

Phase 2 Land Use Plan Review Call for Sites Assessment

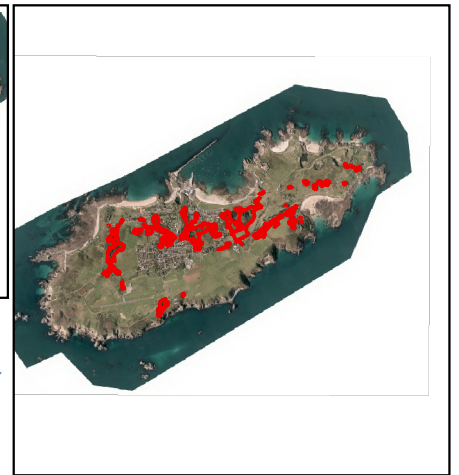
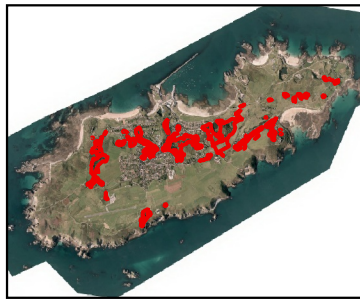
Reference: PA/095

Site name: Woodland areas

AY Parcel(s): Various

Submission Type: Protection/enhancement

Source: Private



ARUP  **STATES OF ALDERNEY**

Proposals

Summary of respondent's proposal: Protection of woodland areas 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 woodland areas 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?	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 woodland areas mapped in Figure 7 is considered to accord with this part of the Strategy.

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Does the proposal accord with the Natural Environment Strategy?	Yes	<p>The submission states that the use of the sites included in the submission should not be altered and woodland identified within private garden's/land should just be recognised for its value as a natural resource for the Island.</p> <p>The Natural Environment Strategy includes Recommendation 16 which states that the LUP should introduce a policy which provides clarity on the level of protection afforded to trees when an application for works to a tree is required and those considerations which the BDCC will take into account when determining applications for trees. Furthermore, Recommendation 17 states that existing policies within the LUP should be reviewed and updated to provide greater protection to urban green spaces, encourage retention and where possible enhancement of green infrastructure and improved connectivity between elements of the green infrastructure network.</p> <p>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>Given the proposed protection of woodland areas is Island-wide, the spatial extent overlaps with a range of sites and habitats identified under 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 woodland areas across the Island would need to align with the protection of these identified habitats, and may provide opportunities for joint protection and management. The proposal is thus in accordance with the Natural Environment Strategy.</p>
Does the proposal accord with the Built Environment and Heritage Strategy?	Yes	<p>Given the proposed protection of woodland areas spreads across 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. Protection of woodland across the Island would need to align with the protection 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 that each parcel of woodland included in the submission has not been directly assessed within the Natural Environment Strategy, the suitability of the sites for such protection has not been demonstrated. Notwithstanding this, all trees in Alderney are currently protected by law and policies included in the Land Use Plan will provide clarity on the level of protection afforded to trees, when an application for works to a tree is required and those considerations which the BDCC will take into account when determining applications for trees.</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	The woodland areas mapped in Figure 7 could be protected under the hierarchy of designations set out in the Natural Environment Strategy, once all their defined international, regional and local conservation designations have been assessed. Therefore, the protection of woodland areas 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 suitability of the woodland areas 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. It should be noted that trees already have legal protection on Alderney.
Indicative development capacity (if applicable)	N/A	