

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/122a

Site name: Belle Vue Hotel, Butes Road

AY Parcel(s): AY 0828

Submission Type: Use/development

Source: Private



Proposals

Summary of respondent's proposal:

Mixed-use redevelopment of the Belle Vue hotel, incorporating residential and commercial uses.

Planning history and other context:

The site currently has a deferred planning application for change of use (PA/2017/001). This site has previously been assessed for residential redevelopment in the 2016 Call for Sites assessment as PA/023a. The assessment concluded that the site accords with emerging policy but stipulated that if an application for residential use were to come forward in advance of the Economic Strategy, the application would need to demonstrate that there is no longer a need for tourism accommodation. It also stated that further assessment would be required regarding the feasibility of residential conversion.

This site was submitted in Call for Sites Phase 1 as PA042. The assessment was deferred as the Economic Development Strategy was to be published as part of Land Use Plan Review Phase 2.

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Yes	The proposal accords with the vision, which aims to maximise opportunities to become a diverse and balanced economy. The proposed redevelopment also accords with the guiding principle of valuing, protecting and conserving Alderney's unique culture and promoting its heritage and character.
Does the proposal accord with the Housing Strategy?	Yes	This site lies within the Central Building Area, where the Housing Strategy set out a land preference hierarchy that prefers infill or redevelopment in order to accommodate anticipated development within the Building Area. The proposed residential element of the scheme therefore accords with the Housing Strategy.

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/122a

Site name: Belle Vue Hotel, Butes Road

Does the proposal accord with the Economic Development Strategy?	Partial	<p>The Economic Development Strategy sets out a preference hierarchy for the delivery of new commercial floorspace; the re-use and conversion of existing buildings in the Central Building Area, where this will not harm the viability of other sectors, is preferred (Recommendation 12).</p> <p>The Economic Development Strategy recommends that the Land Use Plan should introduce a criteria-based policy relating to vacant or derelict hotels, requiring the applicant to demonstrate the lack of demand for its continued tourism use before it can be considered for non-tourism uses (Recommendation 30). The proposed use would be compatible with the Economic Development Strategy if a lack of market demand for the hotel can be demonstrated.</p>
--	---------	---

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/122a

Site name: Belle Vue Hotel, Butes Road

Does the proposal accord with the Natural Environment Strategy?	Yes	The site is located within the Central Building Area and is not located within any of the habitats identified in the hierarchy of environmental designations. The site therefore accommodates development that might otherwise be directed towards more environmentally sensitive areas. The use therefore accords with the Natural Environment Strategy, which seeks to protect the Island's natural assets.
---	-----	---

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/122a

Site name: Belle Vue Hotel, Butes Road

Does the proposal accord with the Built Environment and Heritage Strategy?	Partial	This site does not contain registered heritage assets nor is the site being considered for registration. However, it is located within the St Anne Conservation Area (C/001). Any external alterations would therefore need to be sensitive to this context. However, the proposed use would not require the demolition or alteration of a registered heritage asset.
--	---------	---

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/122a

Site name: Belle Vue Hotel, Butes Road

Assessment of Suitability, Availability and Achievability

<p>Is the site suitable for the proposed purpose?</p>	<p>Yes, with mitigation</p>	<p>The previous Call for Sites Phase 1 submission concluded that it would also be suitable for residential uses, providing that the applicant could prove that there was insufficient demand for the building to remain in tourism use. This site is located with Housing Character Area 3, which states that redevelopment proposals will be assessed on their individual merits and the extent to which they accord with any LUP design policies or supplementary planning guidance. The Housing Strategy sets out that residential development should be viewed as the 'preferable use' within Housing Character Areas.</p> <p>Providing that there is not sufficient demand for the building to remain in tourism use, the proposed commercial use would be suitable considering that it is located at the bottom of Victoria Street within the Central Building Area and would therefore positively contribute to the aspirations of the Economic Development Strategy and be at the top of the preferred commercial land preference hierarchy.</p> <p>The proposed retail use does not accord with the Economic Development Strategy as it is not located within either of the town centre locations at Victoria Street or Braye.</p>
<p>Is the site available for the proposed purpose?</p>	<p>Yes, with mitigation</p>	<p>The site has not been submitted by the landowner. However, the hotel is has been for sale and could therefore be made available in the five year Plan period. A preliminary declaration for change of use from hotel to mixed uses including commercial / residential / retail uses has also recently been made.</p>

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/122a

Site name: Belle Vue Hotel, Butes Road

Is the site achievable for the proposed purpose?	Yes	The site benefits from existing road access and servicing.
--	-----	--

Any other comments	
--------------------	--

Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes, with mitigation	<p>The site should be available for the proposed use within the five year Plan period, considering that although the landowner has not made this submission, the landowner has sought a preliminary declaration in relation to the change of use of the site for residential, commercial and/or tourism uses. The proposed retail use does not accord with the Economic Development Strategy as it is not located within either of the town centre locations at Victoria Street or Braye. Change of use would need require demonstration that there is a lack of market demand for tourism uses.</p> <p>Any external alternations would need to be sensitive to the Conservation Area context.</p>
Indicative development capacity (if applicable)	Residential: 6-7 dwellings	

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/122b

Site name: Belle Vue Hotel, Butes Road

AY Parcel(s): AY 0828

Submission Type: Use/development

Source: Private



Proposals

Summary of respondent's proposal: Continued hotel use with restaurant.

Planning history and other context: The site currently has a deferred planning application for change of use (PA/2017/001). This site has previously been assessed for residential redevelopment in the 2016 Call for Sites assessment as PA/023a. The assessment concluded that the site accords with emerging policy but stipulated that if an application for residential use were to come forward in advance of the Economic Strategy, the application would need to demonstrate that there is no longer a need for tourism accommodation. It also stated that further assessment would be required regarding the feasibility of residential conversion.

This site was submitted in Call for Sites Phase 1 as PA042. The assessment was deferred as the Economic Development Strategy was to be published as part of Land Use Plan Review Phase 2.

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Yes	The proposal accords with the vision, which aims to maximise opportunities to become a diverse and balanced economy. The proposed redevelopment also accords with the guiding principle of valuing, protecting and conserving Alderney's unique culture and promoting its heritage and character.
Does the proposal accord with the Housing Strategy?	N/A	The Housing Strategy does not relate to the proposed use.

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/122b

Site name: Belle Vue Hotel, Butes Road

Does the proposal accord with the Economic Development Strategy?	Yes	The continued use of the buildings for tourism uses accords with the Economic Development Strategy, which states that the Land Use Plan should support a range of types of tourism and corresponding range of accommodation (Recommendation 27) and meet market demand for new tourism accommodation (Recommendation 29).
--	-----	---

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/122b

Site name: Belle Vue Hotel, Butes Road

Does the proposal accord with the Natural Environment Strategy?	Yes	The site is located within the Central Building Area and is not located within any of the habitats identified in the hierarchy of environmental designations. The site therefore accommodates development that might otherwise be directed towards more environmentally sensitive areas. The use therefore accords with the Natural Environment Strategy, which seeks to protect the Island's natural assets.
---	-----	---

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/122b

Site name: Belle Vue Hotel, Butes Road

Does the proposal accord with the Built Environment and Heritage Strategy?	Partial	This site does not contain registered heritage assets nor is the site being considered for registration. However, it is located within the St Anne Conservation Area (C/001). Any external alterations would therefore need to be sensitive to this context. However, the proposed use would not require the demolition or alteration of a registered heritage asset.
--	---------	---

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/122b

Site name: Belle Vue Hotel, Butes Road

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes	The site would not require a change of use as it is already in use as a hotel and is therefore suitable for the proposed purpose.
Is the site available for the proposed purpose?	Yes, with mitigation	The site has not been submitted by the landowner. However, the hotel is has been for sale and could therefore be made available in the five year Plan period. A preliminary declaration for change of use from hotel to mixed uses including commercial / residential / retail uses has also recently been made.

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/122b

Site name: Belle Vue Hotel, Butes Road

Is the site achievable for the proposed purpose?	Yes	The site benefits from existing road access and servicing.
--	-----	--

Any other comments	
--------------------	--

Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes, with mitigation	<p>The site should be available for the proposed use within the five year Plan period - although the landowner has not made this submission, the landowner has sought a preliminary declaration in relation to the change of use of the site for residential, commercial and/or tourism uses.</p> <p>Any external alternations would need to be sensitive to the Conservation Area context.</p>
Indicative development capacity (if applicable)	N/A	