

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/061

Site name: Fort les Hommeaux Florains

AY Parcel(s): AY 1880

Submission Type: Use/development

Source: Private



Proposals

Summary of respondent's proposal: Use of Fort les Hommeaux Florains as accommodation for an on-shore transformer (in association with the proposed FAB Link).

Planning history and other context:

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Partial	The proposed use of the Fort les Hommeaux Florains partially accords with the vision, with regards to promoting efficient and well integrated land use which manages the competing demands for the limited available land in order to meet the Island's needs. However, given that the use of the fort may have an adverse impact upon its architectural integrity the proposed use may not accord with the guiding principle of valuing and protecting Alderney's 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 recognises that there may be opportunities to harness renewable energy, such as tidal power and photovoltaic solar. The Strategy recommends that the Land Use Plan should include policies which support sustainable electricity and heat generation (Recommendation 51). The proposed use constitutes part of proposed electricity transmission infrastructure that would facilitate investment in renewable energy on Alderney. The proposed use therefore accords with the Economic Development Strategy.

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Does the proposal accord with the Natural Environment Strategy?	Partial	<p>The site is located within an area of intertidal habitats, which fall under the regional and local tiers of environmental designations set out in the Natural Environment Strategy (see Maps F.5 and F.6 in the Natural Environment Strategy). A small portion of land to the south of the site falls within an area of improved grassland, which falls under the regional tier of the hierarchy of environmental designations set out in Map F.5 of the Natural Environment Strategy.</p> <p>Further consideration would need to be given as to how harm to this habitat on the relevant part of the site could be minimised during construction and if necessary any impacts mitigated. It is understood that there is not expected to be any operational impacts on biodiversity.</p>
Does the proposal accord with the Built Environment and Heritage Strategy?	Partial	<p>The proposed use would be accommodated on Fort Hommeaux Florains, which is a Victorian fort recommended for registration on the Register of Historic Buildings and Ancient Monuments and Ancient Monuments as B/106 in Appendices C and D of the Built Environment and Heritage Strategy.</p> <p>The Built Environment and Heritage Strategy recognises that Fort les Hommeaux Florains is in poor condition, however Recommendation 15 of that Strategy states that the Land Use Plan should set out the importance of sensitive conservation, preservation and re-use of forts and fortifications. The Strategy recommends that proposals should seek to retain, restore and enhance the fortifications. The proposed use would therefore need to consider the nature and extent of external alterations to Fort les Hommeaux Florains as a heritage assets with special characteristics, in order to accord with the Built Environment and Heritage Strategy.</p> <p>The site also falls within, and contributes to, landscape area LV 05 (South-east side of Fort Quesnard to Les Bouffresses and east of the coastal road).</p>

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	No	<p>The principle of reuse of the fort for an on-shore transformer accords with the Built Environment and Heritage Strategy, however based on the proposal information received from Alderney Renewable Energy (PA/087), the site is not an appropriate size for the proposed transformer and is therefore not suitable for the proposed purpose.</p>
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Is the site available for the proposed purpose?	Yes, with mitigation	The site has not been submitted by or on behalf of the landowner; land availability is therefore uncertain and would need to be confirmed.
Is the site achievable for the proposed purpose?	Yes, with mitigation	There is currently no road access or connection to services as the site is disconnected from the mainland during high tide. Significant investment would be necessary to provide site access and servicing in order to make the proposed use achievable on this site.

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	No	The principle of reuse of the fort for an on-shore transformer accords with the Built Environment and Heritage Strategy, however based on the proposal information received from Alderney Renewable Energy (PA/087), the site is not an appropriate size for the proposed transformer and is therefore not suitable for the proposed purpose.
Indicative development capacity (if applicable)	N/A	