

## Phase 2 Land Use Plan Review Call for Sites Assessment

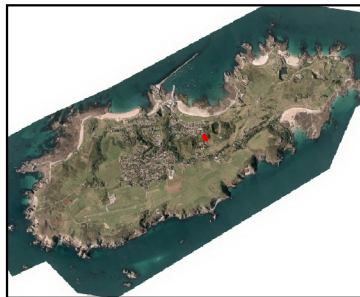
**Reference:** PA/086

**Site name:** Land at Les Rochers

**AY Parcel(s):** AY 2039

**Submission Type:** Use/development

**Source:** Private



**ARUP** STATES OF ALDERNEY



### Proposals

**Summary of respondent's proposal:**

Development of a dwelling used for tourism purposes.

**Planning history and other context:**

This site was submitted in the previous Land Use Plan Phase 1 as site PA/032. The assessment concluded that the site did not accord with Zone 5 of the Land Use Plan 2016, which does not allow for any development except under Designated Area restrictions. It therefore did not accord with the Housing Strategy.

### Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Partial	The proposal partially accords with the vision, which seeks to maximise opportunities to become a diverse and balanced economy. However, the proposed use would encroach on an area in which Designated Area restrictions currently apply (Zone 5 in the Land Use Plan 2016) and therefore does not accord with the guiding principles of a community which protects and sustainably manages its environment and adopting an integrated and holistic approach to land use.
Does the proposal accord with the Housing Strategy?	No	This site falls within Zone 5 of the Land Use Plan 2016, which does not allow for any development except under Designated Area restrictions. Recommendation 21 of the Housing Strategy states that the current approach to development within the Designated Area should be retained, i.e. the number of dwellings in the Designated Area should not change. As Designated Area restrictions apply to Zone 5, the proposal does not accord with the Housing Strategy and the housing land preference hierarchy.
Does the proposal accord with the Economic Development Strategy?	Yes	The Economic Development Strategy acknowledges the importance of tourism for Alderney's economy and the importance of supporting a range of types of visitor accommodation. Recommendation 29 states that the States of Alderney should monitor the number (and uptake) of tourism beds on the Island and vacancy levels, and where market demand can be demonstrated should support the development of new tourist accommodation.

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Does the proposal accord with the Natural Environment Strategy?	No	<p>The site is located within Zone 5 of the Land Use Plan 2016, which represents 'green lungs' within the Building Area and is an important wildlife habitat. However it is not located within any of the other habitats identified in the Natural Environment Strategy.</p> <p>Recommendation 17 of the Natural Environment Strategy states that existing Land Use Plan policies should be updated to provide greater protection to urban green spaces, encourage retention and where possible enhancement of green infrastructure and connectivity between elements of the green infrastructure network. The proposed use therefore does not accord 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 built assets.</p>

### Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	No	<p>The site is not suitable for the proposed development as it is located within Zone 5, which represents 'green lungs' within the Building Area, which are to be afforded protection from development through the Land Use Plan. In addition, the topography of the site means that any development may have a significant impact on the landscape character of the area including views from the coast and would require substantial landscaping in order to mitigate the potential impacts.</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?	Yes, with mitigation	The site is fully serviced. No existing access is provided; extension of existing access road from Newtown Road, using an established right of way, would be required.

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	No	The proposed use would encroach on Zone 5 in the Land Use Plan 2016, in which Designated Area restrictions currently apply. The proposed use does not accord with the Natural Environment Strategy, which supports greater protection to urban green spaces, encourage retention and where possible enhancement of green infrastructure and connectivity between elements of the green infrastructure network.
Indicative development capacity (if applicable)	N/A	