

Alderney Land Use Plan

2016

Section 2: Sites



Alderney Land Use Plan Section 2: Sites

Introduction

The Building and Development Control Committee is undertaking a dual review of the Land Use Plan, which was last subject to revision by the States of Alderney on 16 November 2011 and the previous review on 19 July 2006.

The 2016 Land Use Plan establishes a vision for the Island and sets out its approach to housing. This will be followed in 2017 by further updates to the Land Use Plan to take account of economic, natural environment and built heritage aspirations.

The 2016 review of the Land Use Plan has resulted in the following updates and amendments to the *Alderney Land Use Plan Section 2: Sites*:

Designated Area

- (a) Section F, Residential Zone has been updated to include amended policy in relation to the scale and nature of the reconstruction and/or extension of existing dwellings within the Designated Area. The introduction of the updated policy is dependent on amendments to the Building and Development Control (Alderney) Law, 2002. Until such time as the law has been amended, the existing policy remains in force.

Building Area

- (b) Housing Character Areas have been introduced to provide more guidance and clarity on the type, size and design of housing development that is likely to be acceptable within the Building Area. The Housing Character Areas replace the following designations contained in the 2011 Land Use Plan: Zone 2, Zone 6, Zone 10, Zone 11, Zone 12, Zone 14, Zone 15 and the Remainder of Building Area (General Building Area).
- (c) The Housing Character Areas result in minor amendments to the policies for Zone 7 and Zone 8.
- (d) Minor amendments have been made to the policies for Zone 20 to reflect the Call for Sites assessment.
- (e) The guidance provided in the Housing Character Areas means the notes/definitions on low and medium density housing development have been withdrawn.

All other sections remain as previously approved by the States of Alderney in the Land Use Plan, last revised in November 2011.

Purpose of the Land Use Plan

The Land Use Plan is a predominantly spatial strategy, prepared by the States of Alderney, to guide both short- and long-term land use planning. The overall strategy comprises a suite of documents including the *Alderney Land Use Plan Section 1: Policy*, the *Alderney Land Use Plan Section 2: Sites* (this document) and associated *Alderney Land Use Plan Map*. They form the Land Use Plan required to be taken into account by the Building and Development Control Committee, under the provisions of The Building and Development Control (Alderney) Law 2002, when considering applications for planning permissions under section 5 of that Law.

Supplementary Planning Guidance may be adopted and issued by the Building and Development Control Committee to provide further information or detail of those matters specified within the policies of the Land Use Plan. The purpose of Supplementary Planning

Guidance is to enable the provision of further guidance to applicants and aid the consistent application of the Land Use Plan policies.

Compliance with the Land Use Plan does not exclude applications from the requirement to take account of the other material considerations set out in the Building and Development Control (Alderney) Law, 2002 which might preclude development. Applicants would also need to comply separately with any requirements under other legislation (e.g. health and safety) which may be relevant to the application proposals.

Notes for use:

The Designated Area is defined by the Building and Development Control (Designated Area) (Alderney) Ordinance, 2016 and also shown on the Land Use Plan Map.

The boundary line between the Designated and Building Areas is shown and finely defined using Geographical Information Systems (GIS), and no development from either category will be allowed to cross this line.

The boundary lines for all other areas/zones included in the Land Use Plan is also defined and confirmed using GIS.

In this following document, the Building and Development Control Committee will be referred to as 'the Committee'.

Contents

	Page
Designated Area	
Introduction	4
A Agricultural Zone	5
B Commercial Zone	6
C Protected Area Zone	7
D Public Utility Zone	9
E Recreational Zone	10
F Residential Zone	10
Properties Index	14
Building Area	
Introduction	21
Housing Character Areas	22
Zones	27
Zone 1 – Adjacent to Hospital	27
Zone 3 – Adjacent to La Vallee, the Terrace & Valley Gardens	27
Zone 4 – Butes Field, York Hill	27
Zone 5 – Cotil du Val, Valongis above 40m contour	28
Zone 7 – Harbour & Braye Comprehensive Development Zone	28
Zone 8 – Fort Zone	33
Zone 13 – Ladysmith, north of Petit Val	34
Zone 17 – Airport Zone	35
Zone 18 – La Corvée	35
Zone 19 – Berry’s Quarry	36
Zone 20 – Whitegates South	37

Designated Area (Greenbelt)

Introduction

There shall be a **presumption against development**.

Where it is judged that development or size increases are *essential*, then the policies for each zone should be applied.

The application of the policies should take account of other laws, and the Land Use Plan cannot override other laws, for example pollution laws.

The Designated Area is split into six zones. These are Agricultural, Commercial, Protected Areas, Public Utility, Recreational, and Residential.

Where an Environmental Impact Assessment is necessary, this is to be paid for by the prospective developer and undertaken to a standard that satisfies the Committee.

Definition of Development

In the Building and Development Control (Alderney) Law, 2002, "development" is defined as "the carrying out of any building, engineering, mining or other operation in, on, over or under land and includes: -

- (a) The making of any material change in the use of any building or land;
- (b) In relation to a building which is registered within the meaning of Part VII of this Law, and in relation to any building within a conservation area, the carrying out of any work, whether for the maintenance of the building or otherwise, which may affect the external character or appearance of the building;
- (c) In relation to a building the interior of which is registered within the meaning of Part VII of this Law, the carrying out of any work, whether for the maintenance of the building or otherwise, which may affect the character or appearance of the building's interior;
- (d) For the avoidance of doubt, and without limitation, any works of demolition;

Provided that the following operations or use shall be deemed, for the purposes of this Law, not to involve development, that is to say: -

- (i) The carrying out of works for the maintenance of any building, other than work falling within paragraph (b) or (c) above;
- (ii) The carrying out by Alderney Electricity Limited or Guernsey Telecoms Limited (or such other person as may be prescribed by Ordinance of the States) of any works for the purpose of laying new mains or of inspecting, repairing or renewing any mains, pipes or other apparatus or the making of connections to any mains including the breaking open of any public highway or other land for that purpose;
- (iii) The use of any building or land within the curtilage of a dwelling for a purpose relating to the enjoyment of the dwelling as such;".

A) AGRICULTURAL ZONE

Statement of Intent

To ensure, whilst encouraging the continuance of agricultural traditions on Alderney, that development within the Agricultural Zone is only for the purpose of appropriate agricultural business.

Statement of Law

Permission for development "*should not be granted, unless by reason of special considerations relating to the site, it would be unreasonable for such permission not to be granted*", Section 23 (3)(a)(ii) of the Building and Development Control (Alderney) Law, 2002.

In finding that special considerations do relate to a site, the Committee should not normally depart from the following policies: -

Permanent Agricultural Buildings

All permanent agricultural buildings are listed in the Designated Area Properties Index.

Policies

1. No new building or extension will be approved by the Committee unless it finds that such development at this location is essential for the existing agricultural business.
2. An existing agricultural building may increase its total floor area by up to 10% of the total floor area of that building,
3. An extension of an existing agricultural building to increase its floor area by more than 10% will be subject to an Environmental Impact Assessment.
4. The figure of 10% for an extension should be taken as a percentage of the size of the building in question at the time of the first application after July 2001. Permission for an extension will be granted only once.
5. Any new agricultural building within the Designated Area must be located on land within the Agricultural Zone.
6. A new agricultural building will be subject to an Environmental Impact Assessment.

Temporary Agricultural Buildings

Policies

7. A Temporary Agricultural building may be constructed, within the Agricultural Zone, to fulfil a suitable agricultural purpose to be approved by the Committee.
8. A Temporary Agricultural building must be removed immediately after the expiry date of the permit, unless the said permit has been renewed.

9. Any temporary building erected for agricultural use shall be used for that purpose only. If that agricultural use ceases, then the permit ceases to be valid, and the building must be removed.

Note:

“Agriculture” is defined for the purposes of this zone as the cultivation or production of crops, or the producing, rearing or maintenance of cattle, sheep, pigs, goats, poultry, fish and crustacean and molluscs, all on a commercial basis. Whilst the grazing of any animals might be acceptable in this zone, the erection of stables for horses is not considered to be an agricultural use.

B) COMMERCIAL / INDUSTRIAL ZONE

Statement of Intent

To prevent any further expansion of commercial activities within the Designated Area whilst recognising existing commercial activities.

Statement of Law

Permission for development “*should not be granted unless by reason of special consideration relating to the site it would be unreasonable for such permission not to be granted*”, Section 23 (3)(a)(ii) of the Building and Development Control (Alderney) Law, 2002.

All commercial / industrial buildings are listed in the Designated Area Properties Index.

In finding that special considerations do relate to a site, the Committee should not normally depart from the following policies: -

Policies

1. Development within the Commercial Zone will be limited to renovations or rebuilds that do not increase existing total ground floor area and height of the existing building.
2. Commercial areas, marked on the Land Use Plan for the Designated Area map, will contain the currently used commercial building as well as only such areas as are needed to access the existing buildings / business.
3. Minor change of use within any single category class within the definition of commerce without a change in total floor area of the building will be permitted provided there is no harmful environmental effect. This is to be demonstrated using an Environmental Impact Assessment.

The category classes within the definition of commerce are: -

Class 1	Hotels, bars, restaurants, guesthouses and self-catering
Class 2	Retail / Wholesale
Class 3	Light Industrial / workshop
Class 4	Offices
Class 5	Storage

C) PROTECTED ZONE

Statement of Intent

To preserve and protect the Island's natural and archaeological heritage.

Statement of Law

Permission for development "*should not be granted unless by reason of special consideration relating to the site it would be unreasonable for such permission not to be granted*", Section 23 (3)(a)(ii) of the Building and Development Control (Alderney) Law, 2002.

In finding that special considerations do relate to a site, the Committee should not normally depart from the following policies: -

Policies

This Zone includes the following areas which will not be developed unless approved by the Committee in order to restore or protect a feature / aspect of that Protected Zone. The siting of nautical navigational aids is exempt from this.

Any development considered by the Committee will be subject to an Environmental Impact Assessment.

- **Biologically Important Terrestrial Habitats**

These are areas defined by the presence of species of flora and fauna listed under the following criteria: -

- British Red Data Lists (Joint Nature Conservation Committee),
- Biodiversity Action Plans for both species and habitat (UK Biodiversity Partnership and the UK Government), or
- That which might be designated under any future wildlife legislation that might be passed during the term of the current Land Use Plan.

Included within these areas but not shown on the Land Use Plan map are all the rocks and islets within Alderney's waters. All these rocks and islets are to be included in their entirety including all inter-tidal rock formations.

- **Biologically Important Freshwater Habitats**

Ponds

- Platte Saline Pond
- La Mare du Roe (Longis Common Pond)
- Mannez Pond

Streams

- Bonne Terre
- Barrackmasters Lane
- Trois Vaux

- Val du Saou
- Vau du Fret
- Vau Pommier

- **Biologically Important Marine Habitats**

The coastal belt of both Alderney and its surrounding islands has been noted by many marine biologists and botanists as one of the richest habitats to be found in the British Isles.

Key areas in this Zone are:-

- The area of land found throughout Alderney's territorial waters, between the high tide mark and the low tide mark.
- The inter-tidal area between the western end of Platte Saline and the western end of Telegraph Bay which is designated as an Internationally Important Area under the Ramsar Convention.
- Sub-tidal areas where they contain important biological habitats, for example Longis & Braye Bays.

- **Archaeologically Important Areas and Sites**

Important archaeological sites have been catalogued and registered on the "Sites and Monuments Record". The "Sites and Monuments Record" is held at the States Office and the Alderney Museum.

The following important sites are included here to highlight their existence and importance.

- Longis Common Conservation Area. This area contains the greatest concentration of archaeological finds, including an iron-age pottery sited in the Recreational Zone that forms the golf course between the 4th green and the 5th tee.
- Coastguards Cottage & Red Tiles. Beneath these properties and gardens is an iron-age collective burial site.
- Neolithic/ early Bronze Age grave south of Fort Tourgis.
- Bronze Age enclosure north of Mannez House. This wall was constructed with sandstone blocks stood on end with a turf wall infill.
- The Nunnery. Roman walls within the structure have courses of Roman tile, and medieval walls are also present. About 50 metres to the northeast, there is evidence of a Roman wall running perpendicular to the anti-tank wall.
- Le Petit Blaye. Terraces and walls of archaeological interest are present, also prehistoric structures.
- Mesolithic settlement north of Val L'Emauve, between the runway and road.

The inclusion of Archaeological sites registered at this time, within the “Sites and Monuments Record” shall not infringe upon the controls and conditions on such properties set out in the aforementioned Law.

If a proposed development is likely to infringe upon a potentially important Archaeological site listed within the “Sites and Monuments Record”, then the Committee shall seek the advice of an appropriate organisation on how best to proceed.

D) PUBLIC UTILITY ZONE

Statement of Intent

To maintain Public Utilities for the provision of services to the public.

Statement of Law

Permission for development “*should not be granted unless by reason of special consideration relating to the site it would be unreasonable for such permission no to be granted*”, Section 23 (3)(a)(ii) of the Building and Development Control (Alderney) Law, 2002.

In finding that special considerations do relate to a site, the Committee should not normally depart from the following policies: -

Policies

1. No new building or enlargement of existing buildings will be approved by the Committee unless such development at this location is deemed to be essential for the proper provision of public utilities.
2. Any new building, enlargement or increase in height will be subject to an Environmental Impact Assessment.
3. These areas will remain under the ownership or direct control of the States of Alderney, Alderney Water Board, Alderney Electricity Ltd, Wave Telecom and Cable and Wireless (Guernsey) Ltd at all times.
4. If a public utility noted on the current Land Use Plan map is sold, the change in ownership will be noted by the States of Alderney and amended at the subsequent Land Use Plan review.
5. The television and satellite masts recognised within the Properties Index may be increased in height after an Environmental Impact Assessment, but only where approval for such an increase has been sought and gained from the Airport Authorities.

Note:

The definition of Public Utility is “a facility for the purpose of providing electricity supply, water, sewerage, waste / rubbish disposal, telecommunications or other public services”.

All public utility buildings are listed in the Designated Area Properties Index.

E) RECREATIONAL ZONE

Statement of Intent

To ensure adequate provision of recreational facilities for the Island.

Statement of Law

Permission for development "*should not be granted unless by reason of special consideration relating to the site it would be unreasonable for such permission not to be granted*", Section 23 (3)(a)(ii) of the Building and Development Control (Alderney) Law, 2002.

In finding that special considerations do relate to a site, the Committee should not normally depart from the following policies: -

Policies

1. No new recreational building will be allowed within Recreational Zones, unless the Committee deems it necessary for the essential pursuit of the Zone's stated recreational purpose, when it will be subject to an EIA.
2. An existing recreational building within a Recreational Zone may not increase its total floor area or increase its height unless the Committee deems it necessary for the essential pursuit of the Zone's stated recreational purpose, when it will be subject to an Environmental Impact Assessment.

All recreational buildings are listed in the Designated Area Properties Index.

F) RESIDENTIAL ZONE

Statement of Intent

To limit the development of existing and new residencies within the Designated Area.

Statement of Law

Permission for development "*should not be granted unless by reason of special consideration relating to the site it would be unreasonable for such permission not to be granted*", Section 23 (3)(a)(ii) of the Building and Development Control (Alderney) Law, 2002.

In finding that special considerations do relate to a site, the Committee should not normally depart from the following policies: -

Policies

- 1) No new dwellings will be permitted within any Residential Zone.
- 2) The minor extension or reconstruction (if approved by the Committee) of any dwelling already existing in a Residential Zone must follow the criteria cited below.
 - (a) A reconstruction must occupy the same or approximately the same position and be of comparable dimensions, external design and external appearance.
 - (b) Any development must be the subject of an Environmental Impact Assessment.

- (c) A dwelling within a Residential Zone may increase its total floor area by a maximum of 15% of the total internal habitable¹ floor area of that dwelling (excluding the floor area of the loft / attic, roof space, basement/ cellar or garage of that building), with approval of the Committee, subject to an Environmental Impact Assessment. The 15% is cumulative in that it can be made up of a number of extensions, but that the total extension should not be more than 15%.
 - (d) The figure of 15% for an extension should be taken as a percentage of the size of the property in question at the time of the first application after July 2001. This extension will be granted only once after July 2001.
- 3) The development of non-residential buildings is subject to the following criteria:-
- a) No new non-residential building, unattached from the existing dwelling but used in association with it, within a Residential Zone, will be allowed if it is greater than one storey in height. A new non-residential building may be built as part or all of the 15% total dwelling floor area extension allowance permissible for a residential property.
 - b) The use of a new non-residential building must be specified and recorded (i.e. garage, garden shed) before permission is granted and will be deemed to form a use within the current plan on the granting of approval.
 - c) Any non-habitable development such as a tennis court or swimming pool will require permission.

All residential properties are listed in the Designated Area Properties Index.

Updated Policies

In accordance with the recommendations of the Housing Strategy, the Committee wishes to bring forward amendments to the policies for development in the Residential Zone. In order to permit this, amendments are required to the Building and Development Control (Alderney) Law, 2002. The required amendments are being progressed and it is anticipated that they will come into force in 2017. Until this time, the policies set out in the Section above should be complied with. Upon amendments of the law coming into force, the following policies will apply.

- 1) No change in the number of dwellings will be permitted within the Residential Zone. This means that no new dwellings will be permitted, including subdivision, nor will the amalgamation of multiple dwellings into a single dwelling.
- 2) The extension or reconstruction (if approved by the Committee) of any dwelling already existing in the Residential Zone must follow the criteria cited below.
 - (a) Any development must be the subject of an Environmental Impact Assessment.
 - (b) Extension or reconstruction should be of a high design quality, sympathetic to its built and natural environment surroundings, and should comply with any

¹ "habitable room" means a room used or intended to be used as a living room or sleeping room.
(States of Alderney Building Regulations)

relevant heritage and natural environment policies in the Land Use Plan. The Committee may provide further supplementary planning guidance on design or any other related matter, which should be taken into account.

- (c) A dwelling within a Residential Zone may increase its total floor area where the proposals are sympathetic to the surrounding environment and do not result in new overlooking, within the following limits:
 - (1) up to a maximum of 50% increase of the total internal habitable floor area of that dwelling²;
 - (2) where such an increase in floor area does not exceed a gross ground floor area of 200m²; and
 - (3) up to a maximum of three storeys.
- (d) The maximum of 50% increase in total internal habitable floor area for an extension or reconstruction of an existing dwelling described in point (c)(1) should be taken as a percentage of the size of the property in question at the time of the first application after July 2001. The 50% increase is cumulative in that it can be made up of a number of extensions, but that the total overall extension(s) should not be more than 50%.
- (e) A reconstruction of a single replacement dwelling must occupy the same or approximately the same position as the original dwelling, unless it can be demonstrated that:
 - (1) the alternative position will not result in any adverse environmental or other effects and represents a suitable location; and
 - (2) the original position of the dwelling can be remediated to a natural condition.
- (f) Where a dwelling is reconstructed on an alternative location to the original dwelling, the Committee may attach a condition to the permission or enter into a legal agreement to ensure that only one dwelling is inhabited at any one time and that the original dwelling is demolished³.
- (g) The development of a new 'Residential Annex' may be built (with the approval of the Committee) where it is used in association with the existing dwelling⁴, is not greater than one storey in height and does not exceed the floorspace equivalent of 15% of the total dwelling floor area at the time of the first application after July 2001. The proposed building should be and, by means of condition remain, ancillary to the dwelling, should continue to have a functional link with the principal dwelling and be in the same ownership as the principal dwelling.

3) The development of non-residential buildings is subject to the following criteria:-

² For the avoidance of doubt, 'habitable floor area' relates to those parts of the building used for dwelling purposes (living, sleeping and cooking which includes hallways and landings) and does not include: bathroom or other sanitary accommodation; loft/attic (unless used for living or sleeping); roof space; basement/cellar (unless used for living or sleeping); garage; or sheds/outbuildings.

³ The planning condition or legal agreement will set out the specific terms including the timescales by which demolition must occur.

⁴ The annex should form part of the same "planning unit" by sharing the same access, parking area and garden. A planning unit usually comprises the unit of accommodation, i.e. the residential unit and its surroundings.

- a) No new non-residential building, unattached from the existing dwelling but used in association with it, within a Residential Zone, will be allowed if it is greater than one storey in height. A new non-residential building may be built (with the approval of the Committee), but may not exceed the floorspace equivalent of 15% of the total dwelling floor area at the time of the first application after July 2001. The proposed building should be and, by means of condition remain, ancillary to the dwelling.
- b) The use of a new non-residential building must be specified and recorded (i.e. garage, garden shed) before the Committee grants permission for its construction and will be deemed to form a use within the current plan on the granting of approval.
- c) Any non-habitable development such as a tennis court or swimming pool will require the approval of the Committee.

All residential properties are listed in the Designated Area Properties Index.

PROPERTIES INDEX - AGRICULTURAL ZONE

	<u>Map Ref</u>
Rose Farm:	
Agricultural shed 1	A1
Agricultural shed 2	A2
Agricultural shed 3	A3
Agricultural shed 4	A4
Agricultural shed 5	A5
Glass houses, Airport Road	(A6) Removed from map
East Wing of Quatre Vents	A7
Tractor Store – Vau de Saou	A8
Clearmount Farm	
Workshop 1	A9
Workshop 2	A10
Le Frêtte Farm	
Barn 1	A11
Barn 2	A12
La Corvée – Greenhouse	A13
Longis Road – Stables	A14
Longis Road – Haystore and Stables	A15
Longis Road (junction with Valongis) – Agricultural Workshop	A16
Kiln Farm	
Old Milking Shed	A17
Barn/storage	A18
Old cattle barn	A19
Dairy building	A20
Pig Shed	A21
Essex Farm	
Barn	A22
Stables	A23
The Kennels – Stable Block	A24
Berry’s Quarry – Greenhouse	A25
Quesnard Bungalow – Fishing store/Stable	A26

Saye Farm

Barn/Studio 1	A27
Barn/Studio 2	A28
Greenhouse	A29

Giffoine – Converted Bunker A30

Giffoine – Agricultural Store A31

Giffoine – Sheep Shed A32

Watermill Farm

Barn 1	A33
Barn 2	A34
Barn 3	A35

PROPERTIES INDEX - COMMERCIAL ZONE

COMMERCIAL ZONE - CATEGORIES	
CLASS 1	HOTELS, BARS, RESTAURANTS AND GUEST HOUSES
CLASS 2	RETAIL / WHOLESALE
CLASS 3	LIGHT INDUSTRIAL / WORKSHOP
CLASS 4	OFFICES
CLASS 5	STORAGE

Map Ref

Essex Lodge (Class 1)	C1
Longis Garden Centre (Class 2/Class 5)	C2
The Old Barn Restaurant (Class 1)	C3
Berry's Quarry, Mannez – 2 buildings sub-divided	
Single shed (Class 3)	(C4) Now in Building Area Zone 19
Compound shed (Class 3)	(C5) Now in Building Area Zone 19
Ronez Asphalt Production Plant	C6
Platte Saline Gravel Works (Class 2 /Class 3)	C7
Fort Clonque (Class 1)	C8

PROPERTIES INDEX - PROTECTED AREA ZONE

	<u>Map Ref</u>
Batterie Anne's: (150mm gun emplacements & associated bunkers)	PA1
Mannez Battery	PA2
The Watermill Building, 3 Dams and Water Course.	PA3

PROPERTIES INDEX - PUBLIC UTILITIES ZONE

	<u>Map Ref</u>
Battery Quarry Reservoir,	P1
Corblets Reservoir, Corblets	P2
Lighthouse, Mannez	P3
Agricultural Shed & Tree Nursery, Sharp's Farm	P4
Longis Beach Toilets	P5
Longis Beach Waste Treatment Works	P6
Impôt (waste disposal point)	P7
Roman Catholic Cemetery, Longis Road	P8
Island Cemetery, Longis Road	P9
Strangers Cemetery, Longis Road	P10
Civil Emergency/Junior Militia Bunker	P11
Water Pumping Station, (top Bonne Terre)	P12
Water Pumping Station, (bottom Bonne Terre)	P13

Airport Guidance Station	P14
Slaughterhouse, La Corvée	P15
Les Rochers – TV Mast	P16
Les Rochers – Satellite Dish	P17
Water Board Tank site, La Marette	P18

PROPERTIES INDEX - RECREATIONAL ZONE

	<u>Map Ref</u>
Braye Common	RC1
Football pitch & clubhouse, The Arsenal	RC2
Squash Court, The Arsenal	RC3
Main Golf Course & Bowling Green, Longis	RC4
Golf course extension, Fort Albert Hill	RC5
Scouts Hut, Saye	RC6
Miniature Railway, Mannez	RC7
Railway Shed, Mannez Quarry	RC8
Railway Lines	RC9
Tennis Courts, Platte Saline	RC10
Fort Doyle, Alderney Boxing Club	RC11
Platte Saline Pond & Common	RC12
Campsite, Saye	RC13
Corporation Quarry	RC14
Yurt site, Les Pourciaux	RC15

PROPERTIES INDEX - RESIDENTIAL ZONE

	<u>Map Ref</u>
Arsenal Flats (16 flats)	R1
Whitegates	R2
Whitegates Cottage	R3
18/19 Whitegates	(R4) Removed from the map
Red Tiles	R5
Coastguards (Alderney Housing Association housing)	R6
Saye Farm House	R7
Chateau a l'Etoc – 12 flats	R8
Fort Corblets	R9
Lighthouse – Flat 1	R10
Flat 2	R11
Cottage Mannez	R12
Mannez Cottage	R13
Quesnard House	R14
Blanchard, Mannez	R15
Kavika Cottage	R16
Mannez House	R17
Houmet Herbé	R18
La Mouette	R19
Maryland	R20
Tides	R21
Les Bouffresses	R22

Map Ref

Le Cachette	R23
Les Pourciaux	R24
Wells House	R25
The Petit Chalet	R26
The Chalet	R27
The Kennels	R28
The Nunnery	R29
Frying Pan Cottage	R30
Essex Lodge	R31
Essex Farm	R32
Essex Castle	R33
Simons Place No. 1	R34
No. 2	R35
No. 3	R36
No. 4	R37
Simons Place House 1	R38
House 2	R39
Devereux House	R40
The Haize	R41
Longis Villas	R42
Longis House	R43
St. Michele	R44
La Menagerie	R45
Old Mill Farm	R46
Le Cocq's Farm	R47

	<u>Map Ref</u>
La Frêtte Farm	R48
House 1 (below)	R49
House 2 (below)	R50
La Murette	R51
Windermere	R52
Clearmount Farm	R53
Brickfields House	R54
Rose Farm	R55
The Chapel House, Rose Farm	
House 1	R56
House 2	R57
Rock House	R58
Clonque (a cottage)	R59
Clonque Cottage	R60
Tourgis House	R61
Watermill Farm	R62
Robin Rock	R63
Les Champignons	
Flat 1	R64
Flat 2	R65
Sharp's Farm	R66
Quatre Vents	R67
Kiln Farmhouse	R68
Telegraph Tower	R69
Fort Quesnard	R70

BUILDING AREA

Introduction

Policy HOU5 in the *Alderney Land Use Plan Section 1: Policy* introduces the principle of Housing Character Areas within the Building Area. The purpose of policy concerning these Character Areas is to provide development principles for the type, size and design of housing development that is likely to be acceptable in particular parts of the Building Area. There are thirteen Housing Character Areas.

In accordance with Policy HOU5, within these Housing Character Areas and unless other designations on the Land Use Plan Map confirm otherwise, residential development will be viewed as the preferable use.

In addition to the Housing Character Areas, there are 11 Zones which have been retained from the previous iteration of the Land Use Plan. These Zones predominantly relate to areas for non-residential or mixed use development, or are 'green lungs' within the Building Area. The purpose of the policy relating to these Zones is to provide guidance or conditions on the future use of these areas.

Within the Building Area, there are two areas which do not fall under either a Housing Character area or an existing Zone. These are: St Anne's School; and the power station. As these sites are currently used for non-residential purposes, they have not been included within a Housing Character Area. Guidance on the future use of these areas will be provided as part of a future Land Use Plan review; until this point there is a presumption that their existing uses will remain in place.

The application of the policies relating to Housing Character Areas and Zones should accord with the policies in the *Alderney Land Use Plan Section 1: Policy*. Supplementary planning guidance to which these policies refer will also need to be taken into account. Applicants will also need to comply with any other legislation which the Land Use Plan does not override (for example health and safety and environmental legislation).

Housing Character Areas

Ref	Housing Character Area name	Existing Character	Development Principles
1A	Le Banquage	<ul style="list-style-type: none"> • Comprises self-built properties from late 1970s to late 1990s. • Dwellings are mostly bungalows (1-1.5 storey) in the centre of Le Banquage, with two storeys towards the south and east. • East of Le Banquage is currently undeveloped. 	<p>Represents an opportunity to continue to revitalise the quality of the existing housing stock and ensure they remain fit-for-purpose.</p> <p>Two storey dwellings will be supported on the western, southern and eastern edges of Le Banquage. Within the central area and north, extensions up to 1.5 storeys will be supported, reflecting the rising topography in this area.</p> <p>The undeveloped plot to east of Le Banquage will be safeguarded to meet longer term housing needs (outside the current Land Use Plan period). The plot will not be developed until the need for the land for housing can be demonstrated and/or to meet specific housing needs where there is market failure (see Policy HOU3).</p>
1B	Newtown	<ul style="list-style-type: none"> • Comprises a number of small 'estates', each with a distinct character. They range from Gauvains Row (also a Conservation Area) where the houses date from mid to late 1700s to Clos du Mer, which were built early 2000s. • 'Estates' mainly comprise two storey detached houses with a limited number of bungalows (e.g. Braye View Meadows). • Includes a number of undeveloped greenfield plots, as well as a building supplies goods yard. 	<p>Development of greenfield sites will be supported for detached or semi-detached dwellings up to two storeys. Any new dwellings should be designed so they are in-keeping with the surrounding area.</p> <p>Extensions of bungalows up to two storeys will be supported.</p> <p>Should the building supplies goods yard relocate in the future, the site should be promoted for residential use, in keeping with the existing character of the area.</p> <p>Any development along the boundary of Gauvains Row Conservation Area (C/007) should be sympathetic to its special character.</p>

Ref	Housing Character Area name	Existing Character	Development Principles
1C	Reine du Pres and lower Fontaine David (Water Lane)	<ul style="list-style-type: none"> Comprises a 1970s estate and self-built detached dwellings (mainly built between 1970s and 2000s). All dwellings are two storeys. 	<p>There are very limited building opportunities in this Area, except for at Fontaine David.</p> <p>Along Fontaine David, sensitive infill development – which is detached or semi-detached and up to two storeys – will be supported.</p> <p>Within the Reine du Pres Estate, the distinctive character should be retained. Any extensions permitted should be sympathetic to the existing character.</p> <p>Any development along the boundary of St Anne Conservation Area (C/001) should be sympathetic to its special character.</p>
2A	Lower Cotil du Val Surrounds	<ul style="list-style-type: none"> Comprises mostly low density housing, which are self-build properties including some pre-World War II. 	<p>Infill development of up to two storeys will be supported within this Character Area. The character within this area is quite varied and therefore the typology and design of the house should be sympathetic to its surroundings.</p> <p>Access to plots should be carefully considered including ensuring that proposals in Character Area 2A will not preclude any future development of Character Area 2B.</p>
2B	Upper Cotil du Val Surrounds	<ul style="list-style-type: none"> Comprises sloped (in some cases very steeply) greenfield plots, some of which are wooded sites. Some plots are located at the high point of the Island and are therefore very visible including from Braye Beach. 	<p>Given the sensitivity of this area and the availability of sites in other locations which are more suitable (in accordance with the housing land preference hierarchy (Policy HOU3)) this land should be safeguarded to meet longer term housing needs (outside the current Land Use Plan period).</p> <p>When this land is brought forward for development, any development should be low density, retain existing trees, minimise effects on green infrastructure, carefully consider access arrangements (as per the principles for Character Area 2A) and minimise the visual impact of any development from the coast.</p>

Ref	Housing Character Area name	Existing Character	Development Principles
3	St Anne	<ul style="list-style-type: none"> • Comprises a range of housing types, characterised by historic terraced properties mostly dating from the 1800s. • Whole area comprises the St Anne Conservation Area. • Belle Vue Hotel falls into both this Character Area and Housing Character Area 4 (Grand Hotel/Butes). 	<p>Infill development may in appropriate settings extend up to three storeys but should be sympathetic and in keeping with surrounding development.</p> <p>Developments (infill and redevelopment) will be assessed on their individual merits and the extent to which they accord with any design policies in the Land Use Plan as well as any other supplementary design guidance.</p> <p>Sub-division of existing buildings/plots to support re-use of dwellings may be acceptable where proposals are sympathetic to the existing character, do not result in the loss of a façade which makes a positive contribution to the character of the Conservation Area and demonstrate how provision can be made for amenity space.</p>
4	Grand Hotel/Butes	<ul style="list-style-type: none"> • Comprises a number of relatively recent developments (1970s and 1980s flats) and partial redevelopment of the Grand Hotel, which includes new affordable housing. • Very mixed character and identity. • Also includes cricket green, community centre and States of Alderney works depot. • Belle Vue Hotel falls into both this Character Area and Housing Character Area 3 (St Anne). 	<p>This Character Area represents a major redevelopment area.</p> <p>Infill and redevelopment of existing dwellings will be supported including development up to three storeys and comprising flats.</p> <p>Prior to demolition of existing buildings, their contribution to the townscape should be assessed and, where appropriate, façades retained.</p> <p>Should the works depot be relocated, the redevelopment of this site and the adjacent community centre for residential and community uses should be promoted.</p>
5	Butes Lane	<ul style="list-style-type: none"> • Comprises low density houses set in large gardens, on raised hillside. 	<p>Limited infill may be supported within this Character Area. Any proposals will be assessed on their individual merits.</p> <p>Any development must be detached, no more than two storeys and be sympathetic to the surrounding environment. This includes minimising the visual impact of any development from the coast.</p>

Ref	Housing Character Area name	Existing Character	Development Principles
6	Platte Saline	<ul style="list-style-type: none"> Comprises pre- and post-World War II detached houses, with some later self-builds. Clear street layout, with the design of buildings usually the same on each street. Houses are a mix of one to two storey, with some one storey dwellings converted to 1.5 or two storeys. 	<p>The existing layout of streets will be retained; therefore there is a presumption against sub-division of land to increase the number of dwellings within this area. Any infill development will retain and/or strengthen the existing street layout. Infill plots will support detached houses of up to two storeys.</p> <p>Extensions of bungalows up to two storeys will be supported.</p>
7	Le Petit Val and Wide Lane	<ul style="list-style-type: none"> Comprises low density houses set in large gardens, on raised hillside. 	<p>Limited infill may be supported within this Character Area. Any proposals will be assessed on their individual merits.</p> <p>Any development must be detached, no more than two storeys and sympathetic to the surrounding environment. This includes minimising the visual impact of any development from the coast.</p>
8	Mouriaux & Clos Carre	<ul style="list-style-type: none"> Comprises a varied character which includes detached family homes, some post- World War II and 1980s flats, and more recently detached self-builds. 	<p>Infill development will be supported within this Character Area. Any development proposals should be sympathetic in character to their neighbours, of up to two storeys and detached or semi-detached.</p> <p>Should the flats at Mouriaux be brought forward for redevelopment, reconstruction of apartments in this location would be supported.</p>
9A	Allee es Fees	<ul style="list-style-type: none"> Comprises one to two storey self-build houses/bungalows. Outer edge of Allee es Fees represents the end of the Building Area. 	<p>Development of infill plots will be supported for detached, semi-detached or terraced houses of up to two storeys. Given that this Character Area is more remote from the centre of the Island, there is a presumption against apartments in this location.</p> <p>Developments towards the north of the Character Area should have regard to their visual impact – particularly from the coast – and should be sympathetically designed.</p> <p>Extensions of bungalows up to two storeys will be supported.</p>
9B	La Marrette	<ul style="list-style-type: none"> Comprises one to two storey detached self-build houses. Southern edge of Character Area represents the end of the Building Area. 	<p>Infill development comprising detached buildings of up to two storeys will be supported.</p>

Ref	Housing Character Area name	Existing Character	Development Principles
9C	Brickfields	<ul style="list-style-type: none"> Comprises predominantly high density residential development with limited amenity space, built in late 1990s. 	<p>Given that all available land in Character Area has been intensively developed, further densification should not be promoted.</p> <p>If commercial uses re-locate from this Character Area, residential development should be promoted along with provision of amenity space.</p>
10	St Anne East	<ul style="list-style-type: none"> Comprises a predominantly residential area with detached one to two storey self-built family homes. Snooker Club and an area of garages/storage are located to the north of the Character Area. 	<p>Infill development comprising detached buildings of up to two storeys will be supported. Such development should be in keeping with surrounding development.</p> <p>If the garages/storage area re-locate from this Character Area, residential development of up to three storeys, which could comprise flats, should be promoted. Consideration should be given to how such development would integrate with the Snooker Club.</p>
11	Longis	<ul style="list-style-type: none"> Comprises a varied character with a mix of styles. Houses are mostly post-World War II of one to two storeys. Eastern end of Character Area represents the end of the Building Area. 	<p>Infill development will be supported within this Character Area. Such development will be sympathetic in character to their neighbours, of up to two storeys and detached or semi-detached.</p> <p>Extensions of bungalows up to two storeys will be supported.</p>
12	Barrack Masters and Blue Stone Hill	<ul style="list-style-type: none"> Comprises low density ribbon development following Longis Road. Includes pre-World War II cottages with newer self-build or re-build infill. 	<p>Limited low density infill development will be supported. Any infill dwellings should not be more than two storeys in height.</p>
13	Harbour & Braye Beach	<ul style="list-style-type: none"> Comprises a largely non-residential area with the exception of Braye Street with distinctive steep pitched terrace on the east side. A lower standard copy of this style provided on the west side. 	<p>Please refer to guidance provided for Zone 7.</p>

Zones

ZONE 1

AREA ADJACENT TO MIGNOT MEMORIAL HOSPITAL SITE

This area is restricted to future health-related needs, or other States' approved development.

Reason: To provide adequate land for future hospital expansion, or expansion of facilities for Island health care. To provide land for replacement Alderney Housing Association housing or other public facilities.

ZONE 3

AREA ADJACENT TO LA VALLEE, THE TERRACE AND VALLEY GARDENS

No development, except as allowed under designated area (agricultural zone) restrictions.

Reason: This area is predominantly forested, represents 'green lungs' within the building area, is an important wildlife habitat and should be protected from incursion by development

Note: Development of existing dwellings within this Zone shall have conditions applied as Residential Zone (Designated Area).

ZONE 4

BUTES FIELD, YORK HILL

No development, except as allowed under designated area (recreational zone) restrictions – excepting recreation facilities including (but not limited to) a swimming pool and sports centre with ancillary services.. A separate Environmental Impact Assessment is to be carried out for any proposal on the site.

Note:

Development would be considered which is of benefit to the community and has States' approval.

Reason: This area is predominantly forested, represents 'green lungs' within the building area, is an important wildlife habitat and should be protected from incursion by development

Note: Development of existing dwellings within this Zone shall have conditions applied as Residential Zone (Designated Area).

ZONE 5

COTIL DU VAL, VALONGIS ABOVE THE 40M CONTOUR

No development, except as allowed under designated area (protected area zone) restrictions

Reason: Braye Bay, Braye Street and the harbour area is a primary centre for congregation of visitors to the Island whether arriving by yacht, enjoying the Island's main beach, or using one of the many local restaurants/bars. The upper section of the Cotil du Val represents an important backdrop to this area and an area of natural beauty which should be protected from development. The skyline from Braye Street should be protected from further intrusion by development spreading from Longis Road.

This area is forested, represents 'green lungs' within the building area, is an important wildlife habitat and should be protected from incursion by development

Note: Development of existing dwellings within this Zone shall have conditions applied as Residential Zone (Designated Area).

ZONE 7

ZONE 7 – HARBOUR & BRAYE BAY COMPREHENSIVE DEVELOPMENT ZONE

Zone 7 defines a comprehensive zone for the future development of the Harbour and Braye Bay Area. Development will not be permitted within this Zone unless it complies with the long term comprehensive design of the Harbour and Braye Area.

Development to the west of Zone 7 (around the harbour and Braye Beach) should comprise a mix of uses including housing. This will support the creation of a second centre with sufficient critical mass, but which remains well connected to the centre of the Island. There will be a presumption against housing development to the east of Zone 7 (e.g. Maggie's Bay).

The Comprehensive Zone, with the exception of the Breakwater, Braye Street Residential/Commercial Development fronting either side of the street and small areas of land including Total Garage and Jean's Stores is owned by the States of Alderney. This provides the States, as principal land owner in the area, with the legal right to refuse any proposals for future development.

A detailed planning assessment will be required to co-ordinate existing architectural features in the Zone with new development proposals.

An Environmental Impact Assessment will be undertaken for any proposed development.

Applicable Policies should be used when considering any development within this zone.

Reason: To allow for planning flexibility of the Zone and provide B&DCC with legal authority to determine future development in a broader context and avoid piecemeal development.

Existing areas included in Zone 7

- A. Breakwater
- B. Fort Grosnez
- C. Inner Harbour
- D. Upper Harbour Level
- E. Glacis
- F. Commercial Quay
- G. Crusher Site
- H. Braye Street
- J. Braye Bay
- K. Braye Beach
- L. Common

The following policies relate to the individual areas listed above: -

A. Breakwater

The Breakwater is an existing historic stone structure providing protection to the northern boundary of Braye Bay. It requires constant maintenance currently undertaken by States of Guernsey.

Policy:-

Facilities will be required for equipment and the workforce related to future maintenance.

B. Fort Grosnez

This historic fort forms part of the existing Quay to the west side of Braye Bay and is currently used in part for Breakwater maintenance.

Policy:-

No change will be permitted to the external appearance of the existing structure. Internal development may be adapted to changes of use providing they are sympathetic to the existing architectural character.

C. Inner Harbour

The Inner Harbour, including the surrounding lower quays, is of historic importance to the Island and currently used by local commercial fishing and boating interests. It includes a bunkering service and chandlers on the Quay together with fishermen's huts and related local Marine interests.

Policy:-

Any future development will be required to recognise the importance of retaining the visual appearance of this area to prevent any physical changes which may detract from the present historical environment.

D. Upper Harbour Level

This area of Zone 7 currently includes the following buildings: -

- **Harbour Master's Office**

This is located on high ground overlooking the Harbour & Quay.

Policy: -

To retain the present Harbour Office control from an elevated position and in a position suited to providing direct access for harbour users.

- **Alderney Sailing Clubhouse & shed, including Sapper Slipway**

This club provides facilities for both local and visiting yachtsmen. The present location is acceptable to the Club who require adequate mooring and maintenance facilities and room for dinghy parking associated with its activities.

Policy: -

To retain an existing facility associating this recreational use with the harbour.

- **Existing Alderney Housing Association property**

This property may be considered for redevelopment due to the extensive repairs required to maintain the property which has been transferred to the Alderney Housing Association.

Policy: -

To release high valued land for comprehensive development for harbour related activities.

- **Braye Chippy**

This existing commercial facility is well supported by local residents and visitors to the Island.

Policy: -

When redevelopment of this area is considered, relocation or inclusion of the present facility will become part of the comprehensive re-development of the harbour area.

E. Glacis

The present multi-uses of the area do not reflect the high land value. The Glacis is currently used for Commercial Quay construction and unrelated activities which are not visually supporting the appearance of this area. This faces Crabby Bay to the west and Burhou Island and could be an ideal site which provides financial support for future redevelopment.

Policy:-

The Committee will consider future comprehensive development for harbour related activities. Future policy will consider relocating the existing users over a period of time to allow for harbour related comprehensive design which maximises the land value and the important environmental impact of this area. The BDCC will also consider the environmental impact on adjoining areas to ensure these are inter-related with the principal use of the harbour and encourage economic support which may be required as part of future recreational development. The provision of additional parking may be required as part of the comprehensive development.

F. Commercial Quay

The Commercial Quay has recently been enlarged and renovated to accommodate commercial shipping and fuel supplies to the Island. The details of its future use, in relation to the shipping companies and local larger private yachts is currently being considered in relation to the loading and off-loading of materials, passengers and storage of containers. The Quay currently has a number of existing buildings including the RNLI Station, shower/toilet facilities, offices for Border Control and the Police which may require amending and re-designing.

Policy:-

Further development of the existing facilities will be the subject of a detailed local plan to co-ordinate the present user requirements. Any development should combine similar activity groups and minimise interaction between commercial and leisure users.

G. Crusher Site

This area is currently used by commercial Harbour related activities, temporary commercial shipping offices and recently erected industrial sheds which include offices, storage, etc., the majority of which do not reflect harbour related use. The site has a high land value. Part of the site fronting The Cutting has also been redeveloped with commercial activities using converted industrial buildings including a large general store, electrical showroom and furniture shop.

Policy:-

The Committee will consider development plans which include provision for location of these users and buildings to maximise on the land value to support financial comprehensive development for harbour related activities. It will be necessary for consideration to be given to the west facing development of English Row where the existing access will require improvement and integrating with the adjoining site.

H. Braye Street

This is a commercial/residential development on either side of a road which links these existing properties and the harbour with access to the rest of the Island. The east side of the development includes the Braye Beach Hotel, which has recently been renovated, and occupies a valuable site overlooking the Bay. The Beach side of this property has an unmade road which provides access to commercial properties and residential accommodation including public lavatories.

Policy:-

Consideration will be given to an environmental improvement to the area to maximise the potential pedestrian use whilst retaining parking facilities. Improvements to the foreshore, the sand dunes and the beach will also be considered whilst retaining the historic Douglas Quay.

J. Braye Bay

Zone 7 includes Braye Bay which forms the important shipping access to the harbour and Commercial Quay and provides moorings for local and visiting yachts. This area may form part of a future Marina, subject to the restraint placed on development in Zone 7.

Policy:-

The location of any future proposals must take into account the environmental impact this will have on the adjoining Beach. The shipping lanes to the Harbour must not be restricted. Any proposals must allow for manoeuvrability and access to the Commercial Quay and future marine development.

Independent professional advice will be required to ensure that any future marine proposals also take into account the effect these will have on the silting up of the western end of the Bay particularly for access to the Inner Harbour.

K. Braye Beach

From the Mean Low Water Spring Tide Line, Braye Beach is to be protected from development.

Policy:-

No development, except as allowed under the Designated Area (Protected Area Zone) restrictions.

L. Braye Common

Braye Common is protected from development.

Policy:-

No development, except as allowed under the Designated Area (Recreational Area Zone) restrictions.

Notes / definitions for Zone 7:

Marine Habitat

Zone 7 includes areas of important marine habitat particularly on the east side of Braye Bay and west side of Fort Grosnez.

Policy:-

The Committee will consider the effects of any future marine development on these important protected zones. Between the high and low spring tide lines there is a significant marine biological sub-aqua environment of national importance. This area is referred to in the 2011 LUP under "Designated Area - Protected Zone,"

All internal roads within the Zone

Zone 7 includes the main commercial vehicular access roads from the Harbour and Bay to the Island incorporating Crabby Road, The Cutting, Braye Street and Rue de Beaumont.

Policy:-

It is important that the commercial access to and from the Harbour is retained and improvements made at the intersections particularly in relation to commercial vehicles. Consideration should be given to improving junctions and providing pedestrian access to ensure public safety.

ZONE 8

FORT ZONE

This zone is subdivided into separate forts (below). Any development is to be sympathetic to the location and visual impact of the fort, and should recognise and protect the special features of each fort and its location. Non-development of a fort is also an option.

As set out in Policy HOU3 of the *Alderney Land Use Plan Section 1: Policy*, where residential development comprises part of a mixed use forts scheme, it should be demonstrated that the redevelopment will support sustainable patterns of development on the Island.

Any proposed development is to respect the topography of the site and its surroundings and include landscape proposals for the finished project. Special consideration should be given to the effect of any proposal on the skyline.

Any proposed development will be subject to an Environmental Impact Assessment and full public consultation.

Reason: To maintain the character and landscape value of the existing forts as well as the military historical integrity of the structures. The impact of German World War II works on earlier fortifications is of significance in the development of defensive strategy and tactics over time and should be given equal consideration as worthy of retention. Where the German works are not deemed worthy of retention, good records should be made of the German works prior to their removal.

Applicable Policies should be used when considering any development of this zone.

Fort Albert (completed 1859)

Any development to this fort will be for commercial, tourism, residential, educational and / or public amenity use. Public access should be maintained regardless of its final development use.

Reason: To ensure future development of this unique British Fortification recognises the historical significance and sensitive nature of the site, also to optimise on the development opportunities that the enclosed central area offers for the benefit of the island.

Fort Houmet Herbé (completed 1854) and causeway to tideline

Any development of this fort is to be for commercial (tourism) /residential use.

This fort would benefit from early and sensitive conservation to arrest the heavy weathering and the progressive deterioration of the masonry.

Any restoration work or conservation should take into account its unaltered state.

Reason: To prevent further deterioration of the original fabric and ensure any development is sympathetic to the site.

Fort Tourgis (including principal walls)

Any development to this fort will be for commercial (tourism), residential or educational use.

Reason: To ensure future development is in keeping with the sensitive location of the fort.

The Arsenal (central block and gatehouses)

Future development will be for commercial / light industrial/ residential use. Any future development will be sympathetic to the historic nature of the area.

Reason: To ensure development is appropriate in this key location, close to other major historic structures.

Fort Ile de Raz

Any development of this fort is to be for commercial (tourism) /residential use.

Reason: To maintain the fort in a good condition and ensure any development is sympathetic to the area.

German Fortifications

The Committee recognises the importance of some of the German fortifications on the Island and take their presence and significance into consideration whenever considering a development that includes or affects them.

ZONE 13

LADYSMITH, NORTH OF PETIT VAL

No development, except as allowed under the Designated Area (protected area zone) restrictions.

Reason: This area is predominantly forested, represents 'green lungs' within the building area, is an important wildlife habitat and should be protected from incursion by development.

Note: Development of existing dwellings within this Zone shall have conditions applied as Residential Zone (Designated Area).

ZONE 17

AIRPORT ZONE

Building within the Airport Zone may only take place if such development will be used solely to improve airport facilities.

Building of Airport-related facilities must stay wholly within the area designated as the Airport Zone, which includes future expansion areas.

Any commercial development within areas lying within the Airport Zone or Airport expansion areas will be subject to an EIA.

Applicable Policies should be used when considering any development of this zone.

Reason: To ensure public safety, whilst maintaining the continued running of all airport facilities.

NB: The Airport Zone will include an area around the airport perimeter that the appropriate authorities indicate is subject to any current, or possible future, flight-path restrictions (this area has yet to be defined by the appropriate authorities), as well as the area which would come under such restrictions if the runways were to be increased in size.

ZONE 18

LA CORVEE INDUSTRIAL / COMMERCIAL AREA

This area is reserved for the development of business and industrial.

Policies for development

- 1) Any new development within this Zone will be required to provide adequate landscaping, screening and fencing to minimise any adverse effect on the character of the area. A landscaping, planting and fencing scheme will be required with any development proposal.
- 2) Any new development shall provide adequate vehicle parking, access and open storage areas to service the development.
- 3) Any new building, enlargement or increase in height will be subject to an Environmental Impact Assessment.
 - Retail will not be permitted
 - Housing will not be permitted
 - Independent office accommodation will be permitted only if it cannot reasonably be accommodated elsewhere

Applicable Policies should be used when considering any development in this zone.

ZONE 19
BERRY'S QUARRY

This area is reserved for the development of business and industrial uses.

Policies for development

- 1) The site will be sufficiently screened to minimise any adverse effect on the character of the area and any proposal is to be accompanied by full landscape and planting plans.
- 2) An overall plan for provision of roads, services and phasing of new building and infrastructure development at the site will be required.
- 3) The site will be properly laid out with buildings, parking, access and open storage areas designed to be in sympathy with the landscape character of the area.
- 4) Any new building, enlargement or increase in height will require an Environmental Impact Assessment.
 - Retail will not be permitted
 - Housing will not be permitted
 - Independent office accommodation will be permitted only if it cannot reasonably be accommodated elsewhere

Applicable Policies should be used when considering any development in this zone.

ZONE 20
WHITEGATES (SOUTH SIDE) (AY1832)

This site is reserved for future provision of housing, including the replacement of the demolished housing on the north side of the road.

Policies for development

- 1) An overall development plan for the whole site will need to be approved prior to consideration of individual applications.
- 2) The overall development plan and individual plans for new dwellings should demonstrate that the proposed development is sympathetic to the topography of the site and its surrounds, and does not adversely impact on Conservation Area C/004 or views, particularly from the north and south coasts of the Island. The development plan should include landscape proposals for the completed development.
- 3) Whilst there is in principle support for the reconstruction of up to 11 replacement dwellings (including the replacement of the demolished housing on the north side of the road), the development plan should demonstrate how this number could be accommodated in a sensitive manner and that over-development of the site will not take place. If this is not possible, a lower number of dwellings should be promoted for the site.
- 4) The development will be subject to an Environmental Impact Assessment.

Reason: To ensure that land is made available for construction of new social housing and to ensure that it is designed to be in keeping with its sensitive location surrounded by the Designated Area.



STATES OF ALDERNEY

Planning Office
Island Hall
St Anne
Alderney
GY9 3UE

www.alderney.gov.gg

ARUP