

Phase 2 Land Use Plan Review Call for Sites Assessment

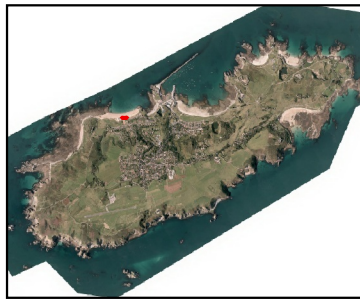
Reference: PA/106

Site name: Gravel works, Platte Saline

AY Parcel(s): AY 0727

Submission Type: Protection/enhancement

Source: Private



Proposals

Summary of respondent's proposal:

Protection of the structure at the Gravel Works at Platte Saline, 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>The site is currently used as a gravel store.</p>

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Does the proposal accord with the Natural Environment Strategy?	Yes	The eastern parts of this site contain fixed coastal dunes with herbaceous vegetation, which falls under the EC Habitats Directive and so under the international tier of the hierarchy of environmental designations set out in the Natural Environment Strategy (see Map F.4 in the Natural Environment Strategy). The site is also adjacent to several habitats which fall under the regional (see Map F.5) and local (see Map F.6) tiers. Protection of the site for its heritage value would need to align with the protection of these habitats, 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). The Strategy recognises the value of the area of Lager Helgoland & Riegel Salzbucht (MH/019) - which includes the structure at the Gravel Works - and recommends that it is added to the Register.</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.</p> <p>The site also falls within landscape area LV15 (Platte Saline, Fort Platte Saline (Gravel Works) and the site of Lager Helgoland but excluding all built areas south of the road and the tennis courts).</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 structure at the Gravel Works was part of an anti-tank wall between Platte Saline Battery and Fort Doyle. The submission states that the structure at the Gravel Works was used as a location of mass loss of life, possibly of people from nearby Lager Helgoland, with execution marks still existing on the structure.</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) and the good condition of the assets, 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	<p>The site is in the ownership of the States of Alderney, although it is understood that the structure itself is in private ownership. The submission was not made on behalf of the owner. Permission would need to be sought from the owners to add the site to the Register of Historic Buildings and Ancient Monuments.</p> <p>It is not anticipated that protection of the site would preclude its continued use as a gravel store, although it may impact on its management and the former function of the site should be acknowledged.</p>
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>

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	