

Phase 2 Land Use Plan Review Call for Sites Assessment

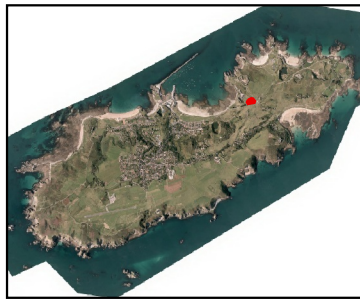
Reference: SA/051

Site name: Football club/pitch and area

AY Parcel(s): AY 1937

Submission Type: Use/development

Source: States of Alderney



Proposals

Summary of respondent's proposal:

Rezoning the site from Agricultural Zone for Recreational Zone in order to enable the future construction of a small training pitch or other sporting venture.

Planning history and other context:

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Yes	The proposed use accords with the guiding principle of supporting a sustainable community, which enjoys a welcoming, inclusive and relaxed way of life supported by high quality service provision.
Does the proposal accord with the Housing Strategy?	N/A	The Housing Strategy does not relate to the proposed use.
Does the proposal accord with the Economic Development Strategy?	Yes	The proposed use accords with Recommendation 73, which states that the Land Use Plan should consider the need to support re-use or provision of new facilities to ensure there is sport-by-sport coverage.

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Does the proposal accord with the Natural Environment Strategy?	Partial	<p>The site includes an area of acid grassland, which falls under the regional tier of the hierarchy of environmental designations set out in the Natural Environment Strategy (see Map F.5 in Appendix F of the Natural Environment Strategy). The development of the site would need to consider how the proposed uses relate to the biodiversity present on this portion of the site.</p> <p>However, Recommendation 17 of the Natural Environment Strategy acknowledges that protection needs to be considered alongside open space recommendations set out in the Economic Development Strategy. Additionally, the construction of the football pitch would only result in the development of a small part of the site and therefore not result in the loss of the entire site as acid grassland habitat.</p> <p>The proposed use therefore partially accords with the Natural Environment Strategy.</p>
Does the proposal accord with the Built Environment and Heritage Strategy?	Yes	<p>This site does not contain registered heritage assets nor is the site being considered for registration and is not located within a Conservation Area. The use therefore accords with the Built Environment and Heritage Strategy, which seeks to protect the Island's heritage assets.</p>

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes, with mitigation	<p>The site is located adjacent to an existing playing field. The site is suitable for proposed use subject to mitigation of the impacts upon the acid grassland which is listed as a regional tier habitat as per Table C.2 in the Natural Environment Strategy.</p> <p>Additional information provided in support of the submission has stated that the minimum size for the potential 5-a-side artificial football pitch would be 32m x 18m, which would have lighting fixtures but no ancillary buildings. Given its location in the Designated Area and the recommendations in the Natural Environment Strategy in relation to light pollution, consideration of the sensitive lighting of the facility should be given. This would be the matter of a detailed planning application.</p>
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Is the site available for the proposed purpose?	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 the landowner (States of Alderney).
Is the site achievable for the proposed purpose?	Yes	The site benefits from existing road access and services. The use would require re-zoning for recreational uses but would remain in the Designated Area so no change to the regulatory framework would be required.

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes, with mitigation	The submitted site is not entirely contiguous with the edge of the existing area zoned for recreation; it is recommended that the site is extended in order to ensure a contiguous zone. The detailed designs regarding lighting have not been provided at these stage; these would be subject to detailed design considerations as part of a planning application.
Indicative development capacity (if applicable)	N/A	