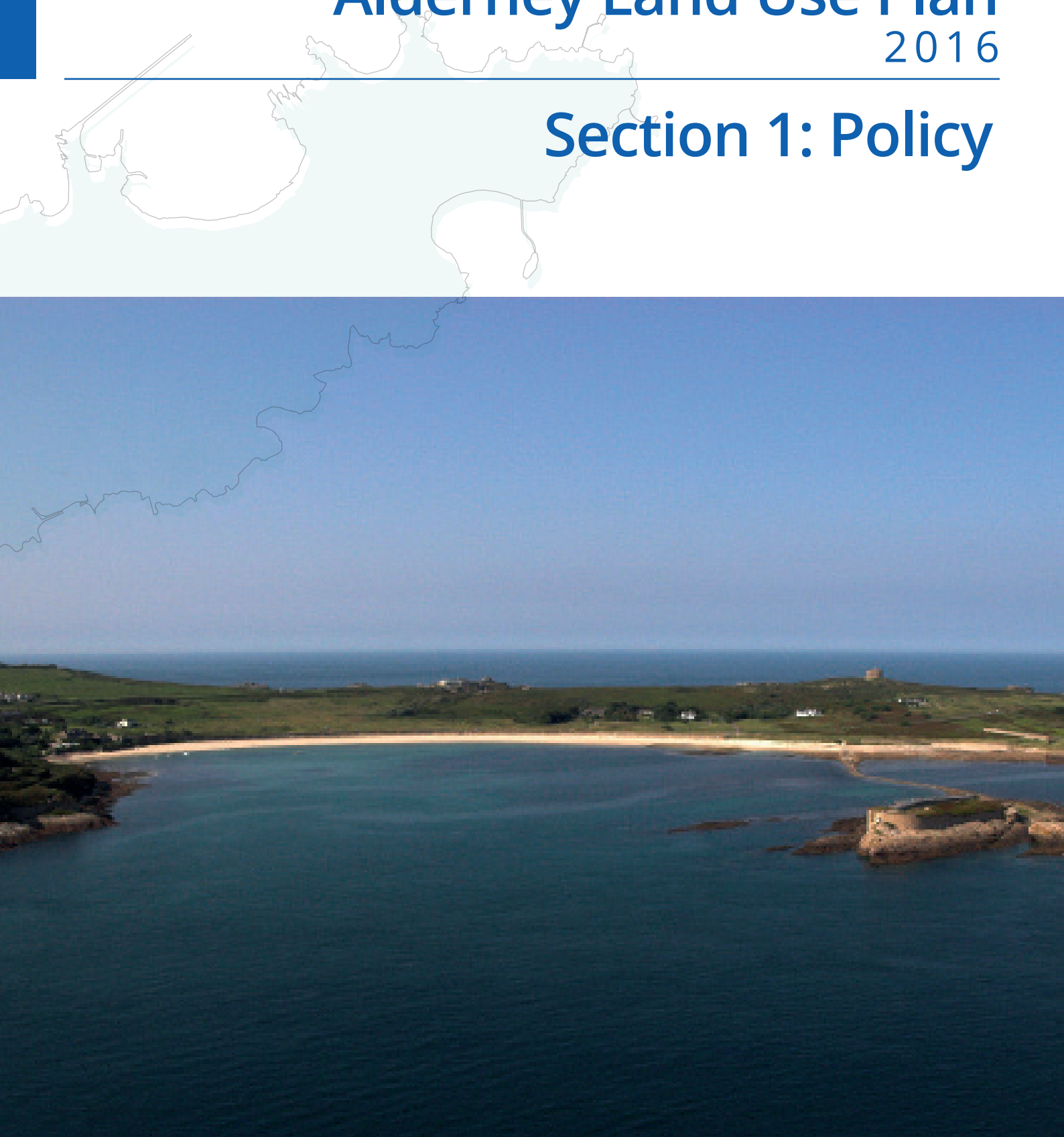

Alderney Land Use Plan

2016

Section 1: Policy



1 Introduction to the Land Use Plan

1.1 What is the Land Use Plan used for?

- 1) Making decisions on planning applications.
- 2) Encouraging suitable development on appropriate sites.
- 3) Protecting the environment.
- 4) Helping to guide public and private investment.

1.2 What does the Land Use Plan seek to achieve?

The objective of the Land Use Plan is to provide for the main development requirements of the Island in a way that conserves the special features of its environment, makes optimum use of its resources and offers a good quality of life for its people.

1.3 What does the Land Use Plan contain?

The Land Use Plan contains guidelines for the Building and Development Control Committee (B&DCC). The information provided in the Land Use Plan documents will assist both developers and individuals prior to the submission of planning applications.

The Land Use Plan contains two components: **Written Statements** and the **Area Maps**.

1.3.1 Written Statements

Alderney Land Use Plan Section 1: Policy
Alderney Land Use Plan Section 2: Sites

1.3.2 Area Maps

Land Use Plan Map
Conservation Areas

1.3.3 Supplementary Planning Guidance

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.

1.4 Updates to the Land Use Plan

The 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 establishes a vision for the Island and sets out its 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 review of the Land Use Plan has resulted in the following updates and amendments to the *Alderney Land Use Plan Section 1: Policy*:

- Sections 2.2 to 2.4 have been inserted to establish a long term vision, guiding principles and plan outputs for the Land Use Plan.
- Section 5 on housing has been re-drafted to reflect the recommendations of the Housing Strategy and includes five new housing policies.

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.

2.1 Legal context

This section of the *Alderney Land Use Plan Section 1: Policy* takes the considerations that the Law requires the B&DCC to take into account and translates them into General Policies. These inform the rest of the Land Use Plan and the B&DCC's decision-making in general.

Section 7 of the Building and Development Control (Alderney) Law, 2002 as amended, requires the B&DCC to take into account:

- “(a) the effect of the development or other work on the natural beauty of the area and the desirability of keeping land adjacent to the foreshores and cliffs of the Island in its natural state;
- (b) the degree of suitability of the land to which the application relates for residential or industrial purposes;
- (c) whether the moveable or immovable structure or other work in relation to which permission is applied for would be incongruous with its surroundings because of its siting, design or exterior appearance or because of the materials to be used;
- (d) in the case of an application for permission to carry out any development of agricultural land, the degree of suitability of the land as agricultural land, and the loss to the Island (if the application were to be granted) of agricultural land;
- (e) the extent to which the development or other work would detract from the character or the amenity of the locality concerned;
- (f) the effect of the development or other work on roads, traffic, services, public health, parks, playing fields and other open spaces and the effect on adjoining properties;
- (g) the availability of access and the proximity of appropriate services, including roads, electricity, water and sewage disposal;
- (h) the provisions of any Land Use Plan approved by the States”.

2.2 Vision for the Land Use Plan

To help guide development on the Island, the B&DCC has developed a long term Land Use Plan vision for Alderney. In doing so, the B&DCC has taken stock of current States of Alderney policy directions and engaged with stakeholders to ensure their views are reflected.

The aim of the vision is to help align States' overall strategic thinking with the spatial implications of that strategy so that the Land Use Plan is better able to deliver these aspirations. It also provides the inspiration for the Land Use Plan proposals to ensure they are aligned.

Alderney – a welcoming, resilient and sustainable island with a buoyant economy and a happy and healthy community, which values and protects the island's unique cultural and natural environment.

2.3 Guiding Principles for the Land Use Plan

The guiding principles articulate the vision and provide further guidance on how the vision should be implemented within the Land Use Plan. They support the realisation of sustainable development and an expanding population which provides economic and social resilience for the future.

- ❑ **Diverse and Buoyant Economy:** A place which maximises opportunities to become a diverse and balanced economy, and which encourages innovation and investment in existing and new commercial sectors.
- ❑ **Valued Natural Environment:** A community which protects and sustainably manages its land and marine environments and maintains access to the Island's natural environment.
- ❑ **A Sustainable Community:** A self-dependent and sustainable community, which enjoys a welcoming, inclusive and relaxed way of life supported by high quality service provision.
- ❑ **Values, Protects and Sustainably Manages its Built and Cultural Environment:** A community which values, protects and sustainably manages its unique culture and promotes its distinct heritage and character both above and below ground.
- ❑ **Efficient and Well Integrated Land Use:** An integrated and holistic approach to land use, which manages the competing demands for the limited available land in order to meet the island's needs.
- ❑ **Resilient Infrastructure Systems:** Transport and utility systems which provide resilient and efficient services that support and facilitate economic and social activities on the Island.

2.4 Plan outputs

The vision sets the long term (20 year) vision for the Island. To support realising the vision's aspirations, plan outputs have been developed for the 20 year period and an interim five year period which represents the lifespan of the current Land Use Plan iteration. The plan outputs are metrics which enable the B&DCC to measure the extent to which the Land Use Plans aspirations have been realised. The plan outputs describe the 'end state' and therefore combine existing provision with the Land Use Plan aspirations.

Output	Unit	Existing (2016)	Five years (2021)	Twenty years (2036)
Population	<i>people</i>	approx. 2,000	2,250	2,900-3,000
...of which are economically active	<i>people</i>	approx. 750	1,000	1,500
...of which are young people (under 18)	<i>people</i>	approx. 250	300	400
Full time resident households	<i>Dwelling units</i>	approx. 1,000	1,100	1,400

2.5 General policy principles

- Land should be used for the optimum benefit of the community, economy and environment, **[2.6.1]**
- Proposals should not prejudice or inhibit the best long term planning interests of the Island. **[2.6.2]**
- The Island's landscape, ecology and wildlife should be conserved and enhanced. **[2.6.3]**
- The Island's high quality built environment should be conserved and enhanced. **[2.6.4]**
- New developments should be well designed and in keeping with their surroundings. **[2.6.5]**
- Adverse impacts upon the character and amenity of the area should be avoided. **[2.6.6]**
- Development should be served by adequate roads and other infrastructure. **[2.6.7]**
- Development should be provided with safe and convenient access. **[2.6.8]**
- Open space and parking provision should be of an appropriate standard. **[2.6.9]**

- ❑ Development should not give rise to hazards, pollutants or nuisances, which would present a significant risk to the public and the environment. **[2.6.10]**
- ❑ Development should help to support and maintain public enjoyment of the built and natural environment. **[2.6.11]**
- ❑ Development should not be detrimental to the reasonable enjoyment of adjoining properties. **[2.6.12]**

2.6 General Development Policies

All the policies in this section are statements of general policy which will be applied in conjunction with the subsequent more detailed policies contained in the Land Use Plan. These basic considerations apply to any form of development in any location. The basic planning principles outlined in this section underpin the Land Use Plan and introduce policy themes that are developed in more detailed and specific policies in subsequent chapters.

2.6.1 Sustainable development

It is vital that the land is used in ways that make a positive contribution to the economic, environmental and social wellbeing of the Island. At the same time existing resources should be used efficiently and the quality of the environment should be conserved and enhanced.

The B&DCC will encourage proposals where the following issues have been addressed. Those wishing to build new houses or convert existing buildings should have regard for maximising energy efficiency, reducing water usage and using sustainable materials.

Policy GEN 1

In considering proposals for development the Committee will take into account the need for the development to be beneficial to the community and sustainable in terms of its location, its design, its use of existing resources and its impact on the environment.

The Committee will encourage the use of design and technology to achieve sustainable forms of development.

The Committee will encourage developments which show regard to

- a) maximising energy efficiency
- b) reducing use of mains water
- c) using sustainable materials

2.6.2 Comprehensive development

Land in Alderney is a precious and scarce resource. Piecemeal development often represents a less efficient use of the land than a whole well conceived overall scheme. It can result in poorly laid out developments and the duplication of roads and services. Sometimes piecemeal development will leave isolated pockets of land without any prospect of reasonable development, or may blight an area by compromising future development opportunities. To achieve optimum results the Committee will seek to ensure that suitable development land is planned in a comprehensive way.

Policy GEN 2

In considering proposals for development the Committee will take into account the need to ensure the optimum efficient use of land. The Committee will require individual proposals to conform to a comprehensive scheme for the area where implementation of the project in isolation would be likely to prejudice or inhibit future development opportunities, or not represent best use of the land.

2.6.3 Landscape, ecology and wildlife

In order to conserve and enhance the Island's landscapes and features of ecological and wildlife value, new development should respect existing landscape features and include them as an integral part of the design process.

Policy GEN 3

In considering proposals for development the Committee will take into account

- a) existing features of significant landscape, ecological or wildlife value; and
- b) the appropriate provision of new or improved landscape, ecological or wildlife features.

2.6.4 The built environment

The Committee is committed to the conservation of the Island's architectural and historic heritage.

Policy GEN 4

In considering proposals for development in the Conservation area or on a Historic Building the Committee will take into account the need to conserve and protect the Island's heritage, as well as enhance the quality of the built heritage.

2.6.5 Design

Good design, which relates well to its surroundings, enhances the quality of experience for its users and contributes to public enjoyment of an area. Visually intrusive development, on the other hand, can spoil the quality of the environment for all.

Policy GEN 5

In considering proposals for development the Committee will take into account:-

- a) the quality of design and materials to be used; and
- b) the siting, layout and scale of buildings in relation to their surroundings.

2.6.6 Character and amenity

The characteristics of the Island, which contributes to its special appeal, can easily be lost or eroded by unsympathetic development. It is important to ensure that the amenity of an existing area, its pleasantness and local distinctiveness, are maintained or enhanced.

Policy GEN 6

In considering proposals for development the Committee will take into account locally distinctive features and characteristics of the environment.

2.6.7 Roads and infrastructure

It is, generally, better to locate new development where the infrastructure has sufficient capacity to cope with the increased demand. In some cases, improvements to the local networks may be needed. In the case of large projects the developer may be required to carry out an Environmental Impact Assessment (EIA), and undertake improvement to the network.

Policy GEN 7

In considering proposals for development the Committee will take into consideration the adequacy of roads and public utilities to cope with the increased demand.

2.6.8 Safe and convenient access

Proposals for development offer the opportunity to secure a more accessible environment for everyone. An environment that provides for safe and convenient access for people with mobility problems, including people with sensory impairment and carers with young children, is likely to benefit all users.

Policy GEN 8

In considering proposals for development the Committee will take into account the need to ensure safe and convenient access, including the needs of people with mobility problems.

2.6.9 Open spaces and parking

The provision of adequate levels of open amenity space and parking is important to the quality and function of all development. However, the strict application of minimum standards can have an undesirable impact upon the appearance of a development. Although the provision of parking and open amenity space should normally comply with Annex 1, the guidance will be interpreted flexibly where it is considered that, as a result, a better development could be achieved.

Policy GEN 9

In considering proposals for development the Committee will take into account the provision of adequate levels of parking and open amenity space.

2.6.10 Hazardous development

Care must be taken before new development is located close to existing hazardous development (including contaminated land). Similarly, care must be taken in the location and design of new development that might, of itself, cause risks to the environment and the public. In dealing with hazardous development the Committee will expect development proposals to include an Environmental Impact Assessment (EIA) and risk assessment.

Policy GEN 10

In considering proposals for development with potential to cause, or to be affected by, significant risks to public health and safety, and the environment, the Committee will require satisfactory measures to address the risks arising from the proposal.

Permission will be refused if the level of risk associated with the development is considered to be unacceptable.

2.6.11 Public enjoyment

The open spaces and routes within the Non-Designated Area, and features within them such as places to rest and seek shelter, form the setting for people to enjoy. The quality of this public realm makes an important contribution to the special character appeal of the urban environment.

Policy GEN 11

In considering proposals for development the Committee will take into account the need to safeguard and, where appropriate, create opportunities for public enjoyment.

2.6.12 Effect on adjoining properties

In a small Island it is perhaps inevitable that development could affect someone, somewhere. In assessing the effect on adjoining property, the Committee will consider whether an individual's reasonable expectation to develop property can be justifiably denied in order to protect a neighbour's reasonable enjoyment of amenity.

Policy GEN 12

In considering proposals for development the Committee will take into account any significant impact on the reasonable enjoyment of adjoining properties, particularly in relation to overshadowing, overlooking, emissions, noise and disturbance.

3 Design & the built environment

3.1 Policy Context

The *Alderney Land Use Plan Section 1: Policy* recognise that good quality design in the built up area helps to create, sustain and improve the quality of the built up environment.

Having regard for the document, the policy principles for design and the built environment are as follows:-

- Well designed development should be encouraged. **[3.2.1]**
- Groups of buildings and townscapes of special character, architectural quality and / or historic interest should be conserved and enhanced. **[3.2.2]**
- Buildings of special interest and their settings should be protected from damaging change. **[3.2.3]**
- The demolition of buildings that make a positive contribution to the character of the built up environment should be avoided. **[3.2.4]**
- Areas of archaeological importance should be identified and protected. **[3.2.5]**

In applying these policy principles, the Committee recognises that a balance must be struck between the protection and enhancement of the built environment in the public interest and the reasonable expectation of property owners to exercise individual choice in matters of design.

The ability to distinguish is important if the policy is to ensure that the distinctive quality of the Island's built environment is not allowed to deteriorate as a consequence of insensitive development.

3.2 Design & the built environment policies

3.2.1 Design General

Well designed buildings fit in with their surroundings and satisfy the needs of the occupants and the general public. In the design of minor developments such as house extensions and garages it is intended that a high degree of flexibility and personal choice will be available. Poor or obtrusive designs will be rejected. The B&DCC will encourage close liaison with applicants to achieve a satisfactory design from the earliest planning stages.

Policy DBE1

In general the B&DCC will require new development to:-

- (a) achieve a good standard of architectural design;
- (b) respect the scale and massing of existing buildings in the vicinity;
- (c) avoid the introduction of elements that would appear obtrusive or discordant in the street scene;
- (d) retain existing features that contribute to the character of the area;
- (e) incorporate measures, as appropriate, to ensure the safety and security of the public; and
- (f) achieve a satisfactory relationship with adjacent properties.

3.2.2 Development with significant townscape impact

Development within the St Anne will be permitted which conserves or enhances the character and appearance of the area, in terms of size, form, position, scale, materials, design and detailing.

Policy DBE2

Development proposals which result in significant change to the character of the surrounding townscape, will be required to:-

- (a) make a positive contribution to townscape quality, in terms of layout, density, height, massing, architectural style, materials and landscaping;
- (b) facilitate safe and convenient access, including movement by pedestrians, cyclists, pushchair/ wheelchair users, both within the development and the surrounding areas; and
- (c) retain, enhance and/or create urban spaces, landmarks, and other townscape features, which make significant contribution to the character of the area, and take opportunities to reveal such features to public view.

3.2.3 Buildings of special interest

Buildings of special interest include Ancient Monuments and Historic Buildings and other buildings that the B&DCC considers have special qualities and make a valuable contribution to the character or appearance of an area. The setting of these buildings can be just as important as the individual buildings themselves. It is important to ensure that the development is carefully designed to avoid damaging the character of a building of special interest or its setting.

Any proposal that affects a building of special interest, or its setting, must be accompanied by sufficient information to enable the effect of the proposals on the character and setting of the building to be fully considered. In appropriate circumstances the B&DCC may require a structural survey be undertaken by an appropriate professional to demonstrate that the proposals would not entail extensive demolition and rebuilding.

Policy DBE3

Buildings of special interest and their settings will be protected from development that would detract from their special qualities.

Development will only be permitted where:-

- (a) it respects the building and its setting in terms of siting, scale, massing, form, proportions, detailing and materials;
- (b) it would not result in loss of ancillary features which contribute to the character of the setting of the building; and
- (c) the proposal would comply with other policies and, in the case of conversion or change of use, the character and appearance of the building would be substantially retained.

3.2.4 Demolition of buildings and features

There is a general presumption in favour of retaining buildings and features that make a positive contribution to the character and appearance of an area. Rehabilitation of existing buildings with selective redevelopment can be more effective and less wasteful than demolition and replacement with new development.

However, where a building clearly detracts from the character and appearance of the locality, proposals for its demolition and redevelopment could help to enhance the character and appearance of the built environment.

In order to avoid the creation of “gap sites” which can remain vacant for long periods, it is important that consent should not be given for demolition unless it is clear that the site will be redeveloped within a reasonable time scale.

Policy DBE4

Proposals to demolish existing buildings and features will be considered against the following criteria:-

- a) The contribution of the building or feature to the character and appearance of the area (absence of such a contribution will not necessarily be a reason for demolition);
- b) the contribution that the proposed replacement, other development or vacant site, would make to the character or appearance of the area;
- c) the condition of the building, the cost of repair and maintenance and the economic value of the building if reused; and
- d) the importance of the new development and whether it will produce substantial benefits to the community that would outweigh the loss resulting from demolition.

Where it is important for the character or appearance of an area that the structure be replaced or the site landscaped, any consent involving demolition will be subject to a condition which will ensure this.

3.2.5 Archaeological remains

Archaeological remains provide evidence of the Island's history and can be of great interest and value to residents and visitors. They are very vulnerable to development and, once lost, cannot be replaced. They should therefore be protected during the development process.

Wherever possible, developments should be located or designed so as to retain any valuable remains in their present position. In exceptional cases, where the remains are of outstanding importance, these may have to take priority over development. In most cases, however, mitigation measures (either through the design of the development, through prior excavation and recording or archaeological watching brief during development) will provide adequate protection. The Committee will attach conditions to development permissions to ensure that adequate action is taken in each case to protect the archaeological significance of the site.

Policy DBE5

Proposals that would adversely affect areas of archaeological importance will only be permitted where the applicant makes appropriate and satisfactory provision for mitigation measures to avoid damage to the remains, or for archaeological investigation and recording, in accordance with a scheme to be agreed by the Committee. Conditions will be attached to planning permissions to ensure the implementation of the agreed mitigation and / or investigations.

4.1 Policy context

The B&DCC seeks to maintain and enhance the attractiveness of the commercial centre of Victoria Street. The vitality and viability of the town centre is particularly dependent on retail activity. This policy aims to concentrate retail development in the existing town centre. It is recognised that additional provision for out-of-town shopping, unless properly justified, could threaten the vitality and viability of the existing centre.

Having regard for the planning context referred to above the policy principles for the centre of St Anne are that: -

- In the absence of an acknowledged demand for the provision of additional out-of-town retail developments, new retail developments should be directed to the existing town centre. **[4.2.1]**
- A diverse and sustainable mix of activities should be maintained and enhanced. **[4.2.2]**
- Accessibility should be maintained and improved including the provision of appropriate levels of car parking. **[4.2.3]**
- The special character of St Anne should be maintained and enhanced. **[4.2.4]**

4.2 Policies for St Anne Town Centre

4.2.1 New retail developments

Victoria Street is the Island's main shopping area and is characterised by an interesting blend of shops and businesses.

In order to ensure that the town area continues to provide attractive and convenient shopping facilities for all the community, the policies for new retail development are in the spirit of improving shopping facilities whilst at the same time concentrating development in and around the town area.

Policy TOW1

- a) The provision generally of further new retail developments on sites away from the Town Centre will be resisted.
- b) New development in Victoria Street will only be permitted where proposals are satisfactorily located in relation to the character of the area and neighbouring properties, and make appropriate provision for access, car parking and servicing.

4.2.2 A sustainable mix of diverse activities

In considering proposals for the change of use or redevelopment of retail units at street level, the impact of the proposal on the retail function of Victoria Street will be determined having regard to:

- The particular nature and character of the use proposed, including the level of activity associated with it;
- the number, distribution and proximity of other premises in non-retail use or with permission for such uses;
- whether the new non-retail use would result in an over concentration or grouping of uses which could result in a long term loss of trade from Victoria Street compared with a continued retail use;
- the length of time the unit has remained vacant and the evidence to show that attempts have been made to find a retail occupier; and
- the design and appearance of the proposed frontage.

The impact on nearby residents will be given very careful consideration. The main planning issue is likely to be the scale of noise and disturbance expected and the extent to which this may impact upon the occupiers of upper floor flats or adjoining residential properties.

In order to ensure success and prosperity of St Anne, it is considered important that a variety of shops should be encouraged.

Policy TOW2

Proposals for change of use or redevelopment of retail units at ground level within Victoria Street area will only be permitted where: -

- a) the overall retail function and vitality of the frontage within which the shop unit is situated would not be adversely affected;
- b) the use would make a positive contribution to the overall role of the Street;
- c) the proposal would not cause significant adverse effects for nearby residents; and
- d) the use is compatible with other policies.

4.2.3 Accessibility

The B&DCC supports the principle that parking requirements are kept to an operational minimum and alternatives to the car are encouraged. Car parking is a major use of land and its supply is a key factor influencing trip generation. There is a balance to be struck between providing more parking spaces and the need to reduce dependency and achieve a shift towards more sustainable modes.

It is accepted that some additional parking provision may be required. In order to meet specific requirements, Policy TOW3 supports the provision, where appropriate.

Policy TOW3

The B&DCC will seek to ensure that there is sufficient public or customer off-street parking to meet the operational needs of Victoria Street, public facilities and the essential needs of commercial developments.

4.2.4 The special character of St Anne

Paving

Natural materials such as granite setts and flagstones are characteristic of St Anne and add greatly to the quality and identity of streets, venelles and spaces.

Shopfronts

New shopfronts should be well designed and attractive to shoppers in a manner that will maintain and enhance the character of St Anne. The Town Area is designated as a Conservation Area and replacement of inappropriate or unsightly shopfronts provides an opportunity to enhance the appearance of the building and the street scene.

Signs

In order to protect and enhance the character of St Anne, advertising material should be generally restrained in quantity and form. In Conservation Areas, only painted signs and applied lettering will be appropriate. The B&DCC will not normally permit the provision of illuminated signs. In addition, advertisements should not adversely affect any form of traffic, including pedestrians, or other public safety, for instance where it will cause obstruction to the public highway or result in glare or dazzle.

Policy TOW4

- a) To ensure that the special character of St Anne is maintained and enhanced, the B&DCC will encourage the use of high quality, traditional paving materials and the provision of suitably located and well designed street furniture.
- b) The B&DCC will seek to ensure that shopfronts and associated features which contribute to the character of individual buildings and the area, are retained and repaired as part of any development scheme, and the provision of a new shopfront or alteration of an existing shopfront will only be permitted where the scheme is well-designed and would enhance the street scene.
- c) New or replacement advertisements will only be permitted if by reason of design, positioning, materials, proportion or illumination they would:-
 - i) be appropriately positioned in relation to the street level of the building on which they are fitted;
 - ii) be satisfactory in scale and appearance and not detract from the visual amenity of the street scene; and
 - iii) not create a safety hazard.

5.1 Policy context

A Housing Strategy¹ has been produced as part of the Land Use Plan evidence base. This strategy recognises the importance of the Island providing housing which meets the needs of all sectors of society. The housing policies therefore seek to ensure that everyone living in Alderney has access to suitable housing which meets their needs in terms of size and tenure and that these houses are provided in appropriate locations to support sustainable growth of the Island.

The policy principles for housing are:

- A wide range of housing which reflects housing needs of residents will be encouraged, including first time buyers, homes for families and housing for older people. **[5.2.1]**
- Housing which meets the needs of new residents and supports the diversification and strengthening of the Island's economy will be encouraged. **[5.2.2]**
- Land will be identified in the Land Use Plan to facilitate the supply of new housing. Priority will be given to previously developed land within the Central Building Area. **[5.2.3]**
- There is a presumption against release of the Designated Area for new residential dwellings. **[5.2.4]**
- Residential development within the Building Area will generally accord with the development principles for the relevant Housing Character Area. **[5.2.5]**

¹ Alderney Land Use Plan Review: Housing Strategy (2016)

5.2 Housing policies

5.2.1 Meet housing needs of the Island's residents

The Housing Strategy identifies that different groups of people need different types of housing, and that this need may change over time. This includes for the different life stages of residents. 'Housing need' therefore refers to the housing that is required to create and maintain a sustainable and diverse population; this is both the absolute number of houses and the type, characteristics and mix of houses including size, tenure, typology and affordability. Consideration will be given to both existing needs which are not being met and future requirements.

The Housing Strategy confirms that not everyone in Alderney is living in a home which meets their needs and therefore both the number and types of homes available need to increase and evolve over the lifetime of the Land Use Plan. This includes specific housing needs including first time buyers, homes for families and housing for older people.

The B&DCC may develop Supplementary Planning Guidance on flexibility and/or measures that are expected in new and renovated housing for families and older people. In the absence of this guidance, applicants may find the prevailing UK Lifetime Homes Standard a useful reference for the type of measures that could be incorporated.

The B&DCC will permit a range of specialist housing for older people including:

- Smaller 'downsize' properties – e.g. two-bed, easily maintained apartments in a central location, but not necessarily designed exclusively for older people.
- Free standing or connected annexes within existing plots to enable older people to live with their extended family provided the proposed locations are consistent with other policies in the Land Use Plan.
- 'Independent living' units, designed exclusively for older people to be more compact and easy to maintain. Designed to accommodate lifts, stair lifts, single-floor living, wet rooms and similar design features.
- 'Assisted living' units, combining independent living with some shared facilities (e.g. communal space) and personal care and/or health services, but with a lower level of care than residential care homes.

Where specialist housing for older people is proposed, it should be integrated within existing settlements and consideration should be given to the proximity and access to services such as healthcare, retail and local community groups.

Policy HOU1

Residential developments will provide a mix of units in terms of size, type, tenure and affordable housing provision to contribute towards meeting Alderney's housing needs as identified in the Island's housing needs assessment.

Applications for residential development will need to demonstrate how flexibility measures have been incorporated into the design of the scheme.

5.2.2 Meet housing needs of new residents

In addition to meeting existing resident's housing needs, a variety of housing will be required to support businesses and wealth creators attracted to the Island. The Housing Strategy indicates that there is a lack of homes to support incoming businesses; this is both in terms of properties for professional service workers and accommodation for temporary and seasonal workers.

The B&DCC may publish Supplementary Planning Guidance which provides further detail on when an Employment Strategy is required for major development and what it should cover. The objective is to demonstrate the case for the development in enabling terms for the economy. In the absence of such guidance, the need for an Employment Strategy should be agreed with the Planning Office as part of pre-application discussions. It is envisaged that major schemes will comprise significant infrastructure, housing or economic development projects.

Policy HOU2

The B&DCC will encourage private sector rental and for sale housing to meet the needs of new residents.

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. The Employment Strategy will set out:

- a) the expected workforce required (both number and specialist skills);
- b) where the workforce will be recruited from (i.e. on-Island or off-Island);
and
- c) how any off-Island staff will be housed.

5.2.3 Ensure an adequate supply of housing

Alderney is a small island state; land is a finite resource that must be thoughtfully and efficiently used. The historic use of land and associated pattern of development have resulted in Alderney's distinctive character, with a compact urban centre surrounded by open countryside. The Housing Strategy seeks to maintain this pattern of development and maximise the efficient use of land.

In preparing the Land Use Plan, the B&DCC will ensure that sufficient land is identified to accommodate the housing requirements (as specified in the plan outputs for the Land Use Plan period) in accordance with the hierarchy identified in Policy HOU3. The B&DCC expect that it will be possible to meet housing requirements through the sources of land identified in categories a) to e) of the land preference hierarchy over the next 20 years. The B&DCC therefore maintains its position, in accordance with the Building and Development Control (Alderney) Law (2002), that there should be no net increase in the number of dwellings in the Designated Area.

If additional land is identified beyond that needed to meet the housing requirements for the Plan period, preference will be given to land in accordance with the land preference hierarchy. Additional land including sites that come forward through the Call for Sites process may be shown on the Land Use Plan Map and safeguarded for use in a future Land Use Plan period. By adopting a

rolling and quantified 20-year Land Use Plan Vision, the aim is to ensure an on-going short- and longer-term housing pipeline.

Policy HOU3

The Land Use Plan will identify land to accommodate housing requirements arising over the lifetime of the Plan. In identifying this land, sequential preference will be given to the following categories subject to the land being in general accordance with other policies in the Land Use Plan:

- a) Re-use and/or redevelopment of unoccupied dwellings within the Central Building Area.
- b) Intensification, infill, redevelopment and/or sub-division within the Central Building Area.
- c) Undeveloped (or derelict/unused) plots within the Central Building Area.
- d) Infill within settlements located outside the Central Building Area.
- e) Forts where residential development comprises part of a mixed use scheme and where it can be demonstrated that the redevelopment will support sustainable patterns of development.
- f) Strategic and sustainable (socially, economically and environmentally) release of a part of the Designated Area subject to the requirements of Policy HOU4.

5.2.4 Approach to strategic release of land in the Designated Area

Policy HOU3 identifies strategic and sustainable release of the Designated Area as the least preferred option for meeting the Island's housing needs. The B&DCC will only explore this option when it can be conclusively demonstrated that insufficient land can be identified through all other categories higher in the hierarchy. This reflects the B&DCC's stance that there should be no net increase in the number of dwellings in the Designated Area.

Where this option is considered, evidence will need to be produced to conclusively support the proposals at the Land Use Plan Inquiry, which will include:

- that the proposals are in conformity with the Land Use Plan Vision in terms of overall direction and plan outputs;
- that the number, size, type and tenure of units cannot be provided through categories a) to e) of the land preference hierarchy;
- demonstration that all feasible and viable land falling within categories a) to e) has been utilised/cannot be brought forward within the Land Use Plan period; and
- that the strategic release of land will comply with the criteria set out in Policy HOU4.

In the context of the relationship between the Land Use Plan and Alderney's Planning Law, strategic release of land in the Designated Area would require a corresponding change in Building and Development Control (Designated Area) (Alderney) Ordinance, 2016.

Policy HOU4

The Land Use Plan review may only consider strategic and sustainable release of land in the Designated Area when it has not been possible to identify a housing land supply through categories a) to e) of the land preference hierarchy set out in Policy HOU3.

In such cases, land in the Designated Area will be considered for release where it can be demonstrated that the land can feasibly and viably meet housing requirements within the required timescales and that releasing the land will not:

- a) promote unsustainable (socially, economically and environmentally) patterns of development;
- b) result in the loss of 'green lungs' and connectivity to green space in urban areas;
- c) adversely impact the use of the land for existing and/or future recreational activities; and
- d) result in a net loss of employment land.

5.2.5 Approach to residential development in the Building Area

To provide greater clarity on how housing development can be accommodated in the Building Area, it has been divided into Housing Character Areas, which provide development principles for the type, size and design of buildings. The Character Areas accord with, and expand, the housing land preference hierarchy established in Policy HOU3 and form the basis against which decisions on the suitability of residential proposals will be assessed.

The Housing Strategy identifies that within the Housing Character Areas residential development should be the preferable use unless other designations confirm otherwise. The B&DCC has confirmed that it is undertaking a dual review of the Land Use Plan. The second phase of the review concerns employment and infrastructure requirements and may result in additional employment or other uses being identified for inclusion in the Land Use Plan. If during the period between the Land Use Plan being approved in 2016 and the second phase of the Land Use Plan review concluding, applications are made to the Planning Office for change of use to residential development, such applications will need to demonstrate that there is no longer a need for the existing use.

Policy HOU5

Proposals for residential development will generally accord with the Housing Character Areas identified in *the Land Use Plan Section 2: Sites*. Within these areas and unless other designations on the Land Use Plan confirm otherwise, residential development will be viewed as the preferable use.



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