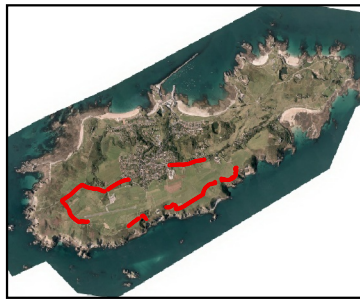


**Phase 2 Land Use Plan Review
Call for Sites Assessment**

Reference: PA/093
Site name: Blaye Wall
AY Parcel(s): Various
Submission Type: Protection/enhancement
Source: Private



ARUP STATES OF ALDERNEY

Proposals

Summary of respondent's proposal: Protection of the remaining part of the Blaye Wall to recognise its importance as a cultural asset and wall bank habitat.
Planning history and other context: Permission to remove part of the Blaye wall was given in 2008 (A4702).

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.

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/093

Site name: Blaye Wall

Does the proposal accord with the Economic Development Strategy?	Yes	The Economic Development Strategy recognises that the LUP should support a range of tourism including niche markets such as heritage tourism. (Recommendation 27)
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Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/093

Site name: Blaye Wall

Does the proposal accord with the Natural Environment Strategy?	Yes	<p>The submission states that as a natural resource the Blaye Wall is good for invertebrates, small mammals and birds, both providing nesting and foraging habitat as well as bird corridors. Furthermore, the submission states that it also provide habitat in sections near the Vau du Saou for Slow Worms. The protection of the site is thus in accordance with the Natural Environment Strategy which 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) and that consideration should be given to providing further guidance on development in and around habitats (this could form supplementary guidance for example) (Recommendation 14).</p> <p>The site contains coastal heathland, which fall under the EC Habitats Directive and therefore under the international/regional and local tiers of the hierarchy of environmental designations set out in the Natural Environment Strategy (see Map F.4 in the Natural Environment Strategy). The site also contains other habitats which fall under both the regional (see Map F.5) and local (see Map F.6) tiers of the hierarchy of environmental designations including coastal grassland, neutral grassland, dune grassland, hedges – intact – species rich, arable and horticultural land, improved grassland (regional only), broadleaved woodland- semi-natural, coastal grassland, tall herb and fern – ruderal (local only). Protection of the site for its heritage and environmental (habitat) value would need to align with the protection of these habitats, and may provide opportunities for joint protection and management.</p>
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Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/093
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<p>Does the proposal accord with the Built Environment and Heritage Strategy?</p>	<p>Yes</p>	<p>The submission states that the Blaye Wall is the only remaining visible part of the Alderney Open Field System and therefore is a vital heritage link to a cultural use of landscape which defines Alderney's modern environment.</p> <p>A proportion of the site overlaps with Former site of Lager Sylt, a WWII Area of Significance (AS/004). The Built Environment and Heritage Strategy recognises the importance of Lager Sylt, although it is not currently registered, and recommends that further review work is undertaken. 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).</p> <p>The site also includes and lies adjacent to 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). The site areas of interest include Flint findspot at Hougue de la Tallie (MGU6749); Standing Stone at Vau du Soau (MGU4323) (adjacent not within site); Possible early settlement site at Val du Sud (MGU3536) and Possible cists at Champs Beulai, Alderney (MGU4229) (adjacent not within site).</p> <p>The site also falls within and contributes to Areas of Landscape Value LV09 (East of the lane alongside the site of Lager Borkum & Hospital Bunker, south-west of the Impot access, on the seaward side of coastal paths along Cognons via Quoire and Cachalière and south-west to the Standing Stone (the Madonna Stone), 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), LV11 (North-west of the lane across La Hougette de la Taillie and across Valle des Trois Vaux to the coastal battery – The Guns) and LV12 (Giffoine from the Coastal Battery to The Guns to the north boundary and the path leading to the Zig Zag west of Rose Farm including the coastal area & west to Fort Clonque.)</p> <p>Protection of the site for its heritage value would need to align with the protection of the heritage assets and Areas of Landscape Value identified above, and may provide opportunities for joint protection and management.</p>
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Phase 2 Land Use Plan Review Call for Sites Assessment

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Site name: Blaye Wall

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes	The Blaye Wall has not been directly assessed within the Natural Environment Strategy or Building Environment and Heritage Strategy. Therefore, the adoption of a precautionary approach is considered appropriate. Pending registration on the Register of Historic Buildings and Ancient Monuments, interim policy protection will be afforded through the Land Use Plan.
Is the site available for the proposed purpose?	Yes, with mitigation	The site is currently in multiple private ownerships, and the submission was not made on behalf of the landowner. Permission would need to be sought to add the site to the Register of Historic Buildings and Ancient Monuments.

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/093

Site name: Blaye Wall

Is the site achievable for the proposed purpose?	Yes	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).
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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. In the interim, the site will be afforded policy protection through the Land Use Plan.</p> <p>Inclusion on the hierarchy of designations should be made on the basis of additional survey work being undertaken to confirm the presence of habitats and species.</p>
Indicative development capacity (if applicable)	N/A	