

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/117

Site name: York Hill Quarry, adjacent to power station

AY Parcel(s): AY 0243

Submission Type: Protection/enhancement

Source: Private



ARUP STATES OF ALDERNEY



Proposals

Summary of respondent's proposal:

Protection of the contents of York Hill Quarry (adjacent to the power station), 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	<p>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.</p> <p>It should be noted that the nature of the site (i.e. mostly below-water artefacts) would make it difficult for the site to become a visitor attraction in its own right. Rather, its economic value lies in its place in the wider network of heritage assets on the island.</p> <p>The quarry is currently used as a cooling pond for the power station. The Economic Development Strategy recommends that both the power station and cooling ponds are zoned for utilities uses (Recommendation 48).</p>

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Does the proposal accord with the Natural Environment Strategy?	Yes	The Natural Environment Strategy recognises the risk of flooding, from a variety of sources. It is not anticipated that the protection of the contents of the quarry would materially impact on the risk of flooding from the quarry pond. No species or habitats identified in the hierarchy of environmental designations are present and the site is not designated as one of the 'green lungs'.
Does the proposal accord with the Built Environment and Heritage Strategy?	Yes	<p>York Hill Quarry is identified in the Built Environment and Heritage Strategy as a 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). However, the listing does not relate to / make reference to the quarry's wartime significance.</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, with mitigation	<p>The quarry contains a number of artefacts from World War II, both above and below water. Above water there is an anti-tank defence and a piece of railway line. Below water, the submission states that it is understood that the contents of the quarry are extensive and are likely to include German barbed wire and vehicles. However, the exact contents of the quarry remain unknown. Given this uncertainty, it is prudent for the site to be protected. Further work should be undertaken to better understand the contents of the quarry and their significance. Policy protection will be afforded through the Land Use Plan.</p> <p>It should be noted that whilst the site was submitted alongside a number of submissions relating to World War II forced labour, neither the submission nor additional information requested or provided include any information on the role of the site in relation to forced labour. The site has therefore been assessed on the merits of its general heritage value rather than any forced labour significance.</p>
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Is the site available for the proposed purpose?	Yes	The site is owned by the States of Alderney. It is currently used by Alderney Electricity Limited for use as a cooling pond for the adjacent power station; however, it is understood that the current use and future protection of the site would be compatible. 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	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. In the interim, the site will be afforded policy protection through the Land Use Plan. Further work should be undertaken to better understand the contents of the quarry and their significance.
Indicative development capacity (if applicable)	N/A	