

Law/LUP Policies relevant to PA/2019/074.**Building and Development Control (Alderney) Law, 2002.**

7. In exercising its powers under the provisions of section 6 the Committee shall take into account			
(a)	the effect of the development or other work on the natural beauty of the area and the desirability of keeping land adjacent to the foreshores and cliffs of the Island in its natural state,		
(b)	the degree of suitability of the land to which the application relates for residential or industrial purposes,		
(c)	whether the movable or immovable structure or other work in relation to which permission is applied for would be incongruous with its surroundings because of its siting, design or exterior appearance or because of the materials to be used,		
(d)	in the case of an application for permission to carry out any development of agricultural land, the degree of suitability of the land as agricultural land, and the loss to the Island (if the application were to be granted) of agricultural land,		
(e)	the extent to which the development or other work would detract from the character or the amenity of the locality concerned,		
(f)	the effect of the development or other work on roads, traffic, services, public health, parks, playing fields and other open spaces and the effect on adjoining properties,		
(g)	the availability of access and the proximity of appropriate services, including roads, electricity, water and sewage disposal, the effect of the development or other work on the biological diversity of the Island, the desirability of facilitating the sustainable development of land having regard to the competing demands of the community for its use, and		
(h)	the provisions of any Land Use Plan approved by the States.		X

LUP Strategy (2017)

S1	Sustainable Development		3-8	
S2	Climate Change		3-9	
S3	Efficient Land Use	A (i)	3-10	
		A (ii)		
		A (iii)		
		A (iv)		
		B		
S4	Economic Development	(i)	3-11	
		(ii)		
		(iii)		
S5	Meeting the Housing Needs of the Islands Residents	A	3-12	
		B		
		C (i)		
		C (ii)		
		D (i)		
		D (ii)		
		D (iii)		
S6	Exceptions to the Land Use Plan	(i)	3-16	
		(ii)		
		(iii)		
		(iv)		
S7	Major Projects	A (i)	3-17	
		A (ii)		
		A (iii)		
		A (iv)		
		A (v)		

		B (i)		
		B (ii)		

LUP Land Use Policies – Building Area Residential (2017)

BA1	Housing Land Preference Hierarchy		4-2	
BA2	Housing Character Areas	A (i)	4-5	
		A (ii)		
		B (i)		
		B (ii)		
		C (i)		
		C (ii)		
		C (iii)		
		D		
BA3	Employment Land Preference Hierarchy	A (i)	4-15	
		A (ii)		
		B		
BA4	Existing Commercial & Industrial & Storage Sites	A	4-17	
		B (i)		
		B (ii)		
BA5	New Commercial & Industrial & Storage Development	A (i)	4-19	
		A (ii)		
		B (i)		
		B (ii)		
BA6	Strategic Industrial & Storage Estates	A	4-20	
		B		
		C (i)		
		C (ii)		
BA7	Retail, Leisure & Town Centre	A	4-21	
		B (i)		
		B (ii)		
		C		
BA8	Victoria Street	A (i)	4-22	
		A (ii)		
		A (iii)		
		B (i)		
		B (ii)		
		B (iii)		
		B (iv)		
		C (i)		
		C (ii)		
		C (iii)		
		C (iv)		
		D (i)	4-23	
		D (ii)		
		E		
BA9	Redevelopment of Existing Hotels & Guest Houses	A (i)	4-25	
		A (ii)		
		B		
		C (i)		

		C (ii)		
		C (iii)		
BA10	Braye Opportunity Area	A	4-27	X
		B (i)		
		B (ii)		
		B (iii)		
		B (iv)		
		B (v)		
		C		
BA11	Other Opportunity Areas	A	4-35	
		B (i)		
		B (ii)		
		B (iii)		
BA12	Meanwhile Uses in the Opportunity Areas	(i)	4-40	
		(ii)		
		(iii)		
		(iv)		
BA13	St. Anne's School	A	4-41	
		B		
		C		
BA14	Health & Social Care	A	4-42	
		B		
BA15	Recreation & Open Space in the Building Area	A	4-44	
		B		
BA16	Public Open Space	(i)	4-45	
		(ii)		
		(iii)		
BA17	Children's Play	A (i)	4-45	
		A (ii)		
		B		
BA18	Allotments	(i)	4-46	
		(ii)		
BA19	Green Infrastructure	A	4-46	
		B		
		C		
BA20	Alderney Railway in the Building Area	A	4-49	
		B		
BA21	Alderney Airport	A (i)	4-50	
		A (ii)		
		A (iii)		
		B		
		C		
		D		
BA22	Electricity & Heat	A	4-52	
		B		
		C		

LUP Land Use Policies – Designated Area (2017)

DA1	Housing in the Designated Area		4-55	
DA2	Extension or Reconstruction of Residential Units in the Designated Area.	(i)	4-56	
		(ii) (1)		
		(ii) (2)		
		(ii) (3)		
		(iii) (1)		
		(iii) (2)		
DA3	Residential Annexes in the Designated Area	A (i)	4-57	
		A (ii)		
		A (iii)		
		B		
DA4	Non-Residential Buildings in the Designated Area	(i)	4-58	
		(ii)		
DA5	Unserviced Visitor Accommodation Zone	A	4-59	
		B		
		C		
DA6	Agricultural Zone	A	4-60	
		B		
		C (i)		
		C (ii)		
		C (iii)		
DA7	New or Extended Commercial Agricultural or Horticulture Buildings in the Agriculture Zone	A (i)	4-62	
		A (ii)		
		A (iii) (1)		
		A (iii) (2)		
		B		
		C		
		D		
DA8	Recreation & Open Space Zone	A	4-64	
		B (i)		
		B (ii)		
		B (iii)		
		B (iv)		
		B (v)		
DA9	Alderney Railway in the Designated Area	A	4-65	
		B		
DA10	Utilities Zone	A (i)	4-66	
		A (ii)		
		A (iii)		
		A (iv)		
		A (v)		
		B		
		C (i)		
		C (ii)		
		C (iii)		
		C (iv)		
DA11	Consolidation of Solid Waste Facilities	A	4-67	
		B		

		C		
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LUP Built and Natural Environment Areas (2017)

HE1	Registered Heritage Assets	A	5-3	
		B		
		C (i)		
		C (ii)		
		C (iii)		
		D (i)		
		D (ii)		
		E		
HE2	Conservation Areas	A	5-7	X
		B (i)		
		B (ii)		X
		B (iii)		
HE3	Terrestrial & Intertidal Archaeology	A	5-11	
		B		
		C (i)		
		C (ii)		
		C (iii)		
		C (iv)		
		D		
HE4	Landscape Character	A (i)	5-15	
		A (ii)		
		A (iii)		
		B (i)		
		B (ii)		
		B (iii)		
		C		
		D		
NE1	Biodiversity	A	5-17	
		B		
		C		
		D (i)		
		D (ii)		
		E		
		F		
NE2	Flood Risk	A	5-26	
		B		

LUP Island Wide Policies (2017)

IW1	Placemaking	A	6-2	
		B (i)		
		B (ii)		
		B (iii)		
		B (iv)		
		B (v)		
		B (vi)		

IW2	Design	A	6-3	
		B (i)		
		B (ii)		
		B (iii)		
		B (iv)		
		B (v)		
		B (vi)		
		C		
		D (i)		
		D (ii)		
		D (iii)		
		D (iv)		
		D (v)		
		D (vi)		
		E (i)	6-4	
		E (ii)		
		E (iii)		
IW3	Shopfronts	A	6-5	
		B		
		C (i)		
		C (ii)		
		C (iii)		
		D		
		E		
IW4	Sustainable Design & Construction		6-6	
IW5	Energy & Water Efficiency	A	6-7	
		B (i)		
		B (ii)		
		B (iii)		
IW6	Water & Wastewater	A	6-9	
		B		
		C		
		D (i)		
		D (ii)		
		D (iii)		
		D (iv)		
		E		
IW7	Sustainable Drainage		6-11	
IW8	Solid Waste & Recycling		6-12	
IW9	Information & Communications Network	A	6-13	
		B (i)		
		B (ii)		
		B (iii)		
		C		
		D		
IW10	Environmental Impacts & Pollution	A (i)	6-15	
		A (ii)		
		B		
		C		

		D		
		E (i)		
		E (ii)		
		E (iii)		
IW11	Contaminated Land	A (i)	6-17	
		A (ii)		
		A (iii)		
		B		
IW12	Amenity		6-18	
IW13	Trees	A	6-20	
		B (i)		
		B (ii)		
		B (iii)		
		B (iv)		
		C		
IW14	Invasive Species	A	6-22	
		B		
IW15	Geodiversity	(i)	6-23	
		(ii)		
IW16	Sustainable Transport	A	6-24	
		B		
		C (i)		
		C (ii)		
		C (iii)		
		C (iv)		
		C (v)		
		C (vi)		
		D		
IW17	Full Time Occupation of Residential Units	(i)	6-26	
		(ii)		
IW18	Community Facilities & Open Spaces	A	6-28	
		B (i)		
		B (ii)		
		B (iii)		
		B (iv)		
IW19	Agriculture & Commercial Horticulture Outside the	A (i)	6-29	
	Agriculture Zone	A (ii)		
		A (iii)		
		A (iv)		
		A (v)		
		A (vi)		
		A (vii)		
		A (viii)		
		B (i)	6-30	
		B (ii)		
		C		
		D		
IW20	Stables and Field Shelters	A	6-31	
		B		

		C		
IW21	Minerals Extraction	(i)	6-33	
		(ii)		
		(iii)		
		(iv)		
		(v)		
		(vi)		
IW22	Crematorium Facilities	(i)	6-34	
		(ii)		
		(iii)		
		(iv)		