurants, 3no. schools / colleges, 1no. indoor sports facility, 1no. community facility.

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 more than 400m away from a Bus Service 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 site score assumes that access could be provided via Knock Rushen into the north eastern corner of the site. This access point would be within the settlement boundary and would not involve access from a Primary or District Link road. Based on the development of site G in isloation the level of development delivered would not result in a significant increase in traffic. The site promoter states that access can be achieved from Knock Rushen however if this is found not to be the case then the score for this criteria should be downgraded to a score of 2.

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 is not currently formal open space provision and as such will not result in a loss. Castletown is considered relatively well served by 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

The site is identified predominantly to form "Undulating Lowland" with its southern end "Rugged Coast". Development would result in a loss, but not a total loss of both of these landscape features.
Manx National Heritage note that any further development along the coast would conflict with the Landscape Character Assessment in the Area Plan for the South.

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

Residential properties to the east of the site directly overlook the site, which would be difficult to mitigate, although would have to be screened as a minimum.
The site is very visible from the coast / coastal road given its sloping nature. Difficult to mitigate on that basis. Screening from coast would not be preferred by developers given would want to maximise commercial potential of the sea view.

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

Manx National Heritage do not favour any further development along the coast between Castletown and Scarlett. Based on landscape but also biodiversity of Castletown Bay.

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 proximate to CA within core of Castletown, but is not visible from it.
Access could have impact on CA if brought through the centre (i.e. if not accessed through Site 14).

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 note that small quantities of prehistoric, medieval and medieval remains have been found adjacent to this site, despite there never having been opportunity for survey. Cropmarks denoting prehistoric settlement have been noted on adjacent land. On that basis MNH believe that the land has archeological potential and that it may require survey to establish whether there would be archeological implications arising from development.

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

- ○ 4
- ○ 3
- ◉ 2
- ○ 1

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

D13.2 Comments in relation to Criterion 13

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

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

- ○ 4
- ○ 3
- ◉ 2
- ○ 1
- ○ 0

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

D14.2 Comments in relation to Criterion 14

Site is wholly Greenfield, wholly outside of settlement boundary, and wholly outside of Flood Zone.

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 so assumed no hazardous / contamination potential.

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

Agricultural use which is assumed could cease during 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

Isle of Man Government has identified the site, but Hartford Homes have confirmed through their consultation response that the site is available for development.

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 as such as infrastructure and services are required to be delivered. If delivered alongside Site 14 (which is anticipated to be a requirement) it is assumed all would be delivered collectively.

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 & Building Control or DED Inward Investment advice.

MNH, DEFA (Ecology) and DEFA (Trees) have already provided comment.

Assumptions have been made around access, utilities and telecommunications. If taken forward to Stage 3 comment from DOI Highways and private service providers would be helpful, as well as comment from DEFA Planning & Building Control on the implications of the high pressure gas pipe and proximity to the PSZ.

E8.1 Please attach copy of advice received

MNH

E8.2 Please attach copy of advice received

DEFA Ecology

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)

43

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

Subject to confirmation that access can be delivered via Knock Rushen. Access to the site must be delivered from Knock Rushen.

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

If identified to be undeliverable within the current plan period it will not be based on timescales but insurmountable constraints.

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 for this site. The overall score of the site is 43. It is considered that the site is developable within the period to 2026. The site is therefore recommended to progress to Stage 3 subject to its relative performance against the other sites.

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

Residential properties to the east of the site directly overlook the site, which would be difficult to mitigate, although would have to be screened as a minimum.
MNH believe that the land has archeological potential and that it may require survey to establish whether there would be archeological implications arising from development.

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)

- This site, together with site 14 was zoned for hosuing in the 1982 Development Plan and the Castletown Local Plan 1990;
- Given that the site is a relatively flat uncontaminated greenfield site without the need for substantial physical works, it is our opinion that the site should score 2 under this criterion, not 1 for D3;
- We are aware that access from Queen street is limited but this route could accommodate a small amount of development. Furthermore, options include access from Knock Rushen, and in the longer term, access could be secured via Site 14 to the north; any conflict with existing dwellings on Knock Rushen could be resolved through a carefully designed housing layout and the use of a green buffer between the new and existing housing;
- The site has been subject to ecological evaluation when the adjacent Knock Rushen development was built and it is understood the area was deemed of no significant interest. The score for this criterion should be 4, not 3;
- The site has been subject to archaeological evaluation when the adjacent Knock Rushen development was built and it is understood the area was deemed of no significant interest. The score should therefore be 3, not 2

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 scores for D3 and D5 have been increased in light of the promoters comments. The score for D13 has also been increased in light of an error with the baseline data used.
Please see the Castletown Housing Land Review Process Report for full responses to promoter comments.

End of Assessment