The Department of Infrastructure

Town and Country Planning Act 1999

Call for Sites Response Form

published on 30th October 2015

The Castletown Housing Land Review

Isle of Man Government

Reiltys Ellan Vannin

infrastructure

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Closing Date: All Papers and Plans must be submitted by 5pm on Friday 18th December 2015 to the Planning Policy Team, Department of Infrastructure, Sea Terminal, Douglas, Isle of Man, IM1 2RF

A Call for Sites - The Castletown Housing Land Review

1.0 Background

1.1 The Area Plan for the South was approved by Tynwald on 20th February 2013. At the time of the Plan's approval, it was recognised that there may be sites in Castletown that needed to be reexamined or investigated for their housing potential. The Plan stated that in the interests of providing a more equitable spread of housing land in the South in the longer term "the Department accepts that there is the potential for additional land to be released for housing in the wider Castletown area." Since the completion of the Area Plan for the South, resources have focused on updating a key part of the Island Development Plan - namely "The Isle of Man Strategic Plan" - rather than pursuing work immediately on the remaining Area Plans or revisiting Castletown via the Castletown Housing Land Review ("the Castletown Review").

1.2 The Department judged that it was essential that the Strategic Plan Review was carried out ahead of work on the Area Plans for the East, North and West or any review of land availability in Castletown. It was recognised that the overarching housing need figures needed to be based on up to date evidence and look beyond 2016, which was the end date for the original Strategic Plan 'plan period'.

1.3 The Department is currently awaiting the Inspector's Report following the Public Inquiry into the Draft Isle of Man Strategic Plan 2015 which took place between 28th September and 1st October 2015. Ahead of this Report being received, and ahead of a further work to examine the full scope and direction of the Castletown Review (which would, in terms of an update to the Area Plan follow the Development Plan Procedure, Schedule 1, of the Town and Country Planning Act 1999)("the 1999 Act"), the Department considers that there would be merit in undertaking a 'Call for Sites' for Castletown in an effort to draw up a long list of potential sites for housing. It is the Department's intention to make details of any sites put forward and any recommendations by the Department on how to proceed with the Castletown Review available for public viewing in due course.

1.4 The Department now invites developers/landowners/agents/local authorities or others to identify sites which they wish the Department to consider. Any information submitted will help to inform the next steps in the Review.

1.5 All of the sites put forward (which may include some suggested by Government) will be judged against a set of assessment criteria set out in the Site Assessment Framework. A bespoke scoring framework has been designed for the Castletown Review but it is based heavily on the original version published in 2008; the methodology for which and underlying sustainability principles still have relevance. This is available for viewing at https://www.gov.im/media/633647/siteassessmentfinalreport.pdf

The Framework will be used to help score and assess the sites and measure their suitability. Any recommendations which follow on from the initial site assessment will take into account identified housing need.

1.6 This Call for Sites will not preclude any sites suggested as part of this exercise being considered again as part of any full review of the Area Plan for the South in the future.

1.7 In terms of existing land designations set out in the Area Plan for the South on Map 5 (other than existing Proposal Sites for residential shown as "Res (Prop)", the Department is open to any suggestions as part of this Call to re-examine sites in order to consider their suitability for residential use. Such proposals will be considered on their merits taking into account the implications: for the site, for the land use/buildings that would be lost, on the immediate environs of the site as well as any knock on effects for other sites in Castletown and the rest of the Plan area if such sites were to be given over to residential. The broad assessment criteria set out below and the Site Assessment Framework itself would apply in any assessment process.

2.0 The broad criteria which sites will be measured against are set out below:

a. The location of the site in relation to existing settlements
b. The size of the site and general site characteristics
c. Compatibility with adjacent land uses
d. The level of physical/engineering works required to make the site useable
e. The proximity to public transport routes and regularity of service
f. Accessibility to the existing highway network
g. Impact on landscape character and visual amenity
h. Impact on statutory and non-statutory wildlife and nature designations
i Impact on the historic built environment
j Impact on the quality and quantity of agricultural land
k. Flooding risk both on and off site
l. Risk of contamination and presence of or proximity to hazardous materials
m. Site deliverability
n. Accessibility to infrastructure and services such as telecommunications, gas, electricity and water

3.0 Submitting a site for consideration

Please use this Response Form to make a submission to the Call for Sites exercise to suggest a site that you think would be suitable for housing (for the purposes of this exercise, the term 'residential' is equally applicable). Each suggested site needs to be accompanied by a separate Call for Sites Form and all sites put forward need to be accompanied by a Location Plan and a Site Plan which clearly identify the full extent of the site and where it is by a continuous RED line.

Section A - Name and address details
Please complete where applicable

Q1 **Landowner (complete Q1 if in single ownership or in multiple ownership)**

Name of landowner .....

Mr R S D Riggall.

Address & postcode of the landowner.....

c/o Laurence Keenan Advocates
Victoria Chambers
47 Victoria Street
Douglas
Isle of Man.
IM1 2LD

Telephone number(s) (if to be used as main contact) .....

01624 672050

email address (if to be used as main contact).....

p.chadwick@savagechadwick.com

Q2 **Other landowner(s) if applicable (please use separate sheet if necessary)**

Name	n/a
Address & postcode	n/a
Telephone number(s) (optional)	n/a
email address(s) (optional)	n/a

Q3 **Developer (if different to landowner(s))**

Name	Happy Valley Development Limited
Address & postcode	c/o Laurence Keenan Advocates Victoria Chambers 47 Victoria Street Douglas Isle of Man. IM1 2LD.
Telephone number (s)	01624 611933
email address	ashleykeenan@lklaw.co.im

Q4 **Agent Details (if representing landowner/developer)**

Name	Mr P Chadwick
Address & postcode	Savage Chadwick Architects Armitage House Lord Street Douglas Isle of Man. IM1 1LE.
Telephone Number	01624 762050
email address	p.chadwick@savagechadwick.com

Q5 **Please indicate the main point of contact for the Department's records**

Landowner (name to be taken from Q1)	☐
Developer	☐
Agent	☑

Section B - Site Information

Q6 **Does the full extent of the site fall within the Castletown Housing Land Review 'Study Area' identified on Map CR1?**

Yes ..... ☐

No ..... ☑

Note: If the entire site lies beyond the Study Area identified on Map CR1, the Department is unlikely to progress the site beyond Stage 1 as set out in the Site Assessment Framework. It may, however, be determined that there is sufficient justification for progressing a site through Stage 2. Where this occurs, decisions will be made on a case by case basis on their merits.

Q7 **Site Address/Location of Site (this should be clearly identified by a continuous RED line on a Location Plan as well as a Site Plan, both of which must be submitted with this form)**

Please see attached Location and Site Plan

SITE 4.
(Fields 434044, 435244,435243, 432846, 432823, 435242).
Land to West of Malew Road
Castletown
Isle of Man,

Q8 **Land Use**

What is the site currently used for? ..... Farm and Agricultural

Q9 **Land Use Designation**

What is the land use designation on the Area Plan for the South? ..... Part Undesignated / Part LDHP (Existing)

Q10 **Please state the size of the site. Please indicate *hectares* or *acres***

33.97 acres

Q11 **Planning History - Please set out details of any previous/current planning applications on the site and the outcome of those applications if decisions have been taken:**

None

Q12 **What type of housing do you envisage the site being suitable for? For example: family housing, apartments, older persons housing etc.**

General Mixed Type Housing

Q13 **Would there be opportunities on the site for community facilities?**

Yes

Q14 **Do you have any comments to make on the provision of affordable homes on the site**

Yes (see below) ☑ *No* ☐ Go to Q15

Please provide comments

Can be provided within overall scheme required under the Strategic Plan

Q15 **The Department will take into account the provisions of Housing Policy 5 as set out in the Isle of Man Strategic Plan 2007 or any update of that Plan. If you judge your site would lend itself to a different proportion of affordable housing (i.e. other than 25%), please set out details.**

Potential for affordable housing over the entire site owned by Landowner to be discussed and agreed with Planning Department.

Section C: Ownership Profile, Consultation & Deliverability

Q16 **Ownership Profile - Is the site owned by more than 1 landowner?**

Yes ..... ☐ Go to Q17

No ..... ☑ Go to Q22

Q17 **Please provide breakdown of land ownership by percentage (%) or by size (ha/acres)**

Q18 **Have all of the landowners been made aware that a Call for Sites form has been submitted?**

Yes ..... ☐ Go to Q20

No ..... ☐ Go to Q19

Q19 **Please explain why landowners have not been notified**

Q20 **Do all landowners notified support the submission of the site as part of the Call for Sites Exercise?**

Yes ..... ☑ Go to Q22

No ..... ☐ Go to Q21

Q21 **If landowners do not support the submission, please comment below:**

Q22 **Has there been any consultation with adjacent landowners as part of this Call for Sites exercise?**

Yes ..... ☐ Go to Q23

No ..... ☑ Go to Q24

Q23 **Please provide details of any consultation with adjacent landowners:**

Q24 **Deliverability - When would the site be available for development?**

Immediate.

Q25 **Are there any issues which will affect the deliverability of the site?**

Yes ..... ☐ Go to Q26

No ..... ☑ Go to Q27

Q26 **Please explain any issues affecting deliverability**

Q27 **Access to infrastructure and services - Does the proposed site require new services or amendments to existing services?**

	Yes	*No*
Gas	☑	☐
Telecommunications	☑	☐
Electricity	☑	☐
Water	☑	☐

Q28 **Does the site have direct access to the existing highway network?**

Yes ..... ☑ Go to Q29

No ..... ☐ Go to Q30

Q29 **Please specify the road the site has direct access onto:**

Malew Road

Q30 **If no, please explain intentions to ensure suitable road access**

Section D - Declarations

Q31 **I, the landowner/agent/developer/local authority/other (delete as appropriate) confirm that I understand that the information submitted is part of a Call for Sites exercise for housing land in the Castletown area only ('the Study Area').**

Please tick to confirm ..... ☑

Q32 **I, the landowner/agent/developer/local authority/other (delete as appropriate) accept that details of this form and any site information submitted will be publicised as part of the Call for Sites process and will be used to inform future stages in the Review including any Preliminary Publicity.**

Please tick to confirm ..... ☑

Q33 **I, the landowner/agent/developer/local authority/other (delete as appropriate) confirm that I understand that by suggesting a site via the Call for Sites exercise does not guarantee inclusion in any draft proposals for additional housing land within the Study Area.**

Please tick to confirm ..... ☑

Q34 **I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.**

Please tick to confirm ..... ☑

Q35 **Please use the checklist below to ensure that you have included all of the information required for each site**

A completed Call for Sites form ..... ☑

A site plan ..... ☑

A location plan ..... ☑

Q36 **Please list all of the documents and plans submitted with this form and ensure they are clearly labelled.**

1. Covering letter.
2. Location plan.
3. Site Plan.

If you require further space for your answers, please continue on a separate sheet and clearly indicate which question your additional text relates to.

Thank you for your response

Your site will be considered alongside other sites which have been suggested as part of the Call for Sites exercise. Sites will undergo assessment through the Site Assessment Framework.

A full list and map of all of the sites submitted along with the Department's recommendations in respect of how to proceed with the Review will be published in due course.

Details of the various steps in the process which the Department intends to follow are set out in the Department's Explanatory Note which is available on the Government website at

www.gov.im/callforsitescastletown

For further information, please contact:
Mrs Diane Brown
Head of Planning Policy
Strategy, Policy and Performance
Department of Infrastructure
Sea Terminal
Douglas
Isle of Man IM1 2RF
Tel: 685905
email: PlanningPolicy.DOI@gov.im

Savage & Chadwick Architects

Armitage House, Lord Street, Douglas, Isle of Man, IM1 1LE. Tel: (01624) 672050. Fax: (01624) 629237, (01624) 615465.
E-mail: info@savagechadwick.com. Website: www.savagechadwick.com

Directors:
M. Savage BA DIP Arch(Liverpool), RIBA, ACA, MaPS
P.E. Chadwick BA Hons Dip.Arch(Oxford), RIBA, MaPS

Ref: pc/kr/SC1394

D.O.I.
Sea Terminal Reception
10 DEC 2015
RECEIVED

Mrs Diane Brown
Head of Planning Policy
Strategy, Policy and Infrastructure
Department of Infrastructure
Sea Terminal
Douglas
Isle of Man.
IM1 2RF.

16th December 2015.

Dear Mrs Brown,

Re.: Castletown Call for Sites.

We enclose for your consideration representations to the above in relation to a number of sites owned by our client that are located both within and on the edge of the Castletown town boundary. They are also within the set target zone on the Call for Sites map issued.

We have provided an overall Masterplan that indicates 4 Main Sites totalling 103.31 acres and 2 Reserve Sites totalling 93.00 acres ('the Sites'). Individual Site Plans are provided accompanied by the completed forms.

We have reviewed the list of broad criteria identified in Section 2.0 of your Call for Sites document and in support of our client`s Sites would submit for your consideration the following comments.

a. In relation to existing settlement of Castletown, all four main Sites are within your proposed study area. Although Reserve Sites 1 and 2 are partly within the study area, both Sites would provide development contiguous with the boundary of the study area. In addition, we can confirm that proposed Sites 1 and 2 are within Castletown whilst the remaining Sites are within Malew.

b. The Masterplan and individual Site Plans provide the respective site areas in acres. All the Sites are presently open land and in use as agricultural land.

c. The phased development of the proposed Sites would represent a natural extension and balancing to the northern boundary of Castletown itself and it is considered that the Sites' land use would be compatible with adjacent land uses.

Associate:
M. Norrey MCIAT
SAVAGE & CHADWICK ARCHITECTS LIMITED
Co. Reg. 43736 VAT Reg. No. 001 9068 12

A member of the Equimann group of companies

d. The level of physical/engineering works would be minimal. We are of the opinion that the Sites could all be made useable and developed with minimal engineering works.

e. The Sites are in close proximity to existing public transport network.

f. Confirmation has been provided by Mr K. Almond of the Highways Department that access to all the Sites can be provided to the required standards. Should the Sites be supported for a phased residential development, the opportunity may arise to improve the junction between Malew Road and the A5 considered by both Mr. Almond and the Castletown Commissioners as a significant planning gain.

g. Any development of the Sites would have some visual impact on the existing landscape. However, carefully planned landscaping would provide effective mitigation.

h. The land proposed is for the most part open agricultural land and we are not aware of any issues that may exist in relation to statutory or non-statutory wildlife designation.

i. There would not be any impact on the historic built environment.

j. The land proposed is classified as Class 2/3 Agricultural Land. Whilst there will clearly be a loss of agricultural land, this sites are not of the highest quality as are other fringe areas of Castletown notably to the immediate west. It is inevitable that some agricultural land will need to be used for future housing as there is very little scope within Castletown for regeneration of a scale that would add significantly to the existing housing stock and the numbers muted in recent reports.

k. We have reviewed the available flood risk maps for the Silverburn River and are of the view that the flood risk areas identified will only marginally impact the development potential of the Sites located to the east of Malew Road that are being offered.

l. There is no risk of contamination on any of the Sites.

m. All of the Sites proposed are immediately deliverable and would be planned as part of a phased development programme with Phases 1 and 2 representing the first phase of the overall development. Phase 1 particularly only goes as far as the football pitch.

n. We have consulted with all the various utility services both Manx Utilities and others – Gas/Telecoms/Drainage etc. Whilst new services will need to be provided we have been informed that the provision of services would be made readily available to respond to the expansion and a number are now looking at their modelling for this.

In addition to the above, we can confirm that we have consulted with the Castletown Commissioners on the Sites proposed and can advise that they were very supportive. They agreed with our view that the development of the proposed Sites would provide a natural and balanced extension to Castletown to the north of the main urban area.

Also the Southern 100 race has also been discussed with Highways and they did not see that any of the proposals unduly impacted on the ability to run the races.

We can confirm that we have consulted with DoI Airfield Operations in respect of the Flight Public Safety Zone and can confirm that this is not seen as a restriction to considering the Masterplan proposed and in particular Site 1.

Lastly we also enclose the flood risk map relative to the Silverburn and the Call for Sites map which identifies the submitted Sites relative to the noted target zone.

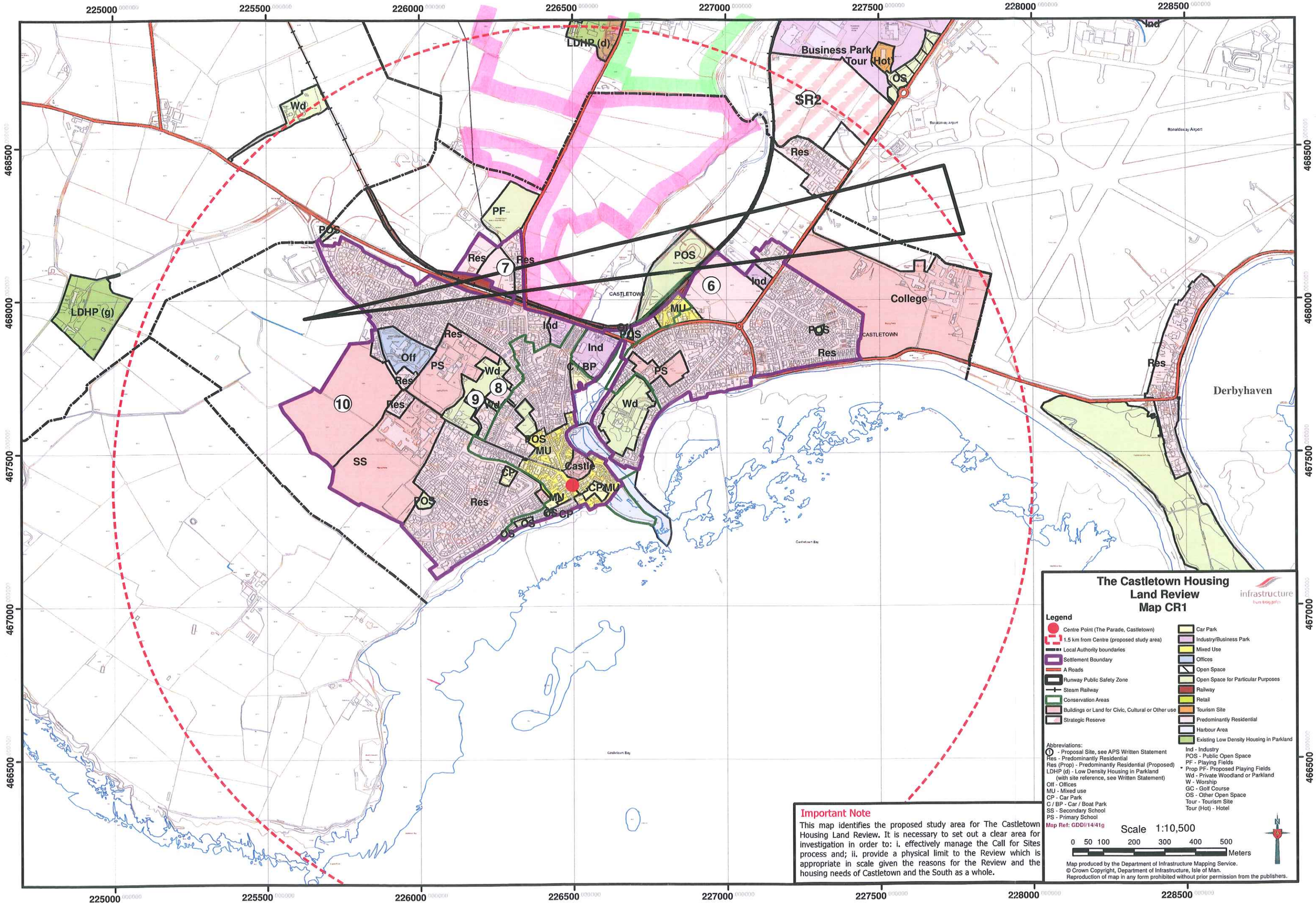
We trust the above assists you in your review of our client`s proposed Sites.

Please do not hesitate to contact this office should you wish any additional information or clarification on any of the above.

Yours faithfully,

P. E. Chadwick.
For
Savage & Chadwick Architects

Cc K. Ryzner
A. Keenan



The Castletown Housing Land Review Map CR1

infrastructure from mapping

Legend

- Centre Point (The Parade, Castletown)
- 1.5 km from Centre (proposed study area)
- Local Authority boundaries
- Settlement Boundary
- A Roads
- Runway Public Safety Zone
- Steam Railway
- Conservation Areas
- Buildings or Land for Civic, Cultural or Other use
- Strategic Reserve
- Car Park
- Industry/Business Park
- Mixed Use
- Offices
- Open Space
- Open Space for Particular Purposes
- Railway
- Retail
- Tourism Site
- Predominantly Residential
- Harbour Area
- Existing Low Density Housing in Parkland

Abbreviations:

(1) - Proposal Site, see APS Written Statement
Res - Predominantly Residential
Res (Prop) - Predominantly Residential (Proposed)
LDHP (d) - Low Density Housing in Parkland (with site reference, see Written Statement)
Off - Offices
MU - Mixed use
CP - Car Park
C / BP - Car / Boat Park
SS - Secondary School
PS - Primary School

Ind - Industry
POS - Public Open Space
PF - Playing Fields
Prop PF- Proposed Playing Fields
Wd - Private Woodland or Parkland
W - Worship
GC - Golf Course
OS - Other Open Space
Tour - Tourism Site
Tour (Hot) - Hotel

Map Ref: GDDI/14/41g

Scale 1:10,500

0 50 100 200 300 400 500 Meters

Map produced by the Department of Infrastructure Mapping Service.
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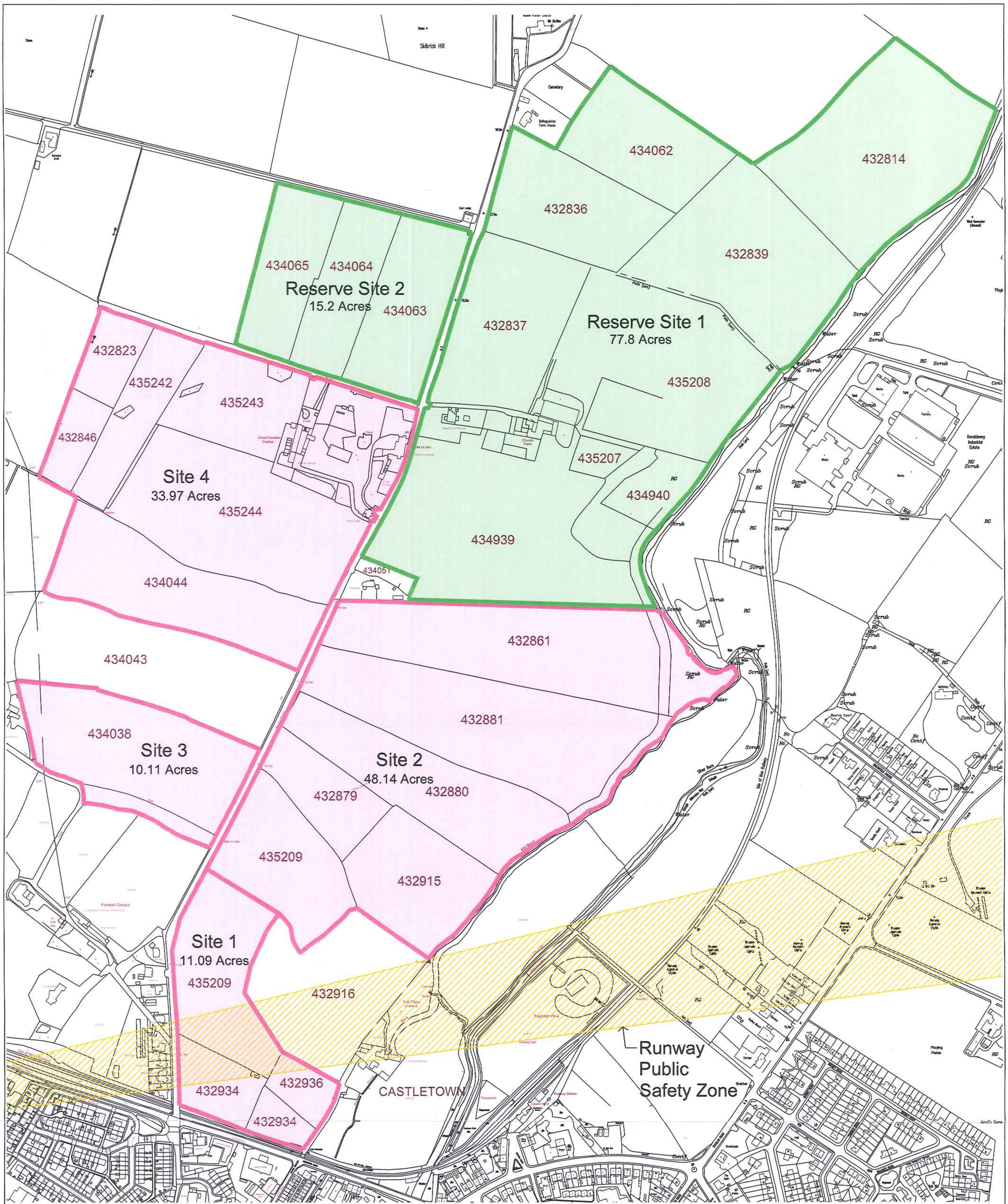
Important Note

This map identifies the proposed study area for The Castletown Housing Land Review. It is necessary to set out a clear area for investigation in order to: i. effectively manage the Call for Sites process and; ii. provide a physical limit to the Review which is appropriate in scale given the reasons for the Review and the housing needs of Castletown and the South as a whole.



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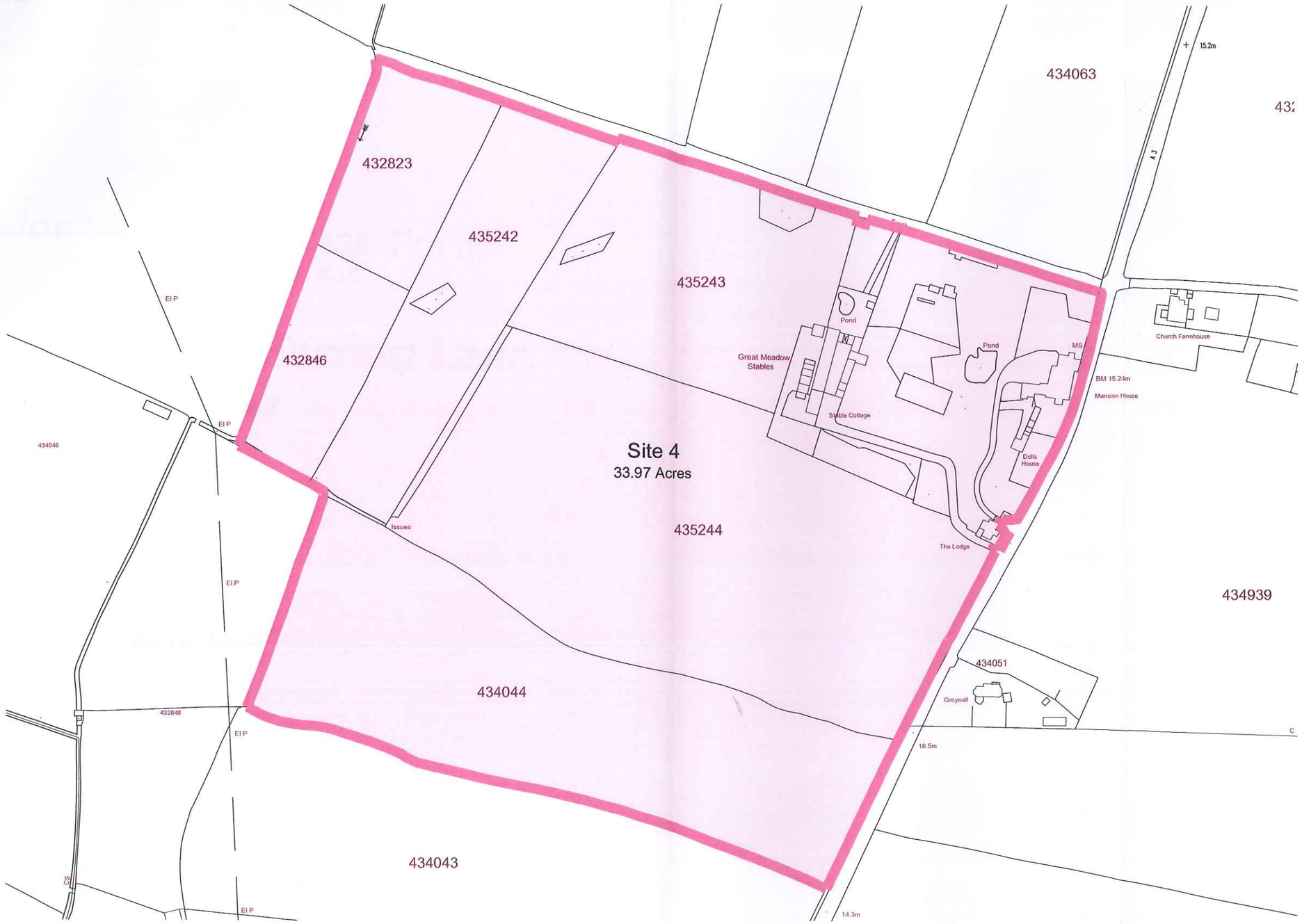
Savage + Chadwick Architects

Great Meadow Estate

SC1394/P/10-10

Sites 1 to 4 / Reserve Sites 1 & 2

Scale 1:5000 @ A3 / Dec 2015



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Great Meadow Estate

SC1394/P/10-14

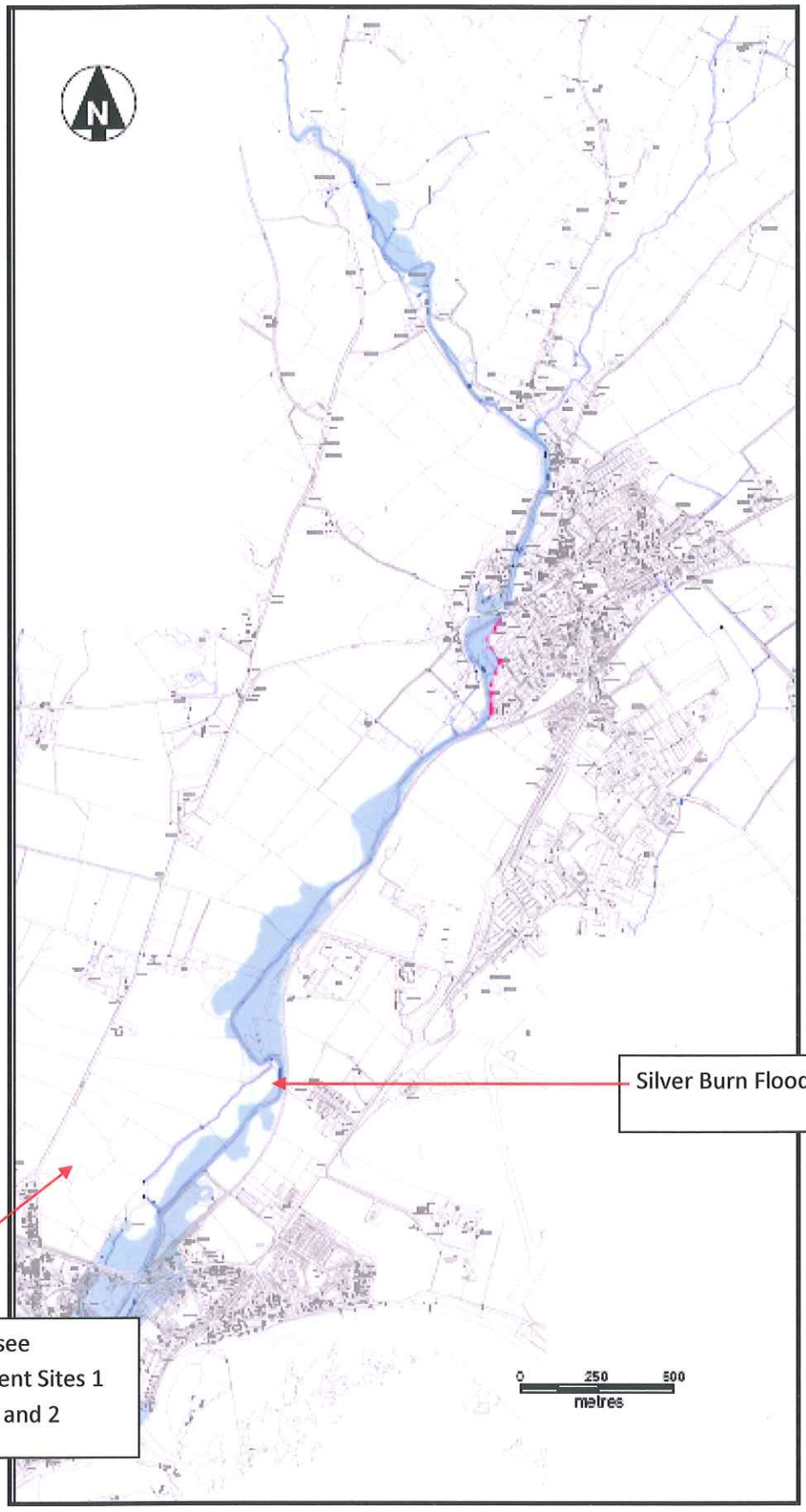
Site 4

Scale 1:2500 @ A3 / Dec 2015

CALL FOR SITES PLAN

MASTERPLAN

FLOOD RISK PLAN



CALL FOR SITES – CASTLETOWN.

FLOOD RISK MAP

LAND ADLACENT TO MALEW ROAD CASTLETOWN.