

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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# 1 Introduction

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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

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### 2.1 Call for Sites

The following information was requested through 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:

- 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.

Does the proposed use accord with the Vision Statement and Housing Strategy?		Is the site suitable for the proposed purpose?		Is the site available?		Is the site achievable?		Comments	Does the site accord with the evidence base 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.	Additional information which is relevant to the consideration of the site.	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 non-residential 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.		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

## 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

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.

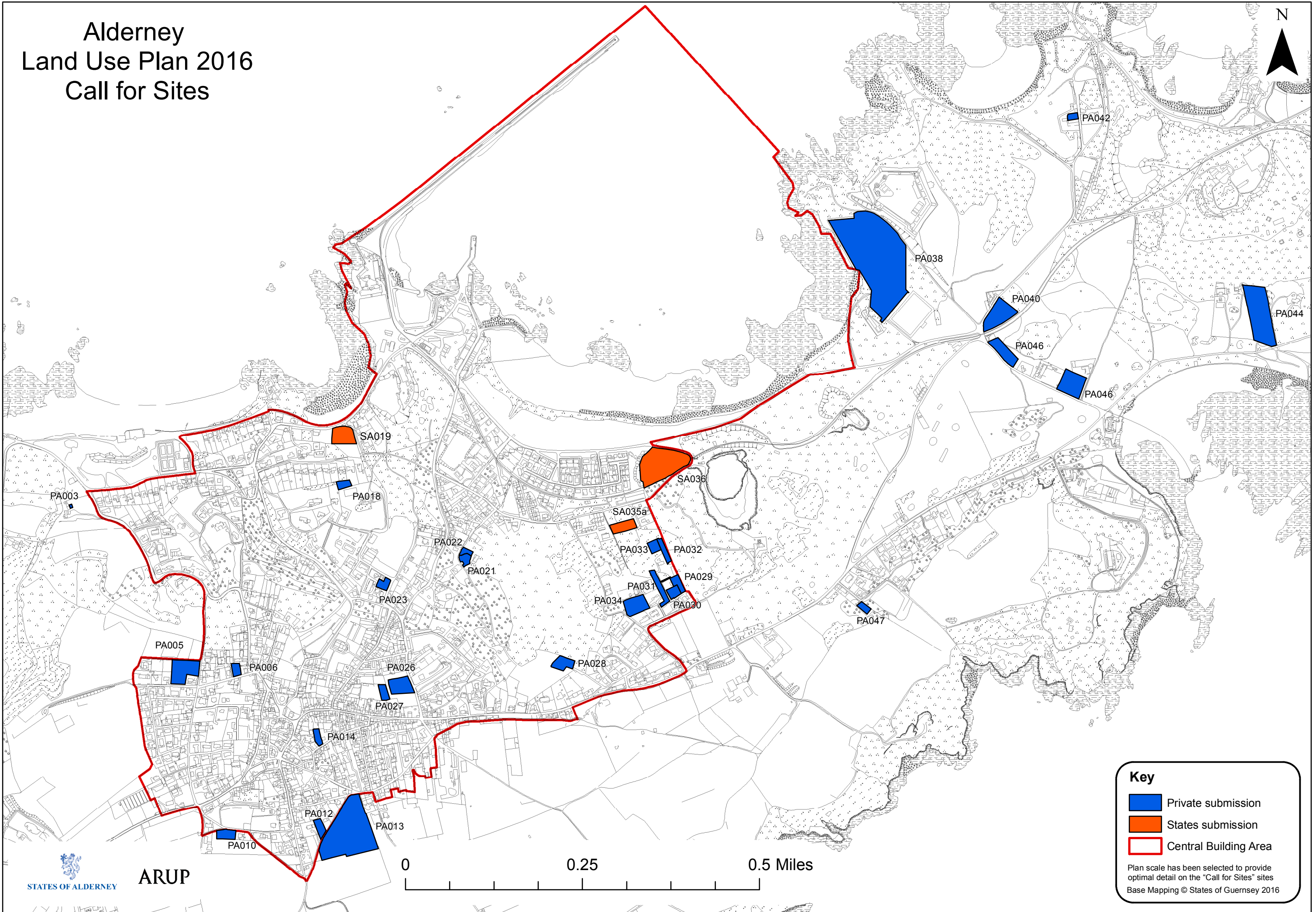
	Indicative development capacity	
	Minimum	Maximum
Submitted sites (private and States of Alderney)	53	90
Additional assessment	49	111
<b>Total</b>	<b>102</b>	<b>201</b>

Table 2: Indicative development capacity




## Appendix A

### Map of Submitted Sites

# Alderney Land Use Plan 2016 Call for Sites



**Key**

-  Private submission
-  States submission
-  Central Building Area

Plan scale has been selected to provide optimal detail on the "Call for Sites" sites  
Base Mapping © States of Guernsey 2016

## Appendix B

### Assessment of Submitted Sites

Call for Sites 2015-2016

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	Does the proposed use accord with the Vision Statement and Housing Strategy?	Is the 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)				
PA003	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	0
PA005	AY 757	White Cottage, Rue de la Saline, GY9 3XD	0.402	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 mitigation	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 mitigation	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	15	
PA006	AY 773	Les Mouriaux Garage, Carriere Viront, GY9 3XB	0.076	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.	The site was subject to a previous unsuccessful application in 2014 for 26 garages (ref PA/2014/070). The site has been subject to a petition in support of residential development. Development on site is currently held back by C permit.	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	4
PA010	AY 1402	Windermere, La Marette, GY9 3UQ	0.130	Empty plot with some scrub vegetation. Contains one existing masonry shed. Low wall along boundary with road, and storm wall along far end.	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.	Yes	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-designation of this site from the 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 in 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	0
PA012	AY 1645	3 Le Colimbott (La Colin Bott), St Anne, GY9 3TU	0.099	Flat site to the east of existing residential dwelling.	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.	Yes, with mitigation	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	1
PA013	AY 1756	Land at Courtil Liage,	1.691	Flat site with grass.	Pasture land used for horses.	Designated Area-Agricultural Zone	De-designation and inclusion within the General Building Area to enable residential development.	No	The proposal would constitute development within the Designated Area, and so does not accord with the Housing Strategy and land preference hierarchy presumption.	No	Courtill 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.			
PA014	AY 152	Le Bourgage, GY9 3TL	0.075	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.	Yes, with mitigation	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 and unsuitable for turning / parked vehicles.	The site was subject to a previous unsuccessful application in 2013 for 24 garages (ref B3154). Development of the site has been restricted by C permit. Located within the C/001 Conservation Area.	Yes, with mitigation	Site accords with emerging policy subject to mitigation to address heritage and access constraints (Housing Strategy Recommendation 30 and 31).	4	6

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		Does the proposed use accord with the Vision Statement and Housing Strategy?		Is the 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)						
PA018	AY 234	Le Vieux Chene, Picaterre, GY9 3UP	0.076	L-shaped sloping site with existing dwelling.	Single residential dwelling with footprint of approximately 250sqm on split level with garage/utility space below.	Building Area-General	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 mitigation	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.		Yes, with mitigation	The site is constrained by relatively steep slope and narrow access via existing driveway. Mitigation required may include major excavation and/or terracing 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 some sloping areas.	Used as garden of Fontaine House, with greenhouse.	Building Area-10A	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.		Yes, with mitigation	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 some sloping areas.	Used as garden of Fontaine House, with greenhouse.	Building Area-10A	Proposed single residential dwelling, or as garden attached to proposed dwelling on site PA021.		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.		Yes, with mitigation	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 to car park cricket pitch.	Hotel (currently closed)	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 mitigation	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 mitigation	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 mitigation	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.	Hotel (currently closed)	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.	Pasture land used for rearing geese / chickens.	Building Area-15	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 Plan's guiding principle to support a sustainable community.		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.		Yes	The site is submitted by the landowner, is currently vacant and available for development in the Plan period.		Yes, with mitigation	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 positive interface with parking and footpath, and providing access for all users. Proposals for any community use must be coordinated with existing local provision to not duplicate or overprovide services.			Yes, with mitigation	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		Does the proposed use accord with the Vision Statement and Housing Strategy?		Is the 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	0.088	Undeveloped open land with vegetation cover. Site 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.		Yes	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).	Yes	The site is submitted by the landowner, is currently vacant and available for development in the Plan period.	Yes, with mitigation	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	0.165	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 du 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 mitigation	Open character and sensitive landscape would require any residential use at low density, and designed to mitigate visual impact.	Yes	The site is submitted by the landowner, is currently vacant and available for development in the Plan period.	Yes, with mitigation	Site is land-locked and the current track does not provide safe and adequate access to the site, and is not suitable for use by emergency vehicles (i.e. less than 14 ft), and would require improvement. These access issues are unlikely to be resolved within the life of the next iteration of the Land Use Plan. The respondent is required by the BDCC to submit evidence confirming rights of way along the full length of the access road (see other comments for further details).	The site is subject to a planning 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 of way giving access to the site from Longis Road, however BDCC require confirmation along full length of access road.	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	0.103	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	0.091	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.	Yes	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	0.151	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.		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	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	0.096	Long site on high ridge, with vegetation cover.	Not in use. Largely grassed plot	Building Area-5	One residential dwelling.		No	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 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, with mitigation	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	0.087	Empty plot on high ridge with vegetation cover.	Not in use. Empty Plot.	Building Area-5	One residential dwelling.		No	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 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.											

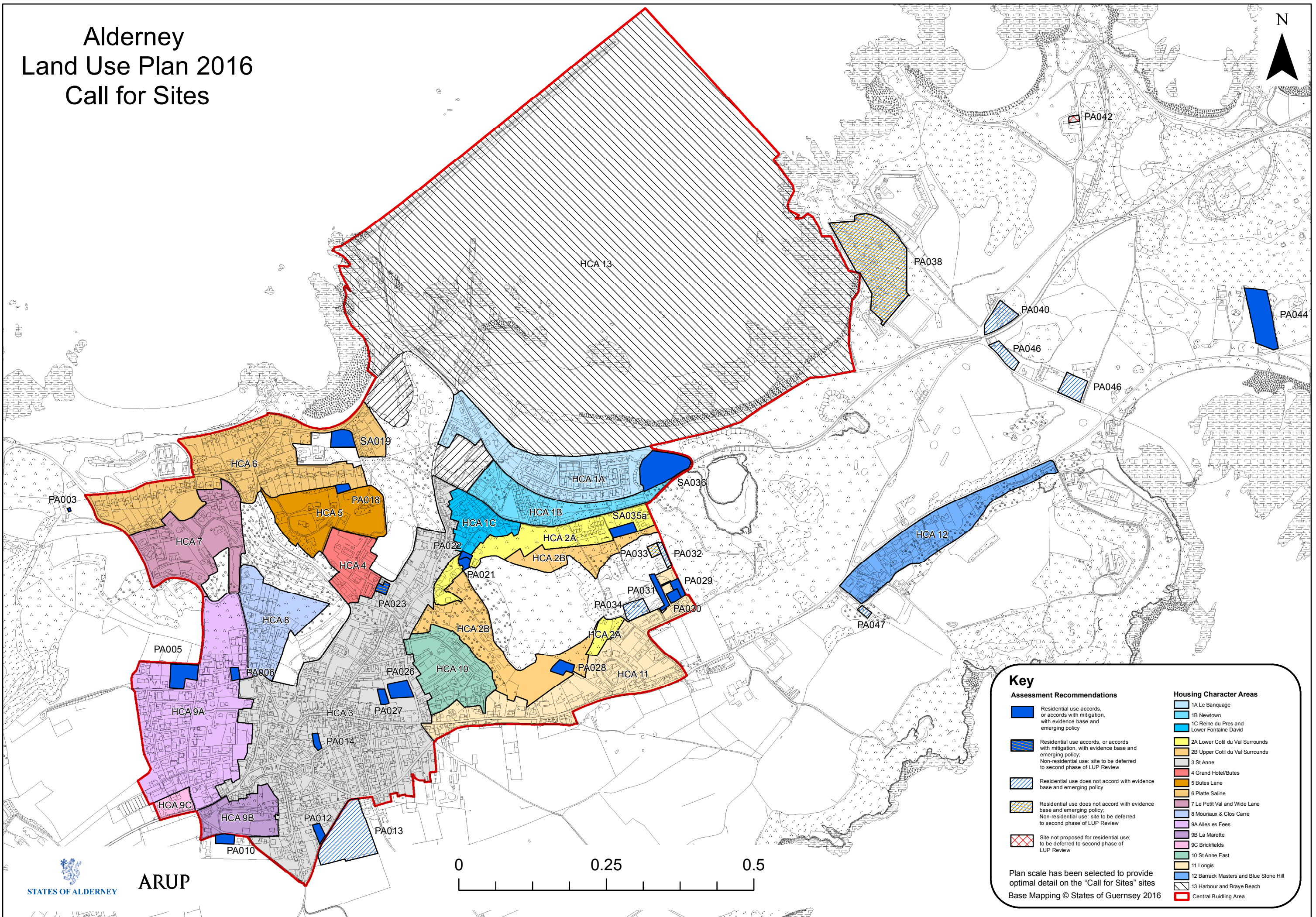
[illegible]



## Appendix C

### Map of Recommendations for Submitted Sites

Alderney  
Land Use Plan 2016  
Call for Sites



**Key**

**Assessment Recommendations**

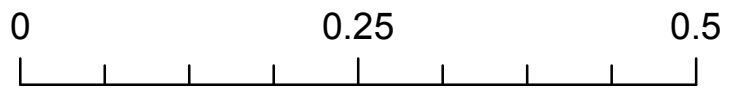
- Residential use accords, or accords with mitigation, with evidence base and emerging policy
- Residential use accords, or accords with mitigation, with evidence base and emerging policy; Non-residential use: site to be deferred to second phase of LUP Review
- Residential use does not accord with evidence base and emerging policy
- Residential use does not accord with evidence base and emerging policy; Non-residential use: site to be deferred to second phase of LUP Review
- Site not proposed for residential use; to be deferred to second phase of LUP Review

**Housing Character Areas**

- 1A Le Banquage
- 1B Newtown
- 1C Reine du Pres and Lower Fontaine David
- 2A Lower Cotil du Val Surrounds
- 2B Upper Cotil du Val Surrounds
- 3 St Anne
- 4 Grand Hotel/Butes
- 5 Butes Lane
- 6 Platte Saline
- 7 Le Petit Val and Wide Lane
- 8 Mouriaux & Clos Carre
- 9A Alles es Fees
- 9B La Marette
- 9C Brickfields
- 10 St Anne East
- 11 Longis
- 12 Barrack Masters and Blue Stone Hill
- 13 Harbour and Braye Beach
- Central Building Area

Plan scale has been selected to provide optimal detail on the "Call for Sites" sites

Base Mapping © States of Guernsey 2016



## Appendix D

### Typical Density Ranges

## D1 Typical Density Ranges

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	Indicative Dwellings per Hectare (DpH)	
	Minimum	Maximum
Bungalow	12	21
Detached	15	30
Semi-detached	15	36
Terrace	34	77
Flats	47 <sup>1</sup>	-

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

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