

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/063

Site name: Mannez Quarry and Longis

AY Parcel(s): Not provided

Submission Type: Protection/enhancement

Source: Private



ARUP STATES OF ALDERNEY

Proposals

Summary of respondent's proposal:

Use of the site for preservation of nature (including butterfly farm), heritage tourism and recreation (including climbing school).

Planning history and other context:

The site overlaps with:

- PA/077 which proposes the protection of the former cemetery on Longis Common to recognise its considerable historic significance and prevent development which would threaten to disturb burials.
- 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, auxiliary buildings, railway station and the re-location and upgrade of the existing railways sheds.
- PA/088 which proposes the development of a subsea interconnector cable connecting France and Great Britain via Alderney known as the France-Alderney-Britain (FAB) Link project. Planning permission is required from the States of Alderney for the section of the cable which is proposed between the Mean Low Water Line (MLWL) at Corblets Bay to the north of the Island and MLWL at Longis Bay to the south of the Island.
- PA/089 which proposes formalisation of the existing Longis Nature Reserve as a planning criteria, plus proposed extension of the reserve.
- PA/095 which proposes the protection of woodland areas across Alderney.
- PA/096 which proposes the protection of freshwater bodies across Alderney.
- PA/098 which proposes the continued zoning of the land currently designated as Protected Zone.
- PA/109 which proposes protection of the Longis anti-tank wall and bunkers, and including the Nunnery, reflecting their role in the occupation of the Island during WWII and in particular the suffering of forced labour.

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Yes	Protection of the site would accord with the vision, which seeks to protect and sustainably manage its land and marine environment and maintain access to the Island's natural environment. It also accords with the guiding principle which seeks to value, protect and sustainably manage the Island's cultural heritage.
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?	Yes	The Economic Development Strategy recognises that a diverse and niche tourism offer is sought on Alderney including wildlife tourism, bird watching and marine tourism. The proposed use is considered to accord with this part of the Strategy.
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<p>Does the proposal accord with the Natural Environment Strategy?</p>	<p>Partial</p>	<p>The site contains a range of terrestrial and marine, current and potential future habitats of biodiversity importance, falling within the international, regional and local tiers of identified habitats of biodiversity importance (see Maps F.4, F.5 and F.6). Longis Nature Reserve, which is subject to submission (PA/089) overlaps a substantial proportion of the site. Table C.1 of the Natural Environment Strategy identifies that subject to further assessment this site may be capable of designation as a site of local importance.</p> <p>The protection of this site area is consistent with the Natural Environment Strategy Recommendation 10 which states that the Protected Area and associated policy within the Land Use Plan should be updated to reflect the hierarchy of designations and associated sites and habitats identified in Tables C.1 and C.2 of Appendix C.</p> <p>The submission proposes a butterfly farm and climbing school as part of the preservation of the natural and heritage assets within the site. The requirement for any structures within the site or any intensification of activity would need to align with the protection of these habitats.</p>
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<p>Does the proposal accord with the Built Environment and Heritage Strategy?</p>	<p>Partial</p>	<p>The site area contains a range of heritage assets, including buildings of merit, areas of archaeological interest and World War II areas of significance. A proportion of the site area also falls within and contributes to Longis Common Conservation Area, as well multiple Areas of Landscape Value.</p> <p>The submission proposes a butterfly farm and climbing school as part of the preservation of the natural and heritage assets within the site. The requirement for any structures within the site or any intensification of activity would need to align with the protection of these heritage assets.</p>
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Assessment of Suitability, Availability and Achievability

<p>Is the site suitable for the proposed purpose?</p>	<p>Yes, with mitigation</p>	<p>Longis Nature Reserve covers a significant portion of the site area, with the exception of the north eastern corner. Longis Nature Reserve is identified within the Longis Nature Reserve Management Plan which includes the species and habitat status. It is therefore considered that this portion of the site should be protected through the Land Use Plan. The Natural Environment Strategy identifies a number of important habitats within the remaining north eastern part of the site including habitats identified within the international and regional tiers of identified habitats of biodiversity importance (see Maps F.4 and F.5). As such, the adoption of a precautionary approach is considered appropriate with policy protection afforded through the Land Use Plan.</p> <p>Furthermore, the Building Environment and Heritage Strategy identified a number of heritage assets within the site.</p> <p>Any new structures would need to be designed sensitively within the context of these heritage assets and identified habitats.</p>
<p>Is the site available for the proposed purpose?</p>	<p>Yes, with mitigation</p>	<p>This site has not been submitted by or on behalf of the landowner. The submission suggests that the States of Alderney and around eight or nine other private landowners may own parts of the site.</p>

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Is the site achievable for the proposed purpose?	Yes, with mitigation	This site is achievable within the current regulatory framework since no changes to zoning is proposed. However, land ownership issues would need to be resolved.
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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	Given the high level proposal and the tight restrictions on development in the Designated Area, these uses will not be explicitly zoned in the Land Use Plan. Should this proposals come forward, it should be considered under the Exceptions Policy contained in the Land Use Plan. Any new built structures associated with the proposed butterfly farm and climbing school should be designed sensitively within the context of heritage assets and identified biodiversity on the site.
Indicative development capacity (if applicable)	N/A	