

**Phase 2 Land Use Plan Review
Call for Sites Assessment**

Reference: PA/103
Site name: Cachalière and Artillery Commanders Bunker
AY Parcel(s): AY 0568
Submission Type: Protection/enhancement
Source: Private



Proposals

Summary of respondent's proposal: Protection of the Cachalière, Sudhafen Strongpoint and Artillery Commander's Bunker, reflecting its role in the occupation of the Island during WWII and in particular the suffering of forced labour. Protection should provide long term preservation and sensitive interpretation.

Planning history and other context: N/A

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 built and 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	<p>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.</p> <p>It should be noted that the location, terrain and inaccessibility of the site would make it difficult for the site to become a visitor attraction in its own right. Rather, its economic value lies in its place in the wider network of heritage assets on the island.</p>

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Does the proposal accord with the Natural Environment Strategy?	Yes	<p>The site contains dry Atlantic coastal heaths with <i>Erica vagans</i>, which falls under the EC Habitats Directive and so under the international tier of the hierarchy of environmental designations set out in the Natural Environment Strategy (see Map F.4 in the Natural Environment Strategy). The site also contains several terrestrial and intertidal habitats which fall under the regional (see Map F.5) and local (see Map F.6) tiers. 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.</p> <p>Part of the site is within an area of known coastal erosion (see Map F.2 in the Natural Environment Strategy).</p>
Does the proposal accord with the Built Environment and Heritage Strategy?	Yes	<p>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). The Strategy recognises the value of Sudhafen Strongpoint (MH/034) and the Cachalière Pier (AR/107), and recommends that they are added to the Register. The site also includes Seamark at 'Blue Bay' / Quoire (AR/106), which is also recommended for inclusion on the Register. The site also includes known archaeological sites / areas of interest which, although not recommended for inclusion on the Register, should be afforded protection through the Land Use Plan (Recommendation 37).</p> <p>The Strategy does not make reference to the site's importance as a location of forced labour suffering. Recommendation 19 states that the Building and Development Control Committee should continue to engage with relevant stakeholders who hold research and other evidence to support an improved understanding of the importance of sites of war time relevance.</p> <p>The site also falls within, and contributes to, landscape area LV09 (East of the lane alongside the site of Lager Borkum & Hospital Bunker, south-west of the Impot access, on the seaward side of coastal paths along Cognons via Quoire and Cachalière and south-west to the Standing Stone (the Madonna Stone).</p> <p>The proposed use therefore aligns with the recommendations of the Built Environment and Heritage Strategy.</p>

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes	<p>The bunker to the top of Südhafen Strongpoint includes German graffiti / murals (which the Built Environment and Heritage Strategy notes is an unusual feature), and the Artillery Commander's bunker has many extant features, and remains in good condition. The Built Environment and Heritage Strategy notes that an underground mess with two murals, a kitchen bunker, a mortar pit, two Tobruk pits, a Type 670 bunker for a beach defence gun, four MG positions and several personnel shelters remain. The submission states that further research is being carried out on the use of the Cachalière during World War II in connection to the other Channel Islands.</p> <p>The Built Environment and Heritage Strategy found the Cachalière consists of a loading quay and associated industrial buildings, which was used for the loading of diorite from the Island's quarries in the early 20th century. The Cachalière was partly destroyed during the occupation. The Cachalière is the only one of its type on the Island.</p> <p>Given the historical importance of the site (not just during the occupation but also its quarrying and maritime heritage), and the good condition of the assets, it is considered that protection of the site is justified. Pending registration on the Register of Historic Buildings and Ancient Monuments, interim policy protection will be afforded through the Land Use Plan.</p>
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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 landowner. Permission would need to be sought to add the site to the Register of Historic Buildings and Ancient Monuments. The site is currently open land.
Is the site achievable for the proposed purpose?	Yes, with mitigation	<p>The site could be protected through inclusion on the Register of Historic Buildings, 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).</p> <p>Given that the assets remain in good condition, it is assumed that works to maintain or preserve the site are not required. However, if works are required then permission will need to be sought with landowner(s) as there is no public road access. Care would need to be taken, given the location and terrain of the site.</p>

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes, with mitigation	<p>Inclusion on the Register of Historic Buildings 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.</p> <p>Any works required to ensure the long term preservation of the heritage assets, or any other access to the site, should be undertaken with regard to the important habitats present on the site and access arrangements.</p>
Indicative development capacity (if applicable)	N/A	