Building and Development Control Committee

Land Use Plan Review

Call for Sites Assessment

Issue | 11 March 2016

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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Ove Arup & Partners Ltd

13 Fitzroy Street London W1T 4BQ United Kingdom www.arup.com



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1 Introduction

The States of Alderney, supported by Arup, is undertaking a review of the current Land Use Plan. A dual review of the Land Use Plan is proposed; in mid-2016 the Land Use Plan will be updated to establish a vision for the Island and its approach to housing. This will be followed in 2017 by further updates to the Land Use Plan to take account of economic and natural and historic environmental aspirations.

As part of the Land Use Plan review, a Call for Sites was held, with interested parties invited to suggest sites (for residential and non-residential uses) to be considered in greater detail, as well as explaining the reasoning behind their nomination.

The purpose of this report is to set out the methodology used to assess the sites received in response to the Call for Sites.

2 Call for Sites Assessment

2.1 Call for Sites

The following information was requested though the Call for Sites:

- site details, including its existing boundary, use(s) and ownership;
- details of the proposed use(s) and the reason(s) for its nomination; and
- the suitability, availability and achievability of the site for the suggested use(s).

Due to the dual review process, only housing-related sites have been assessed at this stage; however, all submissions have been listed in the Call for Sites log, with non-housing-related sites shown in grey. Sites which are proposed for non-housing uses will be considered as part of the future assessment for the second phase of the Land Use Plan review. Where sites with mixed uses or multiple options were proposed, only the housing element has been assessed. This is in accordance with the overall 'evidence-based' approach adopted for the Land Use Plan review.

In addition to the private sector/individuals responses to the Call for Sites, three sites were proposed by the Building and Development Control Committee. All sites have been assessed following the same methodology.

2.2 Sites Assessment

Responses to the Call for Sites were collated and assessed alongside other sources of evidence prepared in support of the Land Use Plan review. A map showing all submitted sites is contained at Appendix A.

The sites were assessed on the following criteria:

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- whether the proposal accords with the Vision Statement and Housing Strategy;
- whether the site is suitable for the proposed use;
- whether the site is available for the proposed use; and
- whether the proposed use would be achievable on the site within the forthcoming five year Land Use Plan period.

Considering all these criteria, the assessment concluded whether the site and proposed use accords with the evidence base and emerging policy for the Land Use Plan, and any mitigation that might be required to enable it to do so. More information on the assessment criteria are provided in Table 1.

A summary of our assessment of the submitted sites against the criteria is presented at Appendix B. The map at Appendix C confirms the recommendation made in relation to each submitted site.

Where the assessment concluded that a site accords with the evidence base and emerging policy or accords with mitigation, this recommendation has fed into the review and update of the Alderney Land Use Plan Section 2: Sites and Land Use Plan Map. It should be noted that the Land Use Plan Map adopts a 'zoning' approach which means that individual sites are not identified.

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Building and Development Control Committee

Land Use Plan Review
Call for Sites Assessment

	e proposed use accord with on Statement and Housing Strategy?	Is the site	suitable for the proposed purpose?	Is	the site available?	Is th	e site achievable?	Comments		te accord with the evidence and emerging policy?
Yes	The proposed development accords with the Vision Statement and Housing Strategy.	Yes	The site is suitable for the proposed use including in terms of its location, site constraints, existing and surrounding uses, topography, environmental, landscape and heritage sensitivity.	Yes	The site is available in the five year Plan period, and is not subject to land ownership constraints. The site has been submitted by or on behalf of the landowner.	Yes	The site is achievable in the five year Plan period, and either has existing access and services, or where provision of access and services would not constrain delivery of the proposed development.		Yes	The site accords with the evidence base and emerging policy requirements.
Partial	Where residential development is proposed it partially accords with the Vision Statement and/or Housing Strategy. For mixed use and/or nonresidential proposals this element has not been assessed.	Yes, with mitigation	The site is suitable subject to measures to mitigate the effects of the development.	Yes, with mitigation	The site is available in the five year Plan period but may require vacation of existing tenants/uses. The site may not have been submitted by the landowner and therefore availability of the site for the proposed use cannot be confirmed.	Yes, with mitigation	The site would require works to provide access and/or services, or where existing service provision is unknown, and may present a constraint on development.	Additional information which is relevant to the consideration of the site.	Yes, with mitigation	The site accords with the evidence base and emerging policy requirements subject to mitigation measures.
No	The proposed development is not supported by the Vision Statement and/or Housing Strategy.	No	The site is not suitable for the proposed development and/or it is not possible to mitigate the adverse effects.	No	The site is not available for development in the five year Plan period and/or has not been submitted by or on behalf of the landowner.	No	There is no scope to deliver access and/or services to the site in the five year Plan period.		No	The site does not accord with the evidence base and emerging policy requirements and/or effects of development cannot be mitigated against.

Table 1: Call for Sites assessment criteria

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2.3 Indicative Capacity Assessment

Following the assessment of the submitted sites, the sites found to accord or accord with mitigation with the evidence base and emerging policy and likely to come forward over the Plan period were assessed for their indicative development capacity, to understand the contribution the submitted sites might make to meeting the housing requirements identified in the Vision Statement. This indicative capacity assessment does not relate to the applicant's proposal and reflects the aspirations of the Land Use Plan to move away from historic patterns of development of one dwelling per plot and the conclusions of the Land Use Plan evidence base.

In order to determine the indicative development capacity we undertook the following steps.

- Identified a series of 'good practice' examples for different types of homes (Bungalow; Detached; Semi-detached; Terrace; and Flats) on Alderney, which were used to determine a typical density range (minimum and maximum). These density ranges can be found in Appendix D.
- The 'typical' densities were then matched to the individual sites using the Housing Character Areas developed through the Land Use Plan review.
- To determine the indicative development capacity of each site, the selected 'typical' densities were applied to the site area. Where required, adjustments were applied to take into account the site constraints and opportunities (e.g. topography), or any land likely to be required for roads, infrastructure, ancillary uses or open space.
- The indicative capacity assessment suggested that between 53 and 90 homes might be delivered on those submitted sites which accord or accord with mitigation with the evidence base and emerging policy.

2.4 Additional Capacity Assessment

The Vision Statement includes a requirement for 100 houses to be delivered over the lifetime of the next Land Use Plan (five years). Since the indicative capacity assessment suggests that this level of housing is unlikely to be delivered solely through the submitted sites which accord or accord with mitigation with the evidence base and emerging policy, further assessment was undertaken to assess 100 houses might be achieved.

It is expected that sites not submitted as part of the Call for Sites will also come forward for development during the next Plan period, in part as a result of the removal of the C Permit requirement, but also more generally through normal 'windfall' development. The emerging land preference hierarchy indicates a preference for land within the Central Building Area and therefore a high-level assessment of the potential of this area to accommodate the remaining housing requirement has been undertaken. To do this a sample of undeveloped sites within the Central Building Area were assessed using the methodology set out in Section 2.2. The sites which were found to accord or accord with mitigation with the

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evidence base and emerging policy were then assessed for their capacity, using the methodology described in Section 2.3.

This additional assessment concluded that, on these sites, an additional 49-111 homes might be delivered. It should be noted that the indicative sites assessed only represent a sample of potential sites within the Central Building Area. The findings confirm there is sufficient land capacity to meet the housing requirements for the Land Use Plan period, made up of both submitted sites and other undeveloped plots.

2.5 Capacity Assessment Findings

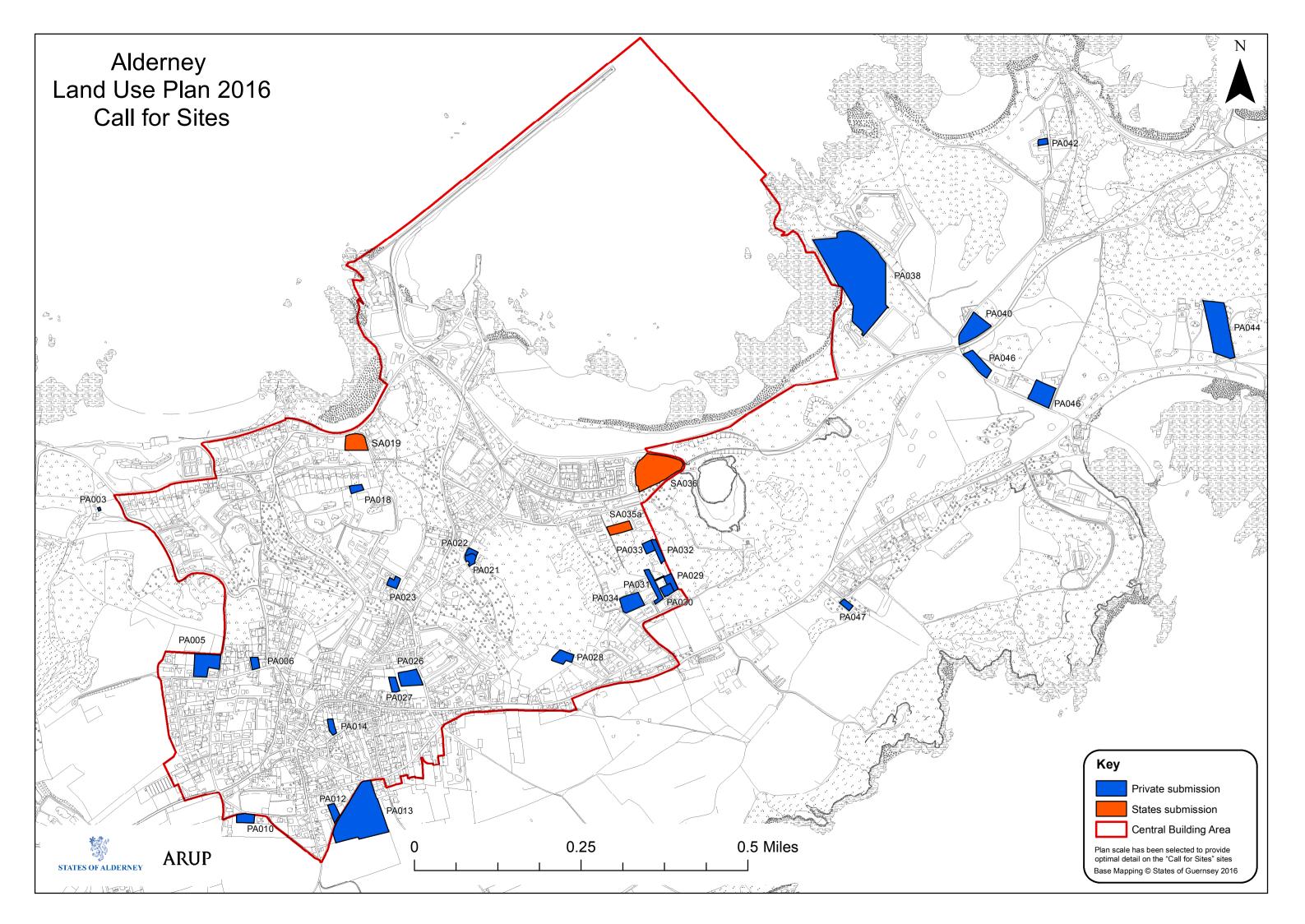
A summary of indicative development capacity is set out in Table 2.

	Indicative develo	pment capacity
	Minimum	Maximum
Submitted sites (private and States of Alderney)	53	90
Additional assessment	49	111
Total	102	201

Table 2: Indicative development capacity

Appendix A

Map of Submitted Sites



Appendix B

Assessment of Submitted Sites

Call for Sites 2015-2016

Site Inforn	nation				_		Site Assessment										Recommendation	T		
Ref.	AY land parcel number	Site Address	Site size (ha)	Site description	Existing use	Current LUP designation	Respondent's proposal		ne proposed use accord with the itatement and Housing Strategy?	Is th	ne site suitable for the proposed purpose?		Is the site available?		Is the site achievable?	Any other comments	Does the site accord with the evidence based and emerging policy?	If 'yes, with mitigation', what might be required?	Indicative development capacity (Minimum)	Indicative development capa (Maximum)
Α003 Α	AY 1357	Watermill Farm, Le Petit Val, GY9 300	0.007	Barn adjacent to house	Barn in use as a garage adjacent to existing residential buildings	Designated Area- Agricultural Buildings within Agricultural Zone	Change of use of from garage (agricultural building designation) to residential.	Partial	If the proposed use constitutes extension of an existing dwelling, it would accord with the Housing Strategy as it would not constitute an increase in the number of dwellings in the Designated Area. If the proposed use constitutes a new dwelling, this would not be supported given presumption against net additional dwellings within the Designated Area.	Yes	The proposal is within a contained site within the Designated Area, adjacent to an existing residential dwelling. The agricultural building was previously in residential use as an annexe to the main dwelling.	Yes	The site is submitted by the landowner and available for development in the Plan period.	Yes	The existing building is fully serviced. Access and parking are currently available.	Proposed conversion of garage for residential use would breach current restriction which limits extension of residential dwellings to a maximum 15% in the Designated Area. Proposals would require changes to this 15% rule, which is being considered as part of the LUP review (Housing Strategy Recommendation 22).	Yes, with mitigation	The site accords where development constitutes an extension to the existing dwelling A new dwelling in the Designated Area does not accord with the Housing Strategy.	0	
A005 A		White Cottage, Rue de la Saline, GY9 3XD		Large plot of flat land adjacent to existing dwelling. Comprises four existing plots on the edge of BA.	Undeveloped land and currently used as a garden.	Building Area- General	Up to three new residential dwellings.	Yes	Development of an empty plot with the Central Building Area accords with the Housing Strategy and the land preference hierarchy which supports infill development.	Yes, with mitigat ion	The site is suitable for residential use. However it is sited on the edge of the Building Area and at a high elevation, therefore careful design would be required to mitigate visual impact on the surrounding area and from the coastline (Housing Strategy Recommendations 25 to 28).	Yes	The site is submitted by the landowner, is vacant and available for development in the Plan period.	Yes, with mitiga ion	The southern side of the site benefits from existing road access; however, the northern side would require widening of the existing access lane from 10ft to 14ft, which could be accommodated on part of the site. Other mitigation measures required may include increasing capacity of sewer system and new surface water flooding provision.		Yes, with mitigation	The site accords with the evidence base and emerging policy, subject to sympathetic design which minimises visual impact (Housing Strategy Recommendations 25 to 28) and infrastructure (including widening the northern access route and possible measure to increase sewer capacity and flood water provision).	5	
A006 A		Les Mouriaux Garage, Carriere Viront, GY9 3XB		Area of hardstanding. Former garage destroyed by fire.	Not in use.	Building Area- General	Four three-bedroom residential dwellings, with garages. Flatted development at two storeys.	Yes	Re-use of brownfield land within the Central Building Area accords with the Housing Strategy and the land preference hierarchy which supports development of unused plots.	Yes	Suitable for relatively high density terraced dwellings. close to the centre of St Anne.	Yes	The site is submitted by the landowner, is currently vacant and available for development in the Plan period.	Yes	The site benefits from existing road access and services. Remediation may be required due to the previous use of the site as a petrol station.		Yes, with mitigation	The site generally accords with emerging policy. However, a portion of the site may require remediation due to previous storage of petrol.	2	
A010 A		Windermere, La Marette, GY9 3UQ	:	Empty plot with some scrub vegetation. Contains one existing masonry shed. Low wall along boundary with road, and storm wall along fiend.	Not in use - former dwelling and garage demolished.	Designated Area- Agricultural Zone	Erection of a single residential dwelling.	Partial	The re-provision of a single dwelling accords with the Housing Strategy as it represents no net increase in dwellings in the Designated Area. The Housing Strategy also supports the retention of the existing boundary of the Designated Area. Regarding the size of the replacement dwelling, this is a detailed matter for the application stage. However, it is noted that the Housing Strategy supports replacement of the 15% rule.	Yes	The site is an existing residential site, bounded by residential properties. Re-provision of the dwelling would be at a similar scale and massing as the previous dwelling.	Yes	The site is submitted on behalf of the landowner, is currently vacant and available for development in the Plan period. Note, it is understood that the permission to re-provide the demolished dwelling is due to expire in the short term, after which it would not be possible to re-provide given that it would constitute an additional dwelling in the Designated Area.	:	The site benefits from existing access and servicing.	Site subject to 2013 planning permission for reconstruction of dwelling and demolition (ref BC3039). An application for a detached barn building (ref PA/2014/042) made in 2014 was refused due to existing restrictions on dwelling sizes in the Designated Area. The BDCC supported the Inspector's recommendations from the 2011 LUP Inquiry which did not support de-designated Area.	Yes, with mitigation	The re-provision of the replacement dwelling is supported although the size and form of that development is a detailed matter for consideration at the application stage, with any decision made is accordance with Land Use Plan policy/regulations unless material considerations indicate otherwise. Any change to the zoning of the site is not supported - the site should remain a residential zone within the Designated Area.	0	
012 A		3 Le Colimbot (La Colin Bott), St Anne, GY9 3TU	1	Flat site to the eas of existing residential dwelling.	t Used as garden by the adjacent dwelling.	Building Area- General	Sub-division of plot to create second plot to the rear, with access from Courtil Liage, and erection of residential dwelling.	Yes	Use of additional empty plot in the Central Building Area created through sub-division accords with the Housing Strategy and land preference hierarchy which supports development of unused plots.	with mitigat	Development would be suitable as it constitutes infill within the Central Building Area, however sensitive design would be required given potential for overlooking (Housing Strategy Recommendations 25 to 28).	Yes	The site is submitted by the landowner and available for development in the Plan period.	Yes	The site benefits from existing road access and services.	Subdivision of the plot was subject to consideration by the BDCC in 2008, where it was deemed suitable for sub-division to form additional plot with access from Court Liage.	Yes, with mitigation	Site accords with emerging policy subject to sensitive design of any residential development to prevent overlooking.	1	
013 A		Land at Courtil Liage,	1.691	Flat site with grass	Pasture land used for horses.		De-designation and inclusion within the General Building Area to enable residential development.		The proposal would constitute development within the Designated Area, and so does not accord with the Housing Strategy and land preference hierarchy presumption.	No	Courtil Liage Road forms a defensible boundary of the Designated Area, and release would constitute sprawl.	Yes	The site is submitted by the landowner, is currently vacant and available for development in the short term.	Yes	The site benefits from existing road access and services.		No	The proposal would constitute development within the Designated Area, which does not accord with the Housing Strategy.		
014 A		Le Bourgage, GY9 3TL		Empty field bounded by approximately 2m high wall.	Primarily unused, with some storage.	Building Area- General	Residential development comprising four three-bedroom apartments with off-street parking. Flatted development at two storeys.	Yes	Proposed infill development for residential use within the Central Building Area accords with the Housing Strategy and the land preference hierarchy which supports infill.	Yes	Located within the Building Area and adjacent to existing road.	Yes	The site is submitted on behalf of the landowner, is currently vacant and available for development in the Plan period.		High perimeter wall of heritage value with Conservation Area would pose heritage and design constraint on providing adequate access. Parking would be required on site as access road is narrow it and unsuitable for turning / parked vehicles.		Yes, with mitigation	Site accords with emerging policy subject to mitigation to address heritage and access constraints (Housing Strategy Recommendation 30 and 31).	4	

Site In	formation				Site Assessment										Recommendation			
Ref.	AY lan parce numbe		Site size (ha) Site description Existing us	Current LUP designation	Respondent's proposal		the proposed use accord with the Statement and Housing Strategy?	Is th	ne site suitable for the proposed purpose?		Is the site available?		Is the site achievable?	Any other comments	Does the site accord with the evidence based and emerging policy?	might be required?	Indicative evelopment c city (Minimum)	Indicative development capacity (Maximum)
PA018	AY 234	Le Vieux Chene, Picaterre, GY9 3UP	0.076 L-shaped sloping site with existing dwelling. Single residential dwelling with foc approximately 25 on split level with garage/utility spabelow.	lsqm	Proposed subdivision of site to create new plot to accommodate new residential dwelling.	Yes	Proposed infill development for residential use within the Central Building Area accords with the Housing Strategy and land preference hierarchy, which supports infill.	Yes, with mitigat ion	Site is visually sensitive, and development must be designed to mitigate impact on landscape, views and overlooking.	Yes	The site is submitted on behalf of the landowner, and is vacant and available for development in the Plan period.		The site is constrained by relatively steep slope and narrow access via existing driveway. Mitigation required may include major excavation and/or terracin, to make the site achievable. The site is serviced by utilities.	The development of the plot is currently restricted by C permit.	Yes, with mitigation	Site accords with emerging policy subject to identifying suitable access arrangements and a sympathetic design to minimise impact on views and overlooking (Housing Strategy Recommendations 25 to 28).	1	1
PA021	AY 989	Fontaine House, Fontine David, GY9 3XL	0.078 Mainly flat, with Used as garden o some sloping areas. Fontaine House, greenhouse.		A Proposed single residential dwelling.	Yes	Proposed infill development for residential use within the Building Area (currently Zone 10A) accords with the Housing Strategy and land preference hierarchy, which supports infill.		The site is adjacent to Fontaine House, and any development would be required to respond sensitively to this context with regards to scale, massing and landscaping.	Yes	The site is submitted by the landowner, is currently vacant and available for development in the Plan period.	Yes	This site has existing access and services.	Potential to coordinate with adjacent site PA022. The site benefits from landscaping and trees that were planted 15 years prior, that screen the site from the road and adjacent dwellings, improving the suitability of the site for new development.	Yes, with mitigation	Site accords with emerging policy subject to the proposed design of any development responding positively to the sites sensitive context (Housing Strategy Recommendations 25 to 28).	1	1
PA022	AY 989	Fontaine House, Fontine David, GY9 3XL	0.047 Mainly flat, with Used as garden or some sloping areas. Fontaine House, greenhouse.		A Proposed single residential dwelling, or as garden attached to proposed dwelling on site PA021.		Proposed infill development for residential use within the Building Area (currently Zone 10A) account with the Housing Strategy and land preference hierarchy, which supports infill.		The site is adjacent to Fontaine House, and any development would be required to respond sensitively to this context with regards to scale, massing and landscaping.	Yes	The site is submitted by the landowner, is currently vacant and available for development in the Plan period.	Yes	This site has existing access and services.	Potential to coordinate with adjacent site PA021. The site benefits from landscaping and trees that were planted 15 years prior, that screen the site from the road and adjacent dwellings, improving the suitability of the site for new development.	Yes, with mitigation	Site accords with emerging policy subject to the proposed design of any development responding positively to the sites sensitive context (Housing Strategy Recommendations 25 to 28).	1	1
PA023a	AY 0828	Belle Vue Hotel, Butes Road, GY9 3UN	0.086 Hotel site adjacent Hotel (currently of to car park cricket pitch.	Building Area- General	Conversion of building for residential use.	Partial	Residential use would be supported, as would constitute reuse of empty building within the Central Building Area, which accords with the Housing Strategy and land preference hierarchy. However, it is noted that the forthcoming Economic Strategy has not been produced which will determine the quantum and type of tourism accommodation required on the Island. In advance of this evidence and given the scarcity of large sites on the Island which would be suitable for a hotel, any application for residential development would need to demonstrate that there is no longer a need for the site to be used for tourism accommodation.	Yes, with mitigat ion	The existing building would be suitable for conversion to residential use, however any proposal must conserve and enhance, where feasible, the building's historic and townscape features.	Yes, with mitigat ion	The site has not been submitted directly by the landowner. The hotel has been vacant for three years and is currently advertised for sale.	Yes, with mitigat ion	The site benefits from access and services. The existing building should be further assessed to determine whether it can provide the type of accommodation required on the Island and the feasibility of conversion given the heritage value of this building.		Yes, with mitigation	Site accords with emerging policy. However, if an application for residential use / development comes forward in advance of the Economic Strategy, the application should demonstrate that there is no longer a need for the site to be used for tourism accommodation. Further assessment is also required as to the feasibility for residential conversion, while preserving and enhancing historic and townscape features of the publicly visible facades.	6	7
PA023b	AY 0828	Belle Vue Hotel, Butes Road, GY9 3UN	0.086 Hotel site adjacent to car park cricket pitch.	Building Area- General	Multiple non-residential options include continued use as hotel, new use as bar / restaurant / commercial office / mixed uses.	Partial	Any proposed office or tourism use must be assessed against the forthcoming Economic Strategy as part of the second phase of the Land Use Plan Review.											
PA0026		Land at Val Road	0.258 Flat, slightly sloping grassed open field, adjoining to car park, road, and GP surgery and residential care home (previously developed by the landowner.) This site comprises the remaining portion of undeveloped land.		Development proposal submitted is unspecified, however will provide socially beneficial use.	Yes	The Housing Strategy supports the provision of a variety of housing types in including housing for older people (Recommendations 4 to 7). Infill development for residential use within the Building Area accords with the Housing Strategy and land preference hierarchy, which supports infill. The provision of community facilities accords with the Land Use Plans guiding principle to support a sustainable community.	ł Yes	The site benefits from a high level of accessibility to town centre / Victoria Street, and is located adjacent to health facilities. This location is appropriate to facilitate transition of the building to care home if required.		The site is submitted by the landowner, is currently vacant and available for development in the Plan period.	Yes, with	Access is available from the main road, or via access road to care home. The plot would require servicing, but not considered a constraint. Layout and design of proposals should consider positiv interface with parking and footpath, and providing access fo all users. Proposals for any community use must be coordinated with existing local provision to not duplicate or overprovide services.			Site accords with emerging policy subject to details of servicing arrangements being developed. If the site is brought forward for housing for older people or other groups with specific housing needs, then appropriate design features should be incorporated to meet the needs of these groups.	13	19

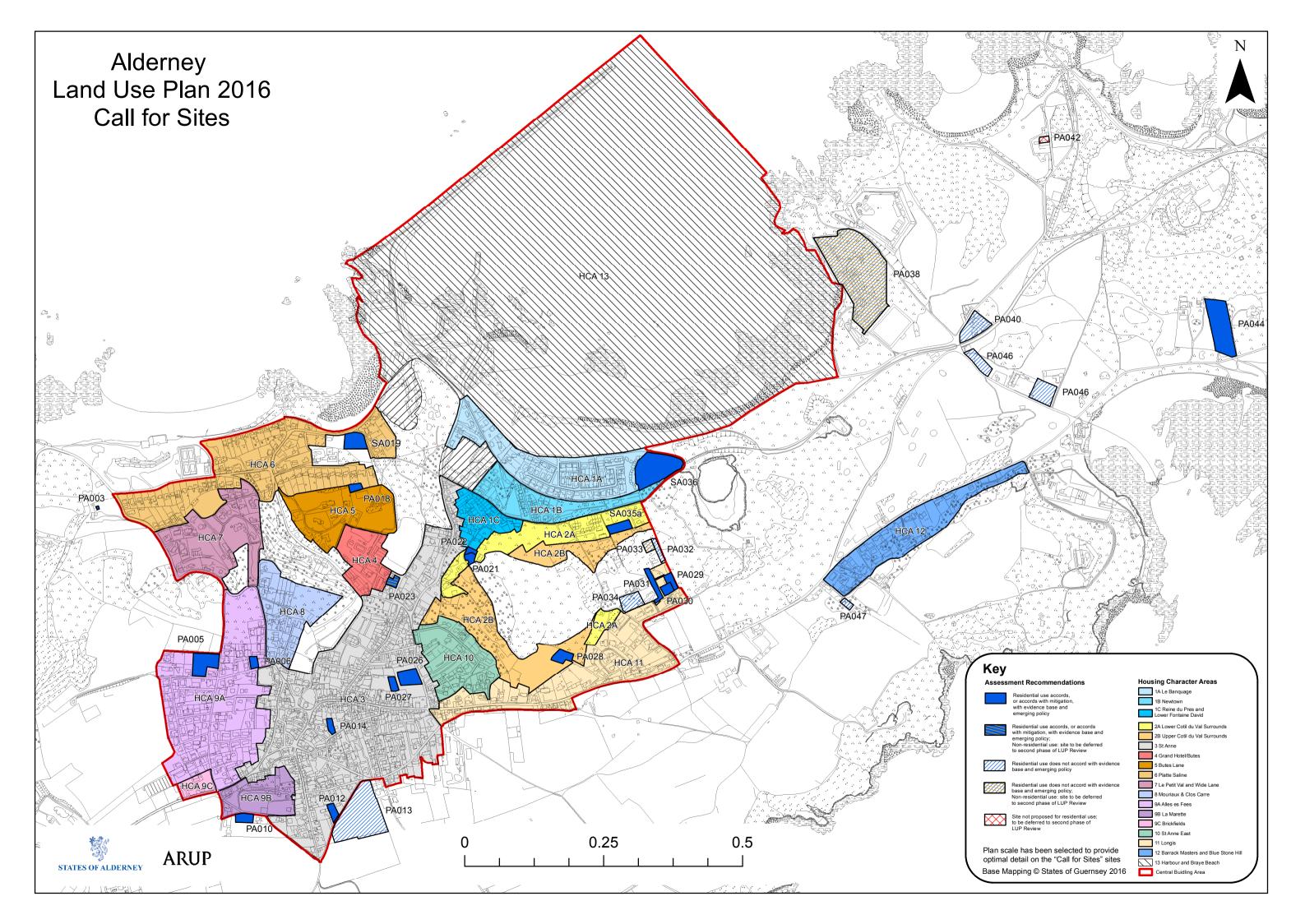
Site Information						Site Assessment										Recommendation			
Ref. AY land parcel number	Site Address	Site size (ha)	Site description	Existing use	Current LUP designation	Respondent's proposal		he proposed use accord with the Statement and Housing Strategy?	ls ti	he site suitable for the proposed purpose?		Is the site available?		Is the site achievable?	Any other comments	Does the site accord with the evidence based and emerging policy?	If 'yes, with mitigation', what might be required?	Indicative development capacity (Minimum)	Indicative development capacity (Maximum)
PA027 AY 1066	Land at rear of High Street		Undeveloped open and with vegetation cover. its ie is bounded by allotment, medical centre, the rear of properties on High Street, and access road to care home.	Not in use.	Building Area-15	Sheltered housing comprising 5/6 x two bedroom units for elderly residents. Development at single storey height. Arup recommendation that development at two storeys may be more appropriate given town centre setting and heights of adjacent properties.		Provision of housing for the elderly is supported by Housing Strategy (Recommendations 4 to 7), in providing a diversified housing offer. Infill development for residential use within the Building Area accords with the Housing Strategy and land preference hierarchy, which supports infill.	Yes	Site location is optimal for use as sheltered housing, benefiting from accessible location close by GP surgery, care home and town centre. There is scope for coordination of development proposals with adjacent Val Road field site (PA026).		The site is submitted by the landowner, is currently vacant and available for development in the Plan period.	Yes, with mitigat ion	Site would require clearance of vegetation. Provision of access would be required on land in adjacent Val Road field, and access arrangement should be restored. States of Alderney agreement required for access. The formation of a company is proposed for renewable lease agreements.	Site assessment should consider possibility to coordinate proposals with the adjacent Val Road field site. Assessment should consider options to provide community use on ground floor, given accessible town centre location. Refer to correspondence between the landowner and the States of Alderney 5th November 2014 and 28th November 2014.	Yes, with mitigation	Site accords with emerging policy subject to access arrangements being restored and site clearance being undertaken.	4	7
PA028 AY 2137	Land at Le Creux, Alderney, GY9		Undeveloped grassland in fragmented ownership. Open character with views of sea.	Pasture land used for horses.	Building Area-11	Single residential dwelling.	Partial	Site is located within Housing Character Area 2B (Upper Cotil do Val Surrounds). Given the sensitivity of this area and the availability of sites in other locations which are more suitable (in accordance with the land preference hierarchy), this land should be safeguarded for residential development in future Land Use Plans.	Yes, with mitiga ion	Open character and sensitive landscape would require any residential use at low density, and designed to mitigate visual impact.		The site is submitted by the landowner, is currently vacant and available for development in the Plan period.	Yes, with mitigat ion		application for single dwelling 2009 (ref C1044) deferred awaiting receipt of additional information regarding access. Letter of deferral states that while the planning aspects of the application had not been fully considered, a single storey dwelling would be more suitable at this location. Alderney Court judgement in 2014 established Applicant's right	Yes, with mitigation	The lack of an adequate access to the site is unlikely to be resolved within the life of the next iteration of the Land Use Plan. The site is therefore not supported for development in the Plan period, and should be safeguarded for residential development in future LUPs. Any development would be dependent on access arrangements being resolved and would be required to be low density and designed sensitively in its context.	Deferred site, so not included in capacity assessment.	in capacity assessment.
PA029 AY 1211	Land at Les Rochers, GY9 3YW		Empty, flat plot within residential area.	Possibly used as garden to adjacent dwellings.	Building Area-12	Low density residential development, in accordance with policy regulation for Zone 12.	Yes	Residential development in this location would constitute infill development within the Building Area, so accords with the Housing Strategy and land preference hierarchy.	Yes	This residential location is appropriate for further residential development.	Yes	The site is submitted by the landowner, is currently vacant and available for development in the Plan period.	Yes	Plots are fully serviced and have existing road access.	Respondent submitted a statement from local estate agent detailing increasing demand for new-build, high quality property.	Yes	Site accords with emerging policy.	1	3
PA030 AY 1208	Land at Les Rochers, GY9 3YW		Empty, flat plot within residential area.	Possibly used as garden to adjacent dwellings.	Building Area-12	Up to two semi-detached residential dwellings of approximately 1800 to 2000 sq ft.	Yes	Residential development in this location would constitute infill development within the Building Area, so accords with the Housing Strategy and land preference hierarchy.	Yes	This residential location is appropriate for further residential development.		The site has been submitted on behalf of the landowner, however the respondent has an option to purchase the land if the sell, or may coordinate development.	Yes	Plots are fully serviced and have existing road access.	As above.	Yes	Site accords with emerging policy.	1	2
PA031 AY 1206	Land at Les Rochers, GY9 3YW		Empty, flat plot within residential area.	Possibly used as garden to adjacent dwellings.	Building Area-12	Two additional residential dwellings of approximately 1600 sqm per dwelling.	Voc	Residential development in this location would constitute infill development within the Building Area, so accords with the Housing Strategy and land preference hierarchy.	Yes	This residential location is appropriate for further residential development.		The site is submitted by the landowner, is currently vacant and available for development in the Plan period.	Yes	Access is provided by 10ft right of way to the east of the site on land in private ownership. Through summary investigation, right of way providing access to the site is confirmed.	Drawings provided illustrating the right of way.	Yes	Site accords with emerging policy.	1	1
PA032 AY 2039	Land at Les Rochers, GY9 3YW		Long site on high ridge, with vegetation cover.	Not in use. Largely grassed plot	Building Area-5	One residential dwelling.		The site falls within Zone 5, which does not allow for any development except under Designated Area restrictions. It therefore does not accord with the Housing Strategy and land preference hierarchy.		Development would constitute encroachment into Cotil du Val area of natural beauty and 'green lung'. The site is visible from the Braye and Harbour.		The site is submitted by the landowner, is currently vacant and available for development in the Plan period.		Site is fully serviced. No existing access provided. Extension of existing access road from Newtown Road, using an established right of way, would be required.	Respondent submitted details of deed of transfer of ownership (1995) of land to the north of the site, confirming right of way with access to Newtown Road.	No	The site does not accord with Zone 5 of the LUP, which does not allow for any development except under Designated Area restrictions. It therefore does not accord with the Housing Strategy.		
PA033a AY 2027	Land at Les Rochers, GY9 3YW		Empty plot on high ridge with vegetation cover.	Not in use. Empty Plot.	Building Area-5	One residential dwelling.		The site falls within Zone 5, which does not allow for any development except under Designated Area erstrictions. It therefore does not accord with the Housing Strategy and land preference hierarchy.	No	Development would constitute encroachment into Cotil du Val area of natural beauty and 'green lung'. The site is visible from the Braye and Harbour.	Yes	The site is submitted by the landowner, is currently vacant and available for development in the Plan period.	Yes	Site is fully serviced. No existing access provided. Extension of existing access road from Newtown Road, using an established right of way, would be required.	Respondent submitted details of deed of transfer of ownership (1995) of land to the north of the site, confirming right of way with access to Newtown Road.	No	The site does not accord with Zone 5 of the LUP, which does not allow for any development except under Designated Area restrictions. It therefore does not accord with the Housing Strategy.		
PA033b AY 2027	Land at Les Rochers, GY9 3YW	0.087	Empty plot on high ridge with vegetation cover.	Not in use. Empty Plot.	Building Area-5	Self catering holiday accommodation.	Partial	Any proposed office or tourism use must be assessed against the forthcoming Economic Strategy as part of the second phase of the Land Use Plan Review.											

Site I	nformation					Site Assessment										Recommendation			
Ref.	AY lar parc numb	el Site Address	Site size (ha) Site description	Existing use	Current LUP designation	Respondent's proposal		he proposed use accord with the Statement and Housing Strategy?	Is ti	he site suitable for the proposed purpose?		Is the site available?		Is the site achievable?	Any other comments	Does the site accord with the evidence based and emerging policy?	might be required?	ndicative velopment d ity (Minimum)	Indicative levelopment capacity (Maximum)
PA034	AY 2114	Land at Val Longis , GY9 YW	0.273 Flat site with vegetation cover. High wall on one side.	Not in use. Previously site of a quarry.	Building Area-S	Two residential dwellings.		The site falls within Zone 5, which does not allow for any development except under Designated Area restrictions. It therefore does not accord with the Housing Strategy and land preference hierarchy.	No	Development would constitute encroachment into Cotil du Val area of natural beauty and 'green lung'. The site is on ridge line and is visible within the protected view from the coast.	Yes	The site is submitted by the landowner, is currently vacant and available for development in the Plan period.	Yes, with mitigat ion	Road access and services available. Due to previous use as quarry, potential ground works, clearance costs and further site investigation may be required.	The site is currently Zone 5 a (restriction on development in line with that for the Designated Area, due to landscape considerations). Following a request by the landowner for this zoning designation to be reviewed (6th October 2004) in order to bring the site forward for development, The Land Use Inquiry 2004 found that there 'was no reason for the zoning to be changed, and the Committee were minded that this plot could be included in the Designated Area at some future date'. Development that had already commenced on surrounding plots was unfortunate, but designation of this plot and adjacent plots as building plots predates the Land Use Plan, and Zone 5 designation remains.	No	The site does not accord with the Housing Strategy and would result in an increase in the number of dwellings in the Designated Area.		
PA038a	F80/196 Sect. 5	II .	3.485 Site adjacent to fort. Areas of development, tarmac hardstanding and scrub.	Previously site of arsenal		To allow for expansion of existing areas currently designated residential (dedesignating areas from the Designated Area Agricultural Zone) to allow for residential development. Potential use as retirement village or development linked to proposed Marina built at Toulouse Rock.	No	Development at this location is not supported by Housing Strategy (Recommendation 21) as it is located within the Designated Area, outside the Marina Zone, and some distance from St Anne. It would result in a net increase in the number of dwellings in the Designated Area.	No	Site is in area of heritage sensitivity, particularly adjacency to historic forts, and development would have detrimental impact.	Yes, with mitigat ion	The site is submitted by the landowner, is currently vacant and available for development in the Plan period. Current use for Tarmacadam plant would require relocation.	Yes, with mitigat ion	Site has existing access and some parts of the site have services. Further detail required on parts of the site which are not currently serviced.	Respondent has submitted concept plans of proposed f Toulouse Rock marina and related development on the site.		The site does not accord with the Housing Strategy and would result in an increase in the number of dwellings in the Designated Area.		
PA038b	F80/196 Sect. 5		3.485 Site adjacent to fort. Areas of development, tarmac hardstanding and scrub.	Offices, commercial buildings, garages/storage, Tarmacadam plant and squash court. Previously site of arsenal.	Designated Area- Agricultural Zone	To allow for expansion of existing areas currently designated as commercial and recreational uses (de-designating areas from the Designated Area Agricultural Zone) to allow for development which may commercial, community and recreational uses (alongside residential). Potential development linked to proposed Marina built at Toulouse Rock.		Any proposed office or tourism use must be assessed against the forthcoming Economic Strategy as part of the second phase of the Land Use Plan Review. Community and recreational uses are not considered as part of this phase of the Land Use Plan review.											
PA040	AY 1832	1 to 5 Whitegates and accompanyin g land	0.428 Site comprises five existing 19th Century houses and one bungalow with associated land, set within th Designated Area with views across the island.	units with associated land.		Propose that Building Area Zone 20 (covering the extent of the site) be reviewed to remove restriction to only provide 'social housing', while retaining the guidelines for development, allowing the properties to be redeveloped as part of AHA portfolio to provide high value market housing. The developable area includes the replacement of demolished housing on the north side of the road. Proposal is to redesignate the land to remove restriction on use as 'social housing',	No	The Housing Strategy supports bringing existing units back into use with preference given to areas within the Central Building Area (Recommendations 35 and 36), which the Whitegates site falls outside of. It does not therefore represent the most preferable location for further housing development. The Housing Strategy also identifies that there are a number of housing needs on the Island and that the Land Use Plan should help to meet any identified needs. Recommendations 1 and 18 of the Housing Strategy states that an upto-date housing needs assessment should be undertaken and used to ensure housing meets identified needs. In advance of an up-to-date needs assessment, it is considered premature to remove the social housing restriction.	with	The site is currently in residential use, however it is located some distance from \$L Anne centre and community / local services, and is not an optimal location for social housing. The site has strategic views across the island and replacement development would require sensitive design of high quality to minimise visual impact. (Housing Strategy Recommendations 25 to 28) Through an up-to-date housing needs assessment, AHA would be required to demonstrate in any planning application for this site that they are able to meet social housing need at other sites within the Building Area (Housing Strategy Recommendations 1 and 18).	Yes, with mitigat ion	The site is submitted by the landowner, but is awaiting vacation of the bungalow. It can be made available within the Plan period.	Yes, with mitigat ion	The site has existing access and services. Development would require high quality design given sensitive location within Conservation Area C/004, its visible location from both coasts and surrounding areas of archaeological interest. Proposals for re-configuration of the site would be supported to minimise impacts.	The site was re-zoned in 2011 from Designated Area (residential building) to Building Area Zone 20, restricting redevelopment for social housing.	No	Restriction to only provide 'social housing' should not be removed until it can be demonstrated through an up-to-date housing needs assessment that the site is not required to meet the Island's social housing need, and that it's removal would not impact on community continuity.	0	0
PA042	AY 1962	: Saye Cottages, Saye Bay	0.049 Six adjoining two- storey barns, with floor area of 308 sqm (616 sqm ove two storeys). LUP building A2 and A28.	er	Designated Area- Agricultural Buildings within Agricultural Zone	6 x three bedroom units for self- catering holiday accommodation.	Partial	Any proposed tourism use must be assessed against the forthcoming Economic Strategy as part of the second phase of the Land Use Plan Review.											

Site Infor	mation						Site Assessment									Recommendation			
Ref.	AY land parcel number	Site Address	Site size (ha)	Site description	Existing use	Current LUP designation	Respondent's proposal		he proposed use accord with the Statement and Housing Strategy?	Is th	ne site suitable for the proposed purpose?	Is the site available?		Is the site achievable?	Any other comments	Does the site accord with the evidence based and emerging policy?	If 'yes, with mitigation', what might be required?	Indicative development capacity (Minimum)	Indicative development capacity (Maximum)
PA044	AY 1892	Wells House, Rue de Longis, GY9 3YB		Existing two storey residential dwelling set back from the beach road, located within large mature garden with established trees and hedges.	Residential use.	Designated Area- Residential Zone	Landowner proposes demolition of existing dwelling and construction of replacement four bedroom dwelling, increasing GIA by 104% (above +15% limit within the Designated Area) at new location within the site. Alternative proposal comprises demolition of existing conservatory to replace with additional bedroom/ensuite, and replacement of garage, constituting 14% increase in GIA.	Partial	Proposal is not currently supported by LUP as it constitutes expansion of dwelling above 15% of the existing building area. It is recommended that proposals be reviewed once new regulations for this zone are revised in accordance with the Housing Strategy (Housing Strategy Recommendation 22). Need to develop a mechanism to ensure the existing house is demolished.	with mitigat	The site is an existing residential use and therefore is supported in principle to continue in residential use. The size of proposed development should be reconsidered when amendments are made to zoning regulations. In principle, replacement dwelling if screened by landscaping, is considered appropriate.	The site is submitted on behalf of the landowner, is currently vacant and available for development in the Plan period.	Yes, with mitigat ion	The site has existing access and services. Should ensure that existing trees and vegetation are not harmed during construction in order to provide necessary screening of new dwelling.	Previous planning application building permit (ref B3079-006943) in 2012 was found to be unviable when market tested. Any planning application made would be considered on its merits, and following revision of C permit policy (Housing Strategy Recommendations 17 and 18) and revision of 15% regulation.	Yes, with mitigation	The proposals should be assessed in light of forthcoming amendments to zoning regulations, which will include a suitable mechanism to ensure the existing house is demolished.	0	0
	AY 1914 FB/1959	Land at Longis Common		Two empty plots non-adjoining.	In use as pastoral land for grazing livestock.	Designated Area- Protected Area Zone	Medium density residential dwellings.	No	The proposal does not accord with the Housing Strategy and land preference hierarchy, as it would constitute additional dwellings within the Designated Area.	No	Site is located within the Designated Area Protected Zone, protected for its natural and archaeological heritage. Located some distance from St Anne Centre, in a location of landscape sensitivity.	The site is submitted by the landowner, is currently vacant and available for development in the Plan period.	Yes	The site has existing access and services.		No	The site does not accord with the Housing Strategy and would result in an increase in the number of dwellings in the Designated Area.		
PA047	AY 2002	Pouteaux Farm, La Haze		dwelling in plot covered by	Derelict building not in use - previously residential. Site forms part of farm that has been in agricultural use since 1850s.	Designated Area- Agricultural Zone	Proposed use of the site for arable agriculture (vineyard, orchard, small holdings), restoration of existing derelict building to provide residential dwelling, with some ancillary agricultural buildings (the latter has received planning approval).		The proposal would constitute development within the Designated Area, and so does not accord with the Housing Strategy, which states that there should be no net increase in dwellings in the Designated Area.	Yes, with mitigat ion	The site is of heritage and archaeological sensitivity.	The site is submitted on behalf of the landowner, is currently vacant and available for development in the Plan period.	Yes	The site has existing access. The existing structure is unlikely to be serviced, however it is serviceable from the main road.		No	The site does not accord with the Housing Strategy and would result in an increase in the number of dwellings in the Designated Area.		
SA019	AY 2031	Land at Crabby Bay		Grassed plot located between hospital building and coastal road. Grassed area on slight slope. Adjacent to fire station and police station.	Not in use.	Building Area-1	Proposed development of assisted living / sheltered housing / high dependency housing, providing up to 10 one bedroom units.	Yes	Would accord with Vision Statement, LUP and Housing Strategy as constitutes infill development within the Building Area. Provision of housing for the elderly is supported by Housing Strategy Recommendations 4 to 7.	Yes, with mitigat	Proposals for assisted living for the elderly suitable in this location which is in proximity to hospital, however development should provide a range of housing options. Site is highly visible, and development should be designed sensitively to reduce impact on views, including those to and from adjacent fire station; screening may be required.	The site is submitted by the landowner, is currently vacant and available for development in the Plan period.	Yes	Site has existing access and services provided via coastal road. Design solution required to address sloping site.	Consider layout options that provide access to units from the rear of the site, in order to ensure access for energy vehicles to the hospital. Part of the site has been earmarked for possible hospital extension.	Yes, with mitigation	Site accords with policy subject to suitable design mitigation to limit visual impact and address sloping topography.	8	14
	AY 2029 AY 1048	Timber Row, Newtown		Empty scrub land with some vegetation - increasingly steep slope towards the rear.	Not in use.	Building Area-10A	Proposed development of terraced residential dwellings/starter homes, either located fronting road (on plot AY 2029), or set back from road to the rear of existing properties (plot AY 1048).	Yes	Proposal constitutes residential infill within the Building Area and would accord with the Housing Strategy and land preference hierarchy, which supports infill. Provision of starter homes accords with Housing Strategy Recommendation 2.	Yes, with mitigat ion	Proposed development would be suitable subject to visual impact on views from Braye being adequately mitigated. Sloping site may pose constraint on development.	The site is submitted by the landowner, is currently vacant and available for development in the Plan period.	Yes, with mitigat ion	Site does not have road access, and any development on lower site (SS35b) must make provision to this site so as not to preclude development in the future. Clearance of vegetation required.		Yes, with mitigation	Site accords with policy subject to the visual impact of any development being mitigated, slope constraints being overcome and suitable access arrangements put in place.	4	8
SA036	AY 0253	Eastern plot of land a Le Banquage		Soil quarry site with some vegetation cover on slope. Located at eastern end of the Banquage.	Used as long term source of soil, and storage for machinery.	Building Area- General	Proposed continuation of Banquage estate for either social or private family housing, built at two storey, 3 or 4 bedroom houses.		Proposed long term housing site located within the Central Building Area accords with the Housing Strategy and land preference hierarchy, which supports the development of unused plots. Provision of family homes is supported by Housing Strategy Recommendation 3.	Yes	Site is suitable for housing development as an extension of the Banquage. Location is sited some distance from St Anne centre, and development would be more suited to family housing with parking,	The site is submitted by the landowner, is currently vacant and available for development in the Plan period.	Yes, with mitigat ion	Prior to development, large quantities of soil material would require excavation and removal, and this should be considered in timescales for bringing forward development.		Yes, with mitigation	Site generally accords with policy. Higher density development in comparison to other parts of the Banquage may be appropriate to make the best use of limited land. Removal of soil and material may affect timescales for bringing forward the site. It is therefore unlikely to be able to brought forward within the Plan period.	Deferred site, so not included in capacity assessment.	Deferred site, so not included in capacity assessment.

Appendix C

Map of Recommendations for Submitted Sites



Appendix D

Typical Density Ranges

D1 Typical Density Ranges

	Indicative Dwelling	gs per Hectare (DpH)
	Minimum	Maximum
Bungalow	12	21
Detached	15	30
Semi-detached	15	36
Terrace	34	77
Flats	47¹	-

Table D1: Typical density ranges used to assess indicative site capacity

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¹ This is based on only one source site, and is considered to be a conservative estimate of density.