

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/065

Site name: Land at Courtil Liage

AY Parcel(s): AY 1756

Submission Type: Use/development

Source: Private



ARUP  **STATES OF ALDERNEY**



Proposals

Summary of respondent's proposal:

De-designation from the Designated Area and inclusion within the Building Area to enable residential development.

Planning history and other context:

This site was assessed in Call for Sites Phase 1 as PA013. The assessment concluded that the proposal would constitute development within the Designated Area, which does not accord with the Housing Strategy.

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	No	The proposal does not accord with the guiding principles which seeks to support an integrated and holistic approach to land use, which manages the competing demands for the limited available land in order to meet the Island's needs and to protect and sustainably manage the Island's natural environment.
Does the proposal accord with the Housing Strategy?	No	The proposal would constitute development within the Designated Area, and so does not accord with the Housing Strategy and housing 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?	No	<p>The Natural Environment Strategy supports sustainable development through promoting an efficient and effective use of land and resources (Recommendation 5).</p> <p>The majority of the site is within an area of 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 the Natural Environment Strategy). Further consideration would need to be given as to how harm to this habitat on the relevant part of the site could be minimised and if necessary any impacts mitigated.</p> <p>The proposed use therefore does not accord with the Natural Environment Strategy as it constitutes development outside of the Building Area.</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> <p>The northern part of the site falls within, and contributes to, Area of Townscape Value BDT 006 (Venelle des Gaudion).</p>

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	No	<p>The site is unsuitable for the proposed use, as it would constitute an increase in residential floorspace within the Designated Area. Courtil Liage Road forms a defensible boundary of the Designated Area, and release would constitute sprawl.</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.
Is the site achievable for the proposed purpose?	No	The site benefits from existing road access and services but would require the land to be removed from the Designated Area. 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.

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>
Indicative development capacity (if applicable)	N/A	