Site Assessment Report – North and West

Site Reference

AR017

Site Address

Field 124092 and 124095, Regaby

Assessment Log

Officer Draft	Stage 1	Date 07/09/21	Officer Initials CL
	Stage 2	Date	Officer Initials
	Stage 3	Date	Officer Initials
Manager Check	DB 29/07/22		
Review Date if applicable			

Draft Plan Status

Not allocated

Table 1: Site Assessment Framework Steps and Outcomes

Stage	Explanation	Outcome
Stage 1: Preliminary Screening	This step is used to identify sites which are in clear conflict with the policies of the Strategic Plan. From a planning perspective, sites that fail this stage are not acceptable **in principle.**	Sites are screened out which are unsuitable due to their location.
Stage 2: Detailed Planning Criteria	This stage assesses the **relative planning merits** of proposed sites. A combination of site scoring and report writing enables the relative planning merits of each site to be assessed against the policy aspirations set out in the Strategic Plan. The scoring for the first nine criteria introduces **critical constraints**. The concept of critical constraints is used as a trigger to identify those sites where the impact of development on the site, or the impact of the site's characteristics on potential development, is such that development should not be supported and mitigation or compensation is not possible or appropriate.	In the assessment for the first nine planning criteria, sites are screened out that are unsuitable due to the presence of critical constraints that cannot be overcome. Proposed sites that pass the first nine planning criteria are then assessed against the remaining criteria in Stage 2. The information gathered in Stage 2 informs a fuller understanding of the planning issues that a proposed site will present.
Stage 3: Consideration of whether the site is Developable	Stage 3 examines whether a site is developable, or not. The assessment criteria are concerned with the deliverability of the site and site availability and broad viability. This stage allows an overall judgement to be reached about whether or not a site is developable (these terms are defined in Section 5).	This Stage may influence how a site can be taken forward within the Draft Area Plan. By way of example, sites not deliverable during the plan period may be suitable as strategic reserve sites. In some circumstances, concerns about whether a site is developable may be such that the site is not considered appropriate for further consideration.

Table 2: Site Assessment Framework Summary Sheet

Stage	Assessment
Stage 1: Preliminary Screening	**Fail** The site is not acceptable in principle and no further assessment is required.
Stage 2: Detailed Planning Criteria	Q. 1 Compatibility with Adjacent Land Uses
	Q. 2 Hazardous Land Uses and Contamination
	Q. 3 Preservation of Future Mineral Reserves
	Q. 4 Maintaining Landscape Character
	Q. 5 Protecting Valued Wildlife Habitats and Species
	Q. 6 Maintaining the Historic Built Environment
	Q. 7 Protecting Archaeology and Ancient Monuments
	Q. 8 Minimising the Risk of Flooding
	Critical constraints apply ☐ No further assessment is required Critical constraints don't apply ☒ Further assessment is required
	Q. 9 Protecting High Quality Agricultural Land
	Q. 10 Prioritising Previously Developed Land
	Q. 11 Preservation of Settlement Character
	Q. 12 Protecting Visual Amenity
	Q. 13 Protecting Trees
	Q. 14 Ensuring Sites are Accessible via Existing Road Network
	Q. 15 Encouraging the Use of Public Transport
	Q. 16 Maximising Access to Community Services and Facilities
	Q. 17 Ensuring Sufficient Provision of Open Space
	Q. 18 Facilitating Active Travel
Stage 3: Consideration of whether the site is Developable	The Site is not developable. **OR** The site is developable…..

Suggested Referrals: None

Stage 1: Preliminary Screening

1. Stage 1 Assessment Questions

1.1 Sites will be considered against the questions below. Some sites may initially fail Stage 1, but the proposed land use may still be acceptable in planning policy terms when examined in detail. Examples include Open Space for particular purposes, Cemeteries or other Civic or Infrastructure use. Where policy allows, an exception may be made in these instances for a fuller assessment report to be prepared.

PSQ. 1 – Is the proposed site located within a settlement boundary of a town or village, as shown on the relevant Plan Settlement Boundary Map (Spatial Policies 1 to 4).

Yes ☐

No ☒

PSQ. 2 – Does the proposed site abut the settlement boundary of a town or village, as shown on the relevant Settlement Boundary Map (Spatial Policies 1 to 4).

Yes ☐

No ☒

If the answers to both questions are **'no'**, and there are no policy exceptions to support further consideration of the site in the Draft Plan, the site fails stage 1 of the SAF[1]. The evidence source will be the published draft Settlement Boundary Maps. The relevant policy provision is Strategic Policy 2 and Appendix 3 of the Isle of Man Strategic Plan 2016 (the Strategic Plan) on 'Settlement Pattern'.

PSQ. 3 – Will the settlement boundary be amended in such a way that the site is likely to be included in the settlement boundary, or abut the settlement boundary?

Yes ☐

No ☒

If the answer to PSQ. 3 is 'yes', the response to either PSQ. 1 or PSQ. 2 may change at a later date. The site should be flagged as requiring a review of the site assessment in this instance.

[1] Note that 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 Stage 2.

PSQ. 4 – Is the site within a designated area that presents a danger of pollution to the water supply?

Yes ☐

No ☒

If the answer to PSQ. 4 is **'yes'**, the site fails stage 1 of the SAF. The source evidence for assessment is the Infrastructure Constraints Map. The relevant policy provision is Strategic Policy 1, in the Isle of Man Strategic Plan 2016.

PSQ.5 – Is the site situated within a Green Gap?

Yes ☐

No ☒

If the answer to PSQ. 5 question is **'yes'**, the site fails stage 1 of the SAF. The source evidence for assessment is the Environmental Constraints Map. The relevant policy provision is Strategic Policy 3 and Spatial Policy 7, in the Strategic Plan.

Exception Test: Is there sufficient reason/evidence to consider allowing an exception will be made for the proposed land use?

Yes ☐

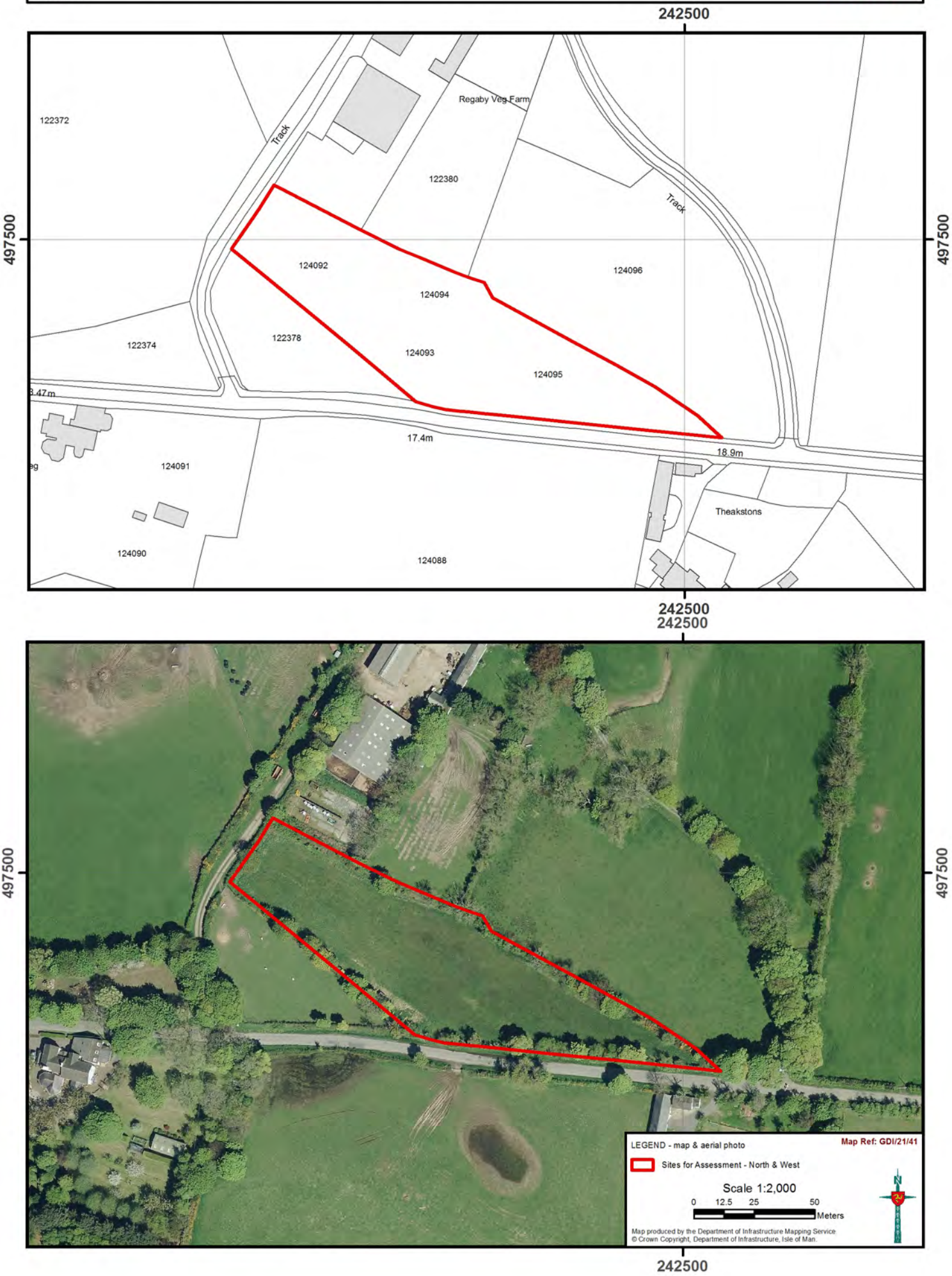
No ☒

Reason:

Summary Stage 1: Fail

End of Assessment

Cabinet Office

AREA PLAN FOR THE NORTH & WEST
Sites for Assessment

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