

Phase 2 Land Use Plan Review Call for Sites Assessment

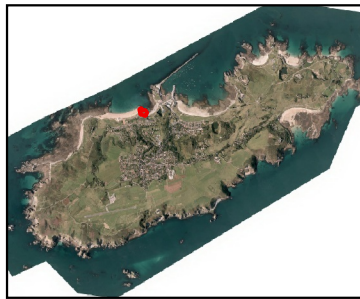
Reference: PA/115

Site name: Trenches above Fort Doyle

AY Parcel(s): AY 0098

Submission Type: Protection/enhancement

Source: Private



Proposals

Summary of respondent's proposal: Protection of trenches at Fort Doyle, 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: The site overlaps with SA/056, which proposes safeguarding the site for future use as a sewage treatment plant.

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 and 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). 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>Fort Doyle itself is currently registered (B/139). 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 and Recommendation 36), and that Register entries for pre-World War II buildings and structures which have World War II constructions should be reviewed and (where warranted) updated to make reference to these additions and their significance (Recommendation 16). Recommendation 12 also recommends that the 'red line' of existing entries should be reviewed and, where appropriate, updated to ensure the area provides clarity on the features to be protected.</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, and contributes to, Area of Landscape Value LV16 (East of Fort Doyle, Crabby Beach, north of the coast road and up to the west side of Grosnez).</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 that the camouflaged trench system and bunkers to the southeast of Fort Doyle are very interesting with some unusual bunkers. They included several machine gun positions, Tobruk pits, two small personnel shelters and a fortress standard personnel shelter.</p> <p>The submission states that the trench system would have been built using forced labour.</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. 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	<p>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.</p> <p>Fort Doyle itself is currently used by Alderney Boxing Club; other future uses are also being considered. It is not considered that protection of the trenches would preclude the sensitive use of the Fort.</p>
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 trenches and the wider area 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	<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.</p> <p>Any works required to ensure the long term preservation of the heritage assets should be undertaken with regard to the important habitats present on the site.</p>
Indicative development capacity (if applicable)	N/A	