

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/105

Site name: Fort Houmet Herbe

AY Parcel(s): AY 1902

Submission Type: Protection/enhancement

Source: Private



ARUP  **STATES OF ALDERNEY**



Proposals

Summary of respondent's proposal: Protection of Fort Houmet Herbe, reflecting its historic role.

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, 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 historic sites) would therefore accord with the Economic Development Strategy.</p> <p>It should be noted that the off-shore location of the site would make it difficult for it to become a visitor attraction in its own right (access is only possible via a causeway at certain times of the day). 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	The site contains several habitats which fall under the regional (Map F.5) and local (Map F.6) tiers of the hierarchy of environmental designations set out in the Natural Environment Strategy. 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	<p>The fort is currently registered (B/014). The Built Environment and Heritage Strategy recognises the importance of protecting registered assets.</p> <p>The site also falls within, and contributes to, Area of Landscape Value LV05 (South-east side of Fort Quesnard to Les Boufresses and east of the coastal road).</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, with mitigation	<p>The submission notes that it has a number of interesting features. The Built Environment and Heritage Strategy states that, for its size, the fort has the greatest provision for loopholed musketry fire of any Alderney fort, and is the only one with so many facing eastwards directly out to sea. It is the only fort of its type on the island, and has an unusual double south-east corner emplacement.</p> <p>It should be noted that whilst the site was submitted alongside a number of submissions relating to World War II sites of significance and forced labour, neither the submission nor additional information requested or provided include any information on the role of the site during World War II. The site has therefore been assessed on the merits of its general heritage value rather than any World War II or forced labour significance. The building is currently on the Register of Historic Buildings and Ancient Monuments and designated a Conservation Area; no further protection is therefore considered necessary.</p>
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Is the site available for the proposed purpose?	Yes	The site is currently in private ownership. If any changes to the registration of the site on the Register of Historic Buildings and Ancient Monuments are required, permission would have to be sought from the owners.
Is the site achievable for the proposed purpose?	Yes	The site is already protected through inclusion on the Register of Historic Buildings and Ancient Monuments.

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes, with mitigation	At present it is considered that no further protection is therefore considered necessary; further work on the basis relating to World War II sites of significance and forced labour should therefore be undertaken and if necessary a case made.
Indicative development capacity (if applicable)	N/A	