

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

**Reference:** PA/126

**Site name:** V1 site

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

**Submission Type:** Protection/enhancement

**Source:** Private



**ARUP** STATES OF ALDERNEY



### Proposals

**Summary of respondent's proposal:**

Protection of the V1 site, reflecting its role in the occupation of the Island during World War II. Protection should provide long term preservation and sensitive interpretation.

**Planning history and other context:**

This site overlaps with PA/062, which proposes use of the site as a development site for a medium-density urban village and associated social infrastructure and public amenity space. The site also overlaps with PA/091 and PA/095, which propose protection of Alderney Community Woodland and woodland areas respectively.

### 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?	Partial	This site lies within the Central Building Area, where the Housing Strategy sets out a housing land preference hierarchy that prefers infill on undeveloped plots in order to accommodate anticipated development within the Building Area. Mitigation may be required to ensure that any residential-related development in the western part of the site is sensitive to the historical importance of the site. (The eastern part of the site is within a 'green lung', where there are more restrictions on residential and other development.)
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.

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

Reference: PA/126

Site name: V1 site

Does the proposal accord with the Natural Environment Strategy?	Yes	The site is not located within any of the habitats identified in the hierarchy of environmental designations, however the eastern part of the site is designated as a 'green lung'. Protection of the site for its heritage value would need to align with its protection as a green lung, and may provide opportunities for joint protection and management.
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 and Recommendation 36). The eastern portion of the site falls within Riegel Gaswerk, Resistance Nest Gaswerk &amp; 20 MM Flak Battery (MH/032) which the Strategy recommends 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). A small portion of the site falls within St. Anne Conservation Area (C/001).</p> <p>Given the high level of information provided as part of the submission and the ongoing debates taking place on the Island, adopting a precautionary approach is considered appropriate. 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.</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 site is a pair of tunnel complexes designed to store and launch V1 missiles (but that no launch was ever undertaken), along with an area to the east containing anti-aircraft battery and a trench system (covered within Riegel Gaswerk, Resistance Nest Gaswerk &amp; 20 MM Flak Battery (MH/032) in the Built Environment and Heritage Strategy). The submission states that there are significant remains within the site which should be protected against development until further investigation can take place.</p> <p>Given the high level of information provided as part of the submission and the ongoing debates taking place on the Island, adopting a precautionary approach to its protection is considered appropriate. Pending registration on the Register of Historic Buildings and Ancient Monuments, interim policy protection will be afforded to the site through the Land Use Plan.</p>
--	-----	--

Phase 2 Land Use Plan Review  
Call for Sites Assessment

Reference: PA/126  
Site name: V1 site

Is the site available for the proposed purpose?	Yes, with mitigation	The site is currently in many private ownerships (reflecting the existing residential development located above the tunnels), and the submission was not made on behalf of the landowners. Permission would need to be sought to add the site to the Register of Historic Buildings and Ancient Monuments and Ancient Monuments.
Is the site achievable for the proposed purpose?	Yes, with mitigation	The site could 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).

Any other comments	
--------------------	--

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 site will be afforded policy protection through the Land Use Plan.
Indicative development capacity (if applicable)	N/A	