Isle of Man Government

Reiltys Ellan Vannin

The Castletown Housing Land Review: Site Assessment Report Template

Cabinet Office

November 2016

Site Reference Number:	12
Site Name:	Lorne House Field, Lorne House, Douglas Street, Castletown

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	One critical constraint has been identfied on this site (impact upon a Registered Building), however it is recognised tht this constraint could be removed if a de-registration appeal, which is currently ongoing, is approved. It will therefore be necessary to revist this site assessment in due course, The overall score of the site is 49.
Outcome for Consideration for Stage 3	Owing to the identification of a critical constraint it is not recommend that the site is progressed any further. However this should be reviewed once the de-registration appeal is determined.

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):

0.56

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

A3 Location of site:

Lorne House Field, Lorne House, Douglas Street, Castletown

A4 Current designation and use:

Current designation: Wd - Private woodland or parkland
Use: Vacant/ grazing sheep

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

A5 Proposed use:

Residential - affordable housing

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

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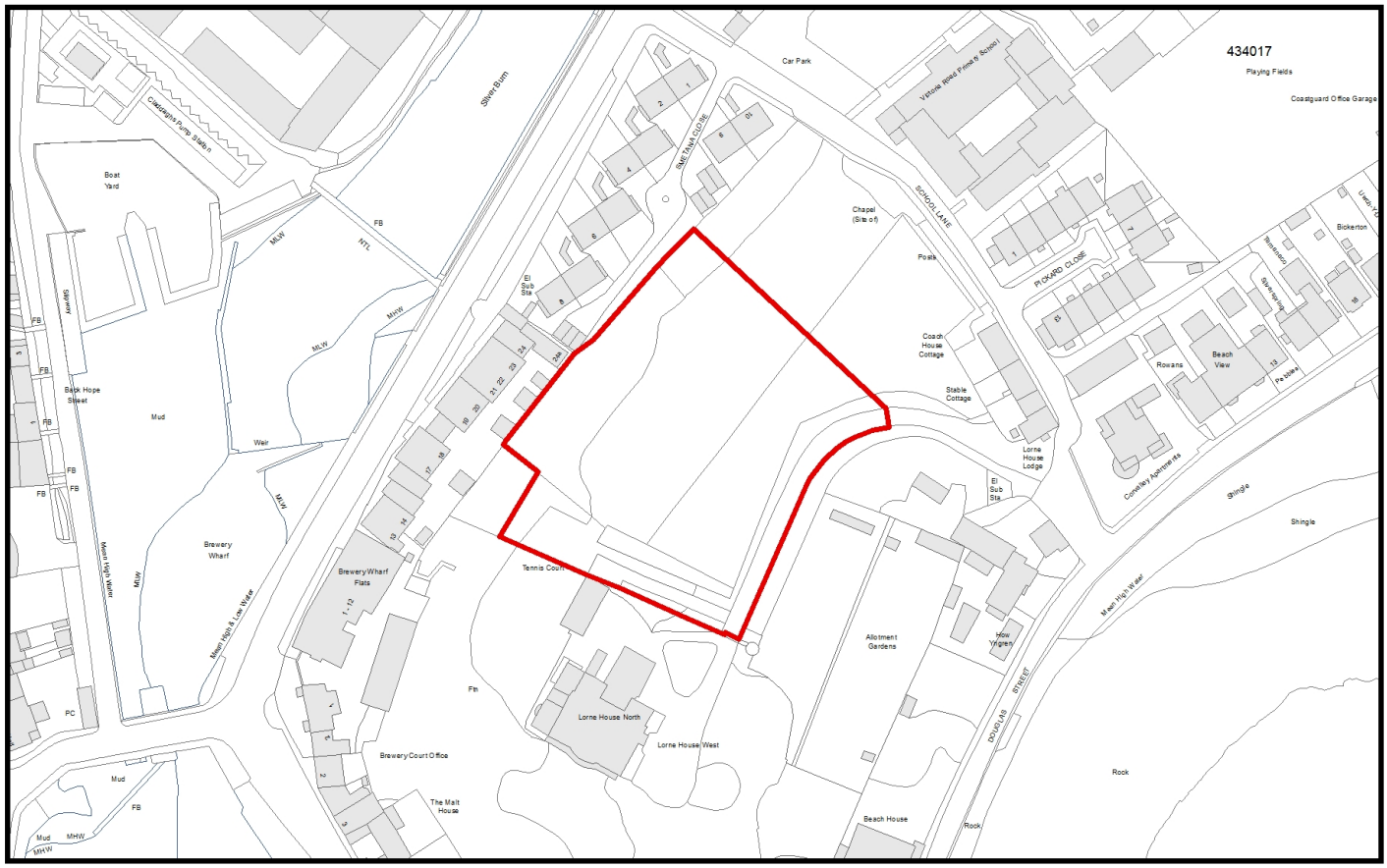
CASTLETOWN HOUSING LAND REVIEW
Individual Sites

Site Ref. 12



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 as a whole under the site number 24. It was also considered within a larger application under the site number 116.
Site number 24 was removed from the list of sites and site number 116 was not included as a Proposal Site in the Final Plan due to the presence of registered trees, its location within a conservation zone, its location adjacent to a flood zone and its allocation as a site of Archeological interest.

A8 Planning History

Application 10/01037/B - Erection of stone wall to replace existing boundary fencing adjacent to Smetana Close Lorne House Douglas Street Castletown Isle Of Man IM9 1AZ. Approved at Appeal Apr 2011.

Application 12/00607/B - Demolition of existing dilapidated outbuildings, repair of existing garden wall and provision of new car parking area Lorne House Douglas Street Castletown Isle Of Man IM9 1AZ. Permitted Jun 2012

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 within 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 Lorne house field, which is the green space associated with Lorne house which is to the south of the site. Adjacent to the north of the site is the site of the former chapel, this should be taken into consideration. Adjacent to the east of the site is the drive associated with Lorne House. To the west, the site lies adjacent to residential dwellings, however these dwellings are at a lower level than field so would be overlooked by development on this site. Beyond the dwellings to the east is the Silverburn River.

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

This site is within the Castletown settlement.
Site is greenfield.

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

A number of concerns have been raised concerning the developments impact on a registered building i.e. Lorne House and potentially, separately the arched Entrance Gateway, however the principle of the use (residential) is not in conflict with proposed development. The assessment is aware of an ongoing appeal related to the extent of Registered Building 269 in relation to the Registered Building registration of Lorne House and its surrounding grounds. It is assumed that screening would be required given potential overlooking.

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

The site is undeveloped and would require infrastructure and drainage provision. Its location within the settlement boundary and nearby other residential developments should allow this to be achieved without complication. Site is Greenfield.

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 Bus Service (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

It is assumed that access would be via existing access to Lorne House which is not onto a primary link, and is noted to be narrow. New access / enhanced access would therefore be required, which would be within the settlement boundary.

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 comprise formal public open space therefore the development of this site would not result in a loss. There are 4no. 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 Urban and as such residential development would fit with scale, landform and pattern of the area. Whilst the site is within a Conservation Area it is assumed that sensitive development could be brought forward in that context.

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

GVA accept that the views of the site from adjacent land are restricted by presence of the boundary wall which runs around the wider Lorne house site and existing landscaping. Subject to the retention of this boundary wall and the existing landscaping (some of which falls outside the sites red line boundary) it is accepted that development would have no adverse impact on visual amenity as viewed from adjacent land uses. A score of 4 can therefore be given however this is dependent upon the site promoter committing to the preservation of the existing site boundary wall and landscaping (the site promoter has indicated that the boundary wall would be retained).

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

Registered Trees represent a statutory designation. If a site is adjacent to land which has Registered Trees on it then it would theoretically be caught as having a 'critical constraint'. However, applying a common sense approach, we recognise that the presence of Registered Trees on adjacent land will not in this case prevent the whole of site 12 from being considered 'developable'.

DEFA Trees have advised that the registered trees on the boundary of the site would restrict development potential to the central areas of the site. DEFA Ecology identified potential for bat roosts in the trees. DEFA (Ecology) note that the site has a recorded rookery but with only 2 nests recorded in 2005. DEFA have not stated where this rookery is located, but it is assumed it is within the area of protected trees which would therefore not have a major impact (as trees would be retained).
There are no designated wildlife sites on or adjacent to the site.

On this basis a score of 3 is considered appropriate.

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

An updated response has been received from DEFA (since their consultation response is that Lorne House and all of its surrounding grounds in common ownership have been added into the Registered Buildings register, but that an appeal (de-registration application) is underway which in practical effect seeks to limit the Registered Building registration to Lorne House itself and the Entrance Archway). According to DEFA, historical records show a chapel and burial ground either within or abutting Site 12, which is within a Conservation Zone. At the time of writing a building preservation notice is in place applying to Lorne House and the Entrance Archway. It is unclear based on the information provided as to the extent of this site which is relevant to be considered as integral or otherwise to Lorne House (and/or the Entrance Gateway) and Registered Building status. The current assessment and scoring (0) of this site is based on the current status of Lorne House although it is recognised that this status may change which would require the revisiting of this assessment and scoring and thereby remove this Critical Constraint attaching to the site. It is assumed that development could be delivered sensitively in the context of the Conservation Area with appropriate mitigation resulting in a likely score of 3 under this criterion if the critical constraint is removed.

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 the site lies immediately adjacent to archeological remains of considerable significance, which include human burials. Additionally, there is established tradition that the Lorne House estate as a whole has been the site of significant historical activity from at least the medieval period onwards.

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 Class 5. Site is within the urban area, with no agricultural value as a result.

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 slightly raised and does not lie within the 2012 or 2016 flood zones, However, the north western border of the site is adjacent to a high risk flood zone. Site is Greenfield and within 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

Unlikely to be hazardous or contaminated.

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

No current use on the site (gardens for the house, known as "The Paddock").

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

Under single ownership

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

Greenfield site proposed for housing therefore all of the above services will need to be delivered. Site access / access to PRN needs testing as to whether it is adequate in its current form (assessment assumes new access will be required given it is currently narrow).

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

There are Registered Buildings and a Conservation Zone in the wider context of this site therefore DEFA Planning and Building Control comments will be required.

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)

49

F2 Does the Site have 1 or more Critical Constraints?

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

F3 Total number of Critical Constraints for the site

1

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 critical constraint has been identified in the site, however it is recognised that this should be reviewed once a de-registration appeal has been determined.

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

Critical Constraints have been identified on this site.

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

F8 Could the site proceed to Stage 3?

- ○ Yes
- ◉ No

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

The only Critical Constraints identified on the site relate to the RB issue (see para 11.2 above). Should that appeal be determined such as to limit the RB registration to Lorne House and the Entrance Archway, the site could be recommended for shortlisting to progress to Stage 3 dependent on its relative performance compared to other sites. Should that appeal keep the extent of the current RB registration, the site is not considered to be suitable for development

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)?

The boundary wall and landscaping within the wider Lorne House site must be retained to limit the impact of development upon visual amenity as viewed from adjacent land uses. Irrespective of the outcome of the RB appeal, the site is within the Castletown Conservation Area. Sensitive design to reflect and enhance the local character will be required.
DEFA Ecology note a recorded rookery in 2005 and require a general assessment of the wildlife interest of the woodland.
DEFA Trees note there are many large mature broadleaf trees on the boundaries which would restrict the developable area to the central part of the site only.
MNH note that the site is adjacent to archaeological remains of significance including human burials and the site itself has archaeological potential.
A consultation response from a local resident has noted that the ground is highly visible from the harbour and coast.

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)

- There is reference to the site being adjacent to the flood zone. The site is the highest in Castletown and this should not be factored into any decision on scoring.
- Sensitive design adjacent to a registered building would not have a detrimental impact on the visual amenity as viewed from adjacent land, from which views are restricted by the tall walls in all respects adjacent to the site;
- The Kitchen Garden, other than minor fruit trees, is largely free from any mature trees and those which are visible are present on the surrounding gardens within Lorne house and the vehicular access thereto. The site is not therefore part of the identified woodland.;
- Sensitive development can occur adjacent to a registered building. The ongoing appeal into the extent of the registered building known as Lorne house has no bearing on the Kitchen Garden as this is not proposed for inclusion and creates a self-contained area for development potential;
- The proposer has commissioned and carried out an archaeological dig on the adjoining site which has identified constraints for an area to be free from subterranean finds ;
- It is accepted that the only critical constraint on this site is the registered building issue. This is well documented and with the correct registration of the building and its surrounding wall there is an opportunity on this site for modest residential development.

H2.1 Please attach copy of response from site promoter

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

- (●) Yes
- ( ) No

H4 Summarise changes (if no changes state accordingly)

The score for D9 has been increased in recognition that, if the boundary wall and existing vegetation is retained, views into the site from adjacent land will be restricted. In recognition of a common sense approach to the adjacent registered trees, the score for D10 has been increased. Please see the Castletown Housing Land Review Process Report for full responses to promoter comments.
Please see the Castletown Housing Land Review Process Report for full responses to promoter comments.

End of Assessment