Isle of Man Government

Reiltys Ellan Vannin

The Castletown Housing Land Review: Site Assessment Report Template

Cabinet Office

November 2016

Site Reference Number:	3
Site Name:	Qualtrough's Yard, Hope Street

Note: This Site Assessment Report sets out the consideration of a site submitted in response to the Castletown Housing Land Review. It should be read in conjunction with the relevant Call for Sites Response Form submitted by the site promoter (hereafter 'CfS Response Form').

Summary

S1 Status of assessment:

- ○ Internal Draft
- ○ Draft for Review by Cabinet Office
- ○ Draft for Review by Site Promoter
- ◉ Final

Date of This Version of Assessment:	26-4-17
Name/Job Title/Organisation of Assessor:	Nicola Rigby, Director, GVA

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

Outcome for Stage 1	Pass
Outcome for Stage 2	Critical constraints have not been identified on this site. The overall score of the site is 55.
Outcome for Consideration for Stage 3	It is considered that the site is developable in the period up to 2026, subject to a viable solution for flood risk and access being found. The site could be taken forward to stage 3, dependent 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):

1.61

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

A3 Location of site:

Off A5 Victoria Road

A4 Current designation and use:

Current designation: Industrial
Use: Timber and builders merchants and 2no. residential properties.

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

A5 Proposed use:

Residential - in the form of apartments and town houses

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

Isle of Man Government

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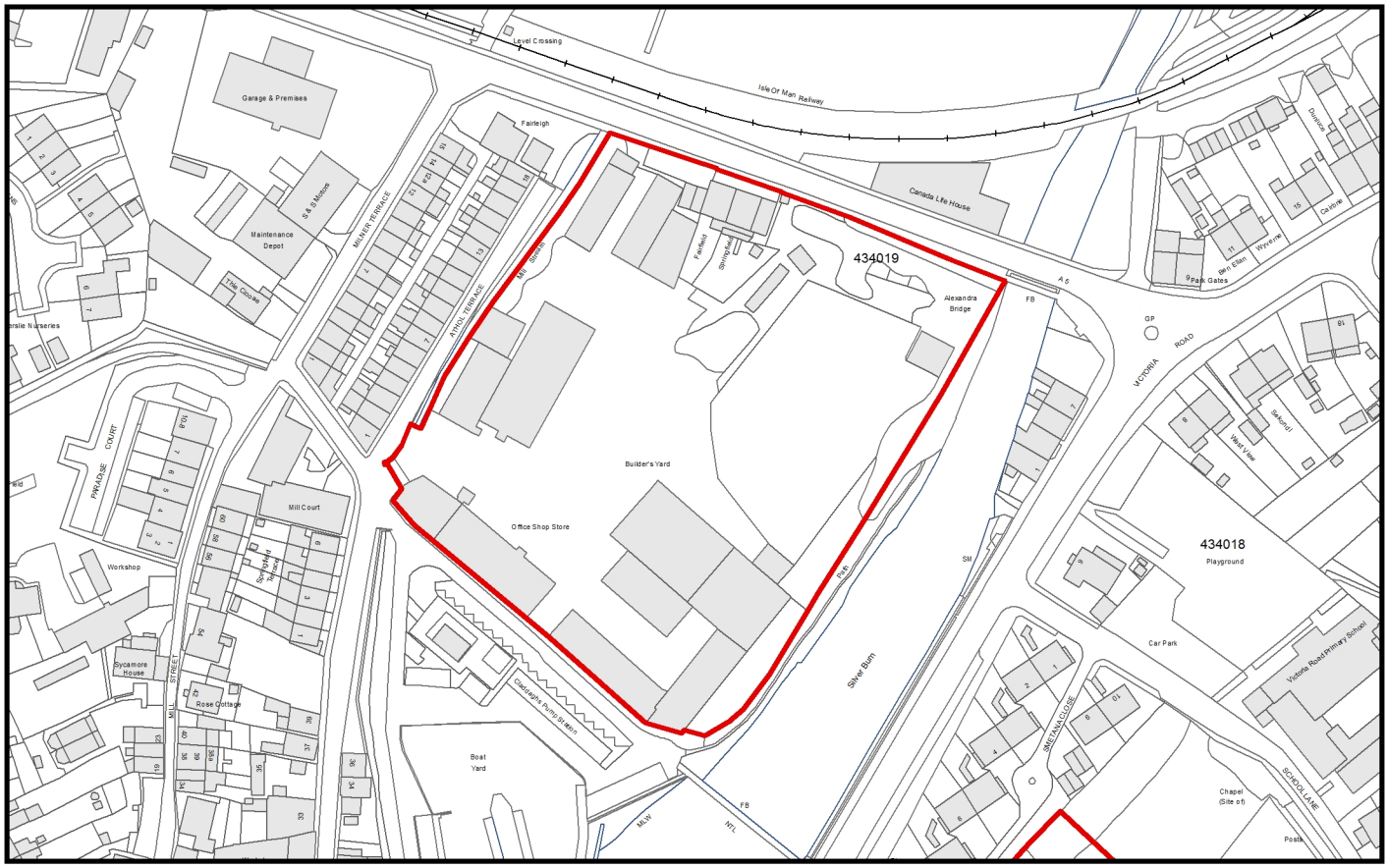
CASTLETOWN HOUSING LAND REVIEW
Individual Sites

Site Ref. 3



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?

The site was the subject of extended discussion at the Inquiry. The Inspectors report references the site and discussion at para 4.63 - 4.80. The Inspector raised concerns about the need to address access and flood risk / drainage issues at the Plan stage, rather than deferring to the Development Control process.

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: 01/00624/A - Approval in principle for mixed development including residential and office use Qualtroughs Timber Yard And Adjcacent Vacant Land Hope Street Castletown. Permitted Aug 2001.

Application: 85/00633/B – Erection of a timber storage shed, Timber Yard, Hope Street, Castletown Yard Hope Street Castletown IM9 1AP. Permitted Jan 1994.

Application: 93/00603/B - Erection of new storage and office building, J. Qualtrough & Co., Hope Street, Castletown. Office Shop Store Yard & Premises Hope Street Castletown Isle Of Man IM9 1AN. Permitted Jan 1994.

Application: 93/01529/A - Erection of lean-to shed for timber storage, Builders Yard, Hope Street, Castletown. Yard Hope Street Castletown IM9 1AP. Apr 1994.

Application: 95/00532/B - Proposed conversion of and extension to existing building to form a new saw mill, J Qualtrough & Co Ltd, Hope Street, Castletown. Permitted Jan 1996.

Application: 95/01159/B - Erection of two timber storage bays, J Qualtrough & Co Limited, Hope Street, Castletown. Permitted Jan 1996

Application: 98/00522/B - Erection of new warehouse, office and timber store, timber and builders merchant, Hope Street, Castletown. Office Shop Store Yard & Premises Hope Street Castletown Isle Of Man IM9 1AN. Sep 1998

Section B: Stage 1

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

- (●) Yes
- ( ) No

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

B2 Will this site progress to a Stage 2 Assessment?

- (●) Yes
- ( ) No

Note:

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

B3 Please provide comments in relation to response to question B2

Site is located within the Castletown settlement.

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 consists of predominantly level land which is significantly set down from the A5 and abuts the Silverburn river to the South East. The site consists of a large commercial timber yard which comprises various commercial buildings including large storage sheds through to old stone buildings along the boundary with Hope Street. To the boundary with Alexandra Road there are also 2no. semi-detached terrace residential dwellings set over 3no. stories. To the north east of the site, overlooked from the pavement running along the A5, there is a portion of green space and greenhouses.

Note: Observations may relate to matters such as: the accuracy of the submission information; issues relevant for the Stage 2 Scoring; issues relevant for assessing the deliverability of the site; and/or points of detail which may be relevant for a site brief (in the event that the site is taken forward).

C3.1 Please attach site visit photo 1

Can be provided on request

C3.2 Please attach site visit photo 2

Can be provided on request

C3.3 Please attach site visit photo 3

Can be provided on request

C3.4 Please attach site visit photo 4

Can be provided on request

Section D: Stage 2 - Scoring

D1.1 **Criterion 1:** Selecting the most appropriate locations to minimise the need to travel and protect the countryside

- (●) 4
- ( ) 3
- ( ) 2
- ( ) 1

Score 4	Site is within the identified settlement of Castletown
Score 3	Site is outside the identified settlement of Castletown but is previously developed land
Score 2	Site is greenfield land and adjoins the outer boundary of the identified settlement of Castletown
Score 1	Site is outside the identified settlement of Castletown in the open countryside or would encourage the merging of settlements
Score 0 (Critical Constraint)	Not applicable

Note: Settlement Boundary is as shown on Map 5 of the Area Plan for the South

D1.2 Comments in relation to Criterion 1

The site is previously developed land within Castletown, off the A5, and adjacent to the Silverburn River.

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

To the north west of the site there are a number of residential terrace dwellings which offer only on road parking, which may create an issue with increased congestion in the area. To the south east of the site the land lies adjacent to the Silverburn River, beyond this there are residential dwellings which overlook the site.
To the south of the site is a surface level car park.
No concerns raised regarding adjacent land uses.

D3.1 **Criterion 3:** Prioritising sites that are vacant and do not need substantial physical works

- ○ 4
- ◉ 3
- ○ 2
- ○ 1

Score 4	Previously developed land (vacant) and would not require substantial physical works
Score 3	Previously developed land but would require substantial physical works
Score 2	Greenfield land and would not require substantial physical works
Score 1	Greenfield land and would require substantial physical works
Score 0 (Critical Constraint)	Not applicable

Note: Physical works include: site clearance (excluding demolition), internal road construction, creation or improvement of site access, drainage/sewerage works, other utility and telecommunications infrastructure, landscaping.

Substantial physical works include: site clearance (including demolition), site remediation for contaminated or hazardous material (either improvement of or mitigation for), ground stabilisation, piling, large scale cut and fill works, basement construction, large scale site access/junction works/boundary works.

If physical works involve the removal of internal or outer field boundaries (which may include hedgerows, stone walls or sod banks), the extent of and implications of such works, will be addressed in the Assessment Report.

D3.2 Comments in relation to Criterion 3

This site would require significant site clearance due to the existing land usage. There would also need to be increased provisions made for access as currently the access to the site is narrow and steep and affected by the on-road parking of the nearby terrace dwellings.
Need for remediation not known, but possible given uses on the site.

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

The site is very central and is well served by all the facilities stated above. These include 4no. public parks/outdoor sport facilities, the Castletown high street which comprises of a number of shops, a GP surgery, 3no. schools, an indoor sports facility and 2no. community centres.

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 within 200m of the Victoria Road riverside Bus Stop and the Victoria Road School Bus Stop, if accessed via the footbridge over Silverburn River. It is served by Bus Route (1) and (4C), with services every 30 mins.

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 proposal would see the main access re located to come directly off Alexandra Road (A5), as noted in the Area Plan for the South Inspectors report (para 4.66). In addition the Inspector notes that the site access would require demolition of two houses and the need to accommodate a 3 metre drop in site levels by way of a significant ramp some 55 – 70 metres long. Concern is raised by the Inspector as to the extent that this need for investment in access would render the site unviable.
New access would be within settlement boundary, therefore site scored 3. Site is currently accessed by relatively narrow road off the A5.

D7.1 **Criterion 7:** Ensuring there is sufficient provision of open space

- (●) 4
- ( ) 3
- ( ) 2
- ( ) 1

Score 4	Development would not result in the loss of open space in an area well served
Score 3	Development would not result in the loss of open space in an area currently deficient
Score 2	Development would result in the loss of open space in an area that is currently well-served
Score 1	Development would result in the loss of open space in an area that is currently deficient
Score 0 (Critical Constraint)	Not applicable

Open Space - For the purposes of this exercise shall be taken to be

i. Land laid out as a public garden or amenity space or used for the purposes of public recreation. Can include playing space for sporting use (pitches, greens, courts, athletics tracks and miscellaneous sites such as training areas in the ownership or control of public bodies including the Department of Education where facilities are open to the public).

ii. Areas which are within the private, industrial or commercial sectors that serve the leisure time needs for outdoor sport and recreation of their members or the public.

iii. Land used as childrens' playspace which may contain a range of facilities or an environment that has been designed to provide opportunities for outdoor play, as well as informal playing space within built up areas.

Open Space does not include: Verges, woodlands, the seashore, Nature Conservation Areas, allotments, golf courses, water used for recreation, commercial entertainment complexes, sports halls and car parks.

D7.2 Comments in relation to Criterion 7

This site does not act as public open space and is not allocated or designated as public open space so there would be no loss associated with the development of this site. The site is well served by 4no. public open spaces to the north, north-west and south-west of the site, all well within walking distance.

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 landscape character of this site is Urban so there would be no real impact on the landscape character of this area.

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

The promoters have suggested that the development of this site would improve the visual amenity of this site drastically as the current use of the site as a builders merchants does not have any aesthetic qualities. If designed well the redevelopment of this site would create a much improved waterfront for this area of Castletown.

D10.1 **Criterion 10:** Protecting valued wildlife habitats and species ***If the site scores 0, a Critical Constraint applies***

- (●) 4
- ( ) 3
- ( ) 2
- ( ) 0

Score 4	Site and adjoining area is unlikely to have any nature conservation interest
Score 3	Site and adjacent area are identified or recognised as having potential for nature conservation value but have not been designated as such
Score 2	Site and adjacent area are identified as having nature conservation value and has a nonstatutory designation attached to it e.g. a Wildlife Site or AEI (Area of Ecological Interest)
Score 1	Not applicable
Score 0 (Critical Constraint)	Site or adjacent area is a nationally or internationally designated site (see list below)

RAMSAR, ASSI (Areas of Special Scientific Interest), MNR (Marine Nature Reserves), NNR (National Nature Reserves), Emerald Site, Bird Sanctuary or ASP (Areas of Special Protection) or is a site which contains Registered Trees or is vital for the protection of a species

D10.2 Comments in relation to Criterion 10

There are no wildlife designations in place on this site.

DEFA (Fisheries) advise that housing development along the boundary with the Silver Burn may have an adverse impact on aquatic habitats and fish populations.

DEFA (Ecology) advise that the majority of the site is mown/improved grass and therefore mostly of little interest for wildlife. The retention of existing tree lines is recommended. Prior to any tree works a check for bat roosts would be necessary.

DEFA (Trees) note that the site contains land included in application 16/00635/B for Castletown flood defences which included the removal and replacement of a large number of trees. All existing trees adjacent to the river, including those recently planted, should be retained and protected. There are other early-mature broadleaf trees elsewhere on the site which may also be worth for consideration as a material constraint and would need to be accounted for in any design put forward.

D11.1 **Criterion 11:** Maintaining the historic built environment ***If the site scores 0, a Critical Constraint applies***

- ○ 4
- ◉ 3
- ○ 2
- ○ 0

Score 4	Development of site will have no adverse effect on a Registered Building and its setting or a Conservation Area
Score 3	Development of site likely to have a minor effect on a Registered Building and its setting or a Conservation Area
Score 2	Development of site likely to have a moderate effect on a Registered Building or its setting or a Conservation Area
Score 1	Not applicable
Score 0 (Critical Constraint)	Development of site likely to have a major effect on a Registered Building and its setting or a Conservation Area

D11.2 Comments in relation to Criterion 11

The site is located close to the Conservation area of Castletown, so this will need to be taken into consideration but would not preclude development. While development of this site has the potential to have an adverse impact, the promoters have stated that development would be sympathetic and appropriate to the area. For example, the height of the buildings would be in keeping with existing developments, further they are considerate of the visual impact of this development and note that views of Castle Rushen will not be impacted from any direction.

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

Due to its location, proximate to the statutory Ancient Monument of Ballacagen, Manx National Heritage expects the site to have some archaeological potential which may require survey to establish whether there would be archaeological implications arising from this development. No evidence of previous 'finds' on the site.

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

- (●) 4
- ( ) 3
- ( ) 2
- ( ) 1

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

D13.2 Comments in relation to Criterion 13

This site is a brownfield site with existing businesses in use. No agricultural value for the site identified on that basis.

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

- ○ 4
- ◉ 3
- ○ 2
- ○ 1
- ○ 0

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

D14.2 Comments in relation to Criterion 14

The site is within the 2012 and 2016 Flood Zones and would therefore be of high flood risk. This was reflected in the representations and Inspectors report in relation to the Area Plan for the South (paras 4.63-4.65). The site promoter states that the risk of fluvial flooding has been eliminated for the site, leaving only tidal flooding as a factor. It is noted that the Score of 3 against this criterion relates only to the brownfield area of land, the greenfield portion would score 1. Development on this site would still need to offer significant flood mitigation measures for it to go forward. The promoter has suggested that the ground floor would be utilised for parking and deliveries so as to reduce risk of flood damage.
MNH note that substantial flood defences are required for the site.

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

Given the site is an operational employment site there is potential for contamination but this is not evidenced and is unlikely to be significant.

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

Before development could begin the current timber yard would need to be re-located or cease operation.

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

The site is jointly owned, although it is being promoted so can assume delivery is agreed by both:
Ian Qualtrough owns approximately 65%
John Qualtrough owns approximately 35%

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 brownfield (PDL) but likely to require upgraded or new infrastructure and service provision. Given urban location of the site it is assumed that this will be achievable.

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
MNH				Y
Manx Gas	Y			
Manx Utilities	Y			
Communications Providers	Y			
Others (please clarify in E8)				

E8 Summarise key questions or advice received

No issues have been identified requiring DED Inward Investment advice.

MNH, DEFA Fisheries, DEFA Trees and DEFA Biodiversity have already provided comment.

Assumptions have been made around access, utilities, and telecommunications. In the event that the site progresses to Stage 3 advice from DOI Highways and the private service providers would be helpful.

In the event that the site progresses, advice from DEFA Planning & Building Control will be required to inform the scale and type of development e.g. taking account of views from the harbour.

E8.1 Please attach copy of advice received

MNH

E8.2 Please attach copy of advice received

DEFA Fisheries

E8.3 Please attach copy of advice received

DEFA Biodiversity

E8.4 Please attach copy of advice received

DEFA Trees

Section F: Consideration for Stage 3 - Shortlisting

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

55

F2 Does the Site have 1 or more Critical Constraints?

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

F3 Total number of Critical Constraints for the site

0

If Critical Constraints are identified, site will not proceed automatically to the next stage (i.e. Assessment Report). Reports will be completed for sites which have no Critical Constraints first.

F4 Is the site developable within the Strategic Plan period (i.e. by 2026)?

- (●) Yes
- ( ) No

F5 Comments on whether the site is developable

The land owners support redevelopment of the site however it is unclear if the current occupiers of the commercial buildings are different to the landowners.
Confirmation is required as to whether the existing buildings are being leased and the length of these leases.
Confirmation is required as to whether the landowner controls land / properties which will enable an access solution to the site and whether the proposed development is viable in that context.

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

May be longer term development site dependent on the length of leases and timescale for vacant possession, and ability to deliver an access solution.

Note: Sites will not be allocated if they are considered to be undevelopable. Where there are doubts about a site being (or becoming) deliverable during the plan period (i.e. by 2026) it may be considered for allocation as a 'Strategic Reserve' Site.

F8 Could the site proceed to Stage 3?

- (●) Yes
- ( ) No

F9 Explanation of outcome of Consideration of Site for progressing to stage 3

Critical constraints have not been identified on this site. Subject to securing vacant possession of the site and finding a viable solution for flooding and access it is considered that the site is deliverable during the plan period. The overall score for the site is 55. Therefore whether or not the site is shortlisted for progress to Stage 3 is dependent on its relative performance against the other sites.

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

An initial consultation response from a local resident notes that the site is visible from the harbour and should not therefore be over-developed.
DEFA Ecology/Trees and MWT note the importance of retaining the existing tree line adjacent to the river.
MNH notes that there are opportunities for improving public amenity along the river with well-designed landscaping as part of future development.
Flood risk and associated defence needs to be established.
Archaeological survey required to establish if the site has any potential for archaeology.
Potential requirement for remediation after the site is cleared.
Improvements to access point (new access point) required to facilitate residential development including the need to consider the dependence on adjacent residential properties to deliver an access solution.

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)

No comments received.

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.
Please see the Castletown Housing Land Review Process Report for full responses to promoter comments.

End of Assessment