

## **GMC003 Bespoke Assessment**

**Date:** 09/09/21

**Officer:** AC

**Proposals summary:** Proposed site for a Regional Sewage Treatment Works

**Area:** Field 311881, Accessed via Glenfaba Road, Peel

### **Proposal compared to existing policy:**

Option 1: The site does not abut the ESB of Peel. In accordance with the "Sound Infrastructure" Aim and Purpose of the Strategic Plan, development plans should seek to provide sound and sufficient physical infrastructure in order to support the delivery of services and meet the needs of the community. It is considered that the allocation of a site which seeks to deliver an RSTW is necessary in order to meet the above Aim and Purpose.

Option 2: The site does not abut the existing settlement boundary (ESB) of Peel and is therefore considered to be countryside under Environment Policy Policy 1. Under Spatial Policy 5, development in the countryside will only be permitted under the exceptions detailed in General Policy 3. The site has been submitted as it is deemed to be a potentially suitable location for the development of a Regional Sewage Treatment Works – a use which is considered to constitute overriding national need under General Policy 3 (g).

**Assessment:** The site is situated south of land which has been allocated for residential development (PR002) since the adoption of the Peel Local Plan in 1989. PR002 is considered to be a preferable site for residential development as part of the Draft Area Plan for the North and West, and the use of site GMC003 as an RSTW has the potential to introduce incompatible uses to the area (Strategic Policy 7). The site is also adjacent to a Registered Tree Area (Environment Policy 3).

**Planning history:** There is no planning history associated with the site.

**Draft Plan status:** Not proposed within the Draft Plan