

Subject 005\_Land Use Plan 2016\_Change Log

Date 23 March 2016

Job No/Ref 232870-01

## 1 Land Use Plan 2016 Change Log

The Building and Development Control Committee (B&DCC) is undertaking a dual review of the Land Use Plan, which was last subject to revision by the States of Alderney on 16 November 2011 and the previous review on 19 July 2006.

The 2016 Land Use Plan has been updated to establish a vision for the Island and set out the B&DCC's approach to housing. This will be followed in 2017 by further updates to the Land Use Plan to take account of economic, natural environment and built heritage aspirations.

### 1.1 Amendments to Alderney Land Use Plan Section 1: Policy Guidelines

The 2016 review of the Land Use Plan has resulted in the updates and amendments to the *Alderney Land Use Plan Section 1: Policy Guidelines*, which are summarised in Table 1. All other sections and policies remain unchanged from the Policy Guidelines approved by the B&DCC on 2 December 2008 and received and noted by the States of Alderney on 17 December 2008. A 'comparite' version of the *Alderney Land Use Plan Section 1: Policy Guidelines* is available to view which shows in 'track changes' the amendments made to the document.

Alderney Land Use Plan Section 1: Policy Guidelines Sub-section	Update/amendment made
Section 2.3	New section inserted to establish a long term vision for the Land Use Plan.
Section 2.3	New section inserted to set out the guiding principles for the Land Use Plan, which provide further guidance on the achievement of the Land Use Plan vision.
Section 2.4	New section inserted to present the plan outputs for the Land Use Plan, which are metrics which enable the B&DCC to measure the extent to which the Land Use Plans aspirations have been realised.
Section 5	Entire section re-drafted to reflect the recommendations of the Housing Strategy. The new section includes five new housing policies.

Table 1: Updates and amendments to the *Alderney Land Use Plan Section 1: Policy Guidelines*

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## 1.2 Amendments to Alderney Land Use Plan Section 2: Sites

The 2016 review of the Land Use Plan has resulted in the updates and amendments to the *Alderney Land Use Plan Section 2: Sites*, which are summarised in Table 2. All other sections, regulations and policies remain as previously approved by the States of Alderney in the Land Use Plan, last revised in November 2011. A 'comparite' version of the *Alderney Land Use Plan Section 2: Sites* is available to view which shows in 'track changes' the amendments made to the document.

Alderney Land Use Plan Section 2: Sites Sub-section	Update/amendment made
Designated Area	
Section F, Residential Zone	Updated to include amended regulations in relation to the scale and nature of the re-provision and/or extension of existing dwellings within the Designated Area. The introduction of the updated regulations is dependent on amendments to the Building and Development Control (Alderney) Law, 2002. Until such time as the law has been amended, the existing regulations remain in force.
Building Area	
Housing Character Areas	New section inserted to provide more guidance and clarity on the type, size and design of housing development that is likely to be acceptable within the Building Area. The Housing Character Areas replace the following designations/notes/definitions contained in the 2011 Land Use Plan: <ul style="list-style-type: none"><li>• Zones 2, 6, 10, 11, 12, 14 and 15;</li><li>• the Remainder of Building Area (General Building Area); and</li><li>• notes/definitions on low and medium density housing development.</li></ul>
Zone 7 Harbour & Braye Bay Comprehensive Development Zone	Minor amendments have been made to this policy to reflect the Housing Character Areas, which states that any residential development should be located to the west of Zone 7.
Zone 8 Fort Zone	Minor amendments have been made to this policy to reflect Policy HOU3 of the <i>Alderney Land Use Plan Section 1: Policy Guidelines</i> and the requirement for any residential development included in a mixed use forts scheme should demonstrate that the redevelopment will support sustainable patterns of development on the Island.
Zone 20 Whitegates (South Side) (AY1832)	Minor amendments have been made to this policy to reflect the Call for Sites assessment.

Table 2: Updates and amendments to the *Alderney Land Use Plan Section 2: Sites*