

# Phase 2 Land Use Plan Review Call for Sites Assessment

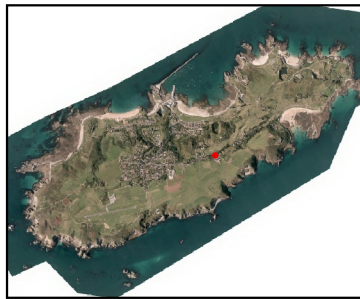
**Reference:** PA/108

**Site name:** Hospital Bunker, Longis Road

**AY Parcel(s):** Not provided

**Submission Type:** Protection/enhancement

**Source:** Private



## Proposals

**Summary of respondent's proposal:** Protection of the hospital bunker on Longis Road, 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:**

## 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). 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?	N/A	No species or habitats identified in the hierarchy of environmental designations are present on the site (although it is immediately adjacent to an area of improved grassland, which falls under the regional tier of the hierarchy of environmental designations set out in the Natural Environment Strategy), nor designated as one of the 'green lungs'.
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). The Strategy recognises the value of the area of Howitzer Batterie Falke and Lager Borkum (MH/031) - which includes the hospital bunker - and recommends that it is added to the Register. However, 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 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 submission states that the construction of the hospital bunker would have involved a large amount of forced labour. The Built Environment and Heritage Strategy highlights the importance of the hospital bunker as the only example of its kind in the Channel Islands.</p> <p>Given the historical importance of the site, 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	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, by registering their own assets first.
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>The entrance to the hospital is currently overgrown; some works would be required to allow visitors to enter.</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 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.
Indicative development capacity (if applicable)	N/A	