

Phase 2 Land Use Plan Review Call for Sites Assessment

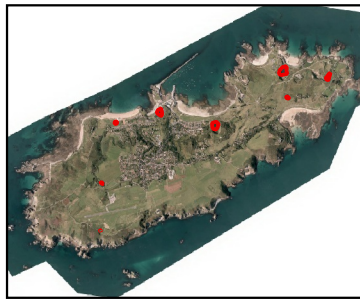
Reference: PA/096

Site name: Freshwater bodies

AY Parcel(s): Various

Submission Type: Protection/enhancement

Source: Private



Proposals

Summary of respondent's proposal: Protection of freshwater bodies across Alderney.

Planning history and other context: This site overlaps with a number of 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 freshwater bodies 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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<p>Does the proposal accord with the Natural Environment Strategy?</p>	<p>Partial</p>	<p>The submission requests that all streams and freshwater bodies over a defined size (to be later agreed) to be considered for their conservation value as they provide a vital habitat for the limited range of fresh water species including invertebrates, amphibians, birds and flora. The submission defines the extent of freshwater bodies for review and includes three quarry sites, four pond sites and a number of streams.</p> <p>The Natural Environment Strategy currently identifies Longis and Mannez Ponds as designated standing water-eutrophic under the regional/local tier of the current and potential future habitats of biodiversity importance on Alderney (Maps F.5 and F.6 of the Natural Environment Strategy).</p> <p>Given the above freshwater bodies are already identified within the Natural Environment Strategy, the additional freshwater bodies and streams identified in Figure 8 of the submission require further assessment and review. Additionally, the submission states that further work is required to verify GIS data on streams and to ascertain the extent of buffer that should be applied to streams to include riparian habitats.</p> <p>The proposed protection of streams and freshwater bodies accords with the Natural Environment Strategy which states that the LUP should protect watercourses on Alderney and further consideration should be given to the need to legally protect watercourses in order to provide additional enforcement powers for breaches of water quality. The 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>On the basis that two of the seven freshwater bodies are already designated under the regional/local tiers of the hierarchy of environmental designations set out in the Natural Environment Strategy (see Maps F.5 and F.6 in the Natural Environment Strategy), protection of further freshwater bodies and streams would need to align with the protection of these identified habitats, and may provide opportunities for joint protection and management. These additional freshwater body sites also contain broadleaved woodland-plantation, improved grassland and coastal grassland, as designated under the regional/local tier of the hierarchy of environmental designations set out in the Natural Environment Strategy (see Maps F.5 and F.6) and therefore the protection of the sites would need to align with the protection of these habitats, and may provide opportunities for joint protection and management.</p>
<p>Does the proposal accord with the Built Environment and Heritage Strategy?</p>	<p>Yes</p>	<p>The site also includes 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 sites areas of interest include York Hill Quarry (MGU6444), Battery Quarry (MGU6443), Peat at Longis (MGU4254) and Mannez Quarry (MGU6804). Protection of the freshwater body sites would need to align with the protection of the heritage assets identified above, and may provide opportunities for joint protection and management.</p>

Assessment of Suitability, Availability and Achievability

<p>Is the site suitable for the proposed purpose?</p>	<p>No</p>	<p>The submission states that given the extremely limited access to this resource, all freshwater sources, and ponds should be considered suitable, even if their diversity of wildlife is below optimal. The submission provides the example of Corblets Quarry which whilst having a very low diversity of invertebrates compared to Longis Pond still provides a vital refuge for migrating birds.</p> <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 the additional freshwater bodies and streams have not been assessed directly 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	Freshwater bodies and streams 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 freshwater bodies and streams 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 suitability of freshwater bodies for protection 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 the presence of habitats and species.
Indicative development capacity (if applicable)	N/A	