

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/083a

Site name: The Glacis, The Harbour

AY Parcel(s): AY 0100, AY 0241

Submission
Type: Use/development

Source: Private



ARUP
STATES OF ALDERNEY



Proposals

Summary of respondent's proposal:

Ground mount solar panels on the south facing slope of above Fort Grosnez.

Planning history and other context:

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Yes	The proposal would accord with the vision which seeks to ensure a resilient and sustainable economy and community, and to value and protect the Island's natural environment. It also accords with the guiding principles which seek to provide resilient and efficient infrastructure systems to facilitate economic and social activities, and to protect and sustainably manage 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	Recommendation 51 of the Economic Development Strategy supports centralised renewable energy and includes recommendations relating to sustainable electricity generation. The proposal would also contribute to the comprehensive development of the Braye area.

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Does the proposal accord with the Natural Environment Strategy?	Yes	<p>The site is located within the Central Building Area and is not located within any of the habitats identified in the hierarchy of environmental designations. The site therefore accommodates development that might otherwise be directed towards more environmentally sensitive areas. The use therefore accords with the Natural Environment Strategy, which seeks to protect the Island's natural assets.</p> <p>Through supporting the use of renewable energy sources, the proposal accords with the Natural Environment Strategy's aspiration to reduce the impacts of climate change.</p>
Does the proposal accord with the Built Environment and Heritage Strategy?	Partial	<p>The northern portion of the site is within Fort Grosnez, which is currently registered on the Register of Historic Buildings and Ancient Monuments (B/141). Development of the site would need to consider how the proposed uses relate to this heritage asset and its wider setting.</p> <p>The site falls within the Braye and Grosnez Peninsula Conservation Area (C/002). The site also falls 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>Fort Tourgis itself is currently registered (B/142), but the 'red line' does not include the batteries. The Built Environment and Heritage Strategy recommends that additional heritage assets should be added to the Register of Historic Buildings and Ancient Monuments (see for example Recommendation 13 and Recommendation 36), and that Register entries for pre-World War II buildings and structures which have World War II constructions should be reviewed and (where warranted) updated to make reference to these additions and their significance (Recommendation 16). Recommendation 12 also recommends that the 'red line' of existing entries should be reviewed and, where appropriate, updated to ensure the area provides clarity on the features to be protected.</p>

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes, with mitigation	<p>The site is south facing and sufficiently sloping to maximise solar irradiation. It is within the vicinity of the existing power station, which would allow an access point to the existing grid infrastructure. The submission states that the site is suitable for an installation with a peak output of around 200kW, which would make a significant contribution to the Island's energy mix without causing technical issues.</p> <p>Assessment of other locations on the Island for this use has not been undertaken to investigate their relative suitability and the consideration of alternatives. However, it is understood that whilst it might be possible to connect an installation in elsewhere on the grid, 200kW peak is significant in Alderney demand terms - at this scale, plugging it in upstream of the grid alongside other primary generation might prove the only option, which would limit any suitable locations to those in close proximity to the power station.</p> <p>The site is currently within Zone 7 in the Land Use Plan 2016, which is zoned for comprehensive development. Whilst the site itself is unlikely to be used for other development, the delivery of a solar installation should not i) preclude future redevelopment of the wider area, ii) be prejudiced by future development (e.g. shading from new buildings) or iii) cause significant harm to the heritage asset or its setting.</p>
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Is the site available for the proposed purpose?	Yes, with mitigation	<p>The land is owned by the States of Alderney, and is open land. It is assumed that the land would need to be sold, transferred or leased to Alderney Electricity Ltd for the purposes of developing photovoltaic infrastructure.</p> <p>The submission does not state whether any additional land would be required to connect the ground mount solar panels to the existing power station or other grid infrastructure access point. For the purposes of the assessment, it is assumed that access could be provided on States-owned land alone.</p>
Is the site achievable for the proposed purpose?	Yes, with mitigation	<p>The site is currently accessible through the Glacis, but may require a more formal access point for construction and operation of the solar panels particularly if further development on the Glacis site were to take place.</p>

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes, with mitigation	<p>Assessment of other locations on the Island for this use should be undertaken to demonstrate that this site is the most suitable location for this use.</p> <p>A formal access to the site may be required. Any development proposal should take into account the future of the Braye area and not preclude comprehensive development, and should not cause significant harm to the heritage setting.</p>
Indicative development capacity (if applicable)	N/A	

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/083b

Site name: The Glacis, The Harbour

AY Parcel(s): AY 0100, AY 0241

Submission Type: Use/development

Source: Private



ARUP STATES OF ALDERNEY



Proposals

Summary of respondent's proposal:

New business premises on the Glacis site benefitting from waste heat from the nearby power station.

Planning history and other context:

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

This site also overlaps with SA/057, which proposes safeguarding the land for expansion of the existing recycling centre as a new multi-purpose centre.

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Yes	The proposal would accord with the vision which seeks to ensure a buoyant economy, and the guiding principle which seeks to maximise opportunities to become a diverse and balanced economy. The installation of a district heating system would also provide resilient and efficient infrastructure systems to facilitate economic and social activities, and to protect and sustainably manage 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	The Economic Development Strategy recognises the importance of industrial floorspace, and Recommendation 15 states that the Land Use Plan should make provision for additional requirements over the plan period. The Economic Development Strategy also includes recommendations relating to sustainable heat generation and heat demand management. The proposal would also contribute to the comprehensive development of the Braye area.

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/083b
Site name: The Glacis, The Harbour

Does the proposal accord with the Natural Environment Strategy?	Partial	<p>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.</p> <p>Through supporting the use of waste energy and heat, the proposal accords with the Natural Environment Strategy's aspiration to reduce the impacts of climate change.</p>
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	<p>Given the proximity to the power station, there is an opportunity for a district heating system, which supports the further development of the Glacis site for new businesses and activities that can make efficient use of waste heat from the station. The site falls within Zone 7, which is zoned for comprehensive development including commercial and industrial uses.</p>
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Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/083b
Site name: The Glacis, The Harbour

Is the site available for the proposed purpose?	Yes, with mitigation	The land is currently owned by the States of Alderney, and is currently used for a variety of uses including the recycling centre, harbour storage and uses, and boat storage. Other parts of the site are un-/under-utilised. Existing uses would need to be either retained / incorporated into the development or relocated to a suitable location.
Is the site achievable for the proposed purpose?	Yes	Subject to any relocation of existing used that might be required, this site is achievable in the five year Plan period and the provision of access and services would not constrain its use. However, it is anticipated that the intention to utilise a heat network might take longer to achieve.

Any other comments	Detailed work on glare has not been undertaken. The respondent is of the opinion that aviation is the only sensitive receptor, and that the site is sufficiently far enough away from the airport and flight paths.
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes, with mitigation	The existing recycling centre and boat storage uses may need to be relocated from some or all of the site in order to vacate the site for redevelopment as States Works Department accommodation.
Indicative development capacity (if applicable)	N/A	

Phase 2 Land Use Plan Review Call for Sites Assessment

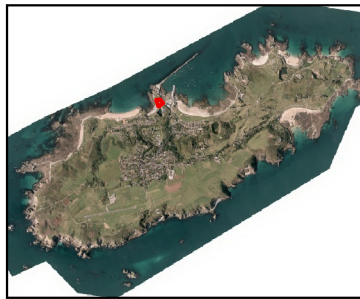
Reference: SA/067

Site name: Glacis, The Harbour

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:	Redevelopment of existing recycling centre and boat storage yard to accommodate the State Works Department.
Planning history and other context:	<p>This site overlaps with PA/083b, which proposes new business premises on the Glacis site, which would benefit from waste heat from the nearby power station.</p> <p>This site also overlaps with SA/057, which proposes safeguarding the land for expansion of the existing recycling centre as a new multi-purpose centre.</p>

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Yes	The proposal accords with the guiding principles 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. It generally accords with the vision of Alderney as a resilient and sustainable island with a buoyant economy and a happy and healthy community.
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/067
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Does the proposal accord with the Natural Environment Strategy?	Yes	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?	Partial	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). The design of any new development should take into account the impact on the conservation area and wider landscape.

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes	The proposed use complements existing land uses within the harbour and could contribute to the long-term aspirations for the comprehensive redevelopment of the area.
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Phase 2 Land Use Plan Review
Call for Sites Assessment

Reference: SA/067
Site name: Glacis, The Harbour

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 by boat storage which may need to be vacated from some or all of the site in order to enable the proposed use. The recycling centre is also present on the site.
Is the site achievable for the proposed purpose?	Yes	Subject to any relocation of existing used that might be required, this site is achievable in the five year Plan period and the provision of access and services would not constrain its use.

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes, with mitigation	<p>The existing boat storage use may need to be relocated from some or all of the site in order to vacate the site for redevelopment as States Works Department accommodation. The design of any new development should take into account the impact on the conservation area and wider landscape.</p> <p>Whilst this site is suitable with mitigation, it should be noted that Fort Grosnez (PA/066) is the preferred location for the relocation of the States Works Department and will be reflected as such in the Land Use Plan.</p>
Indicative development capacity (if applicable)	N/A	