

Phase 2 Land Use Plan Review Call for Sites Assessment

Reference: PA/090

Site name: Vau du Saou Nature Reserve

AY Parcel(s): Various

Submission Type: Protection/enhancement

Source: Private



Proposals

Summary of respondent's proposal:

Protection of the Vau du Saou Nature Reserve and its inclusion as a planning criteria.

Planning history and other context:

This site overlaps with PA/093 which proposes the protection of the remaining part of the Blaye Wall to recognise its importance as a cultural asset and wall bank habitat.

This site overlaps with PA/095 which proposes the protection of woodland areas across Alderney.

This site overlaps with PA/098 which proposes the 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 Vau du Saou Nature Reserve 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 protection of the Vau du Saou Nature Reserve is considered to accord with this part of the Strategy.

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Does the proposal accord with the Natural Environment Strategy?	Yes	Val du Saou Nature Reserve currently falls 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). Within the Nature Reserve there is a range of terrestrial and marine, current and potential future habitats of biodiversity importance, falling within the international, regional and local tiers of identified habitats of biodiversity importance. The protection of the existing reserve extent is therefore consistent with the Natural Environment Strategy Recommendation 10 which states that the Land Use Plan 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.
Does the proposal accord with the Built Environment and Heritage Strategy?	Yes	The submission states that the cultural aspect of the Vau du Saou Nature Reserve should also be recognised as it contains a mix of human occupation from Neolithic to modern times with buildings of heritage interest. The site 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). This sites areas of interest include possible early settlement site at Val du Sud (MGU3536) and Standing Stone at Vau du Soau (MGU4323). Furthermore, the site area falls within and contributes to Area of Landscape Value LV 10 (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). Protection of Vau du Saou Nature Reserve for its biodiversity importance would need to align with the protection of these identified heritage assets, and may provide opportunities for joint protection and management.

Assessment of Suitability, Availability and Achievability

Is the site suitable for the proposed purpose?	Yes	The Natural Environment Strategy identified a number of important habitats within the existing Vau du Saou Nature Reserve. Therefore the site is considered to be suitable for protection under the local tier of the hierarchy of environmental designations.
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Is the site available for the proposed purpose?	Yes	The submission has not been made by or on behalf of the landowner. However, availability of land is not required for this proposed purpose.
Is the site achievable for the proposed purpose?	Yes	Policy protection of the site is achievable through the Land Use Plan.

Any other comments	
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Conclusions

Does the proposal accord with the emerging Land Use Plan?	Yes	Inclusion of the Vau du Saou Nature Reserve within the hierarchy of environment designations as a local tier site. Policy protection will be provided through the Land Use Plan policies.
Indicative development capacity (if applicable)	N/A	