

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: SA/064

Site name: Commercial Quay, Harbour

AY Parcel(s): AY 2330, AY 0208

Submission Type: Use/development

Source: States of Alderney



Proposals

Summary of respondent's proposal:

Conversion of the Old Harbour Masters Cottage from two AHA-owned housing units into landside washing facilities for harbour visitors and relocation of Alderney Shipping into the extant harbour facilities building.

Planning history and other context:

The site has approval for a sailing club deck extension dated 15th April 2014 (PA/2014/034) and approval for the refurbishment of shower facilities and the construction of disabled toilet facilities dated 8th February 2016 (PA/2016/003).

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Partial	The proposal partially with the vision, which aims for an integrated and holistic approach to land use and manages the competing demands for the limited available land in order to meet the island's needs, as the proposal would result in a loss of residential units.
Does the proposal accord with the Housing Strategy?	Partial	The Housing Strategy recommends that housing should be provided to meet existing and future housing needs on Island (Recommendation 1), and that there is a need to widen routes to access housing, which necessitates an increase in the mix of housing on the Island to reflect housing needs (Recommendation 11). The proposed use would result in the loss of two affordable housing units and so suitable rehousing of the Alderney Housing Association tenants, or demonstration that the affordable houses are no longer required, would therefore be required in order to accord with the Housing Strategy.
Does the proposal accord with the Economic Development Strategy?	Yes	The site currently falls within the Zone 7 - Harbour & Braye Bay Comprehensive Development Zone of the Land Use Plan 2016. The Economic Development Strategy recommends that whilst any redevelopment should consider the proposals for the wider area, the Land Use Plan should also recognise and explicitly support the operation of the harbour given its importance for freight and logistics (Recommendation 83). The relocation of the landside washing facilities away from the port entrance constitutes relocation of an existing land use which is currently not in the optimum location, allowing the harbour to operate more safely and efficiently. The proposed location of these washing facilities is more practical and safer than the existing option, thereby also contributing to improved tourism prospects. The proposed use therefore accords with the Economic Development Strategy.

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Does the proposal accord with the Natural Environment Strategy?	Yes	The site is located within the Central Building Area and is not located within any of the habitats identified in the hierarchy of environmental designations. The site therefore accommodates development that might otherwise be directed towards more environmentally sensitive areas. The use therefore accords with the Natural Environment Strategy, which seeks to protect the Island's natural assets.
Does the proposal accord with the Built Environment and Heritage Strategy?	Yes	<p>This site does not contain registered heritage assets nor is the site being considered for registration. The site is located within the Braye and Grosnez Peninsula Conservation Area (C/002). However, the proposed use would not require significant external works to the existing buildings. The use therefore accords with the Built Environment and Heritage Strategy, which seeks to protect and ensure the continued use of the Island's heritage assets.</p> <p>The site also partially 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>

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes, with mitigation	The proposed use complements existing harbour-related land uses within Zone 7 and would contribute to the long-term aspirations for the redevelopment of the area. In order to compensate for the two affordable housing units that would be lost, replacement dwellings would need to be provided off-site.
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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 (States of Alderney). However, the site currently houses Alderney Housing Association tenants, who would require relocation to appropriate alternative to accommodation in order to enable the relocation of landside washing facilities.</p> <p>The site would be available for the proposed change of use subject to the application demonstrating where the current Alderney Housing Association tenants can be rehoused and ensure that the tenants are sufficiently rehoused prior to the change of use occurring.</p>
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's availability is conditional to the application demonstrating where the current Alderney Housing Association tenants can be rehoused and ensure that the Alderney Housing Association tenants are sufficiently rehoused prior to the change of use occurring.
Indicative development capacity (if applicable)	Residential: -2 dwellings (loss)	