

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: SA/053

Site name: Land opposite Kiln Farm

AY Parcel(s): AY 1944, AY 2004

Submission Type: Use/development

Source: States of Alderney



ARUP  **STATES OF ALDERNEY**



Proposals

Summary of respondent's proposal:

Development of a compound to safely store asbestos ahead of transportation off-Island.

Planning history and other context:

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	No	The proposed location of asbestos waste storage onto a World War II Area of Significance does not accord with the vision, which seeks to value, protect and conserve Alderney's unique culture and promote its distinct heritage and character.
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 proposed use does accords with the Economic Development Strategy, in particular Recommendation 59 which states that the Land Use Plan should support the long-term consolidation of waste infrastructure, as the proposal would be effectively co-located with other waste infrastructure at the Impot.

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Does the proposal accord with the Natural Environment Strategy?	Partial	The site is within an area of improved 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 development of the site would need to consider how the proposed uses relate to the biodiversity present on this portion of the site.
Does the proposal accord with the Built Environment and Heritage Strategy?	No	This site is located on the former site of Lager Borkum. This is listed as a World War II Area of Significance (AS/001) in Appendix C of the Built Environment and Heritage Strategy, which recommends that it is added to the Register of Historic Buildings and Ancient Monuments and Ancient Monuments. The Built Environment and Heritage Strategy recommends that further consideration should be given to the need for additional protection, policies or procedures that may be required for these areas to ensure that these assets are afforded the same level of protection and reflect best practice from other jurisdictions. The proposed use as an asbestos storage site is unlikely to meet this level of protection and does not represent an appropriate use of the site.

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	No	The site is not suitable for the proposed use as it does not represent an appropriate use for a World War II Area of Significance (AS/001 Former Site of Lager Borkum) and environmental constraints, as set out in the Built Environment and Heritage and Natural Environment Strategies.
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Phase 2 Land Use Plan Review
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Is the site available for the proposed purpose?	No	The site has not been submitted by the landowner. The site also overlaps with PA/073, which proposes to protect the site of Lager Borkum to recognise its considerable historic significance and prevent development and further damage to the surviving elements of the camp structures.
Is the site achievable for the proposed purpose?	Yes	The site would require the construction of access off the Impot Road, however it is considered that this would be achievable.

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	No	The site is located within a World War II Area of Significance (AS/001 Former Site of Lager Borkum) and lies within a habitat identified in Appendix F of the Natural Environment Strategy, therefore it does not accord with the Built Environment and Heritage nor Natural Environment Strategies.
Indicative development capacity (if applicable)	N/A	

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: SA/070

Site name: Land opposite Kiln Farm

AY Parcel(s): AY 1944, AY 2004

Submission Type: Use/development

Source: States of Alderney



ARUP STATES OF ALDERNEY



Proposals

Summary of respondent's proposal:

Redevelopment of existing hardstanding to accommodate the State Works Department.

Planning history and other context:

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Partial	The proposal does not accord with the guiding principle 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, as it proposes development within the Designated Area. The proposal falls within a World War II Area of Significance, which does not accord with the guiding principle which seeks to value, protect and conserve Alderney's unique culture and promote its distinct heritage and character. It would however contribute to providing resilient and efficient infrastructure systems to facilitate economic and social activities.
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.

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: SA/070

Site name: Land opposite Kiln Farm

Does the proposal accord with the Natural Environment Strategy?	Partial	The entirety of site is covered by improved 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?	No	This site is located on the former site of Lager Borkum. This is listed as a World War II Area of Significance (AS/001) in Appendix C of the Built Environment and Heritage Strategy, which recommends that it is added to the Register of Historic Buildings and Ancient Monuments and Ancient Monuments. The Built Environment and Heritage Strategy recommends that further consideration should be given to the need for additional protection, policies or procedures that may be required for these areas to ensure that these assets are afforded the same level of protection and reflect best practice from other jurisdictions. The proposed use as an asbestos storage site is unlikely to meet this level of protection and does not represent an appropriate use of the site.

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	No	The site is not suitable for the proposed use as it does not represent an appropriate use for a World War II Area of Significance (AS/001 Former Site of Lager Borkum) and environmental constraints, as set out in the Built Environment and Heritage and Natural Environment Strategies.
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Phase 2 Land Use Plan Review
Call for Sites Assessment

Reference: SA/070
Site name: Land opposite Kiln Farm

Is the site available for the proposed purpose?	No	This site has not been submitted by or on behalf of the landowner. The site also overlaps with PA/073, which proposes to protect the site of Lager Borkum to recognise its considerable historic significance and prevent development and further damage to the surviving elements of the camp structures.
Is the site achievable for the proposed purpose?	Yes	The site would require the construction of access off the Impot Road, however it is considered that this would be achievable.

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	No	The site is located within a World War II Area of Significance (AS/001 Former Site of Lager Borkum) and lies within a habitat identified in Appendix F of the Natural Environment Strategy, therefore it does not accord with the Built Environment and Heritage nor Natural Environment Strategies.
Indicative development capacity (if applicable)	N/A	