

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/060

Site name: Green spaces in St. Anne Val Field

AY Parcel(s): AY 1059, AY 1066, AY 1097, AY 2310

Submission Type: Protection/enhancement

Source: Private



ARUP STATES OF ALDERNEY



Proposals

Summary of respondent's proposal:

Protection of the site for recreational, horticultural or agricultural uses.

Planning history and other context:

This site overlaps with PA/054, which proposes up to 14 two bedroom dwellings for older residents aged 60-85 years old.

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Partial	Protection of the site accords with the guiding principle which seeks to value, protect and sustainably manage the Island's built and cultural heritage. However, it does not accord with the guiding principle of supporting an integrated and holistic approach to land use, as it proposes to protect land which is suitable for housing within the Central Building Area, which is preferred in the residential land hierarchy set out in the Housing Strategy.
Does the proposal accord with the Housing Strategy?	No	The Housing Strategy supports an efficient use of unused land within the Central Building Area, which includes higher density development on undeveloped plots. The proposal therefore does not accord with the land preference hierarchy set out in the Housing Strategy.
Does the proposal accord with the Economic Development Strategy?	No	An open space audit undertaken as part of the Economic Development Strategy established that demand for allotment space did not exceed the existing supply of allotments. It also established that this area of St Anne had a satisfactory level of access to open space.

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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 protection. 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.
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. However it is located within the St Anne Conservation Area (C/001). The use therefore accords with the Built Environment and Heritage Strategy, which seeks to protect the Island's built assets.</p> <p>The site falls within, and contributes to, Area of Townscape Value BDT 09 (Le Val and Roquettes at the north end of Victoria Street).</p>

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	No	<p>This site could be retained for recreational, horticultural or agricultural uses as approximately one-third of the site is currently in these uses (Le Val allotments) and the other half of the site is predominantly unused, with the exception of seasonal geese farming. The allotments site is proposed to be protected through the revised Land Use Plan. However, given that the Housing Land Preference Hierarchy promotes the use of land within the Central Building Area for use for housing development, protection of the remainder of the site for recreational, agricultural or horticultural purposes does not align with the policy context.</p> <p>The proposed area for conservation lies within Housing Character Area 3 and is not aligned with the development principles infill housing may be up to 3 storeys within this area but should be sympathetic and in keeping with surrounding development.</p> <p>Given that the eastern part of the site is also being promoted for housing for older people, related to the adjacent New Connaught Care Home - the need for which is highlighted in the Housing Strategy and Economic Development Strategy - it is considered that protection is not a suitable land use for this site.</p>
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Is the site available for the proposed purpose?	No	The proposer of this site does not own the land, which falls into multiple landownerships. Part of the site is owned by the proposer of submission PA/054, who has proposed the land to be used for up to 14 two bedroom dwellings for older residents aged 60-85 years old. Part of the land is owned by the a proposer of submission PA/027 (in the Phase 1 Call for Sites Assessment), also proposed for housing for older people. Given the clear intentions of landowners of the site, it is not demonstrated that the site would be available for the suggested use.
Is the site achievable for the proposed purpose?	Yes	The western half of the site contains allotments and therefore proposed use is already extant on this part of the site. The eastern half of the site is predominantly unused and therefore the proposed designation would be achievable.

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	No	This proposal does not accord with the emerging Land Use Plan as the protection of an area of a suitable infill plot within the Central Building Area does not align with the residential land preference hierarchy set out in the Housing Strategy.
Indicative development capacity (if applicable)	N/A	