

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/062

Site name: Land west of Les Rochers and east of Water Lane

AY Parcel(s): Not provided

Submission Type: Use/development

Source: Private



ARUP  **STATES OF ALDERNEY**



Proposals

Summary of respondent's proposal: Development site for a medium-density urban village comprising passive houses (Passivhaus) with associated social infrastructure and public amenity space, including parks and woodland.

Planning history and other context:

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Yes	The proposal accords with the guiding principle of supporting a self-dependent and sustainable community supported by high quality service provision.
Does the proposal accord with the Housing Strategy?	No	The Housing Strategy supports an efficient use of unused building land within the Central Building Area, which includes higher density development on undeveloped plots. The majority of the site is located within Zone 5 of the Land Use Plan 2016, where Designated Area restrictions apply. Therefore this proposal does not accord with the housing land preference hierarchy.
Does the proposal accord with the Economic Development Strategy?	Yes	The Economic Development Strategy is supportive of sustainable design, including developments which use natural lighting, heat and ventilation to minimise demand for artificial heating and cooling. The proposed use would make use of Passivhaus technology and therefore accords with the Economic Development Strategy.

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/062

Site name: Land west of Les Rochers and east of Water Lane

Does the proposal accord with the Natural Environment Strategy?	Partial	<p>The majority of 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 the site is not located within any of the 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. As a smaller proportion of the site is located outside of Zone 5, the proposed use therefore partially accords with the Natural Environment Strategy.</p>
Does the proposal accord with the Built Environment and Heritage Strategy?	Partial	<p>The site includes known archaeological sites / areas of interest which, although not recommended for inclusion on the Register of Historic Buildings and Ancient Monuments and Ancient Monuments, should be afforded protection through the Land Use Plan (Recommendation 37). This is a matter of detailed design that would be considered as part of a planning application.</p> <p>The site also partially falls within, and contributes to, landscape area LV 01 (the inner harbour, Commercial Quay, Maggies Bay & Douglas Quay and across the bay to the west front of Fort Albert). Consideration would need to be given in the layout and design of the proposal to minimise adverse impact on landscape character.</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 the majority of the site 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> <p>Parts of the site are located within Housing Character Areas 2A and 2B, which set out a low-density development principle owing to the existing context. Housing Character Area 2B should be safeguarded to meet longer term housing needs outside of the current Land Use Plan period. Therefore the medium density residential development proposed is not suitable in these areas.</p>
------------------------------------------------	----	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/062

Site name: Land west of Les Rochers and east of Water Lane

Is the site available for the proposed purpose?	Yes, with mitigation	The site requires availability for its proposed use and has not been submitted by or on behalf of the landowner; land availability is therefore uncertain and would need to be confirmed. The site contains multiple landownerships, whose owners have also submitted proposals in this Call for Sites (PA/080).
Is the site achievable for the proposed purpose?	Yes, with mitigation	Access could be achieved off Newtown Road to the north of the site, off Val Longis to the east of the site and Val Fontaine to the west of the site. Servicing could likely be achieved by connecting to neighbouring serviced development land.

Any other comments	
--------------------	--

Conclusions

Does the proposal accord with the emerging Land Use Plan?	No	<p>This proposal does not accord with the emerging Land Use Plan it does not align with the housing land preference hierarchy set out in the Housing Strategy. It also does not accord with the Natural Environment Strategy, as the proposal would result in the loss of urban green space, which the Land Use Plan should seek to retain and enhance.</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	