

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: SA/057

Site name: Recycling Centre, Glacis

AY Parcel(s): AY 0100, AY 0241

Submission Type: Use/development

Source: States of Alderney



ARUP STATES OF ALDERNEY



Proposals

Summary of respondent's proposal:

Safeguarding for the expansion of the existing recycling centre as a new multi-purpose centre.

Planning history and other context:

This site overlaps with SA/067, which proposes the relocation of the States Works Department to this site.

This proposal also overlaps with PA/083b, which proposes new business premises on the Glacis site, which would benefit from waste heat from the nearby power station.

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Yes	The proposed expansion of the existing recycling facilities accords with the guiding principle of providing a resilient infrastructure system, facilitating economic and social activities on the Island.
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?	No	The proposed use does not accord with the aspiration in the Economic Development Strategy to support the long-term consolidation of waste infrastructure (Recommendation 59). Whilst the proposal would expand existing waste infrastructure rather than create additional waste sites, it does not contribute to the long-term consolidation of waste on one site.

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Does the proposal accord with the Natural Environment Strategy?	Partial	A small portion of the site contains dune 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?	Yes	<p>This site does not contain registered heritage assets nor is the site being considered for registration. The site falls within Conservation Area C/002 (The Braye and Grosnez Peninsula Conservation Area) and within Area of Landscape Value LV16 (East of Fort Doyle, Crabby Beach, north of the coast road and up to the west side of Grosnez).</p> <p>The use therefore accords with the Built Environment and Heritage Strategy, which seeks to protect the Island's built assets.</p>

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes	The site is already established as a recycling centre within close proximity to the harbour and light industrial uses, therefore the site is suitable for the proposed expansion of the existing recycling centre. However, the proposed use does not support the long-term consolidation of waste infrastructure on one site.
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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 (States of Alderney). However, the site is currently used by boat storage which may need to be vacated from some or all of the site in order to enable the proposed use.
Is the site achievable for the proposed purpose?	Yes	The site benefits from existing road access and servicing, as it is already in use as a recycling centre.

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	No	The proposed use does not support the long-term consolidation of waste infrastructure on the Island.
Indicative development capacity (if applicable)	N/A	