

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/055

Site name: Historic watermill, Bonne Terre

AY Parcel(s): AY 1339

Submission Type: Protection/enhancement

Source: Private



Proposals

Summary of respondent's proposal: Inclusion of the water mill at Bonne Terre on the Register of Historic Buildings and Ancient Monuments.

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 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	The Economic Development Strategy recommends that the Land Use Plan should support a range of types of tourism, particularly supporting niche tourism (Recommendation 27), including heritage tourism. The proposed use is supportive of heritage tourism by means of protecting a restored heritage asset and therefore accords with the Economic Development Strategy.

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Does the proposal accord with the Natural Environment Strategy?	Yes	The proposed use accords with the Natural Environment Strategy as inclusion on the Register of Historic Buildings and Ancient Monuments does not impact on Alderney's natural environment. Inclusion may present opportunities for the joint management of the water mill and its surroundings.
Does the proposal accord with the Built Environment and Heritage Strategy?	Yes	<p>The proposed registration of the water mill accords with Recommendation 5 of the Built Environment and Heritage Strategy, which proposes a review of the Register of Historic Buildings and Ancient Monuments to include other heritage assets. The site is listed as AR/074 and categorised as 'Not currently registered, to be considered for registration' in Appendix D. Recommendation 36 proposes that assets in Appendix D should be added to the Register.</p> <p>Furthermore, the proposed registration of the water mill is aligned with Recommendation 29, which proposes that further evidence should also be collected to support the registration of the Old Water Mill Conservation Area, within which the site would be located.</p> <p>The site falls within, and contributes to, Area of Landscape Value LV 17 (St Vignalis Garden and the upper southern part of the Bonterre south of Mill Farm).</p>

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes	The site is suitable for the proposed use given its historic importance and value. Given that the Alderney Society has invested resources in restoring the heritage asset and the asset's special historic and traditional interest, the proposed registration is aligned with the Building and Development Control (Alderney) Law, 2002 with regards to prerequisite requirements for registration. The water mill is already proposed to be added to the Register of Historic Buildings and Ancient Monuments in Appendices C and D of the Built Environment and Heritage Strategy and in the interim would be afforded policy protection through the Land Use Plan.
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Is the site available for the proposed purpose?	Yes	Permission must be sought to add the site to the Register of Historic Buildings and Ancient Monuments. Given the site is currently in ownership of the submitter, it is assumed this permission will be forthcoming.
Is the site achievable for the proposed purpose?	Yes, with mitigation	<p>The site can 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).</p> <p>Given that the asset is being renovated by the Alderney Society, it is assumed that works to maintain or preserve the site are not required. However, if works are required then these can be undertaken by the Alderney Society as sole owner.</p>

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. In the interim, the water mill would be afforded policy protection through the Land Use Plan.
Indicative development capacity (if applicable)	N/A	