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Subject	006_Land Use Plan 2016_Post Inquiry Change Log		
Date	June 2016	Job No/Ref	232870-01

## **1 Land Use Plan 2016 Post Inquiry Change Log**

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The Building and Development Control Committee (B&DCC) is undertaking a dual review of the Land Use Plan. 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.

The 2016 Land Use Plan was subject to a public inquiry between Tuesday 26 April and Friday 29 April 2016. Following the inquiry, the Inspector (Mr Alan Langton) produced an Inspector's Report setting out his findings and recommended changes.

Table 1 below summarises the recommended changes to the Land Use Plan documents made in the Inspector's Report, and how they have been addressed. 'Comparite' versions Alderney Land Use Plan Section 1: Policy and Alderney Land Use Plan Section 2: Sites are available to view which show in 'track changes' the amendments made to the document.

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Inspector's Report page / para	Inspector's suggested change	Response and action	Location of change
P4 / 2.1	Clarification that supplementary planning guidance (SPG) does not form part of the Land Use Plan (LUP), but is appended to it. It provides guidance, definition and/or clarification on the LUP and does not modify it.	Agreed. Additional text added to Section 1: "Supplementary Planning Guidance may be adopted and issued by the B&DCC to provide further information or detail of those matters specified within the policies of the Land Use Plan. The purpose of Supplementary Planning Guidance is to enable the provision of further guidance to applicants and aid the consistent application of the Land Use Plan policies." Additional text added to Section 2: "Supplementary Planning Guidance may be adopted and issued by the Building and Development Control Committee to provide further information or detail of those matters specified within the policies of the Land Use Plan. The purpose of Supplementary Planning Guidance is to enable the provision of further guidance to applicants and aid the consistent application of the Land Use Plan policies."	Section 1, 1.3.3 (new), P1  Section 2, Introduction, P1/2
P4 / 2.2	Section 1 title: omit Guidelines from title.	Agreed. Document now titled <i>Alderney Land Use Plan Section 1: Policy</i> and references to previous title across documents has been amended.	Various changes in Section 1 and Section 2

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P4 / 2.2	Section 2 update: replace 'guidelines' in each section with 'policies'.	Agreed. References to 'guidelines' in the Designated Area section of Section 2 replaced with 'policies'.	Various changes in Section 2
P4 / 2.2	Other non-material changes made 'without recourse to a further public inquiry'.	A number of changes have been made to the Land Use Plan documents to ensure they remain consistent with the legislative framework. These changes are non-material to the versions subject to inquiry.	Various changes in Section 1 and Section 2
P4 / 2.3	Update legacy wording referring to 'States Housing' to AHA housing.	Agreed. References to States housing in Section 2 amended to Alderney Housing Association housing.	Section 2, P18, P27, P30
P8 / 2.38	Updated wording to the 4 <sup>th</sup> guiding principle (LUP Section 1) following views of the Inspector and the Alderney Society.	Agreed. The Guiding Principle now reads: <b>"Values, Protects and Sustainably Manages its Built and Cultural Environment:</b> A community which values, protects and sustainably manages its unique culture and promotes its distinct heritage and character both above and below ground."	Section 1, 2.3, P4

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Inspector's Report page / para	Inspector's suggested change	Response and action	Location of change
P16 / 2.82	Policy HOU2 to also require implementation of an Employment Strategy.	Agreed. Policy HOU2 now reads: "Proposals for major schemes will be required to submit and implement an 'Employment Strategy' as part of any planning application, covering both construction and operation phases of the development ..."	Section 1, 5.2.2, P22
P16 / 2.82	Provision of SPG on development requiring an Employment Strategy.	It is agreed that SPG on Employment Strategies should be provided. This will be developed alongside the production of the Employment Strategy and Phase 2 of the Land Use Plan review taking place in 2016-2017.  The wording of the supporting text already provides a 'placeholder' for this SPG.	N/A

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Inspector's Report page / para	Inspector's suggested change	Response and action	Location of change
P22 / 3.21	Rewording 2) (c) (2) [ <i>correction – should be 2) (c) (3)</i> ] to avoid unintended misreading that unsympathetic developments could be more than three storeys.	Agreed. The text now reads: “A dwelling within a Residential Zone may increase its total floor area where the proposals are sympathetic to the surrounding environment and do not result in new overlooking, within the following limits:  (1) up to a maximum of 50% increase of the total internal habitable floor area of that dwelling ;  (2) where such an increase in floor area does not exceed a gross ground floor area of 200m <sup>2</sup> ; and  (3) up to a maximum of three storeys.”	Section 2, P12
P22 / 3.24	Substituting a 15% residential annex limit with a specified floor area equivalent to 15% of a medium sized house.	Disagree – no change made.  On balance, it is considered that it would be perverse for a smaller dwelling to potentially ‘spawn’ a larger ancillary residential annex. The 15% limit in effect creates a natural threshold at which point it would not be functional or worthwhile to create an annex. It is not expected that all plots would be able to sustain such an annex.  In light of this disagreement with the Inspector's recommendations, this policy will be kept under review as part of Phase 2 of the Land Use Plan review.	N/A

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Inspector's Report page / para	Inspector's suggested change	Response and action	Location of change
P23 / 3.29	Plan amendment to both HCA3 (St Anne) and HCA4 (Grand Hotel / Butes) to enable the Belle Vue Hotel site to lie within both HCAs.	Agreed. HCA3 and HCA4 text amended to reflect this change. Land Use Plan map amended to reflect this change. (For clarity, both the vacant hotel and adjacent cottage in the same ownership are now included in both HCA3 and HCA4.)	Section 2, P24 LUP map
P24 / 3.37	Reword HCA3 (St Anne) development description to clarify that development of up to three storeys might not suit the entire area.	Agreed. HCA3 text now reads: "Infill development may in appropriate settings extend up to three storeys..."	Section 2, P24
P25 / 3.41	Reword Zone 7 (Harbour and Braye Bay) description to remove reference to consideration of the BDCC consideration, which is already embodied within the planning application process.	Agreed. Zone 7 text now reads: "Development will not be permitted within this Zone unless it complies with the long term comprehensive design of the Harbour and Braye Area."	Section 2, P28

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Inspector's Report page / para	Inspector's suggested change	Response and action	Location of change
P35 / para 3	Recommend rezoning PA034 (Land at Valongis) from Zone 5 to HCA11.	<p>Agreed.</p> <p>The site of PA034 has been rezoned from Zone 5 to HCA11, shown on the Land Use Plan map.</p> <p>(It should be noted that the Inspector's Report made it clear that PA034 is an exceptional site which, whilst falling within the current Zone 5, is more akin with the adjacent HCA11. The Inspector concluded that re-designating the site to HCA 11 would have negligible practical impact on the safeguarding of Zone 5. The purpose of this rezoning is to 'tidy up' the previous Land Use Plan. Significantly, it does not impact on the standing of or level of protection accorded to the remainder of Zone 5.)</p>	LUP map

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P40 / para 3	Recommend removing the social housing requirement from Zone 20 (Whitegates)	Disagree – the social housing requirement is retained. The Committee consider the Inspector's recommendation is best considered as part of Phase 2 of the Land Use Plan. Adopting the change recommended by the Inspector at this time could open the site to development of new open market dwelling units in the Longis Bay conservation and designated areas before Phase 2 of the LUP has fully considered the archaeological and conservation implications and any alternative opportunities. Maintaining the policy status quo of the existing historic LUP policy in the interim period will enable the States to have further discussions with the AHA regarding the future role of the Whitegates site in terms of future social housing provision.	N/A

Table 1: Amendments to Alderney Land Use Plan 2016 following public inquiry