



**States of
Alderney**

Building and Development Control

**Supplementary
Planning Guidance**

Trees

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SPG Trees – June 2021

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What is Supplementary Planning Guidance?

The Land Use Plan (LUP 2017) contains policies to guide development and help the BDCC in their decision making. It also informs anyone with an interest in a particular topic or issue of how the BDCC is making decisions on their behalf.

Any person is entitled to make representations on a particular application within the 21 days advertisement period. The current LUP, together with related Law and other guidance, is available on the States of Alderney website and is free to download.

Where a LUP policy relates to complex issues it is recommended that the BDCC develop more detailed guidance.

This document enlarges on Policy IW13: Trees.

The letters IW indicate that it is an island wide policy which relates to any site where there are trees.

Why we need trees.

It is universally accepted that trees, besides being of huge visual amenity, are vital to the health of planet Earth. Healthy trees reduce carbon dioxide levels, filter and absorb pollution, absorb noise, produce oxygen, encourage wildlife, provide diverse habitats, act as windbreaks, provide privacy in gardens, screen unsightly structures, soften the hard lines of buildings, and bring colour and contrast into town areas. During World War II Alderney lost a huge number of trees and returning islanders sought to make up for this with new planting.

The widespread use of conifer species were good choices as they are generally very tolerant of salty winds and sandy soils and will tolerate a degree of drought. They have grown well but many are now over mature or have outgrown their situation. Natural re-generation has, of course, played a significant part in the re-greening of the island. The post-war decline in agriculture and dairy farming resulted in the un-checked growth of bracken, bramble, buddleia and ivy for example, together with a proliferation of Elm, Ash and Sycamore. Whilst these are valuable in their own right, they do not always result in the diversity which is essential for a wider range of wildlife.

Replacing over-mature, crowded or diseased trees, with new, can be an opportunity to improve that diversity and to increase the number of 'native' species. (See Appendix 2 for a full list).

What is a tree?

A tree – one requiring consent for removal – is defined in Law (The Building and Development Control (Alderney) Law, 2002, as amended. Section 76. Interpretation.) as having a circumference over bark of 19 inches (55cm), measured at ground level (which means in the case of sloping ground, the uphill side of the tree). See following diagram (fig. 2):

Fig. 1

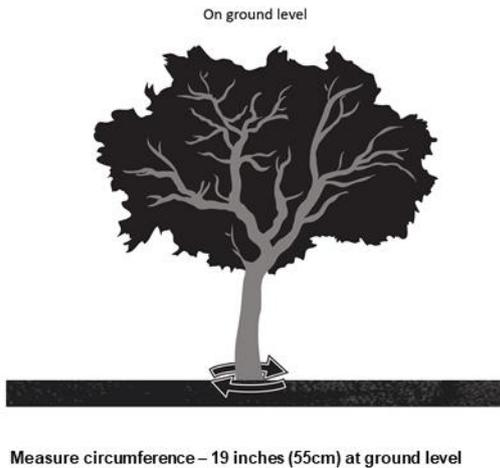
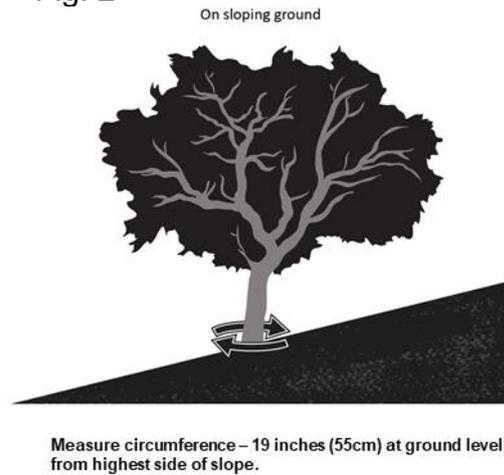


Fig. 2



The Law

The Building and Development Control (Alderney), Law 2002 ('the Law') Part II '**Restriction on development**' 4. (1) (h) states that:

'Subject to the provisions of any Ordinance made under subsection (2), a person shall not, except under the authority of and in accordance with the conditions of the permission in writing in that behalf of the Committee – cut down, destroy or attempt to destroy any living tree; and in this paragraph "**destroy**" includes any action that –

- (i) may lead to the death of the tree, or
- (ii) may endanger its health or stability, whether by excessive pruning or otherwise,

or cause or permit the cutting down or destruction of any living tree; and in this paragraph "**destruction**" shall be construed in accordance with paragraph (h(i)).

Policies

The LUP Policy for trees IW13 has as its most basic objective to '*resist the cutting down of any living tree and seek no net loss of trees on the island*'.

There are also other relevant policies in the Land Use Plan including:

- BA18 – Allotments
- BA19 – Green Infrastructure
- HE5 – Landscape Character
- NE1 – Biodiversity
- NE2 – Flood Risk

These are explained more fully in further sections below and attached as Appendices.

Do I need permission?

Always ask at the planning office first!

The first place to go is the Planning Office which will be able to advise on whether or not consent is needed and can also advise on tree care, new planting, and so forth. There are also local contractors who are familiar with the Law and tree care, and can advise, where appropriate, on removal and replanting. Please ensure that their advice is submitted to the Planning Officer before starting work.

The States of Alderney cannot recommend individual contractors. Applicants should check that work specified by a contractor is within the Law and that Planning Permission, if required, has been sought.

In some cases, appropriate tree surgery can solve a problem rather than requiring removal of a tree, but it is essential that such work is carried out professionally. (See the section on the Law and advice, below, on appropriate tree works).

Be aware that some tree works require permission even if they do not involve the removal of the tree.

The section below on tree pruning will give some initial guidance on this.

Applying for Planning Permission.

The application is made on [Form A available online](#) or from the General Office at the Island Hall and the current fee is £45.

How your application will be determined.

The application is registered when the completed form, fee and accompanying information is received. It is then advertised for 21 days in the States of Alderney Gazette, on the notice boards at the Court House and the Victoria Street entrance to St. Anne's Church, on the notice board in the Island Hall inside the lobby, and posted to the States of Alderney website. The application may be inspected by appointment with the Planning Officer. The application is then put on the agenda for the next available Open Planning Meeting (OPM).

Applications for the removal of trees will usually only be considered at an OPM as consent, if given will, in most cases, be conditional on the trees being replaced.

In February 2012 the BDCC published basic advice on trees which said that:

The application, for consent to remove a tree or trees, will be assessed according to the following criteria:

- **Amenity value:** The importance of the tree in the landscape; its prominence in relation to landform and buildings; the presence of other trees and public visibility.
- **The condition, age and form of the tree:** The removal of trees which are diseased, dying or nearing the end of their life expectancy are likely to be accepted. Removal of a tree, in a dangerous condition, is also likely to be accepted and may not need consent provided its condition has been verified by a qualified arborist and notified to the BDCC.

- **The suitability of the tree to its location:** Factors such as whether a tree has become too large for its situation and the effect of the tree on adjacent buildings will be taken into consideration.
- **Historic or rarity value:** Significant historical or commemorative importance or whether the tree is of great rarity on the island will be taken into consideration. Veteran trees would also be included in this category.

See below for additional advice on these criteria.

Planning Consent to remove trees is normally **conditional** on replacements being planted. If you have received written consent from the BDCC, 'Notice of Grant of Planning Permission', this will include a condition that a tree or trees are to be replaced and further specific advice as appropriate. An applicant has a right of appeal against the decision of the BDCC either in the case of a refusal or on conditions relating to the consent. The Planning Notice will give details of how to appeal.

Dead, dying, diseased or dangerous trees.

Where a tree has become 'dead, dying, diseased or dangerous' its removal does not require consent, but the Planning Office should be notified so that the Planning Officer can confirm that an application for its removal will not be required. The Planning Office will issue a letter confirming this.

If the owner has been advised by a tree surgeon that the tree is dead, dying, diseased or dangerous they or the owner should submit a written statement to that effect so that the tree can be inspected and its legal removal confirmed as above.

It is hoped that a replacement tree will be planted wherever possible and, if this is not feasible within the curtilage of the property, trees can be planted in communal areas such as the Community Woodland or on other private land.

The provision and planting of nursery trees can usually be arranged with the Alderney Wildlife Trust, local horticultural contractors and suppliers, or from other nursery gardens. Using stocks from local nurseries, including those in Guernsey, will help to ensure that the stock is growing well in local conditions and is acclimatised.

Replacement trees

Although larger, established, gardens with naturally sheltered areas may be suitable for more adventurous planting, Alderney's climate and prevailing weather mean that some species are not suitable for planting in ordinary situations as they will not thrive in drying, salty and windy conditions, or in sandy soils. It is possible, of course, to mitigate these conditions with some kind of container planting, and the creation of windbreaks, for example, and these measures can help in the establishment of new trees.

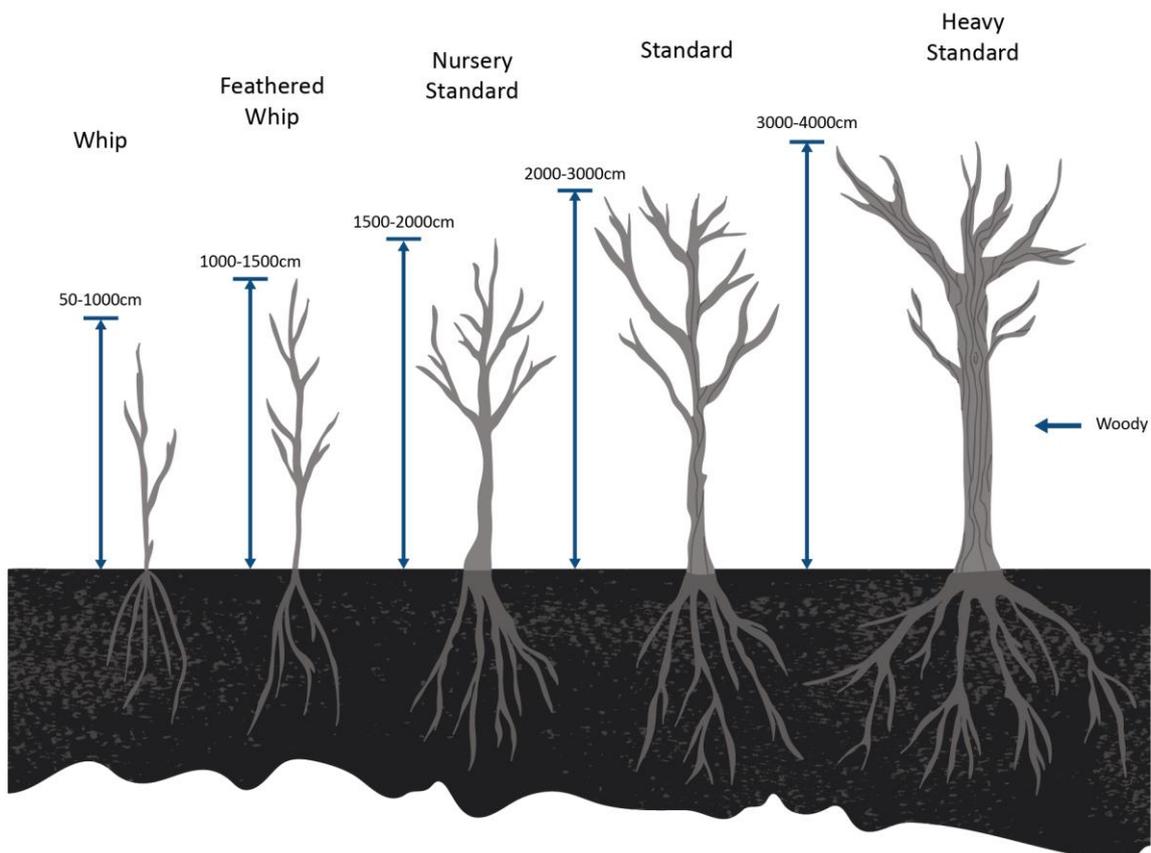
New planting advice.

In general, it is a good idea to plant young species suitable for their location. In many cases these will include trees 'native' to Alderney or those which have acclimatised and there is a wealth of advice on this topic. Local landscape contractors and plant nurseries will be able to advise.

What size to plant.

In almost every case it is best to plant quite young trees which have been cultivated to develop a healthy root ball. If planting for a new hedge, woodland or copse is planned then tree 'whips' are ideal as these can be quite densely planted and will establish quickly. In spite of their initial size, they will grow on more quickly than a larger tree which will take longer to 'settle down' and will require higher maintenance. Planned thinning may need to be carried out in a newly planted woodland after initial growth is established and in order to develop a mixed canopy height.

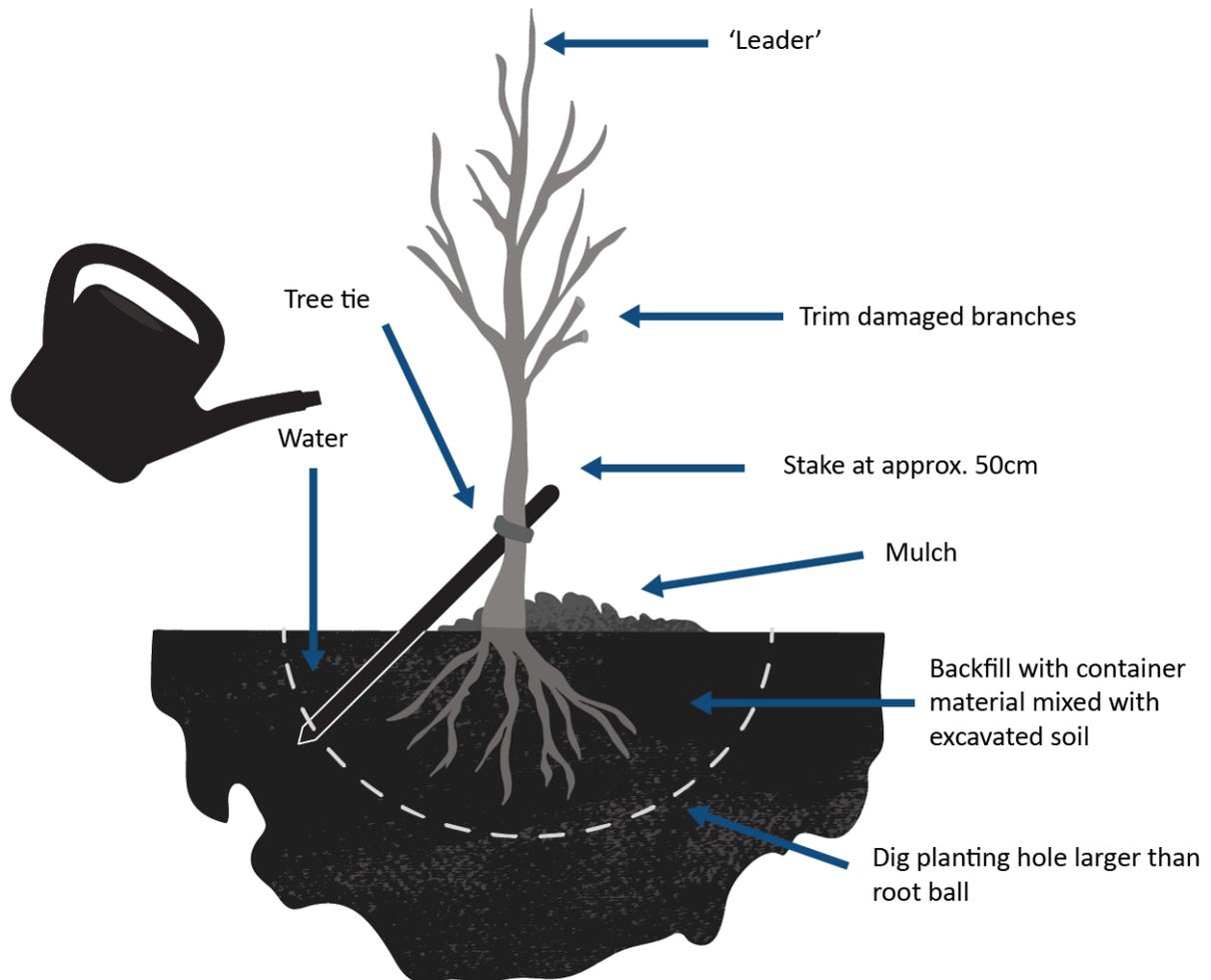
Fig. 3



- The above illustrates standard tree sizes found in a nursery. BS 3936-1 'Nursery Stock Specification for Trees and Shrubs' gives full details and includes standard 'girth' sizes.
- When choosing a tree or shrub plant you should avoid a plant which is 'pot bound'. This will be evident if there is substantial root growth below the base of the pot. Tree 'whips' will not be in pots but in bundles and should have been wrapped to avoid drying out.
- Select specimens with good central leaders. These are the top most growth and should be quite straight and undamaged.

How to plant and establish a new tree

Fig. 4



- To help ensure establishment of a new tree, it is essential to water it well. Use a 5 litre can or equivalent and avoid watering 'little and often'.
- Remove the tree tie and stake after two or three years.
- Keep the area around the tree free of weeds and grass; a mulch mat of porous material will help with this.

Trees on development sites

Where a site has been given consent for development, and existing trees are to be retained, it is essential to protect the trees from accidental damage. The area around the tree canopy should be fenced at a minimum of 2 metres height to prevent machinery or building materials being stored close by and to prevent branches being broken off or the trunk of the tree being damaged.

Liquids and polluting materials such as cement or oil should be stored in robust containers so that there is no risk that they can be allowed to soak into the ground. This will also help

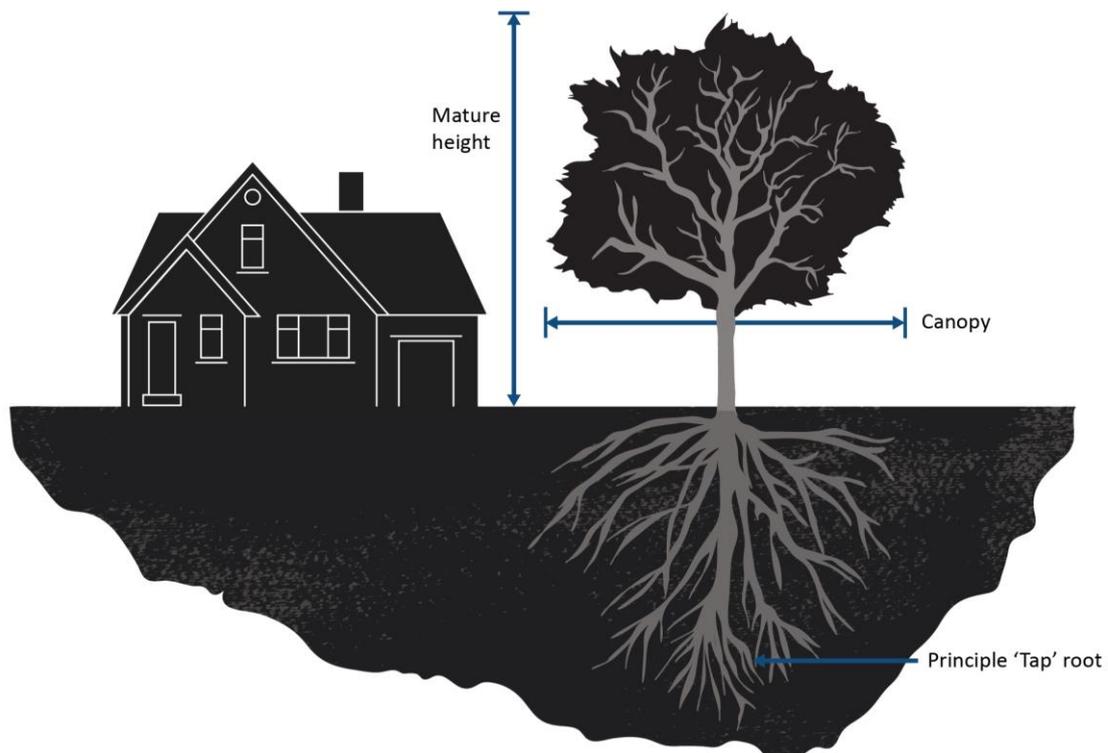
to ensure the roots of the tree/s should not be damaged or exposed outside of the protective fencing.

Preventative measures should be taken before development begins with advice sought from the planning office.

Trees on development sites near buildings

Fig. 5

The same principles apply whether planting near existing buildings or carrying out



development work near an existing tree.

New Planting: Consider the mature height and spread of the tree and do not plant it too close to an existing building or walls.

New Building: Protect an existing tree by erecting a barrier around the base of the tree under its canopy. Do not allow accidental damage to the canopy or the trunk of the tree. Do not store machinery or allow building materials to be stored under the canopy or against the base of the tree. Do not allow toxic materials to drain into the soil around the tree.

If trees need to be removed to allow the construction of a building then this should be indicated on the appropriate part of an application for development. The permission to build may be conditional on replacement trees being planted elsewhere on the site if this is feasible, or elsewhere on the island such as in the Community Woodland or in another plot.

Trees and Buildings

The ultimate size of a new tree should be taken into account when choosing a replacement so that root damage to buildings does not occur when the tree matures. The height and canopy of the tree will vary greatly with individual species and the compatibility of new planting with existing should be taken into account. Some trees are much more likely than others to have invasive roots and Appendix 2 on tree species has some basic guidelines.

Pruning categories and techniques.

The LUP describes four categories of pruning and 'uprooting' a tree in order to re-locate it.

Topping: the practice of removing whole tops of trees or large branches and/or trunks from the tops of trees. This might more commonly be described as pollarding which can be appropriate with some species depending on their age and condition. Best practice is to pollard a tree whilst it still semi-mature so that it can recover and develop a compensatory stronger root system. Trees which have been routinely 'topped' can be successfully re-cut when dormant. Trees such as Birch or Cherry are **not** suitable for this treatment.

Lopping: the practice of removing the sides of a tree or large branches and/or trunks from the sides of trees. This description needs some clarification as it is clearly not good practice to remove large branches if this will un-balance the tree or if more than about one third of live growth will be removed in the same season. The careful removal of dead wood can be carried out in addition to the removal of live wood. Excessive removal of live wood will severely compromise the ability of the tree to adequately photosynthesise and recover. In all cases it is very important to make pruning cuts correctly and the section on Pruning explains this in more detail.

Pruning: the trimming of a tree by cutting away dead or overgrown branches or stems, especially to encourage growth. Pruning is used generically, in this case, as all tree works might be described as pruning of one kind or another. The term 'tree surgery' is more appropriate as it correctly implies careful and appropriate works by a trained operator.

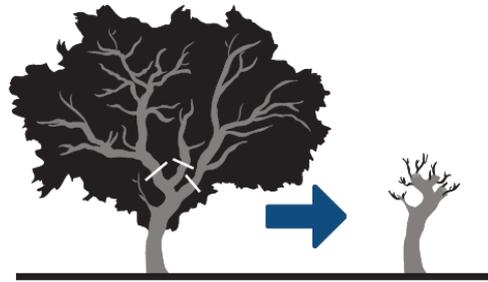
Crowning: the reducing, thinning, lowering or raising the level of or otherwise removing the foliage-bearing portions of a tree. There are two very important distinctions to be made in this respect. Thinning and/or raising the crown of a tree can be an effective way of reducing the loss of light resulting from a mature or heavily growing tree. (Sycamore is a prime example). Reducing the crown of a tree down in height will have the opposite effect as the tree can only then grow below the new crown and the consequent shadowing is at a lower level.

Pruning categories and techniques

Fig. 6

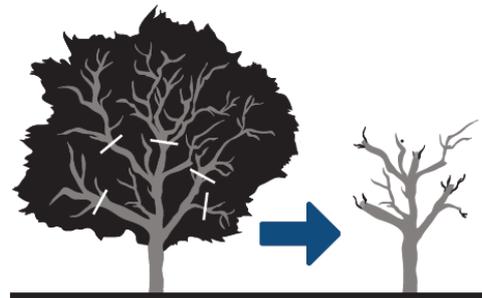
TOPPING

Also known as pollarding.



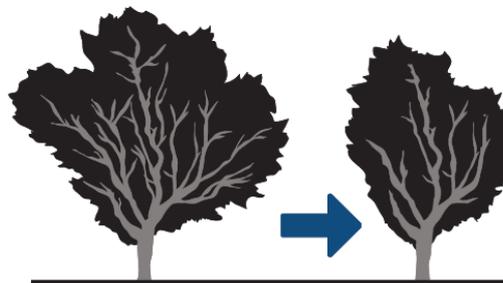
LOPPING

Similar to the above but less severe.



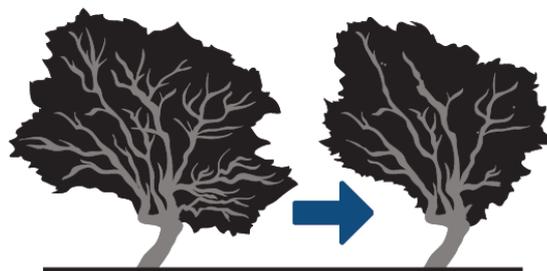
PRUNING

Works to shape trees according to species, age and condition ('surgery').



CROWNING

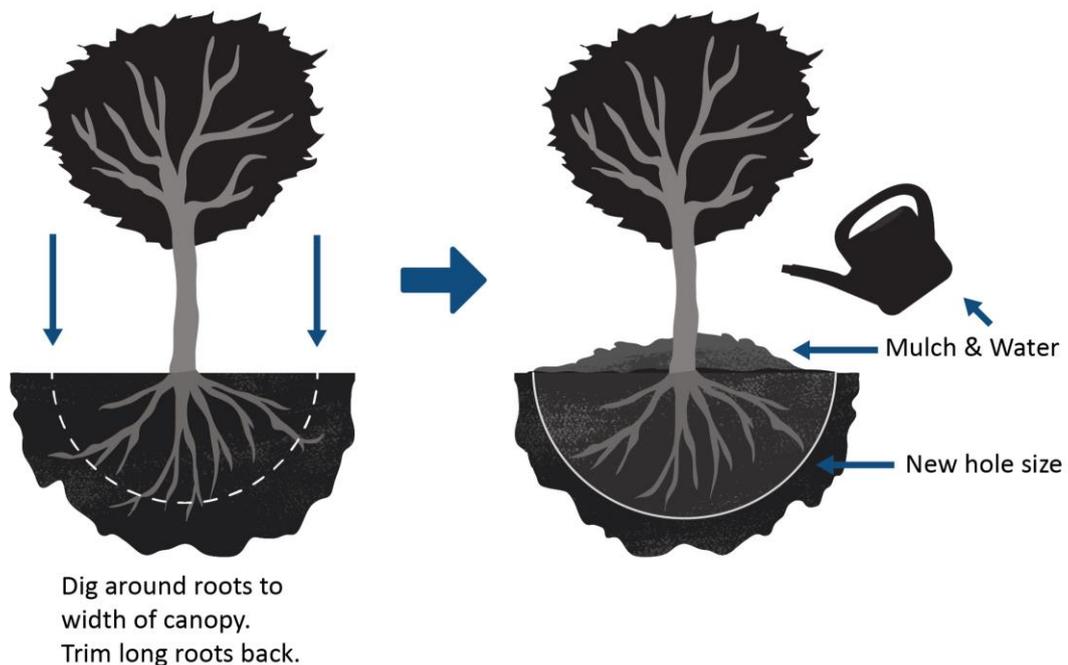
The technique used to thin the canopy and remove some lower branches to lighten and balancy the canopy.



Uprooting: the removal of the tree from the ground, sometimes in relation to re-location. Re-location of a tree is rarely successful unless it is a young specimen and recently planted. Specialised machinery and techniques, in the hands of experienced operators, are required. Trees considered to be of such value, such as rare or veteran trees, should be kept *in situ* and properly conserved. Sourcing rare replacement trees to plant elsewhere for the future is a much preferable option and veteran trees must be preserved. Their survival should not be compromised by inappropriate development.

Uprooting

Fig. 7



Woodland planting

The basic principles are:

- Appropriate species for the proposed soil type, ground conditions and the size of the available land area.
- Adequate ground clearance and weed control
- Consistent and adequate watering
- Where there is not room for a viable woodland a good option is to plant a group of trees rather than spaced individual trees as this will provide a better long term wildlife habitat and provide a more natural look to landscaping.

Where existing woodland is proposed for management the BDCC will look favourably on long term management plans to avoid the need for repeat applications to thin woodland. It will be helpful to discuss such plans with the Planning Officer and the Alderney Wildlife Trust before submitting a final application.

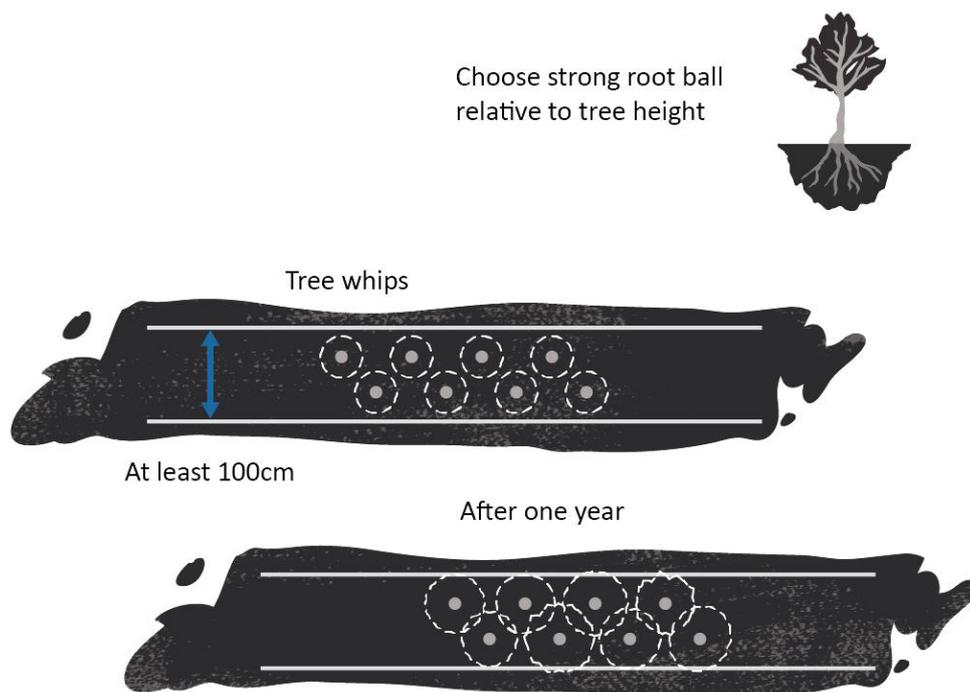
Hedge planting

A good hedge can provide an invaluable wildlife habitat as well as being an attractive screen, shelter belt, or decorative landscape feature. As for all new planting, the choice of suitable species for the ground conditions and location are key elements to success. Tree and shrub 'whips' planted quite densely and, in a zig-zag or chevron grid pattern will give the desired width when mature. Plant with the eventual width of the hedge in mind so that a boundary is not unwittingly encroached in the future. Some hedge species such as Beech and Hawthorn are potentially trees, of course, and the extent of their root growth and mature height should be taken into account.

Conifer species have a lot of surface roots and these can raise the surface of driveways and the foundations of small structures such as sheds. Unless space is very restricted a mix of species for aesthetic as well as wildlife value is desirable and could include, Hawthorn, Blackthorn, Hazel, Escallonia, Dog rose, and Holly.

Hedging

Fig. 8



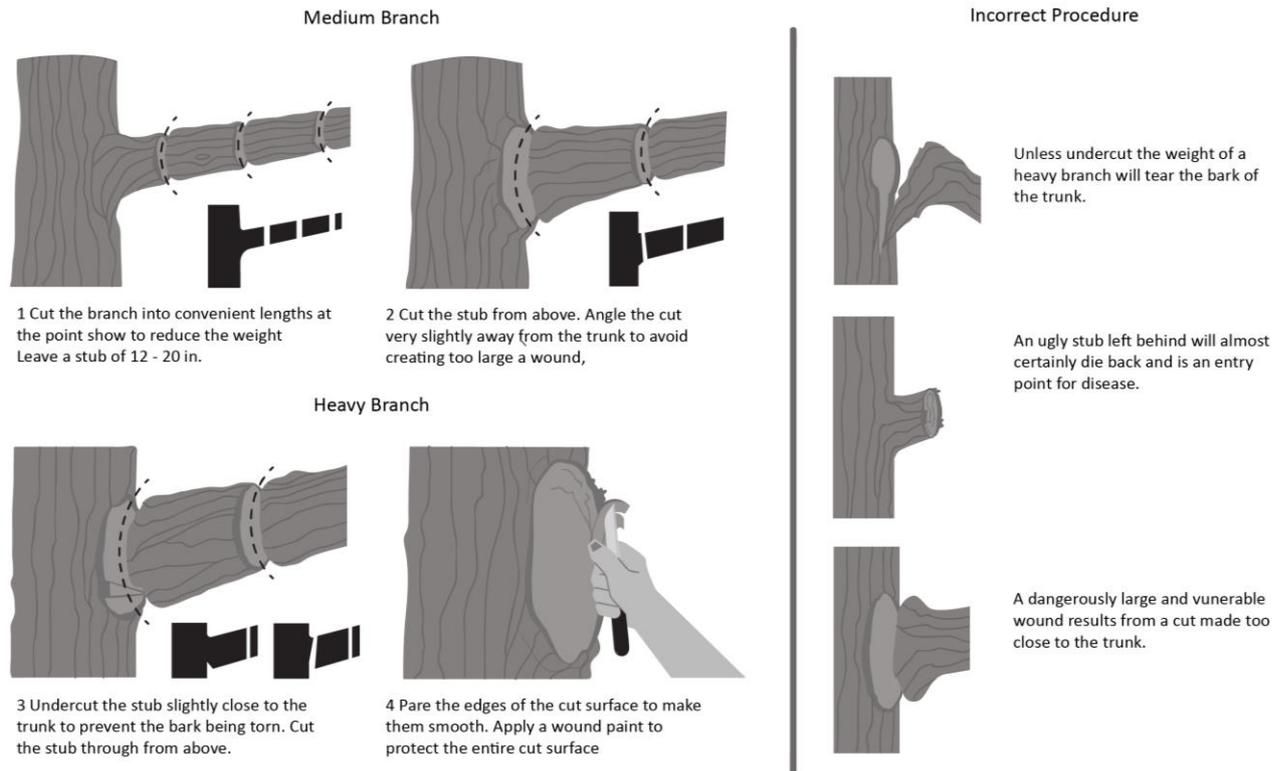
Pruning Techniques

Limb or branch removal

Heavy and awkwardly placed branches on large trees should always be dealt with by a reliable, qualified tree surgeon. But most gardeners will need to remove smaller branches from their trees occasionally.

The old practice of leaving stubs of cut branches on the trunk is both unsightly and dangerous. The stub or peg almost always dies and provides an entry point for disease

spores. The branch should always be removed flush with the trunk or parent branch while exposing the smallest area of cut surface possible without leaving an unnecessary stub. The method is simple. If the branch is fairly long and too thick to cut easily with secateurs it should first be cut back to leave a stub of 30 – 45 cms. If necessary, cut a long, heavy branch into several convenient, manageable lengths to reduce the weight in easy stages. A final cut from above will remove the stub of small branches cleanly, but branches of any size should be undercut slightly, close to the point of origin, before the final cut is made from above. This undercut prevents any possible tearing of the bark below the branch. All wounds should be carefully pared over with a sharp knife and covered with a wound paint.



High hedges

Whilst it is sensible and environmentally friendly to plant a hedge for privacy, rather than, for example, erecting a fence, they are intended to be reasonably dense and an evergreen hedge especially so. A deciduous hedge will form an attractive tracery in the winter but, at other times of the year, can throw considerable shade and an evergreen hedge will provide year-round screening. Whatever the reason for planting the hedge it is as well to consider where the sun rises and sets so that valued sunny areas of the garden are not shaded: but conversely, some shade can be introduced where needed. Consider, also, the impact on neighbouring land and common boundaries especially boundaries such as old walls which will be undermined by trees and shrubs planted too closely.

Ancient, Veteran and Rare trees

Ancient trees are those which have reached a great age in comparison with others of the same species. A veteran tree can be best described as one of great age and will in most cases be of considerable size. A rare tree species exists only in one of a few restricted geographic areas or habitats or occurs in low numbers over a relatively large area. In an

ideal world all these trees have been planted with their size and maturity in mind but, of course there will be exceptions and their removal may become a necessity if their survival cannot be successfully prolonged with skilled surgery or there is space to allow them to gracefully and naturally decay and fall.

Tree health

Tree pathology has developed considerably over the last few decades. Kew Gardens and the RHS (Royal Horticultural Society), for example, are good starting points for further information.

Tree felling and using the timber

Having cut and stacked any timber for logs or possible rustic fencing, etc, the timber that results from tree felling can create a beneficial wildlife and mini bug habitat if left in an appropriate position in a larger garden. Contractors will normally remove unwanted timber, by agreement before starting work.

Advice and guidance on tree care

Most gardeners will not need to be told how to care for their trees and other plants by watering, appropriate pruning, feeding and mulching, and so forth, but a tree that is clearly not thriving may need some specialist advice.

Land Use Plan Policies

[Allotments \(BA18\): see Appendix A](#)

These are valuable areas for many reasons. Apart from providing home grown produce they will invariably have areas which are uncultivated and contain trees and hedges, such as the Valley Gardens and the Val Allotments.

[Green Infrastructure \(BA19\): see Appendix B](#)

This Land Use Plan Zoning includes the allotments and areas such as La Vallée where mature woodland and tree belts are designated for protection to restrict the erosion of green areas in the non-designated (building) Zone of the LUP.

[Landscape Character \(HE5\): see Appendix C](#)

These designations include the wooded valleys, woodland, and copses around the island which are of immeasurable value for wildlife habitats and the landscape value of Alderney.

[Biodiversity \(NE1\): see Appendix D](#)

Trees are an essential element of biodiversity with highly specific habitat requirements. The Alderney Wildlife Trust, and local specialists, will be the best source of detailed information.

Flood Risk (NE2): See Appendix F

In most cases Alderney is able to cope with intermittent heavy rain and flooding which drains quickly to run-off areas or is absorbed into ponds, reservoirs and natural marshy habitats. These also contribute to biodiversity and include the island's wildlife ponds at Longis and Mannez.

Any reduction in tree cover, especially from traditional high tree belts alongside farmland, will encourage the loss of agricultural land to soil erosion where ploughing replaces permanent pasture. Elsewhere, localised flooding has to be managed by property owners and some tree and shrub cover will help to reduce water flow where space allows.

Appendix A Land Use Plan IW13

Promoting Trees

Policy IW13: Trees

A. The Building and Development Control Committee will resist the cutting down of any living tree and will seek no net loss of trees on the Island.

B. Development proposals for significant works to trees (including lopping, topping, excessive pruning, crowning, uprooting, or removal), or that may have an impact on any trees, will be expected to consider the following criteria and demonstrate how they have informed the development proposals:

- i. **The condition, age and form of the tree.**
- ii. **The amenity value of the tree, including the importance in the landscape, its prominence in relation to landforms and buildings, the presence of other trees and public visibility.**
- iii. **The suitability of the tree to its location, including factors such as whether a tree has become too large for its situation and the effect of the tree on adjacent buildings.**
- iv. **Whether the tree is a rare species on the Island.**

C. Development proposals which seek to provide a net increase in the number of trees on the Island will be encouraged subject to other policies in the Land Use Plan.

- 6.56 Following World War II the Island has few trees, and many of those that do remain make a significant contribution to the biodiversity of the Island, its townscape and landscape and to visual amenity.
- 6.57 The removal of a tree requires planning permission. Other works to a tree may require planning permission; consultation with Building and Development Control Committee prior to commencement of any works is recommended.
- 6.58 For the purposes of this policy, the Building and Development Control Committee considers the works that might be undertaken to a tree to be defined as follows:
- **Topping:** the practice of removing whole tops of trees or large branches and/or trunks from the tops of trees.
 - **Lopping:** the practice of removing the sides of a tree or large branches and/or trunks from the sides of trees.
 - **Pruning:** the trimming of a tree by cutting away dead or overgrown branches or stems, especially to encourage growth.
 - **Crowning:** the reducing, thinning, lowering or raising the level of or otherwise removing the foliage bearing portions of a tree.

- **Uprooting:** the removal of the tree from the ground, sometimes in relation to relocation.
- 6.59 A no net loss of trees policy will be adopted in the case of tree removal. If a tree is permitted to be removed, the Building and Development Control Committee will seek replacement by a tree of similar species, and/or a native species appropriate to the location, unless an alternative arrangement can be justified and is agreed by the Building and Development Control Committee.
- 6.60 Any existing tree which dies following the approved works, or new tree which fails to establish within the initial five year period after planting, will need to be replaced. A condition may be attached to any planning permission to this effect.
- 6.61 If proposals involve the management of a large number of trees, the submission of a periodic (for example, annual) tree management plan might be more appropriate than the submission of multiple individual planning applications. This approach should be agreed with the Building and Development Control Committee prior to any submission of a tree management plan being made.

Appendix B
Land Use Plan BA18
Supporting Allotment Use

Policy BA18: Allotments

Development proposals on allotments may be permitted where:

- i. it is demonstrated that they are genuinely required for uses related to allotments; and**
- ii. do not result in significant adverse amenity impacts, in accordance with Policy IW12.**

Appendix C
Land Use Plan BA19
Protecting Green Infrastructure

Policy BA19: Green Infrastructure

- A. The Building and Development Control Committee recognises the importance of green infrastructure. A green infrastructure network through the Central Building Area into the Designated Area is zoned, comprising the areas identified in Table 4.6.**
- B. Development proposals within this zone will be resisted except where they accord with the principles set out in Table 4.6 and do not adversely impact on the network of green infrastructure as a whole, unless it is demonstrated that the development is essential to ensure the safety of the Island.**
- C. Development proposals on sites adjacent to green infrastructure should incorporate measures to extend and/or enhance green infrastructure, unless it can be demonstrated that this is not practicable.**

Appendix D Landscape Character HE4

Protecting Landscape Character

Policy HE4: Landscape Character

- A. Development proposals should seek to:**
- i. avoid harm to the landscape;
 - ii. protect or enhance the character of Alderney's landscape; and
 - iii. demonstrate that development proposals are of a scale, mass and design that recognises and respects the diverse character of the Island's landscape.
- B. Development proposals which may harm the landscape character of the Island should demonstrate how they have had regard to the following criteria:**
- i. incorporate a high quality, landscape-led design which takes account of local character;
 - ii. promote the protection or enhancement of the natural beauty of the foreshores and cliffs of the Island; and
 - iii. identify any potential impacts on landscape and how the design proposes to mitigate these.
- C. Major Projects should also assess the local landscape character of the application site and its setting**

and demonstrate how it can be protected or enhanced through the proposed design.

- D. Development proposals on land adjacent to the foreshores and cliffs of the Island will have regard to the special characteristics of these areas, and to the protection of their natural beauty. This will include consideration of views into and out of the Island.**

- 5.32 Alderney has a series of distinctive landscapes including its geological 'tilt' and local farming patterns. This landscape is intrinsically linked to the human practices which have shaped its character over many years of human habitation.
- 5.33 The Land Use Plan seeks to protect and enhance Alderney's landscape, including its seascape. Landscape not only provides a natural environment, but is also important in: environmental and ecological connectivity and enhancement, flood mitigation, recreational opportunities, agriculture, sustainable transport, and providing peaceful and tranquil open spaces.
- 5.34 The foreshores and cliffs of Alderney, and land adjacent to these, play a particularly important role not only in providing landscape value, but in protecting important views both from and to the Island. Development proposals within such areas should have particular regard to maintaining and enhancing these important and valued characteristics.

Appendix E

5.3 Natural Environment

Protecting the Island's Biodiversity

Policy NE1: Biodiversity

- A. Development proposals should seek to protect the Island's biodiversity and, where possible, deliver a quantitative net gain in biodiversity. Development proposals will be expected, where relevant, to integrate biodiversity features into their design and layout.
- B. Development proposals within or affecting known designated sites, habitats or species may be permitted where they comply with the relevant development principles set out in Table 5.1, or Part D of this policy.
- C. Development proposals within or affecting a designated site, habitat or species where their presence is known should demonstrate how possible environmental impacts on those receptors have been considered and, where necessary, incorporate mitigation measures to prevent a residual significant adverse impact on ecological receptors.
- D. Development proposals which are assessed as being likely to have a significant adverse impact on a designated site, habitat or species, may be permitted, where it can be demonstrated that:
 - i. the development is in the long term public interest of the Island; and
 - ii. there is no alternative site available that is more suitable for the proposed development.

- E. Where only the broad presence of a designated habitat or species is known, it is expected that development proposals in the vicinity of those identified broad locations will be accompanied by ecological survey information (proportionate to the development proposals), to determine the presence of any ecological receptors. Should the survey identify any designated habitats or species within or in the vicinity of the application site the development proposals will be subject to Parts B to D of this policy.
- F. Development proposals which would adversely affect a known bat roost will not be permitted in the absence of satisfactory mitigation measures.

Appendix F

Reducing and Managing Flood Risk

Policy NE2: Flood Risk

- A. The Building and Development Control Committee will encourage development proposals in locations with low susceptibility to flood risk. Development proposals should seek to avoid areas that are highly susceptible to flood risk.
- B. Development proposals should not result in an increase in flood risk within the application site and elsewhere.

Appendix G Alderney Native Tree List

A native species refers to those species which live naturally in an area since the last Ice Age, without any human intervention.

The following tree and shrub species were present on Alderney from 3780 – 1385 BP, as identified from pollen and macro fossil analysis of samples from the Longis Area (Campbell, 2000). In some cases, species were just identified by genus in the pollen samples.

<i>Alnus glutinosa</i>	Common Alder
<i>Betula sp.</i>	Birch
<i>Carpinus betulus</i>	Hornbeam
<i>Fagus sylvatica</i>	Common Beech
<i>Fraxinus excelsior</i>	Common Ash
<i>Ilex aquifolium</i>	Holly
<i>Pinus sylvestris</i>	Scots Pine
<i>Quercus sp.</i>	Oak
<i>Salix sp.</i>	Willow
<i>Sambucus nigra</i>	Elder
<i>Tilia sp.</i>	Lime
<i>Ulmus sp.</i>	Elm
<i>Cornus sanguinea</i>	Common Dogwood
<i>Frangula alnus</i>	Alder Buckthorn
<i>Viburnum sp.</i>	Viburnum
<i>Sorbus sp.</i>	Rowan/Whitebeam/Mountain Ash



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Feedback – The States of Alderney Planning department welcomes feedback from the public on its guidance documentation which should be addressed to the planning office.

Document Status - This is a guidance document produced as dated and is open to review and amendment in compliance with any subsequent changes to Alderney law and the Land Use Plan. If in doubt, please seek guidance from the Planning Office.

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