

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

Reference: PA/098
Site name: Protected Zone
AY Parcel(s): Various
Submission Type: Protection/enhancement
Source: Private



Proposals

Summary of respondent's proposal: Continued zoning of the land currently designated as Protected Zone.

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	The protection of all beaches, bays, islets, slope and cliff, sand-dunes and intertidal regions across Alderney accords with the guiding principle of protecting and sustainably managing its land and marine environment and maintaining 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 site area identified in Figure 10 in the submission supports this niche tourism market due to the protection of beaches, bays, islets, slope and cliff, sand dunes and intertidal regions. The proposal to provide continued protection would therefore accord with the Economic Development Strategy.

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Does the proposal accord with the Natural Environment Strategy?	No	The Natural Environment Strategy represents an evidence base-led approach, which designates areas of ecological importance based on their accordance with the hierarchy of environmental designations. This approach supersedes the need for a Protected Zone.
Does the proposal accord with the Built Environment and Heritage Strategy?	Yes	<p>The continued zoning of the land in Figure 10 as protected zone 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 protected zone extends around the whole perimeter of the Island, 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. The continued zoning of this land as protected zone would need to align with the protection of these identified heritage assets, and may provide opportunities for joint protection and management.</p> <p>The site also falls within and contributes to Longis Common Conservation Area and The Braye and Grosnez Peninsula Conservation Area and covers all Areas of Landscape Value identified within the Built Environment and Heritage Strategy. Given no development is proposed, there would no impact on these identified areas.</p>

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	No	Recommendation 10 within the Natural Environment Strategy 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. This represents an evidence base-led approach, which supersedes the need for a Protected Zone as it currently operates.
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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	The site area is currently already designated and therefore is achievable.

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	No	The evidence base-led approach, which designates areas of ecological importance based on their accordance with the hierarchy of environmental designations, supersedes the requirement for a Protected Zone.
Indicative development capacity (if applicable)	N/A	