Isle of Man Government

Reiltys Ellan Vannin

The Castletown Housing Land Review: Site Assessment Report Template

Cabinet Office

November 2016

Site Reference Number:	15
Site Name:	Phase 2, Field No 434010, 434007, 433128

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

Summary

S1 Status of assessment:

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

Date of This Version of Assessment:	23-4-17
Name/Job Title/Organisation of Assessor:	Nicola Rigby, Director, GVA

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

Outcome for Stage 1	Pass
Outcome for Stage 2	Critical constraints have not been identified on this site. The overall score of the site is 38.
Outcome for Consideration for Stage 3	It is not considered that the site is developable in the period up to 2026. The land will only ever come forward for development in conjunction with or after the development of Site 14. It is not considered that Site 14 is developable in the plan period. The site could be considered as a reserve site in conjunction with Site 14.

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):

15.97

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

A3 Location of site:

Phase 2, Field No 434010, 434007, 433128

A4 Current designation and use:

Current designation: Site is not designated for development
Use: Agricultural field

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

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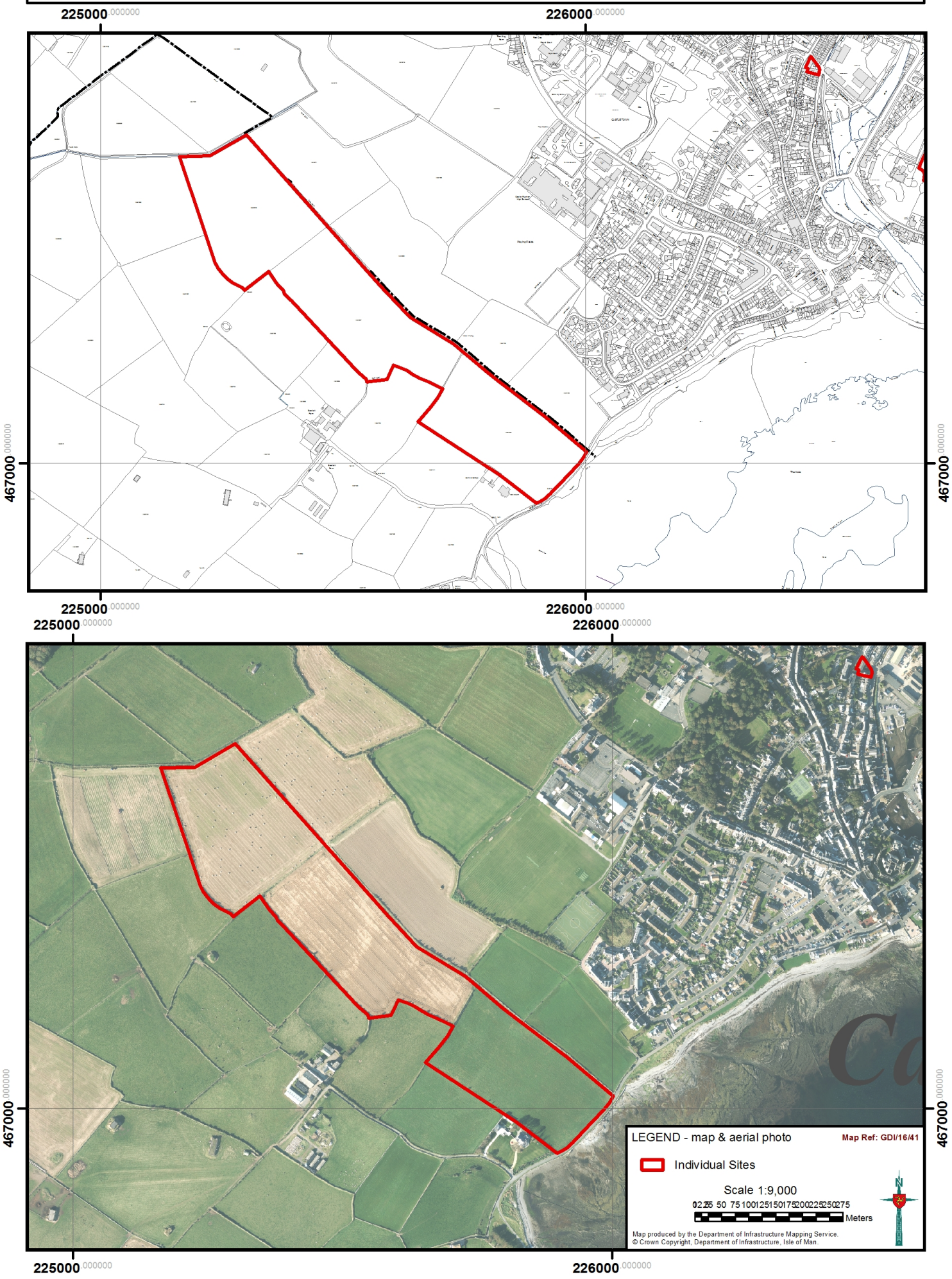
CASTLETOWN HOUSING LAND REVIEW
Individual Sites

Site Ref. 15



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?

Parts of the site were contained within 2no. separate proposals (sites 18 and 98) all of which were removed from the list of proposed sites.

A8 Planning History

There is no planning history on this site.

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 outside settlement boundary but is an adjacent site so is considered.

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

Flat, agricultural land which extends down to the coastal road in a North East direction.
It is adjacent to 3no. further proposed sites (Site 14, Site A and Site G)
Worth noting that this site would not be developed in isolation – proposed as Phase 2 to another proposed site (Site 14).

The site is bound by agricultural land almost entirely, with the exception of a residential dwelling and the open coast line to the south of the 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 outside the settlement boundary and is not immediately adjacent.
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

Adjacent uses include agriculture, education, residential and sea. No issue 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

The site is greenfield land. Development of this site would only ever be achieved if the adjacent land (Site 14) was developed - without this the site is isolated from the existing settlement and access cannot be achieved. The development of Site 14 would require demolition of the existing school and creation of a large scale access, amounting to substantial physical works. By virtue of its dependence upon site 14, the development of site 15 would therefore require substantial physical works. This is reflected in the score given.

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

Within 1km of the site are 2no. schools, 2no. public parks/outdoor sports facilities, 2no. community centres, an indoor sports facility and the Castletown High street which has a number of shops.

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 from a bus 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 is not accessible via either Primary or district links and would require the development of site 14 to allow access through to this site.

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 does not function as formal public open space and there are 4no. further areas of open space located close to the site so the site would remain well served.

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 undulating lowland plains. This site will have a large impact on the landscape of the area due to the size and nature of the development but would not result in a total loss.
Manx National Heritage note that any further development towards Scarlett would conflict with the Landscape Character Assessment in the Area Plan for the South, and that MNH would generally not favour residential development in the area (linked to maintaining the open coastal landscape).

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

Visual impact will be significant if it is developed as Phase 2 of a wider development scheme (alongside Site 14), due to the large scale of this proposal. This development would also have a significant visual impact on the landscape along the coastal route, as well as the residential dwelling adjacent to the south of the site.

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

No designations on this land.
Manx National Heritage note that any further development towards Scarlett would conflict with the Landscape Character Assessment in the Area Plan for the South, and that MNH would generally not favour residential development in the area (linked to protecting the biodiversity of Castletown Bay).
DEFA (Ecology) note no concerns in relation to this site except to note the watercourses on the boundaries at the north-west of the site, which probably have reeds (recognised to be a rare habitat on the IoM) and are therefore likely to support sedge warblers and other marshland birds. DEFA note that this would likely be retained as a drain, but should be kept open (not piped) if this is a reeded ditch - to retain the wildlife and mitigate potential negative effects.

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

Site is outside of Conservation Area and has no registered buildings within it.

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 suggest there is archaeological interest in this site as small quantities of prehistoric, medieval, post-medieval and industrial remains have been found on and adjacent to this land. MNH note that cropmarks denoting potential prehistoric settlement have been noted. On this basis MNH believe that the land has archeaological potential, and that it may require survey to establish whether there would be archaeological implications arising from any future development.
MNH also that that there are also significant World War 2 remains on and adjacent to the site which are of high significance.

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 dominant Class on this site is 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 not within Flood Zones. Site is Greenfield and outside the settlement.

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 given Greenfield nature of the site.

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

Site is currently in agricultural use which could cease within the 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

This site is single ownership.
This site would not come forward in isolation so it depends on the development of site 14.

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

This site is completely greenfield so would require substantial infrastructure and services works

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

E8 Summarise key questions or advice received

No issues have been identified requiring DEFA Planning and Building Control or DED Inward Investment advice.

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

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

E8.1 Please attach copy of advice received

MNH

E8.2 Please attach copy of advice received

DEFA Bidoversity

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)

38

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

Development of this site is dependent upon the development of Site 14 first (in order to achieve access and ensure that development is located adjacent to the existing settlement). Owing to the need to relocate the existing school it is not currently considered that Site 14 is developable within the plan period. On this basis site 15 is also not considered developable within the current plan period.

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

Development of Site 15 could only ever come forward in conjunction with or after the development of Site 14. site 14 is recommended for consideration as a reserve site in the event that a site for the relocation of the existing school could be found in the longer term. On this basis, and depending upon the level of development needed in Castletown, Site 15 could be considered as a reserve site alongside Site 14.

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 in this site,. The overall score of the site is 38. It is considered that the site is not developable in the period up to 2026 but does have the potential to be considered as a reserve site alongside site 14.

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 site is not adjacent to the existing settlement and is therefore reliant upon coming forward as part of a wider comprehensive extension incorporating adjacent sites 14 and G.
DEFA Trees note several mature broadleaf trees adjacent to the south west corner of the site which should be considered a material constraint.
DEFA Ecology note the watercourse on the site boundaries could support reeds and therefore marshland birds. The watercourses should be kept open.
MNH note that the site has archeological potential. A survey will be required to establish any implications arising for development.
J Cringle notes in consultation responses received to date that there is a need to prevent further intrusion into the countryside and protect agricultural land supply.

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)

- Disagree with the assertion that the site would require substantial physical works;
- Disagree that the development would result in the total loss of landscape character such that it is a critical constraint; rather they consider it would have partial loss and the score for this should be 3, not 0;
- Proposer accepts the wider comments on Site 15 and the lack of short term deliverability due to access and wishes to confirm that it was promoted to demonstrate the potential for long term growth as an extension of Site 14. Requests the site is considered as a reserve site.

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 D8 have been revised in light of information provided by the promoter. Please see the Castletown Housing Land Review Process Report for full responses to consultee comments.
Please see the Castletown Housing Land Review Process Report for full responses to promoter comments.

End of Assessment