

# Phase 2 Land Use Plan Review Call for Sites Assessment

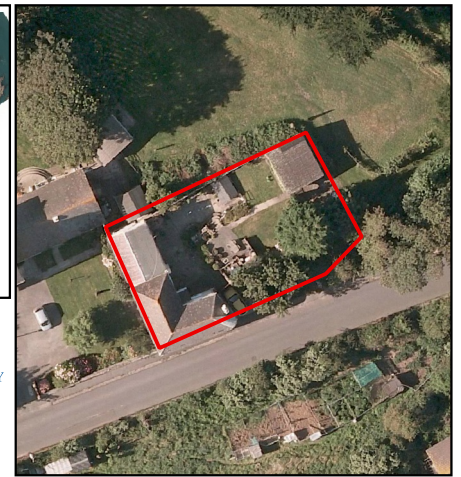
Reference: PA/124

Site name: Glenhurst, Longis Road

AY Parcel(s): AY 1408

Submission Type: Use/development

Source: Private



## Proposals

### Summary of respondent's proposal:

Subdivision of garden to provide a building plot for one residential dwelling.

### Planning history and other context:

The site includes a residential dwelling for which there is permission for its subdivision into two dwellings, approved on 28th February 2017 (PA/2016/099). A submission was made to the Phase 1 Call for Sites for residential development on an adjacent plot (PA/028), which required access via the same track as this submission. The assessment found that adequate access to the site was not likely to be resolved within the five year Land Use Plan period and that any development would be dependent on access arrangements being resolved.

## Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Yes	The proposal accords with the vision, which seeks to support an integrated and holistic approach to land use. It also accords seeks to value and protect the Island's natural environment, by accommodating development that might otherwise be directed towards environmentally sensitive areas.
Does the proposal accord with the Housing Strategy?	Yes	Proposed infill development for residential use within the Central Building Area accords with the Housing Strategy and residential land preference hierarchy.
Does the proposal accord with the Economic Development Strategy?	N/A	The Economic Development Strategy does not relate to the proposed use.

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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, and so accords with the Natural Environment Strategy, which seeks to protect the Island's natural assets.
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 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 built assets.

### Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes	The site lies within Housing Character Area 11, which supports development of infill plots for detached or semi-detached houses of up to two storeys. This site is therefore suitable for the proposed purpose.
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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.
Is the site achievable for the proposed purpose?	Yes, with mitigation	The site would require access from Longis Road. There is currently access to the site via a track owned by the submitter. This access should accord with Part P of the Building Regulations (Alderney), 2014 in particular its layout, arrangement for safety of pedestrians and provision for turning, width, gradient, and surface. An appropriate visibility splay with Longis Road should also be ensured.

Any other comments	
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### Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes, with mitigation	Development of this site should ensure an acceptable road access from Longis Road to the new property.
Indicative development capacity (if applicable)	Residential: 1 dwelling	