

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

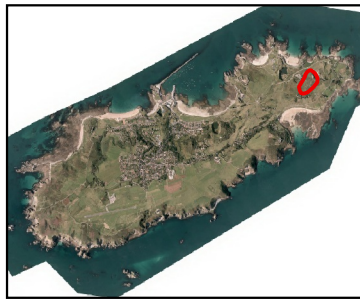
**Reference:** PA/112

**Site name:** Mannez Garenne, Longis

**AY Parcel(s):** AY 1827, AY 1885

**Submission Type:** Protection/enhancement

**Source:** Private



**ARUP**  **STATES OF ALDERNEY**



### Proposals

#### Summary of respondent's proposal:

Protection of Odeon MP3 and Flak Battery, reflecting their 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?	Yes	The western part of this site contains dune grassland, which fall under the regional tier of the hierarchy of environmental designations set out in the Natural Environment Strategy (see Map F.5 in the Natural Environment Strategy). The site also contains other habitats which fall under the local tier (see Map F.6). 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 Odeon is currently included on the Register of Historic Buildings and Ancient Monuments (B/126). 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 the Mannez Garenne (MH/038) - which includes the Odeon and Flak Battery - and recommends that it is added to 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. 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 Area of Landscape Value LV06 (Longis Common, south of Berry's Quarry, east of Workers' cemetery, and north of Longis 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	<p>The Built Environment and Heritage Strategy notes a large number of notable structures within the site, the most notable of which being the Odeon but also including Torbuk pits, flak positions and bunkers.</p> <p>Given it is the largest concrete structure built on Alderney during World War II, the submission notes the large amount of work undertaken by forced labour and therefore the symbolism of the structure. Artefacts remain in the flak battery, and there is a tunnel running under the Odeon, into Mannez Quarry.</p> <p>Given the historical importance of the site (in relation to both the role of forced labour and the wider occupation of the Island), it is considered that protection of the site is justified. The Odeon structure is currently on the Register of Historic Buildings and Ancient Monuments. No further protection for this structure is therefore considered necessary; however 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	Some of the site is in the ownership of the States of Alderney and some is currently in multiple private ownerships. The submission was not made on behalf of the landowner. Permission would need to be sought from the landowners to add the site to the Register of Historic Buildings and Ancient Monuments. (Recommendation 5 of the Built Environment and Heritage Strategy stated that the States to 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	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).

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. The description of The Odeon included in the Register should include reference to the importance of the site in relation to the suffering of forced labour.</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	