

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/071

Site name: White Cottage, Rue de la Saline

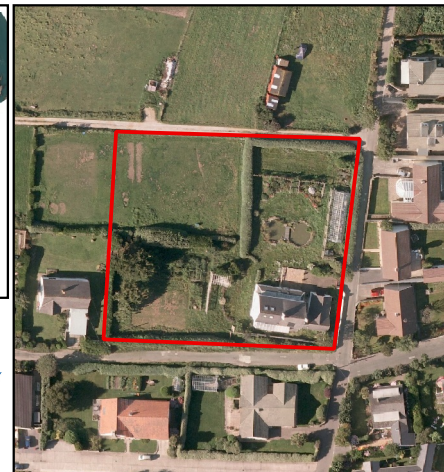
AY Parcel(s): AY 757

Submission Type: Protection/enhancement

Source: Private



ARUP STATES OF ALDERNEY



Proposals

Summary of respondent's proposal:

Protection of land parcel from future development.

Planning history and other context:

The Planning Inspector considered this site as PA/005 in Call for Sites Phase 1. The Inspector considered objections to the use of this site for residential development, but concluded that this site is within a residential locality, where current and proposed planning policy is favourable to infilling development. He considered that the site is well suited for residential development and that its three road frontages are presently or potentially physically adequate for this purpose. He concluded that a well designed and laid out residential development need have very little impact on living conditions at the existing dwellings served by the two roadways.

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	No	The proposed protection from development does not accord with the guiding principle of supporting an integrated and holistic approach to land use nor contributes to protecting and sustainably managing the Island's natural environment.
Does the proposal accord with the Housing Strategy?	No	This site lies within the Central Building Area, where the Housing Strategy set out a housing land preference hierarchy that prefers infill on undeveloped plots in order to accommodate anticipated development within the Building Area.
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?	No	The site is located within the Central Building Area, is not located within any of the habitats identified in the hierarchy of environmental designations, and the site is not designated as one of the "green lungs". The proposed protection of infill development on land within the Central Building Area means that it would not make a contribution to accommodating development that might otherwise be directed towards more environmentally sensitive areas. The use therefore does not accord 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 is not registered nor considered for registration.

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	No	<p>This site is not suitable for the proposed use as it would prevent infill on a site within the Central Building Area that does not have any heritage-related or environmental constraints, as set out in the Built Environment and Heritage and Natural Environment Strategies. The site lies within Housing Character Area 9A, which supports development of infill plots for houses of up to two storeys. Therefore the proposal to protect the site from development does not accord with the Housing Strategy.</p> <p>The proposed use conflicts with the housing land preference hierarchy set out in the Housing Strategy, which favours the infilling of existing development plots within the Central Building Area.</p>
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Is the site available for the proposed purpose?	No	This site has not been submitted by or on behalf of the landowner. The landowner submitted a proposal for three dwellings through the Land Use Plan Phase 1 Call for Sites and was assessed to accord with the evidence base and emerging policy, with mitigation (PA/005). The Building and Development Control Committee is not aware that the landowner for this site has changed or that their intentions remain changed from the Land Use Plan Phase 1 Call for Sites. Therefore, on this basis, the site is considered unachievable for the proposed use.
Is the site achievable for the proposed purpose?	Yes	This site is achievable in the five year Plan period and the provision of access and services would not constrain its use.

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	No	This proposal does not accord with the emerging Land Use Plan as the protection of an area of a suitable infill plot within the Central Building Area does not align with the residential land preference hierarchy set out in the Housing Strategy.
Indicative development capacity (if applicable)	N/A	

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/072

Site name: White Cottage, Rue de la Saline

AY Parcel(s): AY 757

Submission Type: Protection/enhancement

Source: Private



ARUP STATES OF ALDERNEY



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Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	No	The proposed protection from development does not accord with the guiding principle of supporting an integrated and holistic approach to land use nor contributes to protecting and sustainably managing the Island's natural environment.
Does the proposal accord with the Housing Strategy?	No	This site lies within the Central Building Area, where the Housing Strategy set out a housing land preference hierarchy that prefers infill on undeveloped plots in order to accommodate anticipated development within the Building Area.
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Indicative development capacity (if applicable)	N/A	

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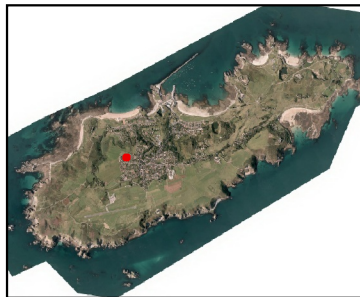
Reference: PA/078

Site name: White Cottage

AY Parcel(s): AY 757

Submission Type: Protection/enhancement

Source: Private



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Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/078
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Indicative development capacity (if applicable)	N/A	

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/081

Site name: White Cottage, Rue de la Saline

AY Parcel(s): AY 757

Submission Type: Protection/enhancement

Source: Private



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