

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/120

Site name: Land opposite Braye Beach

AY Parcel(s): AY 1952

Submission Type: Use/development

Source: Private



Proposals

Summary of respondent's proposal: Designation of land as Recreation Zone for its existing use as a motorcycle scramble track and as an equestrian manege).

Planning history and other context:

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Partial	The proposal accords with the vision, which seeks to support a sustainable community, which is supported by high quality service provision. However, there is not sufficient information provided to assess whether the proposal accords with the guiding principle which seeks to protect and sustainably manage 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?	Yes	The Economic Development Strategy acknowledges that there is no specialist provision such as a manege for horse riding on island. The Strategy subsequently recommends that the Land Use Plan should explore opportunities to establish space for sports provision across the Island, accounting for demand and/or access to existing facilities (Recommendation 73). The proposal therefore accords with the Economic Development Strategy.

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Does the proposal accord with the Natural Environment Strategy?	Partial	<p>The small area of the site contains coastal grassland, amenity grassland and dune grassland, which fall under the regional and local tier of the hierarchy of environmental designations set out in the Natural Environment Strategy (see Maps F.5 and F.6 in the Natural Environment Strategy).</p> <p>The proposed manege use would necessitate the levelling of the existing site and may have a significant adverse impact on the regionally and locally important habitats. The developer would need to consider how the proposed uses relate to the biodiversity present on this portion of the site.</p> <p>Further information on the likely works, landscaping, materials lighting, ancillary buildings / structures required were not provided; full consideration of the impact of such development would need to be considered as part of a planning application.</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 site falls within, and contributes to, Area of Landscape Value LV 01 (the inner harbour, Commercial Quay, Maggies Bay & Douglas Quay and across the bay to the west front of Fort Albert).</p>

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes, with mitigation	<p>The land opposite Braye Beach is also used as a scramble track. It is understood that the manege could co-exist with this current use a scramble track; however, its continued use should be ensured during the construction and operation of the manege.</p> <p>The proposed manege use would necessitate the levelling of the existing site and may have a significant adverse impact on the regionally and locally important habitats. The proposed minimum land take comprising an area of 50 metres by 75 metres could have a significant visual impact upon landscape. Further information on the likely works, landscaping, materials lighting, ancillary buildings / structures required were not provided; full consideration of the impact of such development would need to be considered as part of a planning application.</p>
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Is the site available for the proposed purpose?	Yes, with mitigation	The site is owned by the States of Alderney so is likely to be available in the five year Plan, although it should be noted that the site was not submitted by the States of Alderney so availability would need to be confirmed. The site is large enough to accommodate the manege and the existing scramble track.
Is the site achievable for the proposed purpose?	Yes, with mitigation	The site would need to be levelled in order to be suitable for the construction of a manege.

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes, with mitigation	Any development or other works to deliver a manege on the site should be undertaken with regard to the important habitats present on the site and ensure that they did not restrict the use of the scramble track.
Indicative development capacity (if applicable)	N/A	