

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: SA/056

Site name: Fort Doyle, Platte Saline

AY Parcel(s): AY 0098, AY 0099

Submission Type: Use/development

Source: States of Alderney



Proposals

Summary of respondent's proposal: Safeguarding for future use as a sewage treatment plant.

Planning history and other context: This site overlaps with PA/115, which proposes protection of the site in recognition of its history.

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Partial	The proposed safeguarding of the site for future use as a sewage treatment plant accords with the guiding principle of providing a resilient infrastructure system, facilitating economic and social activities on the Island. However, given the site is a heritage asset its use may not accord with guiding principle which seeks to protect and sustainably manage the built and cultural environment.
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 supports the provision of wastewater facilities, and recommends that the Land Use Plan should safeguard expected future locations of wastewater infrastructure (Recommendation 43). Recommendation 86 of the Economic Development Strategy states that further consideration should be given to the range and mix of uses which might be appropriate within individual forts.

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Does the proposal accord with the Natural Environment Strategy?	Partial	The site contains coastal grassland and dune grassland 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). Use of the site would need to align with the protection of these habitats and so mitigation may be required.
Does the proposal accord with the Built Environment and Heritage Strategy?	Partial	<p>Fort Doyle itself is registered (B/139) on the Register of Historic Buildings and Ancient Monuments and Ancient Monuments. The Built Environment and Heritage Strategy recommends that additional heritage assets should be added to the Register of Historic Buildings and Ancient Monuments and Ancient Monuments, including Doyle's Battery and Resistance Nest Dohlenfeste (MH/005). Use of the site would therefore need to be consistent with its status as a registered building and the findings of the Strategy.</p> <p>The site also falls within, and contributes to, landscape area LV16 (East of Fort Doyle, Crabby Beach, north of the coast road and up to the west side of Grosnez).</p>

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes, with mitigation	<p>The site is close to the existing outlet pipe, so is a suitable location for a sewage treatment works.</p> <p>The nature of Fort Doyle means that it is likely that the works can be hidden or camouflaged within the existing construction. Detailed feasibility works have not been undertaken as part of this assessment; subsequent planning applications would need to demonstrate that the works can be incorporated without harm to the significance of the heritage asset (the fort). Future supplementary planning guidance on the use of forts should provide more guidance on the considerations which should be taken into account when bringing forward development at Fort Doyle.</p>
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Is the site available for the proposed purpose?	Yes, with mitigation	The site is owned by the States of Alderney. It is currently used by the boxing club, which would need to be relocated if the fort is used for the proposed purpose.
Is the site achievable for the proposed purpose?	Yes, with mitigation	<p>The construction of the sewage treatment plant in Fort Doyle is not currently feasible due to lack of finance available. However, this does not stop the site being safeguarded for this use. It is expected that it will be achievable within the next five to ten years.</p> <p>It is expected that the outlet pipe will need some remedial works undertaken in the short term, which will include extending the pipe on the seabed and rocks, and some excavation of the rocks. These works are likely to be required regardless of whether the sewage treatment plant is delivered.</p> <p>Access to the site already exists.</p>

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes, with mitigation	<p>Future development of the site should be undertaken with regard to the important heritage asset and habitats present on the site.</p> <p>It should be noted that, whilst the proposal is assessed to accord with the emerging Land Use Plan when the above mitigation is applied, the States of Alderney do not currently propose to bring this proposal forward within the five year Land Use Plan period - accordingly, land has not been safeguarded for this purpose.</p>
Indicative development capacity (if applicable)	N/A	