

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: SA/067

Site name: Glacis, The Harbour

AY Parcel(s): AY 0100, AY 0241

Submission Type: Use/development

Source: States of Alderney



ARUP STATES OF ALDERNEY



Proposals

Summary of respondent's proposal:	Redevelopment of existing recycling centre and boat storage yard to accommodate the State Works Department.
Planning history and other context:	<p>This site overlaps with PA/083b, which proposes new business premises on the Glacis site, which would benefit from waste heat from the nearby power station.</p> <p>This site also overlaps with SA/057, which proposes safeguarding the land for expansion of the existing recycling centre as a new multi-purpose centre.</p>

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Yes	The proposal accords with the guiding principles of an integrated and holistic approach to land use, which manages the competing demands for the limited available land in order to meet the island's needs. It generally accords with the vision of Alderney as a resilient and sustainable island with a buoyant economy and a happy and healthy community.
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 Economic Development Strategy acknowledges the importance of physical infrastructure on the Island, which is supported by the States Works Department depot.

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Does the proposal accord with the Natural Environment Strategy?	Yes	A small portion of the site contains dune grassland habitat, which falls 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). Further consideration would need to be given as to how harm to this habitat on the relevant part of the site could be minimised and if necessary any impacts mitigated. The remainder of the site is free from any known, mapped species and habitats included in the hierarchy of environmental designations, and accommodates development that might otherwise be directed towards more environmentally sensitive areas.
Does the proposal accord with the Built Environment and Heritage Strategy?	Partial	This site does not contain registered heritage assets nor is the site being considered for registration. The site falls within Conservation Area C/002 (The Braye and Grosnez Peninsula Conservation Area) and within Area of Landscape Value LV16 (East of Fort Doyle, Crabby Beach, north of the coast road and up to the west side of Grosnez). The design of any new development should take into account the impact on the conservation area and wider landscape.

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes	The proposed use complements existing land uses within the harbour and could contribute to the long-term aspirations for the comprehensive redevelopment of the area.
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Is the site available for the proposed purpose?	Yes, with mitigation	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. However, the site is currently used by boat storage which may need to be vacated from some or all of the site in order to enable the proposed use. The recycling centre is also present on the site.
Is the site achievable for the proposed purpose?	Yes	Subject to any relocation of existing used that might be required, this site is achievable in the five year Plan period and the provision of access and services would not constrain its use.

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes, with mitigation	<p>The existing boat storage use may need to be relocated from some or all of the site in order to vacate the site for redevelopment as States Works Department accommodation. The design of any new development should take into account the impact on the conservation area and wider landscape.</p> <p>Whilst this site is suitable with mitigation, it should be noted that Fort Grosnez (PA/066) is the preferred location for the relocation of the States Works Department and will be reflected as such in the Land Use Plan.</p>
Indicative development capacity (if applicable)	N/A	