

Phase 2 Land Use Plan Review Call for Sites Assessment

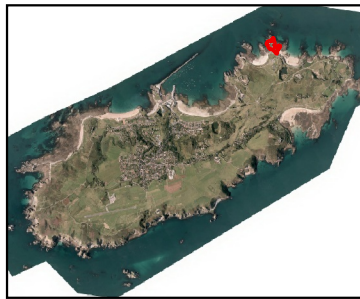
Reference: PA/125

Site name: Chateau L'Etoc

AY Parcel(s): AY 1946

Submission Type: Use/development

Source: Private



Proposals

Summary of respondent's proposal:

Proposed rezoning of the courtyards and yards from Agricultural Zone to Zone 8 and the refurbishment of the existing fort, including German structures in the main courtyard. Use of 50% of the fort for residential use (as existing) and 50% for cultural sp

Planning history and other context:

The site overlaps with PA/098 which proposes continued zoning of the land currently designated as Protected Zone.

The site overlaps with PA/113 which proposes protection of Saye Arch, reflecting its role in the occupation of the Island during World War II and in particular the suffering of forced labour.

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Yes	The proposal accords with the vision, which aims to value, protect and conserve Alderney's unique culture and promote its heritage and character.
Does the proposal accord with the Housing Strategy?	Yes	The Housing Strategy states that housing should be provided to meet existing and future housings needs on the Island (Recommendation 1). The proposal would retain the existing 13 residential units on site which currently fall within the Residential Zone. Since there would be no loss of residential uses, the proposal accords with the Housing Strategy.
Does the proposal accord with the Economic Development Strategy?	Yes	<p>The Economic Development Strategy recommends that the Land Use Plan should support complementary uses across the fortifications and that further consideration should be given to the range and mix of appropriate uses for the forts (Recommendation 86).</p> <p>The submission proposes the rezoning of 50% of the site as Zone 8 designation. The rationale behind this is to open it up to cultural/leisure uses , for example, the Alderney Performing Arts Festival, as well as workspaces and studios. The submission states that L'Etoc is self contained and offers an exciting opportunity to both support the local rental housing supply but also to provide further unique opportunities for cultural holidays, particularly due to its siting adjacent to beaches and its historical interest.</p> <p>The use of the buildings for tourism uses accords 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>

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Does the proposal accord with the Natural Environment Strategy?	Partial	<p>A proportion of the site contains coastal grassland which falls under the regional tier of the hierarchy of environmental designations set out in the Natural Environment Strategy (see Map F.5).</p> <p>The submission states that in terms of construction works, two artillery stores may require a linking piece with the main building, while German structures in the main courtyard may require upgrade to make them safe and useable. The submission continues to state that the interventions would be of an appropriate character and removable.</p> <p>Further information on the scale and siting of the proposed structures, landscaping, materials, lighting, ancillary buildings/structures required were not provided; full consideration of the impact of such development would need to be considered as part of a planning application.</p> <p>The proposed use therefore partially accords with the Natural Environment Strategy.</p>
Does the proposal accord with the Built Environment and Heritage Strategy?	Partial	<p>The site area includes Fort Château À L'Étoc and Flak Battery Einsiedlerschloss which is currently registered (B/109) and is recognised as a World War II construction within the Built Environment and Heritage Strategy (MH/010). Further, the southernmost portion of the site partially overlaps with archaeological area of interest, Tunnel near Château À L'Étoc, (MGU4303), which is also registered. Recommendation 24 of the Built Environment and Heritage Strategy states that policies should be updated/included in the LUP to provide further clarity on the nature and extent of alterations and additions likely to be permissible for registered buildings. Furthermore, the Built Heritage and Environment Strategy states that archaeological assets must be appropriately protected. Specifically, Recommendation 35 states that the register entries for the existing registered sites should be updated so that the perimeter for the area subject to the register includes a buffer to protect sub-surface remains and the setting of the asset.</p> <p>The site also includes archaeological area of interest, Cemetery at Château À L'Étoc (MGU4233), which although not recommended for inclusion on the Register, should be afforded protection through the Land Use Plan (Recommendation 37).</p> <p>The site also falls within, and contributes to, Areas of Landscape Value LV 03. Therefore a future application should be sensitively developed within this setting.</p> <p>Further information on the scale and siting of the proposed structures, landscaping, materials, lighting, ancillary buildings/structures required were not provided; full consideration of the impact of such development would need to be considered as part of a planning application.</p>

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes	<p>The submission proposes the rezoning of 50% of the site from Agricultural Zone to Zone 8 designation. The rationale behind this is to open the fort area up to cultural/leisure uses.</p> <p>The proposal accords with the Built Environment and Heritage Strategy which seeks to ensure the long term sustainability of forts across Alderney. However, the suitability of the proposal is subject to the submission of details at planning application stage, which would be required to demonstrate that the scheme is sensitive to the heritage assets and biodiversity on site, in accordance with the Natural Environment Strategy and the Built Environment and Heritage Strategy.</p>
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Is the site available for the proposed purpose?	Yes	The site has been submitted by the landowner. The submission states that refurbishment of the Fort is expected to take place over the next five years. A change of the land use designation could provide a timely opportunity for the site to be updated in a way which both accords with the Land Use Plan and contributes to the long-term socio-economic sustainability for this site. Therefore, it is assumed that the site is available in the five year Plan period, and is not subject to land ownership constraints.
Is the site achievable for the proposed purpose?	Yes, with mitigation	The proposal would require the rezoning of the Agricultural Zone area to Zone 8 Building Area Zone. 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. Given the Agricultural Zone land within the site area is not farmed, it may be achievable to rezone this area.

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes, with mitigation	The proposal requires the site to be rezoned from Agricultural Zone. It is proposed that the site is zoned as an Opportunity Area, to reflect the opportunity to bring forward comprehensive development and to ensure that a complementary mix of uses are brought forward across the Island's forts. Redevelopment of this site, and particularly any new built structures or features, should be designed sensitively within the context of heritage assets and biodiversity on the site.
Indicative development capacity (if applicable)	N/A	