

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/116

Site name: Whitegates Bunker

AY Parcel(s): AY 1914

Submission Type: Protection/enhancement

Source: Private



ARUP  **STATES OF ALDERNEY**



Proposals

Summary of respondent's proposal:

Protection of Whitegates Bunker, 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 dune grassland which falls 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 this habitat, 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 Strategy recognises the value of Strongpoint Graue Häuser (MH/040) - which includes the bunker - and recommends that it is added to the Register. The site is also within Longis Common Conservation Area (C/004) which seeks to protect archaeology and heritage assets from other periods in history. The Built Environment and Heritage Strategy also highlights it as an archaeological area of interest.</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 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 states that the field dressing station is in excellent condition, with both of its armoured stable doors intact. The submission states that the bunker has a number of artefacts and graffiti.</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, with mitigation	The site is currently in private ownership, and the submission was not made on behalf of the landowner. Permission would need to be sought to add the site to the Register of Historic Buildings and Ancient Monuments. The site is currently open land.
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.</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	