

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/091

Site name: Alderney Community Woodland

AY Parcel(s): Various

Submission Type: Protection/enhancement

Source: Private



ARUP  **STATES OF ALDERNEY**



Proposals

Summary of respondent's proposal: Protection of the Alderney Community Woodland (ACW) as a Nature Reserve, alongside its inclusion within the Protected areas zone.

Planning history and other context: This site overlaps with PA/095 which proposes protection of woodland areas across Alderney.

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Yes	Protection of the ACW would accord with the vision, which seeks to protect and sustainably manage its land and marine environment and maintain access to the Island's natural environment.
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 states that niche markets are currently operating on Alderney including wildlife tourism, including bird watching. The continued protection of the ACW is considered to accord with this part of the Strategy.

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Does the proposal accord with the Natural Environment Strategy?	Yes	<p>Alderney Community Woodland currently falls under the local tier of hierarchy of current and potential future site of biodiversity importance set out in the Natural Environment Strategy (see Table C.1 of the Natural Environment Strategy).</p> <p>The site area contains improved, amenity and coastal grassland which falls under the regional/local tier of hierarchy of habitats of biodiversity importance (see Maps F.4 and F.5 of the Natural Environment Strategy). The protection of Alderney Community Woodland is therefore consistent with the Natural Environment Strategy Recommendation 10 which states that states that the Land Use Plan should be updated to reflect the hierarchy of designations and associated sites and habitats identified in Tables C.1 and C.2 of Appendix C.</p>
Does the proposal accord with the Built Environment and Heritage Strategy?	Yes	<p>The submission states that Alderney Community Woodland should be designated as a reserve for its importance as a heritage site due to the number of historic features it contains. The site includes a number of 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). Furthermore, the site area falls within and contributes to Area of Landscape Value LV 01 (The inner harbour, Commercial Quay, Maggie's Bay and Douglas Quay and across the bay to the west front of Fort Albert). Protection of Alderney Community Woodland for its biodiversity importance would need to align with the protection of these identified heritage assets, and may provide opportunities for joint protection and management.</p>

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes	<p>The Natural Environment Strategy identified a number of important habitats within Alderney Community Woodland. Therefore the site is considered to be suitable for protection under the local tier of the hierarchy of environmental designations.</p>
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Is the site available for the proposed purpose?	Yes	The submission has not been made by or on behalf of the landowner. However, availability of land is not required for this proposed purpose.
Is the site achievable for the proposed purpose?	Yes	Policy protection of the site is achievable through the Land Use Plan.

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes	Inclusion of Alderney Community Woodland within the hierarchy of environment designations as a local tier site. Policy protection will be provided through the Land Use Plan policies.
Indicative development capacity (if applicable)	N/A	