



Approach to the Designation of Sites of Special Significance
October 2014

Table of Contents

| | |
|--|-----------|
| Purpose of this Report | 1 |
| Background | 1 |
| Methodology | 2 |
| Summary of findings | 2 |
| Review of the 2005 Planning Law | 2 |
| The Review of the Development Plans - 1 st stage consultation | 3 |
| The Review of the Development Plans – 2 nd Stage consultation | 3 |
| Work with the Biodiversity Group | 4 |
| Establish criteria and guidelines | 5 |
| Survey the existing SNCIs | 5 |
| Make decisions on SSS designations | 6 |
| Appendix 1: Legal & Planning effect of designating an area as a SSS | 12 |
| Appendix 2: Guidelines for the Selection of SSS | 16 |
| Appendix 3: Criteria for the selection of SSS | 18 |
| Appendix 4: Detailed List of Amendments to SSS Designations proposed | 21 |

1 Purpose of this Report

- 1.1 The purpose of this report is to explain the processes the Environment Department has gone through in order to inform the designation of Sites of Special Significance in the Island Development Plan. It builds on the paper “Sites of Special Significance and other designated Nature Conservation Sites” June 2013 which informed the Environment Departments second stage public consultation, the Key Messages, Issues and Options. This report provides the evidence base for the designation of Sites of Special significance in the Island Development Plan.

2 Background

- 2.1 Included in the purpose and objectives of the Strategic Land Use Plan (SLUP), which was approved by the States of Guernsey in 2011, is that new development is provided for to create a socially and economically strong Island, but that this is also balanced with the protection and enhancement of Guernsey’s physical environment and the protection of local biodiversity and the countryside.
- 2.2 Policy SLP27 of the SLUP states that:
‘The distinctive qualities and features of Guernsey’s countryside should be retained and enhanced. The Development Plans will provide an overall analysis of the Island’s landscape character and will identify priority areas for the maintenance, enhancement and/or restoration of that character and circumstances where change can be accommodated without significant adverse impact’
- 2.3 Policy SLP30 of the SLUP requires:
‘Through the preparation of the Development Plans the Environment Department will provide measures to maintain biodiversity through the protection and enhancement of key habitats and landscapes’.
- 2.4 This policy is set in the context of the Phase 1 Habitat Survey, which was commissioned by the Environment Department in 2010. This document recognises there has been some loss of biodiversity in Guernsey since the previous survey in 1999.

- 2.5 The Land Planning and Development (Guernsey) Law, 2005, which was enacted in 2009, made provision for the designation of Sites of Special Significance (SSSs) through Development Plans or Subject Plans. There are currently no SSSs designated in Guernsey. However, the most comparable designations are the Sites of Nature Conservation Importance (SNCI) identified in the Urban Area Plan (UAP) and the sites of Nature Conservation Interest in the Rural Area Plan (RAP).

3 Methodology

- 3.1 The methodology for identifying sites for designation as Sites of Special Significance was as follows:

1. Review of the 2005 Planning Law.
2. Review of the comments made in response to the Review of the Development Plans, first stage public consultation (Topic Papers).
3. Review of the comments made in response to the Review of the Development Plans, second stage public consultation, (Key Messages, Issues and Options)
4. Work with the Biodiversity Project Group.
5. Establish guidelines and criteria for designation of SSS's
6. Survey the existing SNCI's designated in the RAP and UAP and assess against criteria.
7. Make decisions on designation

4 Summary of Findings

Review of the 2005 Planning Law.

- 4.1 The Land Planning and Development (Guernsey) Law, 2005, which was enacted in 2009, makes provision for the designation of Sites of Special Significance (SSSs) through Development Plans or Subject Plans. A site of Special Significance may be designated if it has been identified as an area having a special significance, whether because of archaeological, historical, botanical, geological, scientific, cultural, zoological or any other interest, which it is desirable to preserve, enhance or manage by the application of special provisions. For the purposes of designation in the Island Development Plan only areas of botanical, scientific or zoological interest have been considered. However, on receipt of robust evidence, the Environment Department may choose to designate other Sites of Special Significance in the future through a proposal for a Local Planning Brief or Subject Plan which would be subject of a separate independent public Inquiry.
- 4.2 As there are currently no SSS's in Guernsey the precise implications of

designation cannot be tested against known existing situations. A review of the provisions and obligations of the Land Planning and Development (Guernsey) Law, 2005 with regard to SSS designation was undertaken and full details can be found in Appendix 1.

- 4.3 One of the conclusions of this review was that SSS designation carries significant constraints to new development (for example there is potential to 'trigger' an Environmental Impact Assessment or extend the definition of development so that works which would normally not constitute development or would otherwise be exempt from requiring an application for planning permission under the Planning Laws would require planning permission). Therefore designation of an area as a SSS needs to be proportionate, supported by robust evidence and reserved for the truly special areas and features of Guernsey. The criteria for designating a site as a SSS should therefore be set at a high level.

The Review of the Development Plans-First Stage Public Consultation.

- 4.4 The first stage of public consultation was supported by a range of topic papers, produced by the Environment Department to help stimulate thought and discussion.
- 4.5 In the topic paper *Natural & Built Character (January 2012)*, the Department set out the need for sufficient evidence to support the designation of SSSs, which could be supported by policies in the development plan and design guidance. It also identified that the Character Study, required by the SLUP, could help to identify areas and features of island-wide importance.
- 4.6 The topic paper also introduced, for discussion, the concept of areas or features of local importance, which might be afforded some protection as a local site of interest. Such areas would be those that are not of such high importance that they warrant statutory protection, but those considered to be worthy of some protection through policies in the development plan.
- 4.7 The response to these proposals was unanimously 'yes', but with caveats that it must be done selectively and with care and focusing on groups of features rather than individual features and having regard for modern ways of living.
- 4.8 Furthermore, La Societe Guernesiaise responded to the Topic Papers (letter dated 12-03-13). It highlighted that it has been some time since the SNClS were surveyed and designated in the RAP and UAP. This indicates that SNCl designation may need to be amended. La Societe Guernesiaise, therefore, suggested a complete revision of the SNClS is undertaken.

The Review of the Development Plans- Second Stage Public Consultation.

- 4.9 The response to the second stage of public consultation was that the

methodology, approach, guidelines and criteria for selection and designation of SSSs was welcomed and that this should set the standard through which site selections are made.

- 4.10 It was considered that the protection of a special site should always be preferable to off-setting. Designations should be based on the content of a site and not on its character; otherwise important sites could be overlooked. Respondents felt that there should be no reduction in the level of protection afforded by existing Development Plans the UAP and RAP.

Work with the Biodiversity Project Group.

- 4.11 The Biodiversity Project Group was established in April 2012. It was established by the Environment Department with two purposes:

1. *To bring forward detailed proposals, including policy options, to enable the drafting and implementation of a biodiversity strategy for Guernsey covering the terrestrial and marine environments.*
2. *To identify and evaluate the detailed requirements necessary to extend the UK's signatory to the Convention on Biological Diversity (CBD) to Guernsey and to assess the costs and benefits of such extension including bringing appropriate recommendations to the Environment Department political board.*

- 4.12 As part of the Review of the Development Plans and the designation of Sites of Special Significance, the Biodiversity Project Group, in 2013, recommended four options that could be incorporated in the second stage public consultation – Issues and Options:

1. Designation of Sites.
2. Ecology/Biodiversity Off-Setting.
3. Include opportunities to enhance biodiversity through new Development.
4. Use of Planning Covenants and Community Plans.

- 4.13 The Biodiversity Project Group was mindful that there may be sites/areas on the Island that are important for biodiversity, but may not be special enough to be designated as a SSS. In such cases the group recommended that the sites/areas be designated as a *Local Area of Biodiversity Importance* (This was a working title which has since been titled Areas of Biodiversity Importance), which have appropriate protection through development plan policy.

- 4.14 The group also recognised that development cannot be ruled out on all sites that have a biodiversity value and suggested that consideration be given, in exceptional circumstances where alternative and less damaging options are not possible, to offsetting the negative impacts on biodiversity by compensating for them off site.

- 4.15 It was also suggested that Development Plan policies might encourage opportunities to conserve and enhance biodiversity when considering new development and that the use of planning covenants and community plans may help to achieve this.

Establish Guidelines and Criteria.

- 4.16 The Guidelines (see Appendix 3), provide a framework for the detailed criteria for the selection and designation of sites/areas. The guidelines are intended to provide a robust and defensible system for the selection of both SSSs and Areas of Biodiversity Importance.
- 4.17 The general criteria are included in Appendix 3 and are for use in identifying both SSSs and Areas of Biodiversity Importance. The criterion include important components, such as the principles behind the guidelines (including Ratcliffe criteria) and explanatory text concerned with habitat and species criteria. It specifically identifies the general habitat and species criteria against which Areas of Biodiversity Importance will be identified and designated in Guernsey. For more information about the designation of Areas of Biodiversity Importance please refer to the Environment Departments evidence report “Approach to the Designation of Areas of biodiversity Importance “2014.
- 4.18 A successful SSS/ABI system requires rigorous criteria to enable sites to be identified. The criteria (Appendix 3) for Guernsey, are developed from similar previous documents, including *Guidelines for Selection of Biological SSSIs*, Nature Conservancy Council 1989, revised 1998, and *Guidelines for the selection of Wildlife Sites in South Wales*, The South Wales Wildlife Sites Partnership, 2004.

Survey the existing SNCIs designated in the RAP and UAP and assess against criteria.

- 4.19 The Environment Department commissioned Environment Guernsey to carry out a survey, against the above mentioned guidelines and criteria, of the existing Sites of Nature Conservation Interest/Importance which were designated in the existing Development Plans, the RAP and UAP. The findings of the surveys provided evidence that informed the Environment Department when considering the interest of each potential SSS and the designation of SSS’s (and also Areas of Biodiversity Importance – see separate report “*Approach to the Designation of Areas of Biodiversity importance*” 2014). The detailed methodology, findings and recommendations of Environment Guernsey are set out in the separate report – “*Appraisal of Sites of Special Significance*” J Gilmore & J Hooper (Environment Guernsey) 2014.
- 4.20 The report by Environment Guernsey recommended the following 11 sites be designated as a SSS:

1. Candie Cemetery;
2. The South Cliffs;
3. Hommet headland and Vazon Coast;
4. Intertidal area around Guernsey (including offshore Islets and excluding the commercial harbours and Longue Hogue reclamation area);
5. La Claire Mare, La Rousee Mare, the Colin Best Nature Reserve, Lihou Headland and L'Eree Shingle Bank (which forms part of a RAMSAR site);
6. L'Ancrese Common;
7. Les Vicheries and Rue Rocheuse;
8. Lihou Island (which forms part of a RAMSAR site);
9. Port Soif to Pont du Valle;
10. South Vazon and Le Grande Mare Wet Meadows; and
11. St Sampson's Marais and Ivy Castle.

4.21 In making its recommendations, Environment Guernsey sought to maintain existing important sites for nature conservation but also to include, in some cases, extensions of existing areas when recommending SSS designations, to provide, wherever possible, for compound sites, new buffer land and habitat corridors. These additional areas would help to reduce the risk of fragmentation, provide links between important areas of habitat, support and protect the important habitats and species and result in sites with greater resilience.

4.22 In making these recommendations the report recognises that such areas or sites may not, of themselves, be of the highest nature conservation value but are important because of the support they give to such areas. It recommends, in some cases, a second tier of protection or other designation for such land so that its value is protected. The recommendations for SSS site designation also include lanes and buildings to reduce fragmentation although the report acknowledges that it would not be appropriate for gardens to be subject to the same legislation relating to SSS's.

Make Decisions on SSS Designations.

4.23 The Environment Department carefully considered the recommendations of the *Appraisal of Sites of Special Significance* (Environment Guernsey, 2014) report in the light of the requirements of the Land Planning and Development (Guernsey) Law, 2005 and the Strategic Land Use Plan 2011 to enhance Guernsey's biodiversity, whilst meeting the social and economic needs of the community, the work with the Biodiversity Project Group and feedback from the first and second rounds of public consultation. These were all considered against the overall principle that designation for Special Controls must be proportionate and reasonable. As a result of this consideration there were a number of changes to the recommendations put forward by Environment Guernsey when designating SSS's in the Island Development Plan as detailed below.

Areas of Biodiversity Importance

- 4.24 The report *“Appraisal of Sites of Special Significance”* (Environment Guernsey, 2014) recommends that specific areas are designated a SSS because they help to support the areas or sites of high nature conservation value because they provide for compound sites, new buffer land and habitat corridors. These additional areas would help to reduce the risk of fragmentation, provide links between important areas of habitat, support and protect the important habitats and species and result in sites with greater resilience. This results in some areas recommended for SSS designation which extend beyond the areas or sites of high nature conservation value. It is noted that the report recommends in some cases a two tier approach to designation.
- 4.25 The Environment Department accepts the importance of compound sites, buffer land and habitat corridors in supporting the important sites of high nature conservation value. It also recognises that there are sites which have significant biodiversity importance in their own right but which are not of sufficiently high value to be designated a SSS. However, the Department is aware of the significant constraints that designation as a SSS legally applies to a site, including extending the meaning of development beyond that which would normally apply and requiring Environmental Impact assessment. It does not consider that it is proportionate or reasonable to impose such legal constraints on areas which do not, in themselves, have the required level of special interest required for designation under the Planning Law. There is also no legal provision under the Planning Law to impose a two tier approach to control in SSS’s.
- 4.26 In recognition of the importance of these supporting areas and the need to provide resilient areas which are not fragmented, the Environment Department has taken the approach of a separate designation for such areas. These are Areas of Biodiversity Importance. Development within these areas will be controlled through planning policy. Please refer to the separate report *‘Approach to the Designation of Areas of Biodiversity Importance’* October 2014 for full details about the designation of these areas. As a result the areas of buffer land and habitat corridors proposed as SSS’s in order to support the areas of high nature conservation value have been removed from the SSS designation and have had the ABI designation applied to them. It is considered that this approach adequately provides the second tier of protection that is recommended by Environment Guernsey. Full details of these sites can be found in Annex 4.

Residential and Commercial properties within proposed SSS’S

- 4.27 The recommendations for SSS designation put forward in the *‘Approach to the Designation of Areas of Biodiversity Importance’* October 2014 report include within them buildings as it is considered that this creates less fragmentation. SSS designation is the highest tier of Special Controls. As has been previously

highlighted, and as set out in Appendix 1, the Planning Law and its Ordinances place significant constraints on new development within designated SSS. The Environment Department considers that designating a residential or commercial building (including in some instances utility buildings) and their associated grounds or curtilages as a SSS will be unnecessarily and unreasonably restrictive to owners of those buildings or on works that may need to occur in these areas. The Environment Guernsey report recognises that, whilst gardens can provide good buffer land, these areas should not be subject to the constraints of the legislation in the Planning Law. As previously noted there is no legal mechanism within the Planning Law to apply a two tier level of control in areas designated as SSS's. Therefore, in order to achieve the principle that designation must be proportionate and balance the social and economic needs of the community, residential and commercial buildings and their grounds or curtilages will not be designated as a SSS's. In cases where it is appropriate for an area to be designated an Area of Biodiversity Importance this designation may include such buildings and curtilages as the planning policy relating to these will be less restrictive to development. For this reason the area of Candie Cemetery, which was recommended as a SSS in the Environment Guernsey report, is proposed to be designated as an Area of Biodiversity Importance. This is in acknowledgement that it is an area with some man-made influence and may require works for maintenance etc. which would otherwise not require planning permission. It is considered that the policies relating to Areas of Biodiversity Importance, together with other policies in the Island Development Plan would sufficiently protect this area without imposing the significant constraints that designation as a SSS would entail.

- 4.28 It is important to highlight that the designation of a SSS is not intended to in any way confirm or designate a particular curtilage for a property.
- 4.29 The Environment Department does however recognise that inappropriate development adjacent to a SSS can individually and collectively affect its special interest. The Island Development Plan policy will therefore require that account be taken of this and that where development would have a negative and/or damaging impact on the special interest of the area, and cannot be acceptably mitigated, or offset it will not be supported. This also allows the principle of offsetting to be considered in exceptional circumstances in accordance with the recommendations of the Biodiversity Strategy Project Group. Full details of these sites can be found in Annex 4.

The intertidal area around Guernsey

- 4.30 The Environment Department acknowledges the importance of the intertidal area and its contribution to biodiversity. However, this is an extensive area around the whole island, which is used for a variety of purposes including leisure and recreation as well as coastal defences and many of the activities carried out in this area do not, at present, amount to development requiring

planning permission and are therefore outside of the remit of land use planning.

4.31 Under the Planning Law the meaning of development can be extended within an area designated as a SSS where the special interest, by reason of which the site is designated, is affected. The Environment Department considers that designating the whole intertidal area as a SSS would place unnecessary a very significant constraint on many of the ad hoc activities that are carried out within this area such as digging for bait, harvesting, stone turning during ormering etc as well as on strategically necessary development in these areas such as coastal defence works. It would be very difficult to manage all that could potentially be considered development in these areas and to enforce this through the Planning legislation. It is noted that the intertidal area is not one which is under threat generally from built development. Where more major, strategic development may be proposed this is likely to require an Environmental Impact Assessment in any case under The Land Planning and Development (Environmental Impact Assessment) Ordinance 2007. Therefore, for the reasons stated above and in order to balance the social and economic needs of the community the intertidal area will not be designated as a SSS.

4.32 The Environment Department does acknowledge the importance of offshore Islets in supporting SSS's and has therefore designated these as Areas of Biodiversity Importance. The exception is Lihou Island which, in view of its particular high nature conservation value, has been designated as a SSS in accordance with the recommendations of Environment Guernsey.

4.33 The Environment Department considers that the majority of the recommendations in the *Appraisal of Sites of Special Significance* (Environment Guernsey, 2014) are acceptable and appropriate and, with the changes outlined above should be taken forward and implemented in the Island Development Plan. The modifications to the recommendations for SSS designations are summarised below:

| | Site | Amendment |
|---|---------------------------------|--|
| 1 | Candie Cemetery | This area will not be designated as a SSS but will be designated an ABI |
| 2 | The South Cliffs | Amendments to the boundary of the SSS, so that residential and commercial properties and their curtilages are not designated. |
| 3 | Hommet headland and Vazon Coast | Amendments to the boundary of the SSS, so that commercial properties and associated curtilages are not designated. Amendments to the boundary of the SSS, so that buffer land and habitat corridors are not designated as SSS |

| | | |
|---|---|--|
| | | but are designated as ABI. |
| 4 | Intertidal area around Guernsey (including offshore Islets and the excluding the commercial harbours and Longue Hogue reclamation area) | This area will not be designated. Islets to be designated ABI's. Lihou Island to be designated SSS |
| 5 | La Claire Mare, La Rousee Mare, the Colin Best Nature Reserve, Lihou Headland and L'Eree Shingle Bank (which forms part of a RAMSAR site) | Amendments to the boundary of the SSS, so that residential and commercial properties and their curtilages are not designated. Amendments to the boundary of the SSS, so that buffer land and habitat corridors are not designated as SSS but are designated as ABI. |
| 6 | L'Ancrese Common | Amendments to the boundary of the SSS, so that residential and commercial properties and their curtilages are not designated. Amendments to the boundary of the SSS, so that buffer land and habitat corridors are not designated as SSS but are designated as ABI. |
| 7 | Les Vicheries and Rue Rocheuse | Amendments to the boundary of the SSS, so that residential and commercial properties and their curtilages are not designated. Amendments to the boundary of the SSS, so that buffer land and habitat corridors are not designated as SSS but are designated as ABI. |
| 8 | Lihou Island (which forms part of a RAMSAR site) | Amendments to the boundary of the SSS, so that the commercial property and its curtilage is not designated. |
| 9 | Port Soif to Pont du Valle | Amendments to the boundary of the SSS, so that residential and commercial properties and their curtilages are not designated. Amendments to the boundary of the SSS, so that buffer land and habitat corridors are not designated as SSS but are designated as ABI. |

| | | |
|----|--|--|
| | | |
| 10 | South Vazon and Le Grande Mare Wet Meadows | Amendments to the boundary of the SSS, so that residential and commercial properties and their curtilages are not designated. Amendments to the boundary of the SSS, so that buffer land and habitat corridors are not designated as SSS but are designated as ABI. |
| 11 | St Sampson's Marais and Ivy Castle | Amendments to the boundary of the SSS, so that buffer land and habitat corridors are not designated as SSS but are designated as ABI. |
| | | |

Table 1 Modifications to recommended SSS sites

4.34 Full Details of the above amendments are provided in Appendix 4.

Recommendation for designation of SSS's

4.35 The following 9 areas should be designated as a SSS in the Island Development Plan together with amendments to the proposed boundaries as described in this report:

1. Cliffs,
2. Fort Hommet headland and Vazon Coast,
3. La Claire Mare, La Rousee Mare, the rest of the Colin Best Nature Reserve, Lihou Headland and L'Eree Shingle Bank,
4. L'Ancrese Common,
5. Les Vicheries and Rue Rocheuse (extending to La Saline & Rocquaine sand dunes),
6. Lihou Island,
7. Port Soif to Pont du Valle (including Vale Pond & extending to Cobo),
8. South Vazon and La Grande Mare Wet Meadows, and
9. St Sampson's Marais and Chateau des Marais.

APPENDIX 1

LEGAL AND PLANNING EFFECT OF DESIGNATING AN AREA AS A SITE OF SPECIAL SIGNIFICANCE

The Land Planning and Development (Guernsey) Law, 2005, makes provision for the designation of Sites of Special Significance (SSSs) through Development Plans or Subject Plans. There are currently no SSSs designated in Guernsey. However, the most comparable designations are the Sites of Nature Conservation Importance (SNICIs) identified in the Urban Area Plan (UAP) and Sites of Nature Conservation Interest in the Rural Area Plan (RAP)

General Information about SSSs

What are SSSs?

SSSs are areas that have “special significance (whether because of archaeological, historical, botanical, geological, scientific, cultural, zoological or any other interest) which it is desirable to preserve, enhance or manage by the application of special provisions...”¹

They may be as large or as small as the Environment Department considers is necessary to protect or support the special interest which gives rise to the designation.²

How are they designated?

The Development Plan or a Subject Plan may make provision for the designation of a SSS.³

What is needed to designate a SSS?

The Land Planning and Development (Plans) Ordinance, 2007 requires sufficient evidence to support the designation of a SSS. The following must be provided:

- a) Specify the archaeological, historical, botanical, geological, scientific, cultural, zoological or other interest which gives the site special significance
- b) State why it is desirable to preserve, manage or enhance the site
- c) Include a map showing the location and dimensions of the area.⁴

¹ Land Planning and Development (Guernsey) Law, 2005 s11 (2) (b)

² Land Planning and Development (Plans) Ordinance, 2007 S1 (3)

³ Land Planning and Development (Guernsey) Law, 2005 s11 (1)

⁴ The Land Planning and Development (Plans) Ordinance, 2007 s1 (2)

Implications of designation as a SSS

Statutory Duty of the Environment Department.

When considering planning applications, the Environment Department has a statutory duty to pay special attention to the desirability of preserving, enhancing and managing the character, appearance and environment of the site [SSS] or any feature or interest of the site by reason of which it was designated.”⁵

Proposals and Schemes.

The Environment Department may from time to time:
“formulate and publish proposals for the preservation, enhancement and management of the character, appearance and environment of the whole or part of any Site of Special Significance and”⁶
“set up schemes as it considers appropriate for encouraging such preservation, enhancement and management”⁷

Reduced Exemption Rights⁸

The States may, by Ordinance, stipulate that the carrying out of any development which would not normally require planning permission does so where it is carried out on a SSS.⁹

Extending the meaning of “Development”

The States may, by Ordinance, stipulate that the carrying out of any activity which would not normally constitute development does so where it is carried out on a SSS.¹⁰

In addition to the general meaning of ‘development’¹¹ s4 of The Land Planning and Development (General Provisions) Ordinance, 2007 sets out further operations that constitute development in a SSS:

- a) Any works that disturb the ground in a way that materially affects the special interest by reason of which the site is designated,
- b) Any significant clearance of vegetation from the whole site or a significant part of it,

⁵ Land Planning and Development (Guernsey) Law, 2005 s40 (1)

⁶ Land Planning and Development (Guernsey) Law, 2005 s40 (2) (a)

⁷ Land Planning and Development (Guernsey) Law, 2005 s40 (2) (b)

⁸ Not all development needs planning permission, and details are set out in The Land Planning and Development (Exemptions) Ordinance, 2007.

⁹ Land Planning and Development (Guernsey) Law, 2005 s40 (4)

¹⁰ Land Planning and Development (Guernsey) Law, 2005 s40 (3)

¹¹ Land Planning and Development (Guernsey) Law, 2005 s13 defines ‘development’ as: “the carrying out of building, engineering, mining or other operations in, on, over and under land; and the making of any material change of use of land.”

- c) The removal of, or any significant damage to, any vegetation which contributes to the special interest by reason of which the site is designated,
- d) The topping, lopping or felling of any tree, which contributes to the special interest by reason of which the site is designated
- e) Any works that significantly affect:
 - i. Any reservoir, stream, watercourse, borehole or other body of water on the site; or
 - ii. The drainage of a significant part of the land on the site, or
- f) Any other action likely to affect materially the special interest by reason of which the site is designated.¹²

Environmental Impact Assessment (EIA).

An EIA may be needed, unless the Environment Department is satisfied the development is of a minor nature and is incapable of having a significant adverse effect on the quality of the environment, the use of natural resources or biological diversity.¹³

Special Control

The States may by Ordinance:

- prohibit any operations which appear to them to be likely to involve a risk of damage to any feature or interest and provide for the carrying out of such operations to be an offence
- Make provision as to the circumstances in which the Department may undertake the compulsory acquisition of land which is designated and the basis of compensation payable
- Make provision for designation of SSSs in cases of urgency¹⁴

Conclusions

Although it must be recognised that the Island Development Plan may not completely rule out development that negatively affects a SSS in every case, the Planning Law, and potentially the Island Development Plan policies, present significant constraints to development in those areas. In particular, the potential exists to ‘trigger’ the requirement for an Environmental Impact Assessment and the meaning of development can be extended as described above so that planning permission is required potentially in many more circumstances in SSS than would otherwise be the case.

¹² The Land Planning and Development (General Provisions) Ordinance, 2007 s4

¹³ Land Planning and Development (Guernsey) Law, 2005 s40 (5)

¹⁴ Land Planning and Development (Guernsey) Law, 2005 s 41

Furthermore, the Planning Law makes provision for the Environment Department to have significantly more control over SSS's under Ordinance. In view of these constraints and additional requirements the designation of an area as a SSS needs to be proportionate, supported by robust evidence and reserved for the truly special areas and features in Guernsey. The criteria for designating a site as a SSS should therefore be set at a high level.

APPENDIX 2

GUIDELINES FOR THE SELECTION OF SITES OF SPECIAL SIGNIFICANCE

Within these guidelines, the term “national” or “nationally” refers to the United Kingdom context. Although the biodiversity of Guernsey is in many ways comparable with that of North West France, French research and data is to most people on Guernsey, considerably less accessible than the UK body of work. However, it should be noted that some of the species considered to be common in the UK are rare in Guernsey, while many species common in Guernsey do not occur in the UK, or are Red Data Book species there.

Biological site systems require rigorous criteria to enable Sites of Special Significance (SSS) to be identified. SSSs selected for biological reasons will normally be designated only where they are important for the conservation of habitats or species of national or international significance. This appendix provides guidance to allow appropriate characteristics and features to be considered accordingly. The system can then demonstrate to the public, landowners, land managers and others why a particular site has qualified as a SSS.

There is a need to ensure that the series of SSSs throughout Guernsey is sufficient in kind, number and extent to conserve the total “special significance” across the range of habitats and species. The records held by the Guernsey Biological Record Centre will be of considerable assistance in determining the species and habitats that might be conserved. A minimum aim will be to represent all the differing habitats and species that are of national or international importance and present in the Island by at least one – and preferably the best – example of population.

Although there will be no direct comparison in total area of SSSs with the total area of SSSIs in the UK, it is noted that up to 8% of the UK is designated as SSSIs, varying from 22% in Orkney to 0.2% in West Yorkshire. (*Guidelines for Selection of Biological SSSIs*, Nature Conservancy Council 1989, revised 1998)

Generally, SSSs should fulfil a number of important requirements. They should:

- Comprehensively cover the major national and international conservation interests in terms of the best examples of the full range of natural and semi-natural ecosystems
- Include sites necessary to support viable populations of vulnerable, endangered, or nationally (UK) scarce species in natural surroundings
- Embrace all sites worthy of European and international recognition alongside other sites which are nationally important; and
- Include under these criteria, sites with a broadly comparable value for nature conservation

General guidelines for choosing and evaluating sites of nature conservation importance were first formulated by Ratcliffe (1977) in the *UK Nature Conservation Review*. These guidelines represent general principles and factors to be taken into account when considering the nature conservation value of a given site, rather than defined or quantified factors to be assessed. Collis & Tyldesley (1993) and the *Wildlife Sites Handbook* (Hawkswell 1997) both present a modern interpretation and summary of these well-known guidelines with respect to Wildlife Sites.

A good model for the selection of SSSIs is considered to be the criteria used in selecting the UK national series of Sites of Special Scientific Interest (*Guidelines for selection of biological SSSIs*, NCC 1989, as amended). A variation, developed for more local purposes including the designation of local Wildlife Sites has been produced for South Wales. (*Guidelines for the selection of Wildlife Sites in South Wales*, The South Wales Wildlife Sites Partnership, 2004).

Existing SNCIs in Guernsey have been reviewed previously (*A review of Sites of Nature Conservation Interest for the revised Rural Area Plan*, David & Gilmour 2003; *A Review of Sites of Nature Conservation Importance in the Urban Area* David & Ozanne 2006). These reviews were based on a subset of the Ratcliffe criteria, with a scoring system developed to quantify the Ratcliffe criteria so that the SNCIs could be assessed in a more objective manner. The criteria may be similarly revised again, provided a full justification is provided. It is expected, as noted above, that a methodology for applying and/or quantifying criteria for assessment of biological/nature conservation value will be included as an outcome.

APPENDIX 3

CRITERIA FOR THE SELECTION OF SITES OF SPECIAL SIGNIFICANCE

The general criteria presented here are not intended to be exhaustive, and the designation of each SSS, will necessarily rest on matters of assessment and individual expert opinion. The criteria are not final or exact, but provide indications of presumptions to assist decisions regarding selection. Where there is an element of individual discretion, those concerned should develop the maximum possible rigour in exercising their best judgement and to consult with others. A full explanation of the Ratcliffe criteria for site selection is referred to in Part B, section 2 of *Guidelines for selection of Biological SSSIs* (Nature Conservancy Council, 1989). With some adaptation to Guernsey they are, in summary:

Habitat-based Criteria

Naturalness - While truly natural habitats (i.e. not modified by man) are highly valued, they are now rare in Guernsey, and site selection therefore has to deal with a range of semi-natural types. Habitats must nevertheless satisfy a certain level of quality marked by lack of features which indicate gross or recent human modification. Adverse indications are given by the presence of non-native plant species, especially those known to have been deliberately planted, but much depends on their relative abundance and their effect on the whole community. Physical modifications to the habitat vary greatly in their impact. Some may be desirable, and even a part of conservation management, such as excavation of water bodies. Others such as ploughing, drainage works and built development can be highly damaging in their effects. Chemical modification by pollution, fertilizers or biocides is nearly always undesirable. Some degraded but still semi-natural habitats, such as bracken-grown grassland or heath, retain considerable interest and need to be adequately represented.

Size (extent) - Given that the intrinsic vegetation quality of the habitat is acceptable, its area must be big enough to be viable, in respect of the resistance of the habitat and its flora and fauna to edge effects, loss of species and colonisation of unwanted species. It is impossible to generalise about the size limits to viability, so great are the variations according to habitat and species. Much depends on the particular environmental context. A residual piece of fen of 100 ha may continue to dry out if it is surrounded by farmland which is heavily drained, but many drier meadows of 1ha may retain their floristic composition indefinitely if they are appropriately managed.

Rarity - The rarity of the habitat has an important effect on assessment and can make selection against uniform minimum standards inappropriate, so that preference is for a differential standard according to geographic variations in the extent of the habitat. Habitats which are common in the UK, but very rare in Guernsey, or very rare in the UK but common in Guernsey may both be considered. The scarcer the habitat is, the stronger the case that the qualifying area standards should be adjusted downwards.

Diversity - Diversity tends to be valued positively as it increases, but it has to be considered in relation to scale, which can be on at least three levels. At the plant community or animal assemblage level, some examples are more species-rich than others and so have higher value, unless the greater richness involves non-native species or expresses other recent disturbance. Some plant communities are intrinsically more species-rich than others; so comparisons on the criterion are only valid between examples of the same community and not between different communities.

The standard of floristic diversity for each community is guided by the NVC tables, at least in regard to national variability, though the definitive floristics within Guernsey will need more precise analysis. Diversity in number of different communities within a vegetation formation (e.g. woodland) may often influence the value of a site. Diversity between different vegetation formations involves the question of 'habitat mosaics', which have to be considered separately; clearly the number of different formations will affect site value, but assessment is complicated. Diversity tends to have greater importance as a criterion of value in the comparative assessment of different sites to choose the best examples.

Species-based Criteria

In evaluating the interest of species-groups for minimum qualifying value the emphasis is especially on diversity, population size and rarity:

Diversity - Plant community evaluation takes care of the more widespread vascular plant species as a matter of course, but it may neglect the interest of assemblages from different phytogeographical elements within a site (especially where these occur over a range of different communities). These noteworthy species assemblages tend to include rarer species, but their interest derives especially from species variety within the phytogeographical groupings. Assessment of lower plants (mosses, liverworts, lichens, fungi and algae) is often based more on species aggregations than on distinct communities, for these are imperfectly described. Some guidelines on minimum levels of phytogeographical interest have not yet been developed.

Population Size - For many birds, some other vertebrates and a few invertebrates there are good data of species' population sizes or on the range of fluctuation between extremes. Especially for species which are colonial or show some degree of aggregation either for breeding or at other times of the year, the size of discrete populations can be a useful measure of importance. In international bird conservation, it has become well established practice to regard 1% of the species' total population as significant in terms of safeguard requirements. The application of this principle to evaluate sites for ornithological interest is set out in Chapter 14, *Guidelines for Selection of Biological SSSIs* (Nature Conservancy Council 1989, revised 1998, and provides prescribed size limits for some bird groups. Combinations of species, as well as individual species, have to be taken into account. For other animal

groups, population size cannot be used in any consistent way; because of the unevenness of the data, but it is a useful yardstick for certain species.

Amongst vascular plants, populations of the rarer species can be counted, and size differences should be taken into account in site evaluation, though above a certain level of rarity presence or absence becomes the main criterion. Large population size is especially relevant to nationally localised species, including those at the edge of their range.

Rarity - The rarity of a species is regarded as a measure of its proneness to extinction, and this concept is expressed in the variety of terms (endangerment, vulnerability, threat etc.) which are adopted on Red Data Book¹⁵ treatments and in UK legislation for the special protection of nationally rare species. As with habitats, the general principle is that the rarer the species, the larger the proportion of the population which qualifies for selection. There is a general presumption that all occurrences of scheduled species are of special interest. The Biological Records Centre's atlases of species distribution (Harding 1985) have become the basis of the convention whereby a nationally rare species of plant or animal is defined as one which occurs in 1 to 15 of the 10 x 10 km squares of the National Grid. The next, lower category of rarity is a nationally scarce species (previously termed a notable species), defined as one occurring in 16 to 100 grid squares. In the case of vascular plants, the integration of evaluation and several nationally rare and scarce species is achieved by a simple scoring procedure (Chapter 11, *Guidelines for Selection of Biological SSSIs* (Nature Conservancy Council 1989, revised 1998. It is important also that regionally (i.e. Channel Islands) rare species are taken into account.

The *Guidelines* go on to explain:

- International importance
- Assessment of site value
- Boundary definition, size of area and site integrity
- Fragmented habitats
- Buffer Land
- Potential value
- Extensive habitats
- Evaluation of mosaic habitats
- Evaluation of species-group combinations, and
- Total extent of SSSIs

¹⁵ The Red Data Book is a list of species whose continued existence is threatened.

APPENDIX 4

Detailed List of Amendments to SSS Designations proposed in the report “Appraisal of Sites of Special Significance” J Gilmore & J Hooper (Environment Guernsey) 2014.

1. Candie Cemetery and adjacent areas (Cimetiere des Freres, Candie Gardens and Priaulx Library Gardens.

| Property | Action | Reason(s) |
|--|---|--|
| Candie Cemetery | Replace proposed SSS designation with ABI designation | ABI designation would provide appropriate level of protection for this Wildlife Corridor/Buffer land |
| Guernsey Museum and Art Gallery, La Societe Guernesiaise Candie Gardens Candie Road St. Peter Port Cadastre : A11380A000 | Removed from proposed SSS designation | The property forms part of a commercial building |
| Part of Candie Gardens LES VAUXLAURENS ST. PETER PORT Cadastre : A113800000 | Removed from the proposed designation | Forms part of the grounds of commercial property |
| Priaulx Library Candie Road St. Peter Port Cadastre : A113820000 | Removed from proposed SSS designation | The property forms part of a commercial building |

2. Cliffs.

| Property | Action | Reason(s) |
|--|---|-------------------------|
| 3 Trinity House Cottages Rue Du Portelet Torteval Cadastre : G006080003 | Removed from the proposed SSS designation | Residential properties. |
| 2 Trinity House Cottages Rue Du Portelet Torteval | | |

| | | |
|---|---|----------------------|
| Cadastre : G006080002 1 Trinity House Cottages Rue Du Portelet Torteval Cadastre : G006080001 | | |
| Spindrift Rue Du Portelet Torteval Cadastre : G006040000 | Removed from the proposed SSS designation | Residential property |
| Creux Mahie Wastewater Facility ROUTE DE PLEINMONT TORTEVAL Cadastre : G00081A000 | Removed from the proposed SSS designation | Commercial property |
| Part of Domaine De La Roche La Rue du Bigard Forest Cadastre : H008480000 | Removed from the proposed SSS designation | Residential property |
| Part of Cirque Du Gouffre LA RUE DU GOUFFRE Cadastre : H008090000 | Removed from the proposed SSS designation | Residential property |
| Le Gouffre Cottage La Rue du Gouffre Cadastre : H00348A000 | Removed from the proposed SSS designation | Residential property |
| Part of The Cliff Top Shop LA RUE DU GOUFFRE Le Gouffre Cadastre : H00814A000 | Removed from the proposed SSS designation | Commercial property |
| Part of Le Corvalet La Rue Des Fontenelles Les Sommeilleuses Cadastre : H004610000 | Removed from the proposed SSS designation | Residential property |
| Petit Bot Tea Rooms ROUTE DE PETIT BOT Cadastre : J00833A000 and H006930000 | Removed from the proposed SSS designation | Commercial property |
| Pumping Station | Removed from the | Commercial property |

| | | |
|--|--|------------------------|
| PETIT BOT ROAD Cadastre : J017850000 | proposed SSS designation | |
| Part of The Cottage Petit Bot Road Cadastre : J008330000 | Removed from the proposed SSS designation | Residential property |
| Part of Couloir De Fougere Route de Petit Bot Cadastre : H006970000 | Removed from the proposed SSS designation | Residential property |
| Part of Cote Du Moulin Route de Petit Bot Forest Cadastre : H007280000 | Removed from the proposed SSS designation | Residential property |
| Part of Ferndale Rue au Variouf Le Variouf Forest Cadastre : H007150000 | Removed from the proposed SSS designation | Residential property |
| Part of La Quezette Rue des Glageuls Forest Cadastre : H007130000 | Removed from the proposed SSS designation | Residential property |
| Saints Bay Kiosk Saints Bay Road St. Martin Cadastre : J01783C000 | Removed from the proposed SSS designation | Commercial property |
| Saints Bay Outstation Saints Bay Road St. Martin Cadastre : J01783A000 | Removed from the proposed SSS designation | Commercial property |
| Pre de Bas Vue Rue Du Moulin Huet St. Martin Cadastre : J01365B000 | Removed from the proposed SSS designation | Residential property |
| Part of Elizabeth Cottage Rue Du Moulin Huet St. Martin Cadastre : J013640000 | Removed from the proposed SSS designation | Residential properties |

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|---|--|-----------------------------|
| <p>Valley Cottage Rue Du Moulin Huet St. Martin Cadastre : J01365C000</p> <p>Bayview Rue Du Moulin Huet St. Martin Cadastre : J013650000</p> <p>Moulin Huet Tea Rooms Rue Du Moulin Huet St. Martin Cadastre : J01365A000</p> | <p>Removed from the proposed SSS designation</p> | <p>Commercial property</p> |
| <p>Fleur Du Bois Le Varclin St. Martin Cadastre : J017070000</p> | <p>Removed from the proposed SSS designation</p> | <p>Residential property</p> |
| <p>The Beach Café Fermain Lane St. Peter Port Cadastre : A410410000</p> | <p>Removed from the proposed SSS designation</p> | <p>Commercial property</p> |
| <p>Woodlands Becquet Road St. Peter Port Cadastre : A410340000</p> | <p>Removed from the proposed SSS designation</p> | <p>Residential property</p> |

3. Hommet Headland and Vazon Coast.

| Property | Action | Reason(s) |
|--|---|---|
| <p>Vistas Vazon Road Castel Cadastre : D01914A000 and adjacent car parking</p> | <p>Removed from the proposed SSS designation</p> | <p>Commercial property</p> |
| <p>Part of VAZON ROAD CASTEL Cadastre : D019110000</p> | <p>Replace proposed SSS designation with ABI designation.</p> | <p>ABI designation would provide appropriate level of protection for this Wildlife Corridor/Buffer land</p> |

4. Intertidal area around Guernsey (including offshore Islets & excluding the commercial harbours and Longue Hougue reclamation area.

| Property | Action | Reason(s) |
|---------------------------------|----------------------------|-----------------|
| Intertidal area around Guernsey | Do not designate as a SSS. | See main report |

5. La Clair Mare, La Rousse Mare, the rest of the Colin Best nature Reserve, Lihou Hedland and L'Eree Shingle Bank.

| Property | Action | Reason(s) |
|--|--|--|
| RUE DU BRAYE ST. PIERRE DU BOIS Cadastre : F00315A000 Ocean Breeze Rue Du Braye St. Pierre Du Bois Cadastre : F00315B000 | Removed from the proposed SSS designation | Residential property |
| Part of Chant De La Mer Rue Du Braye St. Pierre Du Bois Cadastre : F003350000 | Removed from the proposed SSS designation | Residential property |
| Monterey Braye De Lihou Rue Du Braye St. Pierre Du Bois Cadastre : F00090A000 | Removed from the proposed SSS designation | Residential property |
| Part of Fort Saumarez Rue De La Vallee Cateline St. Pierre Du Bois Cadastre : F000900000 | Removed from the proposed SSS designation | Residential property |
| Part of Seacroft Rue De La Haute Banque Rue Des Bordes St. Saviour Cadastre : E010560000 | Replace proposed SSS designation with ABI designation. | ABI designation would provide appropriate level of protection for this Wildlife Corridor/Buffer land |
| Part of Les Anguillieres Route De La Rocque St. Pierre Du Bois | Replace proposed SSS designation with ABI designation. | ABI designation would provide appropriate level of protection for this |

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|---|--|--|
| Cadastre : F003090000 | | Wildlife Corridor/Buffer land |
| Part of L'Eree ROUTE DE LA ROCQUE ST. PIERRE DU BOIS Cadastre : F001690000 | Replace proposed SSS designation with ABI designation. | ABI designation would provide appropriate level of protection for this Wildlife Corridor/Buffer land |
| L'Eree RUE DU BRAYE ST. PIERRE DU BOIS Cadastre : F000870000 ST. PIERRE DU BOIS Cadastre : F000880000 ST. PIERRE DU BOIS Cadastre : F000890000 L'Eree RUE DU BRAYE ST. PIERRE DU BOIS Cadastre : F000870000 Part of ROUTE DE LA ROCQUE POISSON A L'Eree ST. PIERRE DU BOIS Cadastre : F011930000 | Replace proposed SSS designation with ABI designation. | ABI designation would provide appropriate level of protection for this Wildlife Corridor/Buffer land |
| Part of RUE DU BRAYE ST. PIERRE DU BOIS Cadastre : F003360000 | Replace proposed SSS designation with ABI designation. | ABI designation would provide appropriate level of protection for this Wildlife Corridor/Buffer land |
| Part of Fort Saumarez Rue De La Vallee Cateline St. Pierre Du Bois Cadastre : F000900000 | Replace proposed SSS designation with ABI designation. | ABI designation would provide appropriate level of protection for this Wildlife Corridor/Buffer land |

6. L'Ancrese Common

| Property | Action | Reason(s) |
|---|--|---|
| La Hougue Biart, Mont Cuet Road, Chouet Cadastre : C017810000 | Removed from the proposed SSS designation. Area east and west of quarry - replace proposed SSS designation with ABI designation | Residential property. ABI designation would provide appropriate level of protection for this Wildlife Corridor/Buffer land |
| Café La Jaonneuse Road Vale Cadastre : C01868C000, and adjacent car parking and access roads | Removed from the proposed SSS designation. | Commercial property |
| Spindrifft The Doyle Vale Cadastre : C018080000 1 La Jaonneuse, The Doyle Cadastre : C018110000 La Jaonneuse The Doyle Vale Cadastre : C01811A000 Apsley The Doyle Vale Cadastre : C018120000 Madison The Doyle Vale Cadastre : C018130000 Le Gite The Doyle Vale Cadastre :C01816A000 Little Croft The Doyle | Remove from the proposed SSS designation. | Residential properties |

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|---|--|-------------------------------|
| <p>Vale Cadastre : C018170000</p> <p>Armorica The Doyle Vale Cadastre : C018160000</p> <p>The Croft The Doyle Vale Cadastre : C018180000</p> <p>Croft Cottage The Doyle Vale Cadastre : C018190000</p> <p>The Links The Doyle Vale Cadastre : C018200000</p> | | |
| <p>Les Fontenelles Longree Vale Cadastre : C017980000</p> <p>Estagel Longree Vale Cadastre : C017990000</p> <p>1 Brae Lea Longree Vale Cadastre : C018010000</p> <p>Jabulani Longree Vale Cadastre : C018020000</p> <p>Maison de Longree Longree Vale</p> | <p>Remove from the proposed SSS designation.</p> | <p>Residential properties</p> |

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|--|---|------------------------|
| Cadastre : C018030000 | | |
| Le Dunet Hautes Mielles Vale Cadastre : C018590000 | Remove from the proposed SSS designation. | Residential property |
| Lowani Hautes Mielles Vale Cadastre : C01858A000 Chez Nous Rue De La Fontenelle Vale Cadastre : C018580000 Beauvoir Rue De La Fontenelle Vale Cadastre : C018570000 | Remove from the proposed SSS designation. | Residential properties |
| Roc Es Cas Rue De La Fontenelle Vale Cadastre : C018560000 | Remove from the proposed SSS designation. | Residential property |
| La Cabousse Rue De La Fontenelle Vale Cadastre : C018550000 | Remove from the proposed SSS designation. | Residential property |
| Les Nous Rue De La Fontenelle Vale Cadastre : C01852A000 | Remove from the proposed SSS designation. | Residential property |
| Flats Les Fontenelle Rue De La Fontenelle Vale Cadastre : C018520000 Cadastre : C018520001 Cadastre : C018520002 Cadastre : C01852B000 | Remove from the proposed SSS designation. | Residential properties |

7. Les Vicheries and la Rue Rocheuse (extending to La saline and Rocquaine Sand Dunes).

| Property | Action | Reason(s) |
|--|---|------------------------|
| <p>Jacaranda Rue Rocheuse St. Pierre Du Bois Cadastre : F00574C000</p> <p>Chez Nous Rue Rocheuse St. Pierre Du Bois Cadastre : F00574B000</p> <p>Notre Nid Rue Rocheuse St. Pierre Du Bois Cadastre : F005750000 ,</p> | Remove from the proposed SSS designation. | Residential properties |
| <p>Carlington Rue Rocheuse St. Pierre Du Bois Cadastre : F005740000 ,</p> | Remove from the proposed SSS designation. | Residential property |
| <p>Part of Corala Rue Des Marais St. Pierre Du Bois Cadastre : F00563A000</p> | Remove from the proposed SSS designation. | Residential property |
| <p>Part of L'Ancarage Rue Des Marais St. Pierre Du Bois Cadastre : F00468A000</p> <p>The Pink House Rue Des Marais St. Pierre Du Bois Cadastre : F004710000</p> <p>Le Marecage Rue Des Marais St. Pierre Du Bois Cadastre : F004720000</p> | Remove from the proposed SSS designation. | Residential properties |

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|--|--|-------------------------------|
| <p>Part of Bienvenida Rue Des Marais St. Pierre Du Bois Cadastre : F004410000</p> <p>Sea Mist Rue Des Marais St. Pierre Du Bois Cadastre : F00441A000</p> <p>Nampara Rue Des Marais St. Pierre Du Bois Cadastre : F00440A000</p> <p>Carpe Diem Rue Des Marais St. Pierre Du Bois Cadastre : F004400000</p> <p>Orana Rue Des Marais St. Pierre Du Bois Cadastre : F00440B000</p> <p>Socumfi Rue Des Marais St. Pierre Du Bois Cadastre : F00440C000</p> <p>Lorellin Rue Des Marais St. Pierre Du Bois Cadastre : F00439A000</p> <p>Le Marais Rue Des Marais St. Pierre Du Bois Cadastre : F004390000</p> <p>Carisan Rue Des Marais St. Pierre Du Bois Cadastre : F00439B000</p> | <p>Remove from the proposed SSS designation.</p> | <p>Residential properties</p> |
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|--|--|-------------------------------|
| <p>La Carriere Rue De La Pomare St. Pierre Du Bois Cadastre : F004690000</p> | <p>Remove from the proposed SSS designation.</p> | <p>Residential property</p> |
| <p>Part of Interlaken Rue Des Salines St. Pierre Du Bois Cadastre : F011720000</p> <p>Part of Tamarinda Rue Des Salines St. Pierre Du Bois Cadastre : F01172A000</p> <p>Part of Homeleigh Rue Des Salines St. Pierre Du Bois Cadastre : F011740000</p> <p>Tranquil Rue Des Salines St. Pierre Du Bois Cadastre : F011700000</p> <p>Part of Rapperswil Rue Des Salines St. Pierre Du Bois Cadastre : F011690000</p> <p>Part of Linsea Rue Des Salines St. Pierre Du Bois Cadastre : F01169A000</p> <p>Part of Brookfield Rue Des Salines St. Pierre Du Bois Cadastre : F011660000</p> | <p>Remove from the proposed SSS designation.</p> | <p>Residential properties</p> |
| <p>West Lynne Rue Des Salines St. Pierre Du Bois Cadastre : F011680000</p> | <p>Remove from the proposed SSS designation.</p> | <p>Residential property</p> |

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|---|--|-------------------------------|
| <p>Bag End Underhill Rue Des Vicheris St. Pierre Du Bois Cadastre : F00505A000</p> <p>Le Marais Rue Des Vicheris St. Pierre Du Bois Cadastre : F005050000</p> | <p>Remove from the proposed SSS designation.</p> | <p>Residential properties</p> |
| <p>Brooklyn Rue Des Vicheris St. Pierre Du Bois Cadastre : F00515A000</p> | <p>Remove from the proposed SSS designation.</p> | <p>Residential property</p> |
| <p>Smugglers Cottage Rue Des Vicheris St. Pierre Du Bois Cadastre : F00500A000</p> <p>Meadow View Rue Des Vicheris St. Pierre Du Bois Cadastre : F005000000</p> | <p>Remove from the proposed SSS designation.</p> | <p>Residential properties</p> |
| <p>Le Ruisseau Rue Du Douit Du Moulin St. Pierre Du Bois Cadastre : F004030000</p> | <p>Remove from the proposed SSS designation.</p> | <p>Residential property</p> |
| <p>Mill Stream Route Du Grand Port St. Pierre Du Bois Cadastre : F004050000</p> | <p>Remove from the proposed SSS designation.</p> | <p>Residential property</p> |

| Property | Action | Reason(s) |
|--|---|---|
| <p>ROUTE DES ADAMS ST. PIERRE DU BOIS Cadastre : F000770000</p> <p>ROUTE DES ADAMS ST. PIERRE DU BOIS Cadastre : F000780000</p> <p>Part of Rue Rocheuse Vinery Rue Rocheuse St. Pierre Du Bois Cadastre : F005800000</p> <p>Part of Beau Vallon Holiday Chalets Route Des Adams St. Pierre Du Bois Cadastre : F00068A000</p> <p>RUE ROCHEUSE ST. PIERRE DU BOIS Cadastre : F005770000</p> <p>RUE ROCHEUSE ST. PIERRE DU BOIS Cadastre : F005760000</p> | <p>Replace proposed SSS designation with ABI designation.</p> | <p>ABI designation would provide appropriate level of protection for this Wildlife Corridor/Buffer land</p> |
| <p>Part of Le Marais Rue Du Val St. Pierre Du Bois Cadastre : F005410000</p> <p>Courtil Le Marecage RUE DES MARAIS ST. PIERRE DU BOIS Cadastre : F004730000</p> <p>RUE DES MARAIS ST. PIERRE DU BOIS Cadastre : F004430000</p> <p>RUE DES MARAIS ST. PIERRE DU BOIS Cadastre : F00443A000</p> | <p>Replace proposed SSS designation with ABI designation.</p> | <p>ABI designation would provide appropriate level of protection for this Wildlife Corridor/Buffer land</p> |

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|---|---|---|
| <p>RUE DES MARAIS ST. PIERRE DU BOIS Cadastre : F004420000</p> | | |
| <p>Part of RUE DES SALINES ST. PIERRE DU BOIS Cadastre : F011710000</p> <p>Part of Interlaken Rue Des Salines St. Pierre Du Bois Cadastre : F011720000</p> <p>Part of Tamarinda Rue Des Salines St. Pierre Du Bois Cadastre : F01172A000</p> <p>Part of Homeleigh Rue Des Salines St. Pierre Du Bois Cadastre : F011740000</p> <p>Part of ROUTE DU GRAND PORT ST. PIERRE DU BOIS Cadastre : F01170A000</p> <p>Part of Rapperswil Rue Des Salines St. Pierre Du Bois Cadastre : F011690000</p> <p>Part of Linsea Rue Des Salines St. Pierre Du Bois Cadastre : F01169A000</p> <p>Part of Brookfield Rue Des Salines St. Pierre Du Bois Cadastre : F011660000</p> | <p>Replace proposed SSS designation with ABI designation.</p> | <p>ABI designation would provide appropriate level of protection for this Wildlife Corridor/Buffer land</p> |
| <p>RUE DES SALINES ST. PIERRE DU BOIS Cadastre : F005060000</p> | <p>Replace proposed SSS designation with ABI designation.</p> | <p>ABI designation would provide appropriate level of protection for this Wildlife Corridor/Buffer</p> |

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|---|--|--|
| | | land |
| RUE DES VICHERIS ST. PIERRE DU BOIS Cadastre : F004370000 | Replace proposed SSS designation with ABI designation. | ABI designation would provide appropriate level of protection for this Wildlife Corridor/Buffer land |
| RUE DU DOUIT DU MOULIN ST. PIERRE DU BOIS Cadastre : F00403A000 | Replace proposed SSS designation with ABI designation. | ABI designation would provide appropriate level of protection for this Wildlife Corridor/Buffer land |

8. Lihou Island

| Property | Action | Reason(s) |
|---|--|---------------------|
| Building on Lihou Island Rue Du Braye St. Pierre Du Bois Cadastre : F003250000 | Removed from the proposed SSS designation. | Commercial property |

9. Port Soif to Pont Du Valle

| Property | Action | Reason(s) |
|--|--|----------------------|
| Port Soif Tea Garden Portinfer Road Vale Cadastre : C02485A000 | Removed from the proposed SSS designation. | Commercial property |
| Grandes Rocques Kiosk & Toilets RUE DE LA SALINE CASTEL Cadastre : D01906A001 | Removed from the proposed SSS designation. | Commercial property |
| Rousse beach Kiosk Les Dicqs Vale Cadastre : C02653A000 | Removed from the proposed SSS designation. | Commercial property |
| Part of Hougue De Pulias Route De Pulias St. Sampson Cadastre : B019840000 | Removed from the proposed SSS designation. | Residential property |

| | | |
|--|--|--|
| Le Rocher Route De Pulias St. Sampson Cadastre : B01984A000 | Removed from the proposed SSS designation. | Residential property |
| Grand Harve Kiosk CHURCH ROAD L'Islet ST. SAMPSON Cadastre : B01715A000 , B01715B000 | Removed from the proposed SSS designation. | Commercial property |
| Part of Hougue Rot Route De La Passee St. Sampson Cadastre : B018520000 | Removed from the proposed SSS designation. | Commercial property |
| Football club and car park Port Soif Lane Vale Cadastre : C023360000 | Replace proposed SSS designation with ABI designation. | ABI designation would provide appropriate level of protection for this Wildlife Corridor/Buffer land |
| Le Courtil Gravier LA ROUTE MILITAIRE VALE Cadastre : C012820000 Le Courtil De Bas BRAYE DU VALLE ST. SAMPSON Cadastre : B01066L000 Courtil Fontaine/Braye SANDY HOOK ST. SAMPSON Cadastre : B017570000 | Replace proposed SSS designation with ABI designation. | ABI designation would provide appropriate level of protection for this Wildlife Corridor/Buffer land |
| Part of Les Amarreurs Conveniences LA ROUTE DE L'ISLET L'Anresse Common VALE Cadastre : C018680000 | Replace proposed SSS designation with ABI designation. | ABI designation would provide appropriate level of protection for this Wildlife Corridor/Buffer land |
| ROUTE DE PULIAS ST. SAMPSON Cadastre : B019810000 | Replace proposed SSS designation with ABI designation. | ABI designation would provide appropriate level of protection for this |

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| ROUTE DE PULIAS ST. SAMPSON Cadastre : B019830000 Part of ROUTE DE PULIAS ST. SAMPSON Cadastre : B019830000 | | Wildlife Corridor/Buffer land |
| Port Soif Lane Vale Cadastre : C023360000 Part of PORT SOIF ROAD CASTEL Cadastre : D018100000 RUE DE LA RONDE CHEMINEE CASTEL Cadastre : D01810A000 | Replace proposed SSS designation with ABI designation. | ABI designation would provide appropriate level of protection for this Wildlife Corridor/Buffer land |

10. South Vazon and Le Grande mare wet meadows

| Property | Action | Reason(s) |
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| Grenada Rue du Gele Castel Cadastre : D004600000 | Partially remove from the SSS designation. | Residential property |

| Property | Action | Reason(s) |
|---|--|--|
| Le Petit Pre RUE DU MARAIS CASTEL Cadastre : D004080000 RUE DU MARAIS CASTEL Cadastre : D004060000 Part of THE DUNES VAZON ROAD CASTEL | Replace proposed SSS designation with ABI designation. | ABI designation would provide appropriate level of protection for this Wildlife Corridor/Buffer land |

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| <p>Cadastre : D005940000</p> <p>Part of RUE DU GELE CASTEL Cadastre : D004720000</p> <p>RUE DU GELE CASTEL Cadastre : D004730000</p> <p>RUE DU GELE CASTEL Cadastre : D004740000</p> | | |
| <p>Part of Seaside Rue du Gele Castel Cadastre : D004610000</p> <p>Grenada Rue du Gele Castel Cadastre : D004600000</p> | <p>Replace proposed SSS designation with ABI designation.</p> | <p>ABI designation would provide appropriate level of protection for this Wildlife Corridor/Buffer land</p> |
| <p>Part of field at Vazon Road Castel Cadastre : D005630000</p> <p>Field at SOUS LES JARDINS La Rue De La Mare CASTEL Cadastre : D004820000</p> <p>Field at Le Pre De Bas SOUS LES JARDINS CASTEL Cadastre : D004800000</p> | <p>Replace proposed SSS designation with ABI designation.</p> | <p>ABI designation would provide appropriate level of protection for this Wildlife Corridor/Buffer land</p> |
| <p>Part of field at Vazon Road Castel Cadastre : D005630000</p> <p>Field at RUE DES BERGERS CASTEL Cadastre : D005260000</p> <p>Field at RUE DES BERGERS CASTEL</p> | <p>Replace proposed SSS designation with ABI designation.</p> | <p>ABI designation would provide appropriate level of protection for this Wildlife Corridor/Buffer land</p> |

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| <p>Cadastre : D005250000</p> <p>Field at RUE DES BERGERS CASTEL Cadastre : D005240000</p> <p>Field at RUE DES BERGERS CASTEL Cadastre : D005230000</p> <p>Field at RUE DES BERGERS CASTEL Cadastre : D005220000</p> | | |
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11. St Sampson's Marais and Chateau des Marais

| Property | Action | Reason(s) |
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| <p>Part of Duveaux / Baubigny Rds. DUVEAUX ROAD ST. SAMPSON Cadastre : B009130000</p> | <p>Replace proposed SSS designation with ABI designation.</p> | <p>ABI designation would provide appropriate level of protection for this Wildlife Corridor/Buffer land</p> |
| <p>LES OSMONDS LA ROUTE DES CAPELLES ST. SAMPSON Cadastre : B013300000</p> <p>LES OSMONDS LA ROUTE DES CAPELLES ST. SAMPSON Cadastre : B013310000</p> <p>LES OSMONDS LA ROUTE DES CAPELLES ST. SAMPSON Cadastre : B013320000</p> <p>Les Osmonds Farm BUKIT ESTATE LA ROUTE DES CAPELLES ST. SAMPSON Cadastre : B011460000</p> | <p>Replace proposed SSS designation with ABI designation.</p> | <p>ABI designation would provide appropriate level of protection for this Wildlife Corridor/Buffer land</p> |

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| <p>ROUTE DES COUTANCHEZ ST. SAMPSON Cadastre : B013240000</p> <p>VICTORIA AVENUE ST. SAMPSON Cadastre : B012710000</p> <p>LES OSMONDS VICTORIA AVENUE Cadastre : B012670000</p> <p>Near Rabbit Warren / BUKIT ESTATE VICTORIA AVENUE ST. SAMPSON Cadastre : B012680000</p> <p>ROUTE DE LA GARENNE PITRONNERIE ROAD ST. PETER PORT Cadastre : A100720000</p> <p>ROUTE DE LA GARENNE PITRONNERIE ROAD ST. PETER PORT Cadastre : A100690000</p> <p>ROUTE DE LA GARENNE PITRONNERIE ROAD ST. PETER PORT Cadastre : A100620000</p> <p>Near Rabbit Warren / VICTORIA AVENUE ST. SAMPSON Cadastre : B01268A000</p> <p>VICTORIA AVENUE ST. SAMPSON Cadastre : B012690000</p> | | |
| <p>ROUTE DES COUTANCHEZ ST. PETER PORT Cadastre : A100950000</p> | <p>Replace proposed SSS designation with ABI designation.</p> | <p>ABI designation would provide appropriate level of protection for this Wildlife Corridor/Buffer</p> |

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| ROUTE DES COUTANCHEZ ST. PETER PORT Cadastre : A101100000 ROUTE DES COUTANCHEZ ST. PETER PORT Cadastre : A101110000 | | land |
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