

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/085

Site name: Albert Chambers, The Arsenal

AY Parcel(s): Not provided

Submission Type: Use/development

Source: Private



ARUP  **STATES OF ALDERNEY**



Proposals

Summary of respondent's proposal: Re-designation of the site as Fort Zone in order to enable future mixed-use redevelopment, which could include residential, commercial and tourism uses.

Planning history and other context: This site was submitted in Call for Sites Phase 1 as PA0/33a for housing. The assessment of the other submission (PA033b) relating to non-residential uses was deferred as the Economic Development Strategy to be determined as part of Land Use Plan Review Phase 2.

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Yes	The proposal accords with the vision, which seeks to maximise opportunities to become a diverse and balanced economy, value, protect and conserve Alderney's unique culture and promote its distinct heritage and character.
Does the proposal accord with the Housing Strategy?	Yes	The Housing Strategy supports an efficient use of unused building land within the Central Building Area, which includes higher density development on undeveloped plots. The site lies outside of the Central Building Area, therefore any residential element of this proposal would be low on the housing land preference hierarchy set out in the Housing Strategy. However, the fort already includes residential uses and re-designation would not necessarily equate to an increase in residential units. Any subsequent applications for residential uses would be determined using the housing land preference hierarchy and in accordance with Section 12 of the Building and Development Control (Alderney) Law, 2002.

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Does the proposal accord with the Economic Development Strategy?	Partial	<p>The Economic Development Strategy recommends that the Land Use Plan consider the range and mix of uses considered appropriate for the forts; including if any of the forts might be suitable for residential development (Recommendation 86).</p> <p>In terms of the tourism element of the proposal, the proposal should take into account that the Land Use Plan promotes complementary development proposals for the forts, rather than promoting competition between development proposals (Recommendation 86). The proposed new buildings for tourism uses 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 Economic Development Strategy recommends that the Land Use Plan review existing agricultural policy and provide more guidance on any non-agricultural uses which may be permissible in the Agricultural Zone (Recommendation 9). It proposes that there may be a case for removing some land from the Agricultural Zone, particularly that which is not currently farmed. The proposal to rezone the land from agricultural zone to Zone 8 - Fort Zone accords with this part of the Economic Development Strategy.</p> <p>The Economic Development Strategy recommends that new commercial development should be permitted outside of central St Anne only where it can be demonstrated that there are no suitable existing buildings or development sites within central St Anne in accordance with the employment land preference hierarchy (Recommendation 12).</p>
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Does the proposal accord with the Natural Environment Strategy?	Partial	<p>A small proportion of the site (in the south-eastern and north-eastern quadrants) contains dune grassland, coastal grassland and broadleaved woodland which fall under the regional tier of the hierarchy of environmental designations set out in the Natural Environment Strategy (see Map F.5 in the Natural Environment Strategy). Should this proposal be brought forward, further consideration would need to be given to how the proposed uses relate to the biodiversity present on this portion of the site.</p> <p>The Natural Environment Strategy recommends that the current extent of the Agricultural Zone should be reviewed to ensure that it reflects current uses (Recommendation 29). The majority of the site is currently designated as Agricultural Zone, however it is not in use (see Map F.8 in the Natural Environment Strategy) and therefore is likely to be removed from the Agricultural Zone in the emerging Land Use Plan.</p>
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Does the proposal accord with the Built Environment and Heritage Strategy?	Partial	<p>The heritage asset on site is already on the Register of Historic Buildings and Ancient Monuments and Ancient Monuments as part of the Fort Albert, the Arsenal & Store Establishment and Roselle Battery and German Works complex (B/100 and B/140).</p> <p>The Built Environment and Heritage Strategy recommends that the Land Use Plan should support the sensitive conservation, preservation and re-use in forts and fortifications (Recommendation 15). Therefore the proposed new buildings would need to consider how the proposed use relates to this heritage asset and ensure that it would not harm the significance of the existing heritage asset or its setting.</p> <p>The Built Environment and Heritage Strategy recognises that the best way of preserving any heritage asset is for it to be used or developed; and that there is a need to review the current Zone 8 policy in the existing Land Use Plan to provide improved guidance for individual forts including introducing the requirement for planning briefs, which would set out more details proposals for those forts identified as having significant development opportunities (Recommendation 13).</p> <p>The site falls within the Longis Common Conservation Area (C/004). The site also falls within, and contributes to, Area of Landscape Value LV 01 (the inner harbour, Commercial Quay, Maggies Bay & Douglas Quay and across the bay to the west front of Fort Albert).</p>
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Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes	<p>The current designation of the Arsenal for agricultural uses is not appropriate; removal of this designation to match other forts which represent development opportunities is therefore suitable. This would also allow for the sensitive conservation, preservation and re-use of the heritage asset.</p> <p>The submission does not include specific development proposals, therefore any specific proposals brought forward through a planning application would need to be considered in relation to all relevant policies in the Land Use Plan, plus any other Supplementary Planning Guidance.</p> <p>The site would not be suitable for any new additional residential or commercial floorspace, owing to its low position on both the residential and employment land preference hierarchies, as set out in the Housing and Economic Development Strategies.</p>
Is the site available for the proposed purpose?	Yes, with mitigation	<p>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. The current use for the tarmacadam plant would require relocation.</p>

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Is the site achievable for the proposed purpose?	Yes	The site benefits from existing access and part of the site is serviced. Further details are required on which parts of the site are not currently serviced.
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Any other comments	As a result of a request from the States of Alderney in the 1970s for hotel schemes, detailed plans for a hotel in this area were submitted and consequently rejected.
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes, with mitigation	<p>In order to accord with the Built Environment and Heritage Strategy, the proposed new buildings would need to consider how the proposed use relates to this heritage asset and ensure that it would not harm the significance of the existing heritage asset or its setting.</p> <p>The site would not be suitable for any new additional residential or commercial floorspace, owing to its low position on both the residential and employment land preference hierarchies, as set out in the Housing and Economic Development Strategies.</p> <p>The existing tarmacadam plant would require relocation in order to make the site wholly available.</p>
Indicative development capacity (if applicable)	N/A	