

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: SA/059

Site name: Land at Mannez Quarry

AY Parcel(s): AY 1858

Submission Type: Use/development

Source: States of Alderney



ARUP  **STATES OF ALDERNEY**



Proposals

Summary of respondent's proposal:

Designation of the area for green waste and materials storage.

Planning history and other context:

The site overlaps with:

- PA/063 which proposes the use of the site for preservation of nature (including butterfly farm), heritage tourism and recreation (including climbing school).
- PA/087 which proposes the use of Mannez Quarry for the purpose of on-shore development associated with a tidal energy project including the development of a new converter hall, control building, visitor centre, ancillary buildings, railway station and the re-location and upgrade of the existing railways sheds.
- PA/089 which proposes the formalisation of the existing Longis Nature Reserve as a planning criteria, plus proposed extension of the reserve.
- SA/069 which proposes the redevelopment of existing site to accommodate the State Works Department.

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Partial	The proposed use accords with the guiding principle of supporting utility systems which provide resilient and efficient services that support and facilitate economic and social activities on the Island. However, it does not accord with the guiding principle of supporting 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.
Does the proposal accord with the Housing Strategy?	N/A	The Housing Strategy does not relate to the proposed use.

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Does the proposal accord with the Economic Development Strategy?	Partial	<p>The Economic Development Strategy recommends that the Land Use Plan should support the long-term consolidation of waste infrastructure (Recommendation 59).</p> <p>Further, the Economic Development Strategy (Recommendation 16) recommends that the Land Use Plan should introduce its preferred approach for delivering new industrial and storage floorspace in accordance with the following hierarchy:</p> <ul style="list-style-type: none">i. Intensification and/or redevelopment of existing suitable industrial and storage sites.ii. Expansion of existing suitable industrial and storage sites on adjacent land where this is appropriate.iii. Development of new industrial and storage sites in the Central Building Area that are in accessible locations and would not give rise to 'bad neighbour' uses. <p>Permanent zoning of this site does not accord with the Strategy, which seeks to reduce the number of sites used for solid waste disposal. Further, the 'light industrial' element of the proposal fails to align with the above hierarchy for the location of new industrial and storage floorspace.</p> <p>It is acknowledged that green waste (grass cuttings and other organic waste) is currently stored at Mannez Quarry and limited structures are required for this use. Therefore, a time-limited zoning could accord with the Economic Development Strategy.</p>
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Does the proposal accord with the Natural Environment Strategy?	Partial	<p>No habitats or species of ecological importance, as set out in the Natural Environment Strategy, are present on the site. Notwithstanding this, Longis Nature Reserve is located within close proximity to the site. Longis Nature Reserve is identified within the Longis Nature Reserve Management Plan which includes the species and habitat status.</p> <p>There is a lack of information concerning the scale and design of structures which may be required for the processing of green waste. Based on the current use, it would appear only limited structures would be needed. Further consideration would need to be given as to how harm to habitats adjacent to the site could be minimised during construction and if necessary any impacts mitigated. Details on mitigation would also apply to the operational phase given the nature of the proposed 'light industrial' use, and assumed residual noise impacts.</p>
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Does the proposal accord with the Built Environment and Heritage Strategy?	Partial	<p>The Odeon is located approximately 90 metres from the southern edge of the site and is currently included on the Register of Historic Buildings and Ancient Monuments (B/126). The Strategy recognises the value of the area of the Mannez Garrenne (MH/038) - which includes the Odeon and Flak Battery - and recommends that it is added to the Register. The proposed development would not result in alteration or demolition of registered buildings, nor those recommended for registration. However, there is a lack of information concerning the scale and design of structures which may be required for the processing of green waste. As such, the impact on the setting of the Odeon and the Mannez Garrenne cannot be established at this stage. This is an issue of detailed design that would be considered as part of a planning application.</p> <p>The site also includes known archaeological sites/areas of interest including the Alderney Mineral Railway (MGU6806) which is recommended for inclusion on the Register, in accordance with Recommendation 36. In addition, the site includes a known archaeological site of interest (MGU6804), comprising the whole of Mannez Quarry and, although not recommended for inclusion on the Register, it should be afforded some level of protection through the Land Use Plan and planning process (Recommendation 37). This is an issue of detailed design that would be considered as part of a planning application.</p>
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Site name: Land at Mannez Quarry

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes, with mitigation	<p>Whilst the proposed use of the site for green waste and materials storage does not accord with the States' aspiration to reduce the number of sites used for solid waste disposal, it is acknowledged that the site is currently used for this purpose. As such, the site should be zoned on a time-limited basis for this purpose, with the long term aspiration to consolidate all waste processing at the Impot site.</p> <p>Any structures required in the short term would need to be sensitively designed to mitigate impacts on the setting of the adjacent buildings of historical significance, as well as adjacent archaeological sites/ areas of interest. Further, any structures should be temporary in nature to ensure that the site could revert to its natural state following the expiry of the use. These are issues of detailed design that would be considered as part of a planning application.</p>
Is the site available for the proposed purpose?	Yes	<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).</p>

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Is the site achievable for the proposed purpose?	Yes	The site benefits from an existing access and is already in use for the storage of green waste.
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Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes, with mitigation	<p>The proposed use does not support the long-term consolidation of waste infrastructure on the Island. However, given the site is already being used for the storage of green waste, it is recommended that the site should be zoned on a time-limited basis for this purpose. The site would be required to be zoned for use for green waste and materials storage, until a consolidated site can be delivered.</p> <p>Use of the land at Mannez Quarry for this purpose should not adversely impact on the wider recreation and open space use of Mannez Quarry. Any structures required to use the land for this purpose should be temporary in nature, and appropriate screening should be considered. The proposed use has the potential to cause some disturbance to adjacent habitats and heritage assets and therefore mitigation measures would be required to ensure any impacts are minimised.</p>
Indicative development capacity (if applicable)	N/A	

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: SA/069

Site name: Land at Mannez Quarry

AY Parcel(s): AY 1853

Submission Type: Use/development

Source: States of Alderney



ARUP  **STATES OF ALDERNEY**



Proposals

Summary of respondent's proposal:

Redevelopment of existing site to accommodate the State Works Department.

Planning history and other context:

This site overlaps with:

- SA/059 which proposes designation of the area for green waste and materials storage.
- PA/063 which proposes the use of the site for the preservation of nature (including butterfly farm), heritage tourism and recreation (including climbing school).
- PA/87 which proposes the use of Mannez Quarry for the purpose of on-shore development associated with a tidal energy project including the development of a new converter hall, control building, visitor centre, ancillary buildings, railway station and the re-location and upgrade of the existing railways sheds.
- PA/089 which proposes the formalisation of the existing Longis Nature Reserve as a planning criteria, plus proposed extension of the reserve.
- PA/098 which proposes the continued zoning of the land currently designated as Protected Zone.
- PA/112 which proposes the protection of Odeon MP3 and Flak Battery, reflecting their role in the occupation of the Island during World War II and in particular the suffering of forced labour. Protection should provide long term preservation and sensitive interpretation.

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Partial	The proposed use accords with the guiding principle of supporting utility systems which provide resilient and efficient services that support and facilitate economic and social activities on the Island. However, it does not accord with the guiding principle of supporting 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.
Does the proposal accord with the Housing Strategy?	N/A	The Housing Strategy does not relate to the proposed use.

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Does the proposal accord with the Economic Development Strategy?	No	<p>The Economic Development Strategy acknowledges the importance of physical infrastructure on the Island, which is supported by the States Works Department depot.</p> <p>However, the proposed location for the industrial / storage development does not align with Recommendation 16 of the Economic Development Strategy which states that the LUP should introduce its preferred approach for delivering new industrial and storage floorspace in accordance with the following hierarchy:</p> <ul style="list-style-type: none">i. Intensification and/or redevelopment of existing suitable industrial and storage sites.ii. Expansion of existing suitable industrial and storage sites on adjacent land where this is appropriate.iii. Development of new industrial and storage sites in the Central Building Area that are in accessible locations and would not give rise to 'bad neighbour' uses.
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Does the proposal accord with the Natural Environment Strategy?	Partial	<p>The site contains the following sites and habitats identified in the Natural Environment Strategy:</p> <p>-A small proportion of the site (to the west) contains fixed coastal dunes with herbaceous vegetation (open dune) which falls under the international tier of the hierarchy of environmental designations (see Map F.4).</p> <p>-A proportion of the site (to the west) contains coastal grassland which falls under the regional tier of the hierarchy of environmental designations (see Map F.5).</p> <p>Longis Nature Reserve, which is subject to submission (PA/089) overlaps the whole site. Table C.1 of the Natural Environment Strategy identifies that subject to further assessment this site may be capable of designation as site of local importance. The development would therefore require land within the nature reserve for its construction.</p> <p>The Natural Environment Strategy recommends that the current extent of the Agricultural Zone should be reviewed to ensure that it reflects current uses (Recommendation 29). Part of the site is currently designated as Agricultural Zone, however it is not in use for this purpose (see Map F.8) and therefore is likely to be removed from the Agricultural Zone in the emerging Land Use Plan.</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. The layout of the buildings should be arranged to avoid sensitive habitats located within the site and to mitigate impacts on Longis Nature Reserve.</p> <p>The proposed use therefore partially accords with the Natural Environment Strategy.</p>
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Does the proposal accord with the Built Environment and Heritage Strategy?	Partial	<p>The site is within an archaeological area of interest, Mannez Quarry (MGU6804). Whilst not recommended for inclusion on the Register of Historic Buildings and Ancient Monuments, this area should be afforded protection through the Land Use Plan (Recommendation 37).</p> <p>There is a registered heritage asset adjacent to the south western edge of the site (The Odeon - B/126). Further, the Built Environment and Heritage Strategy identified a considerable number of World War II constructions, which, where warranted, the Strategy recommended be added to the Register of Historic Buildings and Ancient Monuments. World War II constructions located within the site comprise Flak Battery Hohe (MH/038). This site is recommended for inclusion on the Register of Historic Buildings and Ancient Monuments and will be provided interim policy protection through the Land Use Plan. The Built Environment and Heritage Strategy recommends that the Land Use Plan set out the importance of sensitive conservation, preservation and re-use of World War II constructions (Recommendation 18). Whilst the design of the proposed development is unknown, the proposed development would likely be sited in close proximity to The Odeon and Flak Battery Hohe. It is considered that the scale of the buildings may result in potential harm to the setting of these heritage assets.</p> <p>Further information on the scale and siting of the proposed structures, landscaping, materials, lighting, ancillary buildings/structures would need to be considered as part of a planning application, in terms of impacts on heritage assets both within and adjacent to the site.</p>
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Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	No	The proposed location for the States Works department fails to align with Recommendation 16 of the Economic Development Strategy which sets out the preferred approach for the delivery of new industrial and storage floorspace.
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 as green waste storage which may need to be vacated from some or all of the site in order to enable the proposed use.

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Is the site achievable for the proposed purpose?	No	The site benefits from existing road access but would require the land to be removed from the Designated Area. Based on the Call for Sites Assessment 2016 and the additional Call for Site submissions made for 2016-2017 Call for Sites, there are more appropriate sites located within the Building Area which could be developed before release of the Designated Area would be considered. On this basis, the case for re-designation of the site as Building Area cannot be evidenced.
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Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	No	<p>The site should be available within the five year Plan period given the landowner has made the submission.</p> <p>However, the site falls within Designated Area and therefore the proposed use does not accord with the preferred approach for delivering new industrial and storage floorspace, nor the presumption against development in the Designated Area. It therefore does not accord with the Economic Development Strategy.</p> <p>Based on the Call for Sites Assessment 2016 and the additional Call for Site submissions made for 2016-2017 Call for Sites, there are more appropriate sites located within the Building Area which could be developed before release of the Designated Area would be considered. On this basis, the case for re-designation of the site as Building Area cannot be evidenced.</p>
Indicative development capacity (if applicable)	N/A	