

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/082

Site name: The Airport Business Park, Le Grand Val

AY Parcel(s): AY 2162

Submission Type: Use/development

Source: Private



Proposals

Summary of respondent's proposal: Change of use of two existing business units to live/work units.

Planning history and other context: The site was subject to an application for the conversion of an existing barn into small units, which was approved on 13th June 2012 (B3093). An application for a change of use from business to residential was refused on 7th October 2014 (PA/2014/107). The site currently has a deferred application for a change of use from business to live/work units (PA/2016/055).

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 an integrated and holistic approach to land use.
Does the proposal accord with the Housing Strategy?	Yes	The proposal would introduce two new dwellings into the Building Area and would comprise the infilling of the Central Building Area, which is supported by the Housing Strategy in accordance with the housing land preference hierarchy.
Does the proposal accord with the Economic Development Strategy?	Partial	<p>Recommendation 11 of the Economic Development Strategy states that there should be a presumption against change of use from office to other uses such as residential, taking into account quality, fitness-for-purpose, marketability and long term vacancy of office stock. However, it should be acknowledged that this location lies outside of the preferred commercial floorspace location in the Central Building Area, therefore it would not undermine desirable clustering on Victoria Street.</p> <p>As part of the Economic Development Strategy, an assessment of playspace accessibility was undertaken. It suggests that Brickfields currently lacks accessible playspace for younger children. The Economic Development Strategy recommends that the Land Use Plan should include a policy that ensures that where development proposals include new open space provision, it is to a sufficient standard and that its location maximises its accessibility. This proposal would need to incorporate open space provision in order to accord with the Economic Development Strategy.</p>

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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 built assets.

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes, with mitigation	<p>This site lies within Housing Character Area 9C, which promotes residential development if commercial uses relocate from this Character Area (Recommendation 20). However, the proposed conversion of existing business units to accommodate residential uses does not align with the need to provide amenity space in a Housing Character Area that has limited extant amenity space provision.</p> <p>Given the presumption against change of use from office to other uses, the applicant would need to demonstrate why this change of use would be acceptable, taking into account quality, fitness-for-purpose, marketability and long term vacancy of office stock.</p> <p>However, it should be acknowledged that this location lies outside of the preferred commercial floorspace location in the Central Building Area, therefore it would not undermine desirable clustering on Victoria Street.</p>
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Is the site available for the proposed purpose?	Yes, with mitigation	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. However, the availability of the site is subject to the applicant being able to demonstrate how a sufficient amount of public amenity space can be provided in order to compensate for the existing deficit within HCA 9.
Is the site achievable for the proposed purpose?	Yes, with mitigation	The site benefits from existing road access and servicing. However, the applicant would be required to explore possibilities within HCA 9 to provide public amenity space in order for the site to be achievable.

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes, with mitigation	The suitability of the site for the proposed use is subject to the applicant being able to demonstrate how a sufficient amount of public amenity space can be provided in order to compensate for the existing deficit within HCA 9.
Indicative development capacity (if applicable)	Commercial: 178 sqm loss Residential: 2 dwellings	