

Phase 2 Land Use Plan Review Call for Sites Assessment

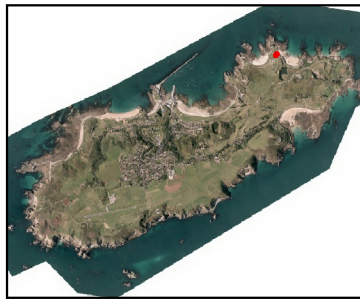
Reference: PA/113

Site name: Saye / Arch Tunnel

AY Parcel(s): AY 1849

Submission Type: Protection/enhancement

Source: Private



Proposals

Summary of respondent's proposal:

Protection of Saye Arch, 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?	Yes	The site contains coastal grassland, dune grassland and improved 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). 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	The tunnel is currently included on the Register of Historic Buildings and Ancient Monuments (B/143 / B/144). The Strategy recognises the value of the area of Lager Norderney (MH/045) (within which this site falls), and recommends that it is added to the Register. 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). The proposed use therefore aligns with the recommendations of the Built Environment and Heritage Strategy.

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes	The submission states that the tunnel was used to practice mass executions, in case of Allied invasion. 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. Pending registration on the Register of Historic Buildings and Ancient Monuments, interim policy protection will be afforded through the Land Use Plan.
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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	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	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	