

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: SA/052

Site name: Battery Quarry, Newtown

AY Parcel(s): AY 1827, AY 0254

Submission Type: Use/development

Source: States of Alderney



Proposals

Summary of respondent's proposal:

Retention of the site of the Alderney Water Board buildings at Battery Quarry retained in Utilities Zone, but allowing for buildings to be redeveloped.

Planning history and other context:

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Yes	The proposed use accords with the guiding principle of providing utility systems which provide resilient and efficient services, and supporting and facilitating economic and social activities on the Island.
Does the proposal accord with the Housing Strategy?	N/A	The Housing Strategy does not relate to the proposed use.
Does the proposal accord with the Economic Development Strategy?	Yes	The proposed use accords with the Economic Development Strategy, in particular Recommendation 43 which states that the Land Use Plan should protect existing zoning of water infrastructure.

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Does the proposal accord with the Natural Environment Strategy?	Yes	The site is located outside of the Central Building Area. However, the site is not located within any of the habitats identified in the hierarchy of environmental designations.
Does the proposal accord with the Built Environment and Heritage Strategy?	Partial	This site falls within an Area of Landscape Value LV01 (The inner harbour, Commercial Quay, Maggies Bay & Douglas Quay and across the bay to the west front of Fort Albert). The proposed development would therefore need to be sensitive to this context.

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes	This site is suitable for the proposed use, as it is an extant utilities use delivered by a utility provider within a designated Utilities Zone.
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Is the site available for the proposed purpose?	Yes	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 (States of Alderney).
Is the site achievable for the proposed purpose?	Yes	The site benefits from existing road access and servicing.

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes, with mitigation	The site accords with emerging Land Use Plan. Any development should be sensitive to the surrounding landscape.
Indicative development capacity (if applicable)	N/A	