

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

**Reference:** PA/049

**Site name:** Les Mouriaux Garage, Carriere Viron

**AY Parcel(s):** AY 773

**Submission Type:** Use/development

**Source:** Private



**ARUP**  **STATES OF ALDERNEY**



### Proposals

**Summary of respondent's proposal:** Two single storey dwellings.

**Planning history and other context:** The site was subject to a previous unsuccessful application in 2014 for 26no. garages (ref PA/2014/070). There is currently a deferred planning applications for 4no. new apartments (PA/2017/014).

### Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Yes	The proposed use accords with the guiding principle of supporting an integrated and holistic approach to land use, which manages the competing demands for the limited available land in order to meet the islands needs. It also supports the guiding principle relating to sustainable community, through delivering new housing.
Does the proposal accord with the Housing Strategy?	Yes	Proposed infill development for residential use within the Central Building Area accords 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?	Yes	The site is located within the Central Building Area and is not located within any of the habitats identified in the hierarchy of environmental designations. The site therefore accommodates development that might otherwise be directed towards more environmentally sensitive areas. The use therefore accords with the Natural Environment Strategy, which seeks to protect the Island's natural assets.
Does the proposal accord with the Built Environment and Heritage Strategy?	Yes	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.

### Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes, with mitigation	<p>Indicative capacity testing was undertaken for the site as part of Phase 1 of the Land Use Review. It found that the site had a development capacity for up to four dwellings. This site is suitable for the density proposed, however could also be developed at a higher density in order to deliver up to four dwellings on the site. Agreeing the number of units and therefore the density for the site is a detailed matter for a planning application.</p> <p>The site lies within Housing Character Area 9A, which supports development of infill plots for houses of up to two storeys. This submission relates to detailed design considerations that would be considered as part of a planning application having regard to any relevant Land Use Plan policies.</p>
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Is the site available for the proposed purpose?	Yes	The site has not been submitted to the 2016-2017 Call for Sites by the landowner. However, the site was submitted by the landowner in the Phase 1 Call for Sites (PA006), for the development of four dwellings. The site is therefore available within the Plan period.
Is the site achievable for the proposed purpose?	Yes	The site benefits from existing road access and services. Remediation may be required due to the previous use of the site as a petrol station.

Any other comments	
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### Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes, with mitigation	The site accords with the emerging Land Use Plan. It should be noted that the emerging Land Use Plan seeks to maximise infill plots within the Central Building Area and does not support the restriction of new dwellings on the site to one storey only. However, the number of dwellings on the site along with any remediation required to due to the previous storage of petrol are detailed considerations, which should be considered as part of a planning application.
Indicative development capacity (if applicable)	Residential: 2 - 4 dwellings	