

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/050a

Site name: La Corvée

AY Parcel(s): AY 1749

Submission Type: Use/development

Source: Private



Proposals

Summary of respondent's proposal: Residential development.

Planning history and other context: This site overlaps with PA/079, which proposes protection of the site in recognition of its history.

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	No	As the site falls within the Designated Area, the proposed use does not accord with the guiding principle of supporting an integrated and holistic approach to land use nor contribute to protecting and sustainably managing the Island's natural environment.
Does the proposal accord with the Housing Strategy?	No	The site falls within Designated Area, therefore the proposed use does not accord with the housing land preference hierarchy, nor the presumption against development in the Designated Area. The Housing Strategy recommends that the number of dwellings in the Designated Area should not change (Recommendation 21). The use therefore does not accord with the Housing Strategy.
Does the proposal accord with the Economic Development Strategy?	N/A	The Economic Development Strategy does not relate to the proposed use.

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/050a

Site name: La Corvée

Does the proposal accord with the Natural Environment Strategy?	Partial	The site contains improved grassland habitat, 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). Should this proposal be brought forward, further consideration would need to be given to how the proposed uses relate to the biodiversity present on the site.
Does the proposal accord with the Built Environment and Heritage Strategy?	No	The proposed use does not accord with the Built Environment and Heritage Strategy, as the development would encroach on a potential World War II Area of Significance (possible labour camp at land off La Corvée), where further investigative work is required to align with a precautionary principle.

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	No	Development would constitute encroachment into the Designated Area, where there is a presumption against new development. The site is therefore not suitable.
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Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/050a

Site name: La Corvée

Is the site available for the proposed purpose?	Yes	The site has been submitted by the landowner. The site is available in the five year Plan period, and is not subject to land ownership constraints.
Is the site achievable for the proposed purpose?	No	<p>The site would require works to provide road access from La Corvée and would require a new connection to utilities. There is no evidence to suggest that this would be unachievable, given the neighbouring site is owned by the Call for Sites respondent.</p> <p>The site is not achievable within the regulatory framework, given the restrictions on development in the Designated Area included in the Building and Development Control (Alderney) Law, 2002.</p>

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	No	<p>The site falls within Designated Area, therefore the proposed use does not accord with the housing land preference hierarchy, nor the presumption against development in the Designated Area. It therefore does not accord with the Housing Strategy.</p> <p>Based on the Call for Sites Assessment 2016 and the additional Call for Site submissions made for 2016-2017 Call for Sites, there are more appropriate sites located within the Building Area which could be developed before release of the Designated Area would be considered. On this basis, the case for re-designation of the site as Building Area cannot be evidenced.</p> <p>The site overlaps with a potential World War II Area of Significance (possible labour camp at land off La Corvée); given this uncertainty, adopting a precautionary approach is considered appropriate.</p>
Indicative development capacity (if applicable)	N/A	

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/050b
Site name: La Corvée
AY Parcel(s): AY 1749
Submission Type: Use/development
Source: Private



Proposals

Summary of respondent's proposal: Up to 12,800sqm of commercial floor space in two buildings.

Planning history and other context: This site overlaps with PA/079, which proposes protection of the site in recognition of its history.

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Partial	The proposed use accords with the guiding principle of supporting a diverse and buoyant economy. However, the proposal does not represent an efficient use of limited available land since it is located in the Designated Area nor contribute to protecting and sustainably managing the Island's natural environment.
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?	No	The proposed use does not align with the employment land preference hierarchy, as it lies outside of the Central Building Area. The Economic Development Strategy recommends that new office development should only be permitted outside of central St Anne where it can be demonstrated that there are no suitable existing buildings or development sites within central St Anne (Recommendation 12).

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/050b

Site name: La Corvée

Does the proposal accord with the Natural Environment Strategy?	Partial	The site contains improved grassland habitat, 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). Should this proposal be brought forward, further consideration would need to be given to how the proposed uses relate to the biodiversity present on the site.
Does the proposal accord with the Built Environment and Heritage Strategy?	No	The proposed use does not accord with the Built Environment and Heritage Strategy, as the development would encroach on a potential World War II Area of Significance (possible labour camp at land off La Corvée), where further investigative work is required to align with a precautionary principle.

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	No	Development would constitute encroachment into the Designated Area, where there is a presumption against new development. The site is therefore not suitable.
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Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/050b

Site name: La Corvée

Is the site available for the proposed purpose?	Yes	The site has been submitted by the landowner. The site is available in the five year Plan period, and is not subject to land ownership constraints.
Is the site achievable for the proposed purpose?	No	<p>The site would require works to provide road access from La Corvée and would require a new connection to utilities. There is no evidence to suggest that this would be unachievable, given the neighbouring site is owned by the Call for Sites respondent.</p> <p>The site is not achievable within the regulatory framework, given the restrictions on development in the Designated Area included in the Building and Development Control (Alderney) Law, 2002.</p>

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	No	<p>The site lies outside of the Central Building Area and falls within Designated Area, therefore the proposed use does not accord with the employment land preference hierarchy, nor the presumption against development in the Designated Area. There is sufficient employment land within the Building Area, therefore future employment uses do not need to be located outside of Central St. Anne. It therefore does not accord with the Economic Development Strategy.</p> <p>The site overlaps with a potential World War II Area of Significance (possible labour camp at land off La Corvée); given this uncertainty, adopting a precautionary approach is considered appropriate.</p>
Indicative development capacity (if applicable)	N/A	