

Phase 2 Land Use Plan Review Call for Sites Assessment

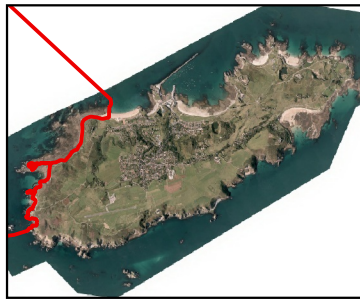
Reference: PA/092

Site name: Alderney West Coast and Burhou Islands Ramsar Site

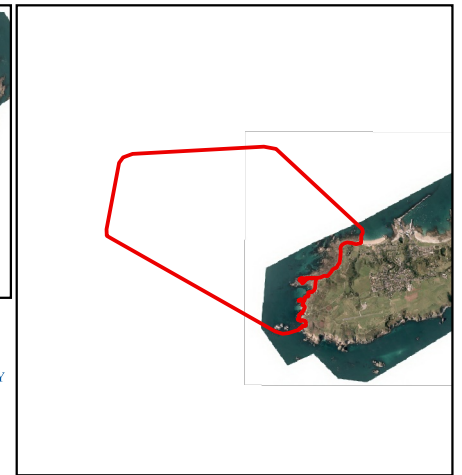
AY Parcel(s): N/A

Submission Type: Protection/enhancement

Source: Private



ARUP  **STATES OF ALDERNEY**



Proposals

Summary of respondent's proposal:

Recognition of the site under a reserve designation within the Land Use Plan.

Planning history and other context:

The site overlaps with PA/098 which proposes continued zoning of the land currently designated as Protected Zone.

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Yes	Protection of the existing Ramsar Site 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 and marine tourism. The continued protection of the Ramsar site 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>The Ramsar site currently falls under the international tier of hierarchy of current and potential future sites 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 intertidal biotopes which fall under the regional/local tier of the hierarchy of habitats of biodiversity importance (see Maps F.5 and F.6 of the Natural Environment Strategy). The protection of the Ramsar site is therefore consistent with the Natural Environment Strategy Recommendation 10 which states that the Protected Area and associated policy within the LUP 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 the Ramsar site should be designated as a reserve for its cultural heritage importance.</p> <p>The site falls within and contributes to number of Areas of Landscape Value. Given the submission does not include any excavation or built development, it accords with the Built Environment and Heritage Strategy, which seeks to protect the Island's built assets.</p>

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes	<p>The Natural Environment Strategy and Built Environment and Heritage Strategy identified a number of important habitats and heritage assets within the Ramsar site area. Therefore the site is considered to be suitable for protection as a Nature Reserve 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>
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Is the site available for the proposed purpose?	Yes	The site area is currently already designated and therefore is available.
Is the site achievable for the proposed purpose?	Yes	<p>The submission requests that all areas of the site, as mapped in Figure 5, should be further recognised as Protected Area. It should be noted that the emerging Land Use Plan will replace the Protected Area Zone with a new designated area zone, within which development is restricted.</p> <p>Currently, the site includes an area of Protected Zone. Since the planning jurisdiction only covers the land and the internal water to the landward side of the baselines for measuring the territorial waters adjacent to Alderney, including the intertidal area (which extends to the Mean Low Water line), the marine area beyond this would not be considered for protection within the new designated area zone.</p> <p>The designation of the site as a Reserve is achievable within the planning jurisdiction area, under the local tier of the current and future sites of biodiversity importance on Alderney (Table C.1 of the Natural Environment Strategy), with supporting policies in the emerging Land Use Plan.</p>

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes	Inclusion of the Ramsar site within the hierarchy of designations in the Natural Environment Strategy accords with the emerging Land Use Plan on the basis of evidence of the presence of habitats and species. Policy protection will be provided through the Land Use Plan policies.
Indicative development capacity (if applicable)	N/A	