

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/076

Site name: Former site of Lager Sylt

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 Sylt to recognise its considerable historic significance and prevent development and further damage to the surviving remnants of the camp structures.

Planning history and other context: This site overlaps with PA/114, which also proposes protection of the site in recognition of its history.

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?	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 is within the sea cliffs and slopes (Giffoine) habitat, 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 recognises the importance of Lager Sylt, 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 Sylt (MH/026) and Resistance Nest Süd (MH/048) from a World War II constructions perspective, and recommends that they are added to the Register - these areas largely overlaps with the submitted site.</p> <p>The site includes known archaeological sites / areas of interest which, although not recommended for inclusion on the Register, should be afforded some protection through the Land Use Plan (Recommendation 37).</p> <p>The site also falls within, and contributes to, Area of Landscape Value LV10 (West from the Standing Stone and south of the track known as 'The Ups and Downs' along the lane south-west into Tete de Judemarre).</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 Built Environment and Heritage Strategy states that Lager Sylt was the smallest and most infamous of the camps in Alderney. It was originally constructed in August 1942 to house Russian and other forced labourers. Between March 1943 and June 1944 it was used by SS Construction Brigade 1 as a concentration camp. Lager Sylt was the western-most SS concentration camp, and the only one constructed on British soil. The camp was the centre for some of the worst abuses and deaths of workers and prisoners during the occupation, including executions, and so is one of the most important sites of war time significance on the Island.</p> <p>The camp gate pillars, two concrete shelters, the underground kitchen storeroom, three concrete sentry boxes and the patio of the Camp Commandant's chalet - with its tunnel to the camp and coal store - still remain. A plaque was attached to one of the gates in 2008, with a ceremony attended by two of survivors of the camp.</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 to this site through the Land Use Plan.</p>
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Site name: Former site of Lager Sylt

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 landowners. Permission would need to be sought to add the site to the Register of Historic Buildings and Ancient Monuments and Ancient Monuments. The site is currently open land.
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 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).</p> <p>Much of the site is currently overgrown; some works would be required to allow visitors to enter. Given the close proximity to the airport, security considerations may also be relevant.</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 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.</p> <p>Any works required to ensure the long term preservation of the site should be undertaken with regard to the important habitats present on the site.</p>
Indicative development capacity (if applicable)	N/A	

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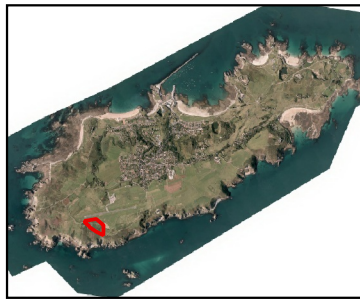
Reference: PA/114

Site name: Former site of Lager Sylt

AY Parcel(s): Not provided

Submission Type: Protection/enhancement

Source: Private



ARUP  **STATES OF ALDERNEY**



Proposals

Summary of respondent's proposal:

Protection of Lager Sylt, 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: This site overlaps with PA/76, which also proposes protection of the site in recognition of its history.

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 would therefore accord with the Economic Development Strategy.

Phase 2 Land Use Plan Review Call for Sites Assessment

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Site name: Former site of Lager Sylt

Does the proposal accord with the Natural Environment Strategy?	Yes	The site is within the sea cliffs and slopes (Giffoine) habitat, 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 recognises the importance of Lager Sylt, 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 Sylt (MH/026) and Resistance Nest Süd (MH/048) from a World War II constructions perspective, and recommends that they are added to the Register - these areas largely overlaps with the submitted site.</p> <p>The site includes known archaeological sites / areas of interest which, although not recommended for inclusion on the Register, should be afforded some protection through the Land Use Plan (Recommendation 37).</p> <p>The site also falls within, and contributes to, Area of Landscape Value LV10 (West from the Standing Stone and south of the track known as 'The Ups and Downs' along the lane south-west into Tete de Judemarre).</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 Lager Sylt was the smallest and most infamous of the camps in Alderney. It was originally constructed in August 1942 to house Russian and other forced labourers. Between March 1943 and June 1944 it was used by SS Construction Brigade 1 as a concentration camp. Lager Sylt was the western-most SS concentration camp, and the only on constructed on British soil. The camp was the centre for some of the worst abuses and deaths of workers and prisoners during the occupation, including executions, and so is one of the most important sites of memory on the Island.</p> <p>The camp gate pillars, two concrete shelters, the underground kitchen storeroom, three concrete sentry boxes and the patio of the Camp Commandant's chalet - with its tunnel to the camp and coal store - still remain. A plaque was attached to one of the gates in 2008, with a ceremony attended by two of survivors of the camp.</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 to this site through the Land Use Plan.</p>
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Site name: Former site of Lager Sylt

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 landowners. Permission would need to be sought to add the site to the Register of Historic Buildings and Ancient Monuments and Ancient Monuments. The site is currently open land.
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>Much of the site is currently overgrown; some works would be required to allow visitors to enter. Given the close proximity to the airport, security considerations may also be relevant.</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 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.</p> <p>Any works required to ensure the long term preservation of the site should be undertaken with regard to the important habitats present on the site.</p>
Indicative development capacity (if applicable)	N/A	