

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: SA/058

Site name: Land at Platte Saline Common

AY Parcel(s): AY 0727

Submission Type: Use/development

Source: States of Alderney



Proposals

Summary of respondent's proposal: Construction of an underground sewage storage chamber.

Planning history and other context:

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Yes	The proposed use accords with the guiding principle of supporting utility systems which provide resilient and efficient services. It also accords with the guiding principle of protecting and sustainably managing Alderney's land and marine environments and maintaining access to the natural 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	<p>The Economic Development Strategy acknowledges that upgrades are required to the wastewater system to meet current and future needs as well as reduce environmental impacts. The proposal would add capacity to the extant wastewater system.</p> <p>The proposed use also accords with Recommendations 43 and 46 of the Strategy, which recommend that the Land Use Plan should safeguard expected future locations of water and wastewater infrastructure and consider zoning land for a new sewage treatment works at Platte Saline. The proposed use therefore accords with the Economic Development Strategy.</p>

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Does the proposal accord with the Natural Environment Strategy?	Partial	The site is within an area of scattered scrubland, which falls under the local tier of the hierarchy of environmental designations set out in the Natural Environment Strategy (see Map F.6 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 during construction and if necessary any impacts mitigated. It is understood that there is not expected to be any operational impacts on biodiversity.
Does the proposal accord with the Built Environment and Heritage Strategy?	Yes	This site does not contain registered heritage assets nor is the site being considered for registration and is not located within a Conservation Area. The use therefore accords with the Built Environment and Heritage Strategy, which seeks to protect the Island's built assets.

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes, with mitigation	<p>The site is located within close proximity to the extant wastewater outfall pipe at Platte Saline. This site is also suitable in the long-term, as the Economic Development Strategy outlines that two of the wastewater system upgrade options are located at Platte Saline. Therefore regardless of whether the existing outfall pipe is extended or land is zoned for a new sewage treatment works at Platte Saline (Recommendation 46), the site would be suitable in terms of location.</p> <p>Whilst the site includes presence of a local tier habitat (scattered scrubland) which could mean construction mitigation measures are required, the habitat could be restored in the post-construction phase. The marshy area floods every year which provides an important biodiversity site; the buried chamber would not affect such flooding.</p>
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Is the site available for the proposed purpose?	Yes	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).
Is the site achievable for the proposed purpose?	Yes	The facility would be connected to the existing wastewater system in the Platte Saline Area. The site is located within close proximity to existing roads (Platte Saline Road and Le Petit Val). The use would require re-zoning for utilities but would remain in the Designated Area so no change to the regulatory framework would be required.

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes, with mitigation	The proposed use may cause short-term disturbance to the habitat during the construction phase; mitigation measures would be required to ensure any impact is minimised.
Indicative development capacity (if applicable)	N/A	