

Phase 2 Land Use Plan Review Call for Sites Assessment

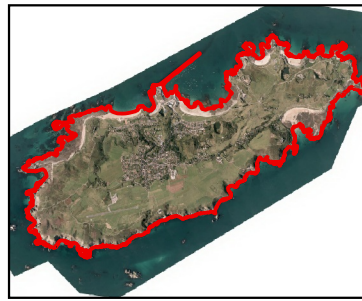
Reference: PA/094

Site name: Bat species areas

AY Parcel(s): Various

Submission Type: Protection/enhancement

Source: Private



ARUP  **STATES OF ALDERNEY**



Proposals

Summary of respondent's proposal: Protection of bat species across Alderney.

Planning history and other context: This site overlaps with all Call for Sites 2016-2017 submissions given it is an Island-wide proposal.

Accordance with the Land Use Plan Evidence Base

Does the proposal accord with the Vision Statement?	Yes	Protection of bat species across Alderney 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?	Partial	The proposal accords with Recommendation 3 of the Economic Development Strategy which states that the LUP should seek to achieve sustainable development by promoting a balanced strategy, which takes account of the economic development needs of Alderney in conjunction with the findings of the Land Use Plan Review Built Environment and Heritage Strategy and Land Use Plan Review Natural Environment Strategy.

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Does the proposal accord with the Natural Environment Strategy?	Yes	<p>The submission states that bat species, as a protected area, should be considered under species within the hierarchy of designations set out in the Natural Environment Strategy (NES). The submission continues to state that there are several bat species which roost and forage on Alderney and from an initial review, bat species could be considered as international (i.e. EC Habitats Directive), regional (UK, France and Channel Islands species of importance) and local (Alderney) conservation importance, in terms of planning, on Alderney. It should be noted that the Natural Environment Strategy identifies that due to resource constraints it had not been possible to review data relating to all known sites, habitats and species on the Island and that in parts of the Island insufficient survey work had been undertaken to determine potential sites, habitats and species which may require protection.</p> <p>The Natural Environment Strategy states that Alderney is a voluntary signatory to the Bonn Convention Agreement on Conservation of Bats in Europe.</p> <p>The Natural Environment Strategy recommends that in order to enhance the evidence base held on habitats present on Alderney, a rolling biodiversity audit of the Island should be undertaken (Recommendation 11). The Strategy states that it must be recognised that new species are being discovered all the time, including two new resident species of bat in 2016 alone, and that the planning process must be flexible enough to recognise and respond to such discoveries.</p> <p>Given the proposed protection of bats is Island-wide, the spatial extent overlaps with a range of sites and habitats identified under the international/regional and local tiers of the hierarchy of environmental designations set out in the Natural Environment Strategy (see Maps F.4, F.5 and F.6 in the Natural Environment Strategy). Protection of bats across the Island would need to align with the protection of these identified habitats, and may provide opportunities for joint protection and management.</p>
Does the proposal accord with the Built Environment and Heritage Strategy?	Partial	<p>The submission states that potentially any type or size of development project may have an impact upon bat roosts.</p> <p>The protection of bats across Alderney accords with Recommendation 3 of the Built Environment and Heritage Strategy which states that the LUP should seek to achieve sustainable development by promoting a balanced strategy, which takes account of the need to protect, conserve and enhance the Island's built environment and heritage in conjunction with the finding of the Land Use Plan Economic Development Strategy and Land Use Plan Review Natural Environment Strategy.</p> <p>Given the proposed protection of bats is Island-wide, the spatial extent overlaps with a range of heritage assets, considered in Appendix C of the Record of Heritage Assets on Alderney in the Built Environment and Heritage Strategy. Protection of bats across the Island would need to align with the protection, re-use and redevelopment 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?	No	<p>The Natural Environment Strategy identified that due to resource constraints it had not been possible to review data relating to all known sites, habitats and species on the Island and that in parts of the Island insufficient survey work had been undertaken to determine potential sites, habitats and species which may require protection. Given bat species across Alderney have not been directly assessed within the Natural Environment Strategy, the suitability of the sites for such protection has not been demonstrated.</p>
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Is the site available for the proposed purpose?	Yes	The proposal has not been submitted by a sole landowner given it is for the Island-wide protection of bats. However, availability of land is not required for this proposed purpose.
Is the site achievable for the proposed purpose?	Yes	Bat species, as a protected area, could be protected under the hierarchy of designations set out in the Natural Environment Strategy, once their defined international, regional and local conservation designations have been assessed. Therefore, the protection of bats across the Island is achievable within the five year Plan period on the basis that the relevant survey work could be undertaken within this timescale.

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	No	The case for the inclusion of bat species on the hierarchy of designations has not been sufficiently demonstrated. Inclusion on the hierarchy of designations should be made on the basis of additional survey work being undertaken to confirm their inclusion.
Indicative development capacity (if applicable)	N/A	