



Isle of Man
Government

Reiltys Ellan Vannin

The Area Plan for The East: Site Assessment Report Template

Cabinet Office

November 2016

Site Reference Number:

Site Name:

Note: This template sets out the assessment of a site submitted in response to The Area Plan for the East. It should be read in conjunction with the Call for Sites Response Form submitted by the site promoter (hereafter 'CfS Response Form'). Although some notes are included within this template, it should be read alongside the Site Assessment Framework document which explains the process in more detail.

Section A - Site Details and Planning History

A1 Has i. A Location Plan and ii. A Site Plan been provided 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

A2 Site Size (ha):

Note: See CfS Response Form Q12 for site promoter's stance on site size

A3 Location of site:

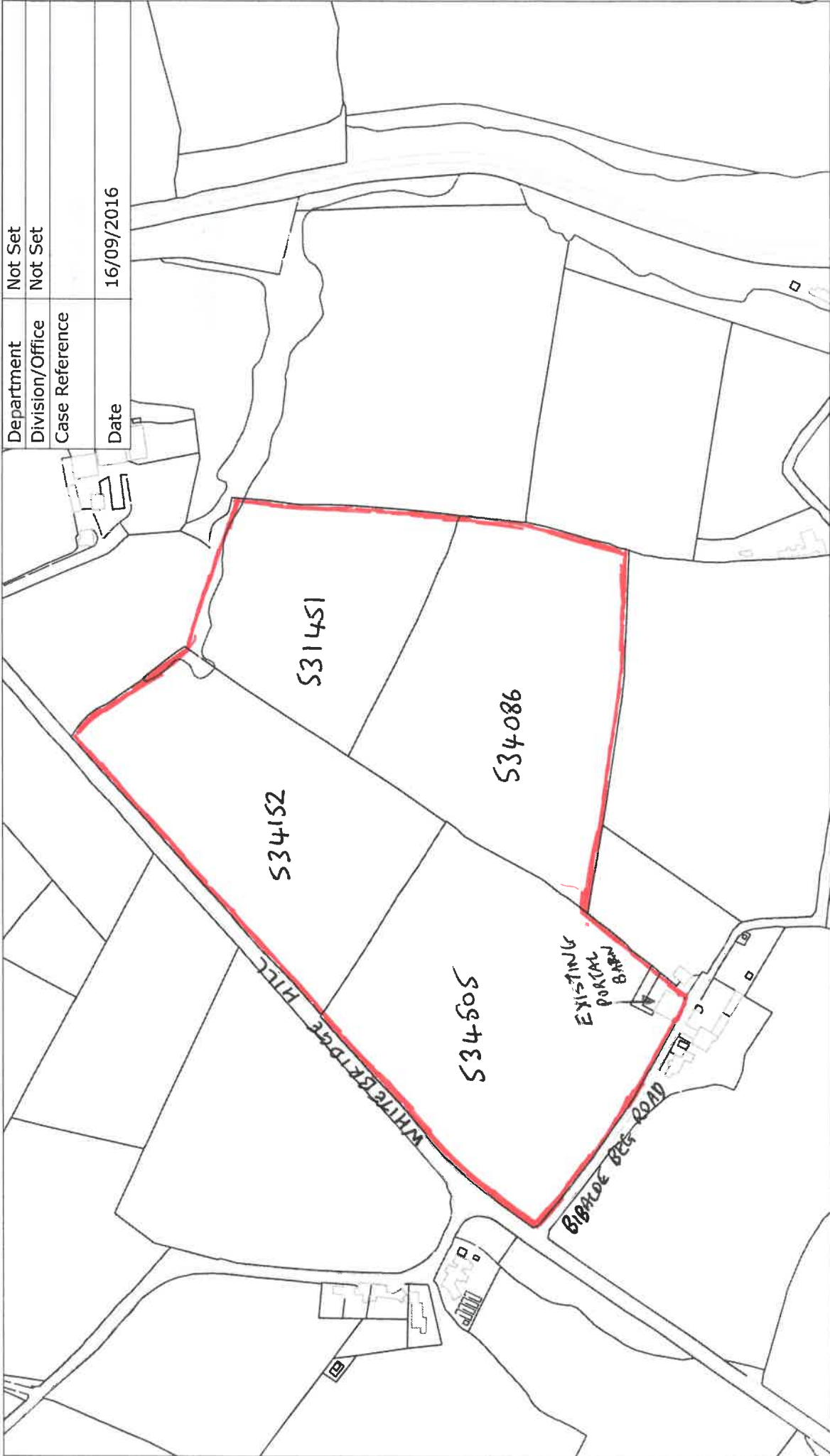
A4 Current designation and use:

Note: See CfS Response Form Q8 - Q11 for site promoter's stance on current land use and designation

A5 Proposed use:

Note: See CfS Response Form Q15 and Sections E, F, G and/or H for site promoter's detail on proposal

Department	Not Set
Division/Office	Not Set
Case Reference	
Date	16/09/2016



Scale: 1:4,000

A6 Planning History

Note: See CfS Response Form Q13 for site promoter's stance on planning history

A7 Are there any relevant planning applications to take into account?

- Yes
 No

A8 Relevant planning applications

A9 Was the site considered as part of the Employment Land (Development Order) Project?

- Yes
 No

Note: See CfS Response Form Q14 for site promoter's stance on if the site was considered as part of the Employment Land (Development Order) Project

A10 If the site was considered as part of the Employment Land (Development Order) Project, what was the outcome?

Section B: Step 1 - Preliminary Screening

B1 **PSQ.1** Is the proposed site located within a town or village as identified in the Isle of Man Strategic Plan 2016 (Spatial Policies 1 to 4)?

- Yes
 No

B2 **PSQ.2** Does the proposed site abut the outer edge of a town or village as identified in the Isle of Man Strategic Plan 2016 (Spatial Policies 1-4)?

- Yes
 No

B3 Will this site progress to Step 2 (application of Critical Constraints)?

- Yes
 No - site should not be further assessed
 No - but the site could be considered separately for inclusion within a Group of Houses in the Countryside

Note: If the answer to both PSQ.1 and PSQ.2 is 'no', the site fails this first Step. The site proposer (i.e. the person who submitted the Response Form) will be notified of the decision around this time. The exception to this will be if, in considering PSQ.2, the site is connected to another site which passes either PSQ.1 or PSQ.2 then the site can progress to Step 2.

The following points should be noted.

- Answers to the above will be determined using the existing Settlement Boundary Maps (which are in draft). The "outer edge" referred to in PSQ.2 shall be taken to mean the line which represents the settlement boundary.*
- Potential residential development sites within "Groups of Houses in the Countryside" (Isle of Man Strategic Plan 2016, Paragraph 8.6.3) will be assessed separately.*

B4 Please provide comments in relation to response to question B3

Section I: Provision of Draft Assessment to Site Promoter

I1 Has the Site Promoter commented on a copy of the draft assessment?

Yes

No

I2 Summarise comments from site promoter (if no comments or no response state accordingly)

I2.1 Please attach copy of response from site promoter

I3 Have changes been made to the assessment as a result of comments from the site promoter

Yes

No

I4 Summarise changes (if no changes state accordingly)

End of Assessment