

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

**Reference:** PA/074

**Site name:** Former site of Lager Helgoland

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

**Submission Type:** Protection/enhancement

**Source:** Private



**ARUP**  **STATES OF ALDERNEY**



### Proposals

**Summary of respondent's proposal:**

Protection of the site of Lager Helgoland to recognise its considerable historic significance and prevent demolition of the remaining camp gate posts.

**Planning history and other context:**

A number of householder applications have been made in the site in recent years.

### 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 cultural heritage.
Does the proposal accord with the Housing Strategy?	Partial	This site lies within the Central Building Area, where the Housing Strategy set 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 is sensitive to the historical importance of the site.
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 a small amount of improved grassland, which falls under 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 recognises the importance of Lager Helgoland, and recommends that it is added to the Register of Historic Buildings and Ancient Monuments and Ancient Monuments (Recommendation 20). 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 Strategy recognises the value of Lager Helgoland &amp; Riegel Salzbucht (MH/019) from a World War II constructions perspective, and recommends that it is added to the Register - this area partly overlaps with the submitted site.</p> <p>A small area of the site also includes 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).</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 of considerable historical importance due to its function as an Organisation Todt and SS camp during the World War II occupation. The submission states that there is evidence that Lager Helgoland, along with other camps on Alderney, were inherently linked to other Holocaust sites in Europe. 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 to this site through the Land Use Plan.</p> <p>The site is currently the location of a number of residential dwellings, however the former function of the site can be acknowledged and marked.</p>
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Is the site available for the proposed purpose?	Yes, with mitigation	The site is currently in many private ownerships (reflecting the existing residential development), 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 including the gate posts.
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	
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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 and Ancient Monuments 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.  Mitigation may be required to ensure that any residential-related development is sensitive to the historical importance of the site.
Indicative development capacity (if applicable)	N/A	