

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/118a

Site name: Saye Farm Cottages, Saye Bay

AY Parcel(s): AY 1962

Submission Type: Protection/enhancement

Source: Private



ARUP  **STATES OF ALDERNEY**



Proposals

Summary of respondent's proposal:

Retention of land and buildings at Saye Farm Cottages for agricultural use.

Planning history and other context:

This site was submitted in Call for Sites Phase 1 as PA0/42. The assessment was deferred as the Economic Development Strategy was to be published as part of Land Use Plan Review Phase 2 (PA/119).

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Yes	The proposal accords with the vision, which aims to maximise opportunities to become a diverse and balanced economy.
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 recommends that the Land Use Plan should continue to support agricultural enterprise on the Island.

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Reference: PA/118a

Site name: Saye Farm Cottages, Saye Bay

Does the proposal accord with the Natural Environment Strategy?	Partial	The small area of the site contains acid grassland, which falls under local tier of the hierarchy of environmental designations set out in the Natural Environment Strategy (see Map F.6 in the Natural Environment Strategy). The renovation of the existing buildings should be undertaken with regard to these important habitats.
Does the proposal accord with the Built Environment and Heritage Strategy?	Partial	<p>This site is located on the former site of Lager Norderney. This is listed as a World War II Area of Significance (AS/003) in Appendix C. The Built Environment and Heritage Strategy recommends that further consideration should be given to the need for additional protection, policies or procedures that may be required for these areas to ensure that these assets are afforded the same level of protection and reflect best practice from other jurisdictions.</p> <p>Considering the sensitivity of the Area of Significance, proposals would need to work within the existing built fabric. The construction of new buildings outside of the existing built fabric would probably not accord with the Built Environment and Heritage Strategy.</p> <p>The submitter has advised that Saye Farm was originally built in the 1800s for the harbour wall engineer and that the buildings have unresearched historical value. The buildings are not however included on the Register of Historic Buildings and Ancient Monuments; nor are they themselves included under Chapter 6 (Buildings of Architectural and Historic Interest) of the Built Environment and Heritage Strategy.</p>

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes	This site is currently designated for agricultural use, therefore the site is suitable for the proposed use.
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Phase 2 Land Use Plan Review
Call for Sites Assessment

Reference: PA/118a
Site name: Saye Farm Cottages, Saye Bay

Is the site available for the proposed purpose?	No	This site has not been submitted by or on behalf of the landowner. The landowner has submitted a proposal for redevelopment of the existing buildings as four self-catering units for assessment through this Land Use Plan Phase 2 Call for Sites (PA/119). Therefore, on this basis, the site is considered unachievable for the proposed use.
Is the site achievable for the proposed purpose?	Yes, with mitigation	The site benefits from existing road access, however the site needs to be connected to wastewater infrastructure or a high quality septic tank, as the existing cesspit is not fit for use.

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	No	Whilst the proposed retention of land and buildings of Saye Farm Cottages for agricultural use would accord with the emerging Land Use Plan, the landowner's known intentions to redevelop the site means that the site is not available for this purpose.
Indicative development capacity (if applicable)	N/A	

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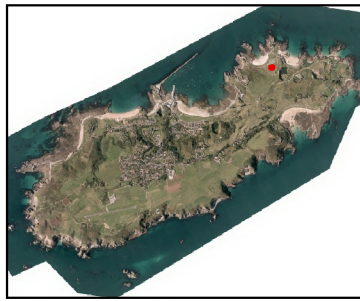
Reference: PA/118b

Site name: Saye Farm Cottages, Saye Bay

AY Parcel(s): AY 1962

Submission Type: Use/development

Source: Private



ARUP STATES OF ALDERNEY



Proposals

Summary of respondent's proposal:

Use of land and buildings at Saye Farm Cottages for conversion of buildings to workshops or studios.

Planning history and other context:

This site was submitted in Call for Sites Phase 1 as PA0/42. The assessment was deferred as the Economic Development Strategy was to be published as part of Land Use Plan Review Phase 2 (PA/119).

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Yes	The proposal accords with the vision, which aims to maximise opportunities to become a diverse and balanced economy.
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?	No	The proposed conversion of the existing buildings into workshop or studio space does not align with the preferred approach for delivering new industrial floorspace. Recommendation 16 of the Strategy states that delivery should focus firstly on the intensification or re-use/redevelopment of existing suitable sites, expansion of existing on adjacent land or development of new sites in the Central Building Area in accessible locations. The site is not currently in use as light industrial or storage and is not located in the Central Building Area; therefore it does not accord with the employment land preference hierarchy.

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/118b

Site name: Saye Farm Cottages, Saye Bay

Does the proposal accord with the Natural Environment Strategy?	Partial	The small area of the site contains acid grassland, which falls under local tier of the hierarchy of environmental designations set out in the Natural Environment Strategy (see Map F.6 in the Natural Environment Strategy). The renovation of the existing buildings should be undertaken with regard to these important habitats.
Does the proposal accord with the Built Environment and Heritage Strategy?	Partial	<p>This site is located on the former site of Lager Norderney. This is listed as a World War II Area of Significance (AS/003) in Appendix C. The Built Environment and Heritage Strategy recommends that further consideration should be given to the need for additional protection, policies or procedures that may be required for these areas to ensure that these assets are afforded the same level of protection and reflect best practice from other jurisdictions.</p> <p>Considering the sensitivity of the Area of Significance, proposals would need to work within the existing built fabric. The construction of new buildings outside of the existing built fabric would probably not accord with the Built Environment and Heritage Strategy.</p> <p>The submitter has advised that Saye Farm was originally built in the 1800s for the harbour wall engineer and that the buildings have unresearched historical value. The buildings are not however included on the Register of Historic Buildings and Ancient Monuments; nor are they themselves included under Chapter 6 (Buildings of Architectural and Historic Interest) of the Built Environment and Heritage Strategy.</p>

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	No	The proposed conversion of the existing buildings into workshop or studio space does not align with the preferred approach for delivering new industrial floorspace on the Island, given its location in the Designated Area.
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Phase 2 Land Use Plan Review
Call for Sites Assessment

Reference: PA/118b
Site name: Saye Farm Cottages, Saye Bay

Is the site available for the proposed purpose?	No	This site has not been submitted by or on behalf of the landowner. The landowner has submitted a proposal for redevelopment of the existing buildings as four self-catering units for assessment through this Land Use Plan Phase 2 Call for Sites (PA/119). Therefore, on this basis, the site is considered unachievable for the proposed use.
Is the site achievable for the proposed purpose?	Yes, with mitigation	The site benefits from existing road access, however the site needs to be connected to wastewater infrastructure or a high quality septic tank, as the existing cesspit is not fit for use.

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	No	The proposed use would not accord with the preferred approach for delivering new industrial floorspace on the Island. The landowner's known intentions to redevelop the site means that the site is also not available for this purpose.
Indicative development capacity (if applicable)	N/A	

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/119

Site name: Saye Farm Cottages, Saye Bay

AY Parcel(s): AY 1962

Submission Type: Use/development

Source: Private



ARUP STATES OF ALDERNEY



Proposals

Summary of respondent's proposal:

Redevelopment of existing buildings in order to provide up to 6no. self-catering accommodation units.

Planning history and other context:

This site was submitted in Call for Sites Phase 1 as PA/042. The assessment was deferred as the Economic Development Strategy was to be published as part of Land Use Plan Review Phase 2. It is also subject to a submission for use for agricultural use or conversion to workshops or studios (PA/118a and PA/118b).

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Yes	The proposal accords with the vision, which aims to maximise opportunities to become a diverse and balanced economy. Reuse of land accords with the guiding principle of pursuing an integrated and holistic approach to land use.
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	<p>The Economic Development Strategy recommends that the Land Use Plan support a range of tourism accommodation (Recommendation 28). It also recommends that where market demand can be demonstrated, the Land Use Plan should support the development of new tourist accommodation; acknowledging that self-catering accommodation is an important part of Alderney's offer. The proposed self-catering units for tourism use accord with the Economic Development Strategy, which states that the Land Use Plan should support a range of types of tourism and corresponding range of accommodation (Recommendation 27) and meet market demand for new tourism accommodation (Recommendation 29).</p> <p>The Strategy also recommends that it should be considered whether tourism uses in the Designated Area should be zoned under a new zone in the Land Use Plan, to distinguish them from residential, recreational or agricultural uses (Recommendation 31). The proposal for tourism uses therefore accords with a new tourism sub-zone within the Designated Area.</p>

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/119
Site name: Saye Farm Cottages, Saye Bay

Does the proposal accord with the Natural Environment Strategy?	Partial	The small area of the site contains acid grassland, which falls under local tier of the hierarchy of environmental designations set out in the Natural Environment Strategy (see Map F.6 in the Natural Environment Strategy). The renovation of the existing buildings should be undertaken with regard to these important habitats.
Does the proposal accord with the Built Environment and Heritage Strategy?	Partial	<p>This site is located on the former site of Lager Norderney. This is listed as a World War II Area of Significance (AS/003) in Appendix C. The Built Environment and Heritage Strategy recommends that further consideration should be given to the need for additional protection, policies or procedures that may be required for these areas to ensure that these assets are afforded the same level of protection and reflect best practice from other jurisdictions. The existing structures are in poor condition and the proposed use would enable the restoration of the existing structures.</p> <p>Considering the sensitivity of the Area of Significance, proposals would need to work within the existing built fabric. The construction of new buildings outside of the existing built fabric would probably not accord with the Built Environment and Heritage Strategy.</p>

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes	<p>Whilst the site is located within the Designated Area, the reuse of the existing buildings for conversion into self-catering accommodation for tourism uses accords with Recommendation 31 in the Economic Development Strategy for the designation of a new tourism sub-zone. Restrictions would need to be imposed on the tourism use to ensure that the buildings do not become used as residential units (a net increase of which is not permitted within the Designated Area).</p> <p>Provided that no new buildings are constructed on-site, the proposal would not pose harm to the World War II Area of Significance in which it is located.</p>
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Phase 2 Land Use Plan Review
Call for Sites Assessment

Reference: PA/119
Site name: Saye Farm Cottages, Saye Bay

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 benefits from existing road access, however the site needs to be connected to wastewater infrastructure or a high quality septic tank, as the existing cesspit is not fit for use.

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes, with mitigation	Adequate wastewater infrastructure needs to be installed in order to make the development acceptable, whether this be a wastewater connection or high quality septic tanks. Restrictions would need to be imposed on the tourism use to ensure that the buildings do not become used as residential units, a net increase of which is not permitted within the Designated Area. This could be achieved by designating the site as tourism sub-zone.
Indicative development capacity (if applicable)	N/A	