

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/079

Site name: Land at La Corvée

AY Parcel(s): Not provided

Submission
Type: Protection/enhancement

Source: Private



ARUP
STATES OF ALDERNEY



Proposals

Summary of respondent's
proposal:

Protection of the site to recognise its considerable historic significance and prevent development.

Planning history and other context:

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 value and protect the Island's unique cultural 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.
Does the proposal accord with the Economic Development Strategy?	Yes	The Economic Development Strategy recommends that the Land Use Plan should support a range of types of tourism, particularly supporting niche tourism (Recommendation 27). The Strategy identifies that heritage tourism, and particularly military heritage, is a niche market which is currently operating on Alderney, but for which more could be done to support the market. The proposal to provide protection for the site (in combination with protection afforded to other sites of significance) would therefore accord with the Economic Development Strategy.

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Does the proposal accord with the Natural Environment Strategy?	Yes	The site contains improved grassland, which falls under regional tier of the hierarchy of environmental designations set out in the Natural Environment Strategy (see Map F.5 in the Natural Environment Strategy). The site also contains a small amount of arable cultivated/disturbed land, which falls under the local tier (see Map F.6). Protection of the site for its heritage value would need to align with the protection of these habitats, and may provide opportunities for joint protection and management.
Does the proposal accord with the Built Environment and Heritage Strategy?	Yes	The Built Environment and Heritage Strategy recognises the potential importance of the land off La Corvée, and recommends that it is added to the Register of Historic Buildings and Ancient Monuments (Recommendation 20). It also recommends that further consideration should be given to the need for additional protection, policies and procedures that might be required for such areas, to ensure that these assets are afforded the same level of protection and reflect best practice from other jurisdictions (Recommendation 22). Given this uncertainty, adopting a precautionary approach is considered appropriate. The Built Environment and Heritage Strategy recommends that the Building and Development Control Committee should continue to engage with relevant stakeholders to support an improved understanding of the importance of this site and others. Pending registration on the Register of Historic Buildings and Ancient Monuments, interim policy protection will be afforded to this site through the Land Use Plan.

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes	Given the potential historical importance of the site and the level of uncertainty, adopting a precautionary approach to its protection is considered appropriate. Pending registration on the Register of Historic Buildings and Ancient Monuments, interim policy protection will be afforded to the site through the Land Use Plan.
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Is the site available for the proposed purpose?	Yes, with mitigation	The site is currently in private ownership, and the submission was not made on behalf of the landowners. Permission would need to be sought to add the site to the Register of Historic Buildings and Ancient Monuments and Ancient Monuments. Part of the site falls within La Corvée Industrial Estate; the remainder of the site is open land.
Is the site achievable for the proposed purpose?	Yes, with mitigation	The site could be protected through inclusion on the Register of Historic Buildings and Ancient Monuments, subject to the consultation and publication processes set out in the Building and Development Control (Alderney) Law, 2002 (this would be undertaken outside of the Land Use Plan review process).

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes, with mitigation	Inclusion on the Register of Historic Buildings and Ancient Monuments is subject to the consultation and publication processes set out in the Building and Development Control (Alderney) Law, 2002. The description included in the Register should include reference to the importance of the site in relation to the suffering of forced labour. In the interim, the site will be afforded policy protection through the Land Use Plan. Any works required to ensure the long term preservation of the site should be undertaken with regard to the important habitats present on the site.
Indicative development capacity (if applicable)	N/A	