**Call for Sites – Additional Information Request**

Dear Mr Gaudion,

Last year, you submitted a site at Mannez Quarry to the Building and Development Control Committee’s Call for Sites, with the proposed use of:

**Future development, including (but not limited to) at least one convertor station and accommodation of the existing train shelters.**

Your original submission is attached, for your reference.

In order to undertake the assessment, some additional information on your submission is required. The information required is set out in the table below.

Please provide the additional information either in the table below, or as a separate document clearly stating which point it refers to. Please provide the additional information as fully as possible, as this will greatly help the assessment process.

**Please return the completed table as soon as possible, and before Thursday 06 April 2017, to Dan Evans at Arup via** [**dan.evans@arup.com**](mailto:dan.evans@arup.com) **or 13 Fitzroy Street, London W1T 4BQ.**

If you have any questions regarding the completion of this additional request form, please contact Dan Evans via [dan.evans@arup.com](mailto:dan.evans@arup.com) or 020 7755 4544.

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| **No.** | **Further information requested** | **Response**  (If providing separate documents, please clearly state which point(s) they refer to.) |
| **1.** | Further information on the development proposal, including: the number and scale (height, width, volume) of the proposed building(s), their siting (massing and/or spacing/separation) within the context of the wider site area; and the operational parameters for the scheme (e.g. will the converter station be operational 24 hours a day, 7 days a week and what are the anticipated environmental effects from the development). | See attached high level information of how the site could potentially look. These are for indicative purposes only and no landscaping plans are provided at this stage.   1. x Potential site plan 2. x Section plans.   Please note that no detailed planning has been made at this time. A full planning application would be made within the framework of a pre-planning application process once the site is re-designated. As part of the pre-planning scoping we will present and invite BDCC comment on how potential environmental and operational impacts will be assessed and mitigated. All potential effects of the development would then be available for consideration through this process. |
|  | Further justification for the need for the scheme. Whilst the documents submitted contain information on harnessing tidal energy within Alderney’s territorial waters, information has not been submitted about why a converter station is required and what benefits it will bring to Alderney. | A convertor station will be required to enable the export of marine renewable energy from projects in Alderney’s waters.  Excluding the benefits to the economy of construction, operation, maintenance, site rental and tourism, the main benefits to the island are;   1. Payment of generation fees on power produced by tidal projects (in accordance with commercial arrangements with the States of Alderney) 2. Ability for Alderney Electricity Ltd (AEL) to access European priced power from FAB Link cable (assumed AEL will have similar arrangements to Guernsey/Jersey with their existing interconnection to France. This is approx. 50% cheaper than AEL diesel generation) 3. Provides a positive environment for growing the island economy (e.g. lower energy prices and no energy capacity constraints). |
| **3.** | Further information on the rationale for the siting of the scheme at Mannez Quarry. Whilst the responses to the site suitability confirm the reasons why the site is considered suitable, we request that further information is submitted which demonstrates:   * The parameters which have been used to identify a location for the converter station. * The methodology used to assess the reasonable alternatives. * Why the converter station should be located on-land (including Alderney-based and non-Alderney-based options) as opposed to proximate and more remote marine-based options. * The land based (Alderney-based) options considered including an assessment of each option which appraises technical, economic, social and environmental considerations and explains how these have been balanced in identifying Mannez Quarry as the preferred location. | Site identification was arrived at using the following search criteria;   * It should be States Land (this would enable commercial rental returns for the island) * The site choice would be supported by the States (Lease Option agreed with States in 2010) * Site area in excess of 20,000 sq metres with limited or no current usage. * Site did not require significant engineering works to enable access for abnormal loads. * Remote location providing (i) more than 150 metres from any residential property, and (ii) a site with considerable natural screening for visual impacts. * Site potential already identified in AEA Technology plc report for the Alderney Commission for Renewable Energy.   Given this criteria and the size of the island, we did not consider that there were any alternative sites.  All factors (technical, environmental, social etc.) would be considered in the next phase of scoping the pre-planning application stage.  An onshore convertor station allows the economic development of the islands tidal resource, and therefore access to tidal licence revenues for the island. It also enables AEL connection to FAB.  Construction of an offshore convertor station would not be economic for the development of tidal power. |
| **4.** | Additional information on how the existing train shelters within the quarry area will be accommodated and any impacts on the operation of the existing train line. | Existing train shelters would be relocated (see site plan) and facilities enhanced. Impacts would be mitigated by detailed planning and arrangements with the Railway Society.  Re-introduction and upgrade of miniature railway is proposed as part of the site “visitor experience.” |
| **5.** | Additional information on how the scheme will be developed sensitively within the context of adjacent wildlife areas (including Longis Nature Reserve and the Mannez Pond) and built heritage (including the Odeon) and any mitigation measures that will be necessary. | This level of detail would be provided as part of the scoping of the pre- planning agreement process. |
| **6.** | Confirmation of the anticipated timescale for the development coming forward and whether any discussions have been held with the current landowner with regards to the cessation of the existing land uses. | The aim would be to enter into a pre-planning agreement Q2 2018 targeting planning approval Q4 2019.  Subject to tidal project development, construction of the convertor station could commence late 2020 with an estimated 18 month construction programme.  Under the Option to Lease Agreement currently held with the States, the site is to be leased with vacant possession on exercising the option. |