

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/107

Site name: Fort Grosnez

AY Parcel(s): AY 0192

Submission Type: Protection/enhancement

Source: Private



ARUP STATES OF ALDERNEY



Proposals

Summary of respondent's proposal:

Protection of the fortifications in Fort Grosnez, 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:

This site overlaps with PA/066, which proposes the relocation of the States Works Department to this site.

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?	Partial	<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>Recommendation 86 of the Economic Development Strategy states that further consideration should be given to the range and mix of uses which might be appropriate within individual forts. Protection of Fort Grosnez and its on-going use (as a store for the States Works Department) may not be incompatible but would require further consideration.</p>

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Does the proposal accord with the Natural Environment Strategy?	N/A	The site is located within the Central Building Area, no species or habitats identified in the hierarchy of environmental designations are present and the site is not designated as one of the 'green lungs'.
Does the proposal accord with the Built Environment and Heritage Strategy?	Yes	<p>Fort Grosnez itself is currently registered (B/141) on the Register of Historic Buildings and Ancient Monuments and Ancient Monuments. 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> <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. 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).</p> <p>The site also falls within, and contributes to, 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 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 site links Victorian and wartime history, and is a good example of how the Germans used existing defensive structures. The Built Environment and Heritage Strategy notes that there are a number of unique German works within Fort Grosnez, including a concrete complex of numerous bunkers inside the Victorian granite tower at the northern end, several Flak positions and a gun bunker on the western side. The northern bunker complex includes: remains of position for an armoured cupola; gun positions; associated, stairs, tunnels, ammunition storage rooms, and accommodation rooms; a unique entrance defence; and a Tobruk pit.</p> <p>German writing and graffiti can be seen in various parts of the German additions - the submission states that it is believed that some of the graffiti was produced by forced labourers.</p> <p>Given the historical importance of the site (not just during the occupation but also its Victorian heritage), and the good condition of the assets, it is considered that protection of the site is justified. The building is currently on the Register of Historic Buildings and Ancient Monuments; no further protection is therefore considered necessary. The description included in the Register should include reference to the importance of the site in relation to the suffering of forced labour.</p>
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Is the site available for the proposed purpose?	Yes, with mitigation	<p>The site is in the ownership of the States of Alderney. Recommendation 5 of the Built Environment and Heritage Strategy stated that the States should act as a 'leader' in expanding the Register of Historic Buildings and Ancient Monuments and Ancient Monuments, by registering their own assets first.</p> <p>Fort Grosnez is currently used by the States Works Department. Whilst it is not anticipated that protection of the site would require relocation of these uses, changes to the way the site is managed may be required.</p>
Is the site achievable for the proposed purpose?	Yes, with mitigation	<p>The site could be protected through amendments to its entry 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).</p>

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes, with mitigation	<p>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>
Indicative development capacity (if applicable)	N/A	

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: SA/066

Site name: Fort Grosnez

AY Parcel(s): AY 0192

Submission Type: Use/development

Source: States of Alderney



ARUP STATES OF ALDERNEY



Proposals

Summary of respondent's proposal:

Redevelopment of existing building to accommodate the State Works Department.

Planning history and other context:

This site overlaps with PA/107, which proposes the protection of the fortifications in Fort Grosnez, in order to reflect its role in the occupation of the Island during WWII and in particular the suffering of forced labour.

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Yes	The proposed reuse accords with the guiding principle 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. Consolidation of the State Works Department on this site also accords with the guiding principle of providing infrastructure systems which ensure resilient and efficient services.
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 is aligned with the Built Environment and Heritage Strategy, which identifies that the best way of preserving any heritage asset is for it to be used or developed. The Economic Development Strategy recommends that the Land Use Plan should support complementary uses across the fortifications and that further consideration should be given to the range and mix of appropriate uses for the forts (Recommendation 86).

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: SA/066
Site name: Fort Grosnez

Does the proposal accord with the Natural Environment Strategy?	Yes	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.
Does the proposal accord with the Built Environment and Heritage Strategy?	Partial	<p>Fort Grosnez is currently registered (B/141) (Fort Grosnez and Strongpoint Josefburg) in Appendix C of the Built Environment and Heritage Strategy. The Strategy recognises the value of the wider area (Fort Grosnez and Strongpoint Josefburg) (MH/006) and recommends that the wider area is added to the Register. [Should we be consistent with PA/107 and say the following instead?: Fort Grosnez itself is currently registered (B/141) on the Register of Historic Buildings and Ancient Monuments and Ancient Monuments. 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> <p>The Built Environment and Heritage Strategy recommends that the Land Use Plan should support the sensitive conservation, preservation and re-use in forts and fortifications (Recommendation 15). Use of the site would need to consider how the proposed use relates to this heritage asset and its wider setting.</p> <p>The site is located within the Braye and Grosnez Peninsula Conservation Area (C/002). The site also falls within, and contributes to, Area of Landscape Value LV 16 (East of Fort Doyle, Crabby Beach, north of the coast road & up to the west side of Grosnez).</p>

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes	The site is already used by the States Works Department as stores. Providing that the proposed use does not cause significant harm to the heritage asset and could be undertaken without alterations to the fort, the site is suitable for this use.
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Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: SA/066
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Is the site available for the proposed purpose?	Yes	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). Part of the site is currently used by staff from the Bailiwick of Guernsey who maintain the breakwater; however, the Bailiwick has confirmed that there is scope for co-location or relocation from the fort to other suitable premises within the Braye area.
Is the site achievable for the proposed purpose?	Yes	The site benefits from existing road access and servicing. Submission PA/107 seeks protection of Fort Grosnez including recognition of the role of forced labourers in the construction of the World War II additions. Whilst it is not anticipated that protection of the site would require relocation of these uses, changes to the way the site is managed may be required.+U40

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes, with mitigation	The proposed reuse of the existing building to accommodate the State Works Department is considered suitable, subject to consideration of the changes which may be required to the way the site is managed may be required to reflect the conclusions of the submission for PA/107 and that no significant harm being caused heritage asset through alterations to the building. Fort Grosnez is the preferred location for the relocation of the States Works Department.
Indicative development capacity (if applicable)	N/A	