

2 Natural Environment

2 Natural Environment

NE: Introduction

2.1 For the purposes of the Island Plan, the natural environment is considered to be represented by the Island's countryside and coast (extending to the 12 mile territorial limit and including offshore reefs and islands) which support and provide for a rich biodiversity.

2.2 The character and quality of Jersey's countryside is a crucial part of its identity: it provides the community with a living and working environment of great distinction as well as helping to support the economy through agriculture, tourism and recreation. Likewise, the seas, shores and offshore reefs and islands are an integral part of Jersey's character and are also of scientific, cultural, economic, visual and recreational importance.

2.3 Despite its relatively small size, the variety of Jersey's landscape, coast and seascape supports a myriad of wildlife forms, the particular mix of which is unique. The Island's geographical position, which is at the convergence of two bio-geographic marine regions; the exceptional tidal range; and favourable climate allows many species normally restricted to either Britain or the European continent to extend their range, resulting in an overlapping mixture of sea life, animals and plants found only in the Channel Islands. Consequently, some of the Island's habitats are of international importance in their own right, in addition to which the Island lies on two migratory flyways and is internationally important for overwintering wildfowl.

Policy context

2.4 Both the 1987 and the 2002 Island Plans established principles and policies which have helped to safeguard the countryside. These have been particularly successful with regard to protecting it from unnecessary intrusive development, although perhaps less so in facilitating active management in support of nature conservation. This is now beginning to emerge more comprehensively, through the [Countryside Renewal Scheme](#), the Biodiversity Strategy ⁽¹⁾, the designation and subsequent management of ecological Sites of Special Interest and the identification of Environmentally Sensitive Areas. ⁽²⁾

2.5 The 1987 Island Plan began to address the issues of planning in a marine environment, notably by facilitating the provision of facilities for the fishing industry in St. Helier Harbour and safeguarding sites for potential shellfish cultivation. It has become increasingly recognised and accepted that conservation of the marine resource is fundamental to marine economic activity as well as other aspects of the marine environment related to its biodiversity, recreational and aesthetic

1 [Biodiversity: a Strategy for Jersey](#)

2 Protection of Ecologically Sensitive Areas - Penny Anderson Report, September 2009

value. The 2002 Island Plan introduced and established the Marine Protection Zone, which set a presumption against development from the mean high water mark to the territorial limits, with the exception of fish farming, aimed at maintaining and enhancing the various qualities of this resource.

2.6 Jersey currently has two neighbourhood management agreements which manage the marine resources in local waters. One agreement with the UK, known as the [UK Fisheries Management Agreement](#), sets out the relationship between the Island and the UK. The other agreement, known as the [Granville Bay Treaty](#), concerns the fishing regime between Jersey and France. It is hoped in the future that a third management agreement with Guernsey will become established. The approval and adoption of the Integrated Coastal Zone Management Strategy ⁽³⁾ has now also established the principle, opportunity and framework for more active and integrated management of this important and highly inter-dependent resource, including the Island's coastline, islets and offshore reefs, as well as the local waters.

2.7 Jersey has a responsibility to protect and promote its unique biological heritage. This is a moral responsibility and one formally established through the Island's ratification of the Convention on Biological Diversity agreed at the "Earth Summit" in 1992, ⁽⁴⁾ as well as other international conventions which have been ratified by the Island. ⁽⁵⁾ The adoption and publication of the Island's Biodiversity Strategy ⁽⁶⁾ and the creation of various action plans has ensured that this responsibility is being acted upon.

Issues and challenges

2.8 There are various issues and challenges that face the Island's countryside, coast and marine environment and the biodiversity that these environments support, which need to be considered within the context of developing objectives and a policy framework for the management of change in the natural environment over the Plan period, which can be summarised as follows:

Change in agriculture and landscape management

2.9 The appearance of Jersey's countryside is largely a product of man's intervention, mainly through farming, and is part of Jersey's cultural identity, symbolised by the importance attached to the Jersey cow and the Jersey Royal potato. With the industry constantly subject to technical and economic change, 'traditional' countryside landscapes and character, as well as habitat and biodiversity, are under threat through changes to the way in which the countryside is used and managed. The adverse implications of this, where they occur, have

3 [Making the Most of Jersey's Coast Integrated Coastal Zone Management Strategy \(July 2008\)](#)

4 The United Nations Conference on Environment and Development (1992) Rio de Janeiro

5 see: [Nature conservation conventions](#) for full listing of international conventions

6 [Biodiversity: a Strategy for Jersey](#)

been manifest in the loss of small fields and meadows; the loss of trees and hedgerows; the intrusion of industrial style buildings and materials; the pollution of watercourses and damage to food chains.

2.10 There have, however, also been positive trends reflected in a growing awareness among farmers, consumers and supermarkets of the issues affecting the countryside and the need for sustainable management of the countryside. Through changes to the way in which support for the agricultural industry is provided, government and non-governmental organisations have been able to develop, in partnership with the farming community, a proactive approach to the management of the countryside. This has included initiatives involving land acquisitions; the designation of biological Sites of Special Interest; research and monitoring; and support for land management, tree planting, access improvements and education.⁽⁷⁾

2.11 The Rural Economy Strategy⁽⁸⁾ is part of this and commits to maintaining and enhancing a strong, successful and environmentally sustainable rural economy. The strategy has introduced the concept of enabling development in support of the Island's agricultural industry, specifically aimed at aiding the maintenance and regeneration of the farming sector.

2.12 Enabling development is development that would normally be contrary to established planning policy, but which may override policy because it brings public benefits that have been demonstrated to clearly outweigh any harm that would be caused by the development. The benefits are paid for by the value added to land as a result of the granting of planning permission for its development; enabling development can thus be considered a type of public subsidy in support of objectives to maintain the character of the countryside.

Pressure for new development

2.13 The Jersey countryside is one of its most prized assets but the scarcity of land in the Island has resulted in it being subject to considerable pressure for development. To some extent this pressure is related to the over-spill of development from urban areas but it is also generated to meet the needs and aspirations of those living and working in the countryside.

2.14 Development pressure in the countryside is generated by proposals for;

- the redevelopment of existing land uses and buildings, principally to create new homes in the countryside and to extend domestic curtilages and gardens;
- the change of use of land and buildings, in particular, the development of land for equine uses;

7 The [Countryside Renewal Scheme](#) provides funding to farmers, landowners and managers for projects that provide environmental benefit to the people and wildlife of Jersey

8 [Rural Economy Strategy](#) (January 2011)

- the intensification of agricultural development and the provision of additional facilities to support the processing of agricultural products in the countryside;
- diversification of the agricultural industry, including the provision of and expansion of farm shops; and
- demand for tourism and leisure activities.

2.15 It is quite apparent that public attitudes to the further development of the countryside in particular have hardened, particularly in respect of the further development of housing on green field sites. This has been reflected in the outcome of consultation undertaken in respect of [Imagine Jersey 2035](#) and the [Island Plan Strategic Options Green Paper](#).

Tourism and recreation

2.16 The countryside and coast form a significant part of the Island's attraction to visitors and residents alike. The changes in the tourism industry towards catering for a more environmental or 'green' form of tourism are already being felt in the Island and will influence land-use planning in the countryside and along the coast in the future. This is already evident in the development of coastal footpaths, cycle ways and Green Lanes and demand for car parking, signage and interpretation. Access in the countryside often raises conflicts with landowners and a balanced, agreed approach is essential if all are to benefit.

2.17 The structural change in agriculture has the potential to create uncertainty as to the future of agricultural land and there is always the potential that significant tourism and recreation uses, such as the creation of new outdoor leisure activities or sporting facilities, such as a golf course, will emerge as a development proposal during the Plan period.

Increased pressure on the marine environment

2.18 The exceptional marine environment of Jersey is an area of intense activity where complex interactions between physical, biological, social and economic systems are constantly taking place. This has given rise to a number of issues and threats for the seas and shores of the Bailiwick including:

- fisheries management, both on and off shore; pressures on fish and shell fish and their food supply and impacts on non-target species. The abundant and diverse marine life supports shell and wet fishing industries and shell fish farming has also grown to a position of some size and importance;
- increased development pressure for coastal and shoreline construction of facilities such as large-scale land reclamation, marinas and the potential for facilities for renewable energy production and offshore aggregate extraction;
- coastal defence maintenance and construction relative to considerations of climate change and raised sea levels;

- human disturbance on remote reefs and islets;
- increasing risk of pollution and contamination by nutrient enrichment from sewage effluent, fertiliser run-off and leachates from landfill sites; or a shipping incident.

2.19 In addition to these locally generated issues there is the potential, long-term threat of rising sea levels and changing species distribution due to climate change.

NE: Objectives and indicators

2.20 In light of the issues and challenges facing the natural environment over the next 10 years and beyond, the fundamental need for the careful use of resources of the natural environment - the countryside; the coast and seas; and the associated biodiversity - to ensure the sustainable development and use of land has not changed. For the long-term, sustainable use of the countryside and marine environment, comprehensive stewardship of these assets and policies which support 'wise use' is required. This will bring about the need to balance economic activity with environmental protection, in accord with the principles of sustainable development set out in the strategic policies of the Plan (SP1 'Spatial Strategy'; SP2 'Policy SP 2 'Efficient use of resources"; SP3 'Sequential Approach to Development'; and SP4 'Policy SP 4 'Protecting the natural and historic environment").

Objective NE 1

Natural environment objectives

1. To protect and promote biodiversity and maintain and enhance the Island's terrestrial and marine habitats and ecosystems;
2. Protect and enhance the quality, character, diversity and distinctiveness of the Island's landscape, coastline and seascape.

Indicators NE 1

Natural environment indicators

1. Land use change;

2. Number and extent of key habitats ⁽⁹⁾ formally designated as protected sites ⁽¹⁰⁾;
3. Health of populations of key species ⁽¹¹⁾.

2.21 Meeting the objectives for the natural environment continues to require an holistic and resource-based approach which expresses the interdependence between all of its aspects. It also continues to require an awareness of these inter-dependencies by those who are active in the countryside and the marine environment, in order to bring about a comprehensive and co-ordinated approach.

NE: Policies and proposals

Biodiversity

Identifying biodiversity

2.22 Biodiversity is the variety of life forms that we see around us. It includes the whole range of mammals, birds, reptiles, amphibians, fish, insects and other invertebrates, plants, fungi and micro-organisms. Biodiversity also encompasses ecosystem variation and genetic variation. The Minister for Planning and Environment has obligations under the Planning and Building (Jersey) Law 2002 and various international conventions ⁽¹²⁾ to conserve and enhance the Island's biodiversity and to develop public awareness and involvement in conserving it.

2.23 These obligations are, in part, met by the identification, designation and protection of sites of wildlife value. These protected sites include the Island's four Ramsar sites, Environmentally Sensitive Areas (ESA) and Sites of Special Interest (SSI).

2.24 Jersey's [Ramsar](#) sites, as identified on the map below and the [Proposals Map](#) include;

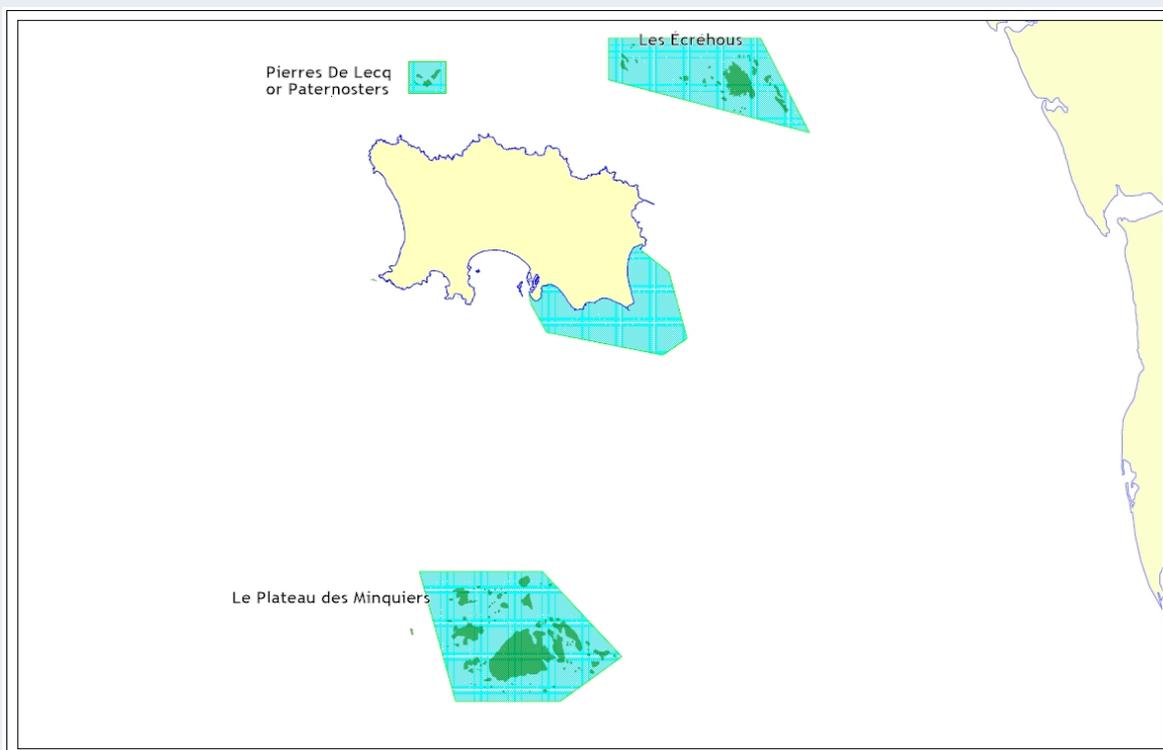
- South East Coast of Jersey
- Les Écréhous & Les Dirouilles
- Les Minquiers
- Les Pierres de Lecq (the Paternosters)

9 key habitats and key species defined and identified in the [Biodiversity Strategy and Action Plans](#)

10 to include Ramsar sites, Sites of Special Interest, Ecologically Sensitive Areas or Sites of Importance for Nature Conservation

11 key habitats and key species defined and identified in the [Biodiversity Strategy and Action Plans](#)

12 for full list of international conventions, see [Biological and Ecological Multi-lateral Environmental Agreements](#)



Map 2.1 Ramsar Sites

2.25 Environmentally Sensitive Areas (ESA) have been defined ⁽¹³⁾ on the basis that they represent the main areas of the Island's key habitats. ESAs include the following:

- Les Landes heathland;
- St Ouen's Bay habitats;
- North Coast habitats; especially heathlands, coastal grassland, maritime cliff vegetation and interconnecting habitats;
- Rozel area - predominantly coastal habitats and woodland, including St. Catherine's Valley
- Grouville habitats
- South-West Coast heathlands;
- Ouaisné to Noirmont coastal habitats;
- Valley woodlands and wet grasslands;
- Rue des Près wet grasslands.

2.26 There are some important habitats that are small and isolated and not included in the designation of Environmentally Sensitive Areas and are protected as Sites of Special Interest in accord with the criteria for designation and protection of these sites set out in the Biodiversity Strategy ⁽¹⁴⁾.

13 Protection of Ecologically Sensitive Areas - Penny Anderson Report, September 2009

14 [Biodiversity: a strategy for Jersey](#) pp.5-6

2.27 In addition to the protected Ramsar sites, ESAs and SSIs, there may also be other small semi-natural areas or sites that are important to wildlife and which have a biodiversity value. Some of these may be protected by the introduction of a new form of protected site - Sites of Importance for Nature Conservation (SINC) - others may not, but may still have biodiversity value. A good example of small sites of biodiversity value in Jersey is the remaining network of lichen-covered ancient roadside and field walls and banques that are home to rich wildlife communities providing a valuable cultural and natural historical reservoir of biodiversity.

Conservation and enhancement of biological diversity

2.28 Where development proposals affect protected sites or sites of wildlife value, the impact of the proposed development upon biological diversity will be a material consideration.

2.29 It is important that changes to protected sites or sites of biodiversity value respect their integrity and, where protected, do not detract from the essence of why they were designated in the first place. The general principles and best practice that should be adopted and applied to the conservation of biodiversity is set out in the Biodiversity Strategy ⁽¹⁵⁾. The issues that are generally relevant to the consideration of all sites of biodiversity value are;

- the importance of the site; its intrinsic biological diversity or other interest and rarity;
- the particular attributes of the site which justify its protection;
- the extent to which the proposed works would bring substantial benefits for the community, in particular by contributing to the economic regeneration of the area or the enhancement of its environment.

2.30 An appropriate level of information will be required to be provided and funded by the developer, as an integral part of a planning application, for development proposals affecting protected sites or sites of biodiversity value in order to properly assess and weigh the likely impact of the proposed development. Where appropriate this will need to be accompanied by a mitigation strategy, for protecting any affected parts of the site. This information will allow the Minister for Planning and Environment to make a fully informed decision on the proposal.

2.31 In accord with the strategic policies of the Plan and the objectives of the Biodiversity Strategy, the Minister for Planning and Environment places a high level of importance on the protection of biodiversity. There may, however, be exceptional circumstances where the need for a proposed development clearly outweighs the nature conservation value of the site. In these situations, where planning permission is granted for such developments, the Minister will use planning conditions or obligations; to ensure mitigation of the adverse implications of the proposed

15 [Biodiversity: a strategy for Jersey](#) pp.9-10

development or; as a last resort, to ensure appropriate compensation for losses. In all such cases there will need to be a demonstrable net gain to the overall nature conservation interest.

2.32 Within new developments the Minister for Planning and Environment will encourage the establishment of new habitats, where appropriate.

Policy NE 1

Conservation and enhancement of biological diversity

There will be a presumption in favour of the conservation and enhancement of biological diversity in accord with Policy SP 4 'Protecting the natural and historic environment'.

Permission will not be granted for:

- the total or partial loss of a protected site;
- development which would seriously adversely affect biological diversity.

In exceptional circumstances, where the need for a proposed development clearly outweighs the biodiversity value of a site and development which would have an adverse effect on biodiversity is allowed, the Minister for Planning and Environment will use planning conditions and planning obligations to provide appropriate mitigation and compensatory measures to secure a demonstrable net gain in biodiversity.

The Minister for Planning and Environment will encourage and promote opportunities to conserve wildlife and to create and manage new natural or semi-natural habitats in the context of development schemes through appropriate building design and site layouts, landscaping and choice of plant species.

Applications for proposals affecting protected sites which do not provide sufficient information to enable the likely impact of proposals to be considered, understood and evaluated will be refused.

Species protection

2.33 The Conservation of Wildlife (Jersey) Law 2000 provides protection for scheduled plants, birds and animals as well as their nests or dens. The presence of a protected species, therefore, will be a material consideration when considering proposals for development which, if implemented, could cause significant harm to

that species or its habitat. Consultation with the Environmental Management and Rural Economy Team of the Department of the Environment will take place in all instances where development proposals may affect protected species.

2.34 A wide variety of urban and rural buildings in Jersey provide roosting and nesting places for protected birds or bats. In instances where development proposals may pose a threat to the known roosting or nesting places of these species, the advice of the Environmental Management and Rural Economy Team of the Department of the Environment will be sought and appropriate conditions imposed to ensure that appropriate protection can be provided.

2.35 Where a proposal may have an adverse effect on a protected species or its habitat, applicants will be expected to undertake an appropriate assessment demonstrating their proposed mitigation measures. The translocation of species or habitats will be an approach of last resort.

Policy NE 2

Species protection

Planning permission will only be granted for development that would not cause significant harm to animal or plant species protected by law, or their habitats.

Where a proposal may have an adverse effect on protected species or habitats, applicants will be expected to undertake an appropriate assessment demonstrating proposed mitigation measures.

Wildlife corridors

2.36 Linear features in the Island's landscape, both natural and man-made, can be important for creating a network of routes or corridors for wildlife which form part of, or link, key habitats and main areas of habitat types in the Island. Pockets of vegetation and open space that, although not necessarily physically linked, are relatively closely spaced can function in a similar way to a continuous corridor. These corridors enable species to move about freely and interchange with other populations, as well as extending their distribution, and are important for maintaining and enhancing the Island's biodiversity.

2.37 Natural features, including valleys, streams, woodlands and cliff tops are important as are man-made linear elements, such as boundary features - walls, banques, fosses and hedgerows, shelterbelts, cyclepaths and footpaths and roads.

2.38 It is important to protect these features from development, which may adversely affect their value as wildlife corridors. Work is underway to identify those parts of the Island which presently serve as wildlife corridors. This will be issued as supplementary planning guidance and will be used to inform the determination of planning applications where the impact of development proposals upon the integrity of a wildlife corridor will be a material consideration. This work will also be used to inform landscape management and the potential for the enhancement and extension of existing corridors to connect key habitat areas in the Island.

Proposal 3

Wildlife corridor designation

The Minister for Planning and Environment will consider the identification and designation of wildlife corridors throughout the Island during the Plan period, and will adopt these through the publication of supplementary planning guidance, following consultation with stakeholders.

Policy NE 3

Wildlife corridors

Planning permission will not be granted for development which would destroy or prejudice the integrity of wildlife corridors.

Conversely, development that ensures the continuation and enhancement of corridors for wildlife will be encouraged and supported.

Trees, woodland and boundary features

2.39 Trees and woodlands are important elements in the landscape and townscape of Jersey providing essential wildlife habitats which support the Island's biodiversity, helping to reduce air pollution and softening and enhancing built development. Similarly, many of the Island's boundary features - walls, fosses, banques and hedgerows - are also of great biodiversity value, as well as being of historic and cultural significance, and an essential element of the Island's character in both the countryside and the built environment. The historic field boundaries of the Island and the small fields they enclose are of early origin and represent a unique aspect of the Jersey landscape.

2.40 It is, therefore, important, in accord with the Strategic Policies of the Plan (Policy SP 4 'Protecting the natural and historic environment') that, where trees, woods, walls, fosses, banques and hedgerows are of landscape, townscape, amenity, biodiversity or historical value, they are protected and retained.

2.41 In appropriate circumstances, and in all cases where the removal of trees or hedgerows is proposed, the Department of the Environment will require planning applications to include a tree survey detailing the location, ground levels, species, canopy size and root system spread, together with an assessment of their condition, of existing trees in order to properly assess and consider the implications of development for these important features.

2.42 The removal of a hedgerow or banque or other physical feature defining a boundary of land is considered to be development under Article 5 of the Planning and Building (Jersey) Law 2002 and requires the permission of the Minister. The contribution of these features to the townscape, landscape character of an area; the Island's historic capital, and its biodiversity value will be material considerations in the determination of any applications.

2.43 When planning permission is granted, conditions will be attached to require; protection of existing trees during construction; replacement planting to compensate for any trees lost as a result of development activity on the site, where appropriate; and a replacement scheme for any protected or new trees or landscaping on the site, which die within a specified time period following development.

2.44 The Minister for Planning and Environment will encourage the provision of new landscaping on development sites as an integral element of good design and to enhance the Island's biodiversity. Careful consideration to the selection of species should be demonstrated to ensure that landscaping is appropriate to the site and its context and is beneficial to the enhancement of wildlife and biodiversity value. Where new landscaping is not or cannot be provided as an integral element of a development scheme, or where existing trees or hedgerows are to be lost as a result of development and not adequately replaced, the Minister may require landscaping schemes to be carried out in connection with unrelated land or require financial contributions to the Ecology Trust Fund or Countryside Renewal Scheme, through the use of planning obligations.

2.45 The Minister for Planning and Environment will use the powers available to him under the Planning and Building (Jersey) Law to ensure that important trees are provided with comprehensive protection by adding them to the List of Protected Trees. This ensures that any works to Protected Trees, including any subsequent management of them, requires the permission of the Minister. Addition of a tree to the List of Protected Trees also ensures that the protection afforded to the tree extends beyond the duration and completion of the development.

Policy NE 4

Trees, woodland and boundary features

Trees, woodlands and boundary features - walls, fosses, banques and hedgerows - which are of landscape, townscape, amenity, biodiversity or historical value, will be protected by:

1. refusing development proposals which will result in their loss or damage; and
2. requiring trees or hedgerows which are being retained on development sites to be adequately protected during any site works; and
3. adding individual trees and groups of trees which make an important contribution to the landscape, townscape or local amenity value of a site or area to the List of Protected Trees.

Development proposals which do not adequately make provision for the appropriate landscaping of a site - including the retention of existing trees and hedgerows, as appropriate, and the provision of new planting with species which will be of benefit to the Island's biodiversity - will not be approved.

Where new landscaping is not or cannot be provided as an integral element of a development scheme, or where existing trees or hedgerows are to be lost as a result of development and not adequately replaced, the Minister may require landscaping schemes to be carried out in connection with unrelated land or require financial contributions to the Ecology Trust Fund or Countryside Renewal Scheme, through the use of planning obligations.

Applications for proposals affecting trees, hedgerows and woodlands which do not provide sufficient information to enable the likely impact of proposals to be considered, understood and evaluated will not be permitted.

Coast and countryside character

2.46 The [Countryside Character Appraisal](#)⁽¹⁶⁾ is a key study which identifies and highlights the importance of the coast and countryside as being the Island's environmental 'capital'. It provides a comprehensive assessment of the essential elements that make up the Island's character and establishes a clear and comprehensive approach for protection.

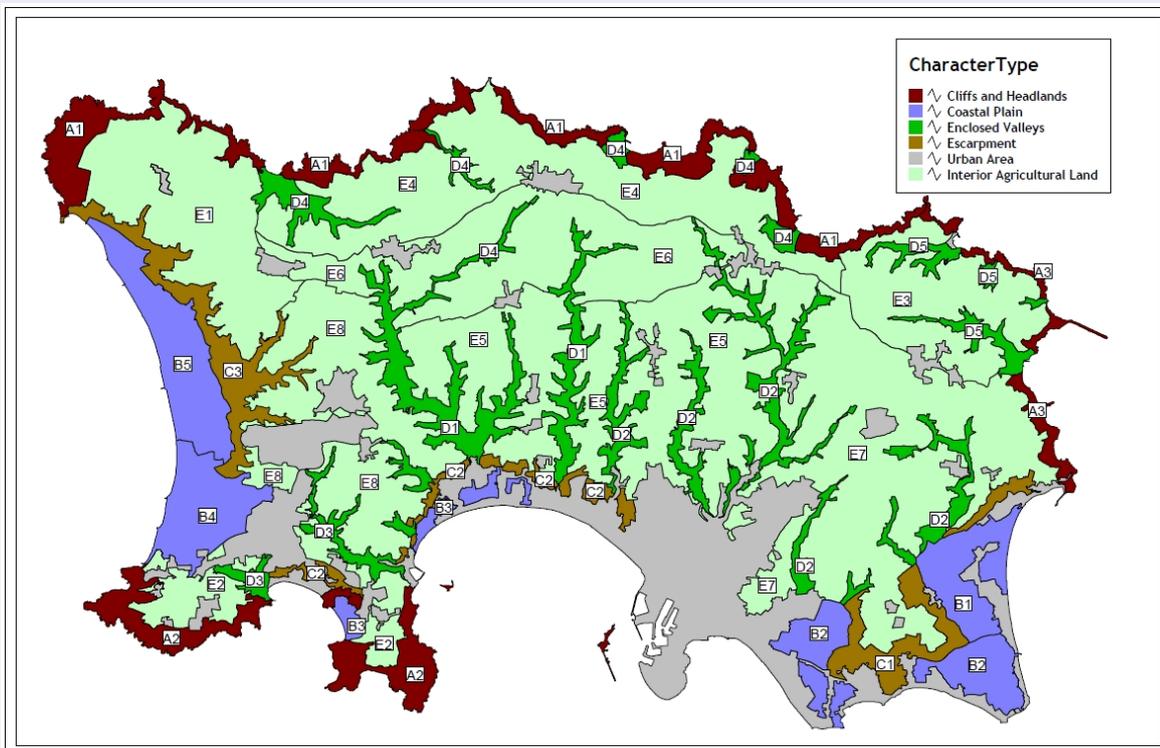
16 Countryside Character Appraisal (1999) Land Use Consultants

2.47 The countryside and coast of Jersey can be divided into eight broad character types based on common, uniform, physical and natural features and attributes. These are further broken down into constituent, discrete character areas, each with distinctive local identity as set out in the following table.

Countryside Character Types and Areas			
Character Type		Character Area	
A	Cliffs and Headlands	A1	North Coast Headland
		A2	South-west Headlands
		A3	North-east Low Wooded Edge
B	Coastal Plain	B1	Grouville
		B2	St Clement - St Saviour
		B3	South Coast - urban
		B4	Quennevais Dunes
		B5	St Ouen's Bay
C	Escarpment	C1	Grouville - St Saviour
		C2	South Coast
		C3	St Ouen's Bay Escarpment and Valleys
D	Enclosed Valleys	D1	Main Interior Valleys
		D2	Eastern Plateau Valleys
		D3	St Brelade's Valleys
		D4	North Coast Valleys
		D5	St Martin's Valleys
E	Interior Agricultural Land	E1	North-west Headland (St Ouen)
		E2	South-west Headland (St Brelade)
		E3	North-east (St Martin)

Countryside Character Types and Areas			
Character Type		Character Area	
		E4	North Coast
		E5	Central Plateau Ridges
		E6	Central Plateau Valley Heads
		E7	Eastern Plateau
		E8	Western Plateau
F	Cliff Edge with Deep Sea (not shown on Map)	F1	North and South-west Cliffs
G	Bays with Inter-tidal Flats and Reefs (not shown on Map)	G1	St Ouen's Bay
		G2	St Brelade's Bay
		G3	St Aubin's Bay
		G4	South-east Coast
		G5	St Catherine's and Anne Port
H	Offshore Reefs and Islands (Not shown on Map)	H1	Les Écréhous
		H2	Le Plateau des Minquiers

Table 2.1



Map 2.2 Countryside Character Areas

2.48 The Countryside Character Appraisal is a comprehensive and authoritative assessment of the characteristics of the Island's landscape quality. It has been used to inform the definition of the countryside planning zones - including the Coastal National Park; the Green Zone and the Marine Zone - and it will inform decisions about the impact of development proposals upon the character of the Island's landscape. It will also be used, wherever possible, to link planning permission with measures to protect or enhance the local landscape character. This is important because widespread, incremental enhancements and restorations of landscape character will add to the Island's environmental capital.

Proposal 4

Coast and countryside character

The Minister for Planning and Environment will have regard to the Countryside Character Appraisal when determining proposals for development which affects the Island's coast and countryside.

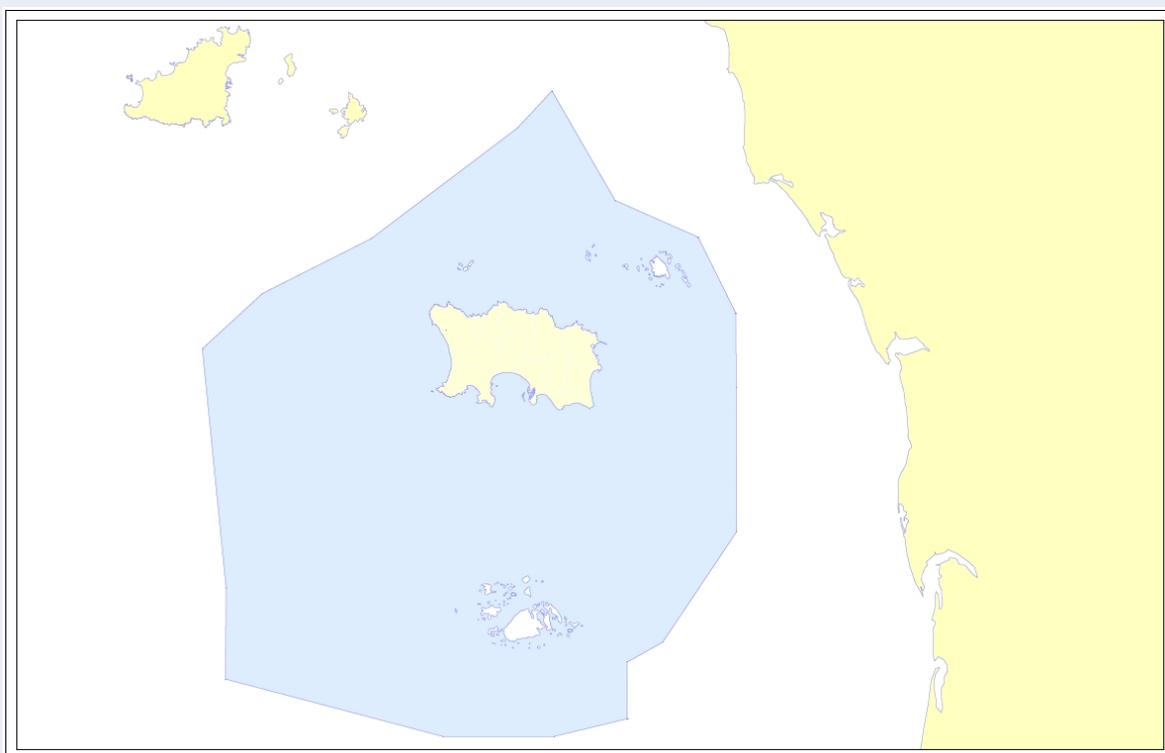
The primary consideration will be to protect and enhance the character of the Island's coast and countryside and the landscape impact of development proposals on the coast and countryside will be assessed and determined against the Countryside Character Appraisal, which will be issued by the Minister as supplementary planning guidance.

Marine Zone

2.49 The long term, wise use of marine resources is essential in the management of Jersey's unique, fragile and economically important shores and coastal waters. This was foreseen in the designation of a Marine Protection Zone in the 2002 Island Plan. This is an overarching designation and forms the basis for the safeguarding and sustainable use of the Island's marine resources.

2.50 The Countryside Character Appraisal included in its scope the inter-tidal character areas - the bays, beaches, inter-tidal flats and reefs - around the Island. The appraisal concluded that these are so important that they must be given the highest level of protection against development and that they should be managed for conservation. The marine environment of the open seas and sea bed of Jersey's local waters also requires protection. Accordingly, the Marine Zone is to be defined as including all of the coastal features and the marine environment between Mean High Water (MHW) and the Island's 12 mile territorial limits of local waters.

2.51 For the avoidance of doubt, where offshore reefs and islets lie above MHW (i.e. they are not inter-tidal areas) they are designated as part of the 'Coastal National Park'.



Map 2.3 Marine Zone

2.52 To ensure its sustainable management and use, development in the Marine Zone including, for example marinas, land reclamation, tipping or dredging for aggregates, will not be permitted. Where appropriate, the Minister for Planning

and Environment will require an Environmental Impact Assessment (EIA) to be carried out for significant development in the Marine Zone⁽¹⁷⁾ in order to fully determine the potential impacts of development proposals.

2.53 The further development of aquaculture and the Island's fish farming industry will need to be considered within the context of 'Fishing and fish farming'.

2.54 There may emerge, during the Plan period, development proposals related to the generation of renewable energy, with implications for the Marine Zone. These will need to be considered within the context of a full and thorough Environmental Impact Assessment, as set out in the policy regime within the Plan (Exploratory, appraisal or prototype off-shore utility scale renewable energy proposals and off-shore utility scale renewable energy development).

Policy NE 5

Marine Zone

The sustainable use of the Island's marine environment will be ensured by the Marine Zone extending from Mean High Water to the territorial limits, as designated on the [Proposals Map](#).

Within this zone there is a presumption against all developments except those which are essential for navigation; access to water; fishing and fish farming (in accord with Policy ERE 8 'Fishing and fish farming'); and coastal defence.

Development will only be permitted where it does not seriously harm the amenities, character or biodiversity of the area because of its construction disturbance, siting, scale, form, appearance, materials, noise or emissions.

Development proposals related to renewable energy production within the Marine Zone will be considered in accord with Policy NR 4 'Exploratory, appraisal or prototype off-shore utility scale renewable energy proposals' and Policy NR 5 'Off-shore utility scale renewable energy development'.

Coastal National Park

A National Park for Jersey

2.55 Parts of the Jersey coast and countryside are considered to be of national and international importance. Indeed, St Ouen's Bay has long been recognised for the unique character of its natural environment: the 1968 St. Ouen's Bay

17 the requirement for an Environmental Impact Assessment will be determined in accord with the [Planning and Building \(Environmental Impact\)\(Jersey\) Order 2006](#)

Development Plan was the first time that a particular area of countryside in Jersey had been studied in detail and it recognised St. Ouen's Bay as '*the only large coastal open space left in the Island*'. In 1978 it was designated by the States of Jersey as a '*Special Place*', the principal objective of which was to protect and enhance the natural environment, through positive land management, with a strong presumption against significant and inappropriate development. The [St. Ouen's Bay Planning Framework](#), developed in 1999, provided the framework and proposed mechanism by which this was to be achieved.

2.56 In response to the Island Plan: Strategic Options Green Paper in 2008, there was clear support ⁽¹⁸⁾ for elevating the area of St Ouen's Bay to National Park status, and a subsequent public consultation ⁽¹⁹⁾ on the proposal for a National Park for Jersey, conducted during March 2009, concluded the following:

- there is significant support for a National Park;
- most organisations and individuals who contributed to the consultation saw benefits to themselves and/or to the Island;
- there is consistency about what special qualities should be considered within a National Park;
- the boundary of the National Park should at least include St Ouen's Bay, the South-west coast and North coast.

2.57 Above all, the consultation highlighted two primary purposes linked to the special qualities of a National Park; namely,

1. the conservation and enhancement of the natural beauty, wildlife and cultural heritage of the National Park;
2. to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

2.58 On the basis of this, the new Island Plan proposes the identification and designation of a National Park for Jersey.

Coastal National Park

2.59 In identifying and designating the constituent character areas which form the Island's coast and countryside, the [Countryside Character Appraisal](#) ⁽²⁰⁾ determined the capacity of each area to accept further development without harm to the inherent landscape quality and, accordingly, set out recommendations for the level of protection for each area. St. Ouen's Bay was predominantly identified as having no capacity for any new development and was accordingly considered to warrant the highest level of protection. This accords with the primary objectives identified for a National Park for Jersey emerging from the recent consultation

18 77% of 176 respondents strongly agreed or agreed with the proposal; 13% disagreed or strongly disagreed

19 [A National Park for Jersey?](#)

20 Countryside Character Appraisal (1999) Land Use Consultants

exercise. It is also consistent with the historic identification and management of the bay as a special place, as set out in the St. Ouen's Bay Planning Framework, arising from the objective to protect and enhance the natural environment through positive land management, with a strong presumption against significant and inappropriate development.

2.60 Other parts of the Island's coast and countryside have been identified in the [Countryside Character Appraisal](#)⁽²¹⁾ as being of particular landscape value and sensitivity and also unable to accept new development without serious harm to their intrinsic landscape qualities. Most of these areas, including the North Coast and South-west Headlands, have been designated to form part of the Zone of Outstanding Character in the 2002 Island Plan, along with other sensitive landscape areas, such as the low wooded edge of the Island's North-east coast, from White Rock at Rozel to Mont Orgueil. This has afforded these areas the highest level of protection from development in recognition of their landscape qualities during the Plan period of the 2002 Island Plan.

2.61 There are other areas of the Island where there is considered to be no capacity to accommodate new development without adverse implications for landscape quality, including the North Coast valleys - of Les Vaux des Lecq, Le Mourier Valley and the woodlands at Egypte and Bouley Bay; and the St. Martin's valleys - including those of Rozel and St. Catherine's. Jersey's cliffs, offshore reefs and islands also fall within this category.

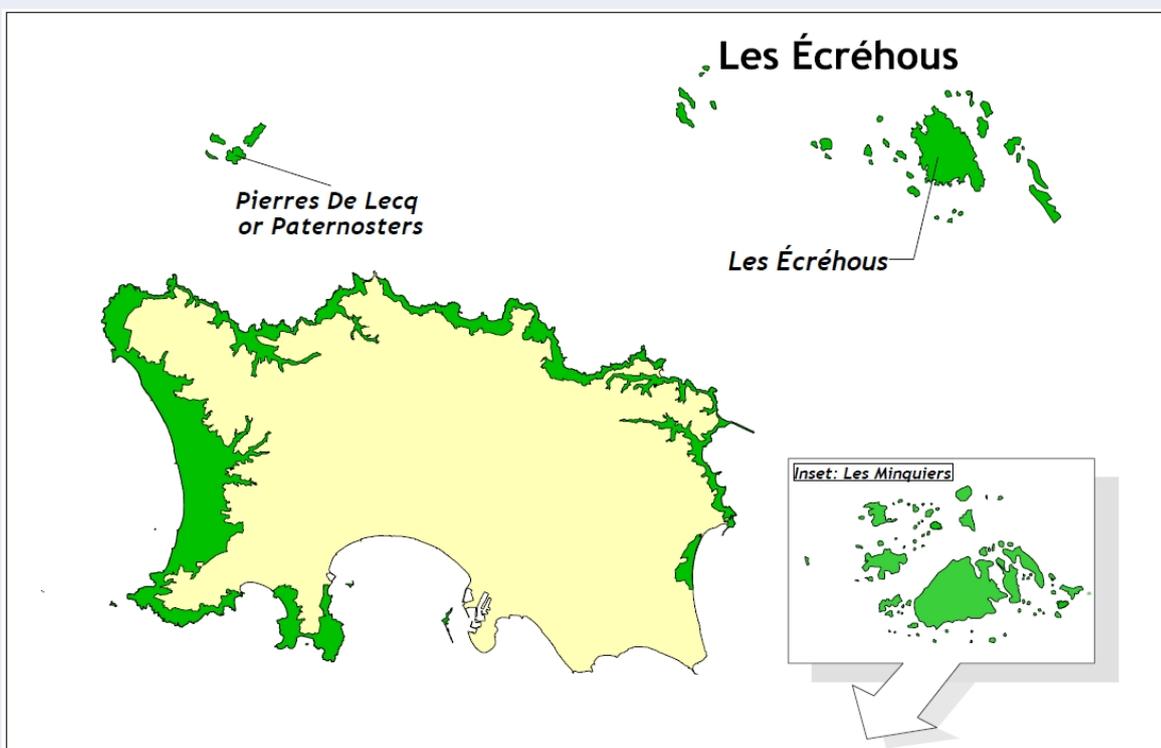
2.62 In considering the designation of a National Park for Jersey, and having regard to its spatial extent, there is a need to ensure that it does not unduly complicate and add unnecessary bureaucracy to the planning policy framework. On this basis, it is proposed, for planning purposes, that the National Park boundary embraces all those parts of the Island of highly sensitive and valuable landscape quality, in addition to St. Ouen's Bay, that are vulnerable to change and damage and which warrants the highest level of protection against development. Most of these areas are around Jersey's coast, hence the National Park is proposed to be called the Coastal National Park and will include:

- **The Coastal Plain of St Ouen's Bay:** The coastal plain of Les Quennevais dune system and St Ouen's Bay Coastal Plain with its fresh and saltwater wetland and sand dune habitats supporting exceptional birdlife and wildlife, distinguished landscapes and high recreational value, comprising:

21 Countryside Character Appraisal (1999) Land Use Consultants

- B4: Quennevais Dunes
- B5: St Ouen's Bay Coastal Plain
- **La Commune de Gouray:** The dunes at La Commune de Gouray, which form part of the Grouville Coastal Plain character area (B1), are a remnant of the historic landscape of this area and provide an important open break in the coastline. They are also valuable in terms of biodiversity, particularly for birds.
 - La Commune de Gouray (part of B1: Grouville Coastal Plain)
- **Escarpment:** The steep topography of the escarpment, forming a backdrop to the flat coastal plain, is a distinctive feature of the Island's landscape. On the exposed scarp slopes of St Ouen's Bay, stone walls are the characteristic field boundary.
 - C3: St Ouen's Bay Escarpment and Valleys
- **Cliffs and Headlands:** The cliffs and heathland of the north coast and the south-western headlands with their spectacular coastal scenery and sense of wilderness, geological and geomorphological features, birdlife and exceptional habitats, archaeological sites, common land, modern fortifications and high recreational value. Also, the north-east wooded edge with its lower, gentler coastline, cut by wooded valleys and with numerous sheltered creeks and coves along the north.
 - A1: North Coast Headland
 - A2: South-west Headlands
 - A3: North-east Low Wooded Edge
- **Enclosed Valleys:** The majority of the Island's broad-leaved woodland occurs on the steep valleys sides. The narrow winding lanes are a distinctive feature. Lichen-clad pink granite walls are characteristic features of the interior valleys. The freshwater streams and associated wet grassland provide important habitats.
 - D4: North Coast Valleys (including Mourier Valley)
 - D5: St Martin's Valleys
 - Wolf's Caves car park and former cafe/bar

- **Cliff Edge with Deep Sea:**
 - F1: North and South-west Cliffs
- **Offshore Reefs and Islands:** The whole area of offshore reefs and islets forms one main character type:
 - H1: Les Écréhous (including the Paternosters and Dirouilles)
 - H2: Le Plateau des Minquiers



Map 2.4 Coastal National Park Areas

2.63 The Coastal National Park zone can also be viewed on the [Proposals Map](#)⁽²²⁾

2.64 These areas contained within the Coastal National Park are accorded the highest level of protection in the Countryside Character Appraisal, which will take priority over all other planning considerations. Accordingly there will be the strongest possible presumption against all forms of new development and the extension and/or intensification of existing development.

22 <http://maps.digimap.je/islandplan/>.

2.65 It has to be acknowledged, however, that Jersey's Coastal National Park is a living landscape, with many buildings and land uses within it. Whilst there should be a presumption against the introduction of new uses or buildings into the Coastal National Park that would detract from the existing landscape character, there may be opportunity to secure the repair and restoration of its character by allowing exceptions to the presumption against new development to be made where it is clear that a redevelopment of existing buildings or land uses might provide an opportunity to repair or reduce the damage caused to the landscape character by existing buildings and uses.

2.66 This might be the case where, for example, the scale and mass of a non-residential building, such as an hotel, is significantly reduced through redevelopment thereby dramatically lessening the visual impact of existing buildings in the landscape, particularly where they are large and prominently sited: their redevelopment may present opportunities to secure significant reductions in scale; improvements in siting and design; ensure the local relevance of design and materials; secure reductions in intensity of use; and may also provide an opportunity to actively repair and enhance the extent and/or quality of the landscape character of the area. Opportunities for enhancing public access may also be created.

2.67 In accordance with Spatial Strategy and Reducing Dependence on the Car, permission will not be granted for the proposed redevelopment of these buildings where it is likely to yield significant amounts of residential development. Any permission for redevelopment for residential use will only be permitted where the residential yield is extremely limited.

2.68 The conversion and re-use of existing buildings in the Coastal National Park for new uses which do not involve any significant external change to the design and appearance of the building or site and which do not significantly intensify the use of land and buildings to the detriment of the character of the area, are likely to be acceptable. Where this involves buildings in employment-related uses, the sequential test of seeking to support the land and buildings which support the Island's economy will be applied in accord with Sequential Approach to Development. The conversion and re-use of existing buildings for residential purposes will not, however, be permitted in the Coastal National Park as this would serve to undermine the Plan's Spatial Strategy (in particular Spatial Strategy and Reducing Dependence on the Car) and detract from the objective of a more sustainable pattern of development for the Island, and cannot be supported.

2.69 Proposals to redevelop any modern agricultural buildings in this area will not, however, be supported on the basis that they would have been given permission originally because of their importance to agriculture: if they are no longer required for agricultural purposes they should be removed or re-used for agriculture or employment-related uses, but only where any new use would not detract from the character of the Coastal National Park. The redevelopment of glasshouses in the Coastal National Park will not be permitted and their removal will be sought.

2.70 Proposals to extend the curtilage of existing residential premises in the Coastal National Park will also be resisted as their approval would lead to the cumulative erosion of the extent and quality of the predominant landscape character. It is, however, considered to be reasonable for the Minister to be able to permit small-scale extensions to residential buildings in the Coastal National Park where they do not unduly harm or detract from the landscape character of the area and where the cumulative visual impact of the development of a property is not damaging to the wider landscape.

2.71 There may emerge, during the Plan period, development proposals related to the generation of renewable energy, with implications for the Coastal National Park. These will need to be considered within the context of a full and thorough Environmental Impact Assessment, as set out in the policy regime within the Plan (Exploratory, appraisal or prototype off-shore utility scale renewable energy proposals and Proposals for on-shore renewable energy production).

Policy NE 6

Coastal National Park

The Coastal National Park, as designated on the [Proposals Map](#), will be given the highest level of protection from development and this will be given priority over all other planning considerations. In this area there will be the strongest presumption against all forms of new development for whatever purpose.

The Minister for Planning and Environment recognises that there are existing buildings and land uses within the Coastal National Park and there will be a strong presumption against their redevelopment for other uses; their extension; and the intensification of their use.

Exceptions will only be permitted where it is demonstrated that:

1. extensions to existing residential buildings will not cause serious harm to the landscape character of the area, and where their design is appropriate relative to existing buildings and their context;
2. the redevelopment of existing residential buildings would give rise to demonstrable environmental gains and make a positive contribution to the repair and restoration of the landscape character of the area by a reduction in their visual impact and an improvement in the design of the buildings that is more sensitive to the character of the area and local relevance;
3. proposals for new or extended cultural and tourism attractions are sensitively related to the distinctive landscape character and heritage of the area.

There will be a strong presumption against the use of commercial buildings for purposes other than which permission was originally granted. Exceptions to this will only be permitted where:

4. the existing building can be re-used for an employment-related purpose in support of the agricultural industry or the rural economy, where that use would not detract from the character of the area; and, where this cannot be achieved;
5. their demolition and replacement with a new building(s) for another use would give rise to significant demonstrable environmental gains and make a positive contribution to the repair and restoration of the landscape and seascape character of the area through a significant reduction in their visual impact and an improvement in the design of the buildings that is more sensitive to the character of the area and local relevance. It is expected that such improvements would arise, in particular, from significant reductions in mass, scale, volume and the built form of buildings; a reduction in the intensity of use; more sensitive and sympathetic consideration of siting and design which ensured the local relevance of design and materials; and a restoration of landscape character.

The conversion and re-use of other existing buildings for residential purposes will not be permitted in the Coastal National Park, in accordance with, in particular, Spatial Strategy and Reducing Dependence on the Car, and their conversion and re-use for uses other than residential will only be permitted where;

6. the development proposals are in accord with Sequential Approach to Development and;
7. where they do not have any adverse visual impact and do not significantly intensify the use of land or buildings.

For the avoidance of doubt, there will remain the strongest presumption against:

- a. the change of use of any land to domestic use;
- b. the redevelopment of modern agricultural buildings;
- c. the redevelopment of glasshouses.

The Minister will seek the removal of modern agricultural buildings and glasshouses, where they are derelict and/or redundant, in the Coastal National Park.

Development proposals related to renewable energy production within the Coastal National Park will be considered in accord with Policy NR 4 'Exploratory, appraisal or prototype off-shore utility scale renewable energy proposals' and Policy NR 5 'Off-shore utility scale renewable energy development'.

2.72 In defining the extent of the National Park, it is inevitable that the boundary embraces both living and working landscapes, where many of the characteristic qualities that provide its special appeal are as much the result of human activities, particularly farming, as of natural forces. It will be essential to cultivate the economic and social well-being of local communities found within the park by working closely with individuals, community, amenity, business and special interest groups. The Minister for Planning and Environment will develop and adopt a Management Plan for the Coastal National Park, in discussion and engagement with stake-holders, during the Plan period.

Proposal 5

Coastal National Park Management Plan

The Minister for Planning and Environment will develop and adopt a Coastal National Park Management Plan to deliver the objectives of the Coastal National Park, which include:

1. the conservation and enhancement the natural beauty, wildlife and cultural heritage of the National Park;
2. to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

This will be undertaken in co-operation with other public and private agencies, interest groups, landowners and farmers during the Plan period.

Green Zone

Green Zone

2.73 The concept of the Green Zone is already well established and familiar to Island residents. The vigorous public response, in the Green Paper and Imagine Jersey 2035, to further protect the countryside from development has demonstrated a clear need to review and strengthen the existing countryside policies in order to further protect this important asset. Accordingly, in addition to the introduction of the Coastal National Park, the boundaries of the Green Zone have been extended to include those areas in what was formerly the Countryside Zone, as defined in the 2002 Island Plan.

2.74 The areas of the countryside which are outside the Coastal National Park are now defined as Green Zone and includes those areas of the countryside which have an intact character and comprise an important range of environmental features needing a high level of protection. Those areas of the Island's countryside which are largely distinctive, historic, farmed landscapes and coastal plains are also now

included within the Green Zone. This interior agricultural landscape covers the greater part of the plateau and part of the coastal plains. It presents a rich background including an attractive and intricate pattern of small fields, enclosures and lanes, an ecologically rich network of hedgerows, verges and banques, many cultural sites and a wealth of typical Jersey granite vernacular buildings. The ridges and skylines of the plateau are particularly sensitive to the visual impact of development.

2.75 The Green Zone includes a number of distinct character areas and the Minister for Planning and Environment will have regard to the supplementary guidance contained in the Countryside Character Appraisal in determining any development proposals in this area.

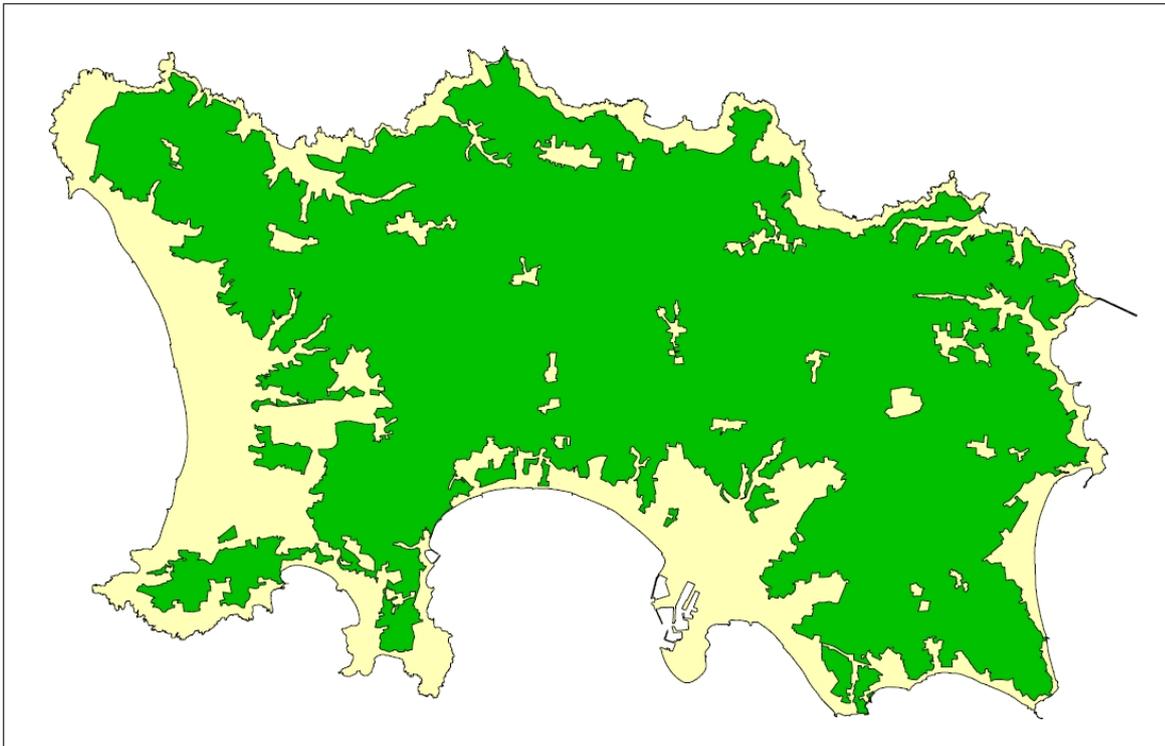
2.76 These areas include:

- **The main escarpments** of St Clement, Grouville, Ouaisné, and St Brelade's Bay
 - C1: Grouville - St Saviour
 - C2: South Coast

- **The wooded valleys** of St Peter's, Waterworks, Bellozanne, Grands Vaux, Vallée des Vaux, Fern and Queen's Valleys, amongst others;
 - D1: Main Interior Valleys
 - D2: Eastern Plateau Valleys
 - D3: St Brelade's Valley

- **The interior agricultural land:** to the north, including
 - E1: North-west Headland (St Ouen)
 - E3: North-east (St Martin)
 - E4: North Coast

2.77 These areas are designated as Green Zone on the [Proposals Map](#).



Map 2.5 Green Zone Areas

2.78 The landscape character types of this zone have been created mainly through human intervention and their quality and distinctiveness makes them particularly sensitive to the effects of intrusive development. Accordingly, there will be a strong presumption against any new development in order to retain this quality and distinctiveness and to ensure that the character of the zone remains intact. It is, however, acknowledged that as a landscape largely created by human intervention, it would be unreasonable to preclude all forms of development in the future. There may, therefore, be exceptions to the general presumption against development but only where this does not serve to detract from or harm the distinctiveness of the landscape character types of this zone.

2.79 Accordingly, domestic extensions, the introduction of ancillary domestic buildings and structures, and alterations to existing residential properties already within the Green Zone, may be permissible where they do not cause further harm to the character of the area.

2.80 Extensions to residential properties where they are related to the need to provide additional accommodation to house a dependent relative will only be permissible in the Green Zone where the new accommodation is capable of re-integration with the principal dwelling. Development proposals which would lead to the creation of a separate dwelling unit that is capable of accommodating a new and separate household undermines the Plan's Spatial Strategy (in particular

Spatial Strategy and Reducing Dependence on the Car) and detracts from the objective of a more sustainable pattern of development for the Island, and cannot be supported.

2.81 The conversion and re-use of existing buildings in the Green Zone for new uses which do not involve any significant external change to the design and appearance of the building or site and which do not significantly intensify the use of land and buildings to the detriment of the character of the area, are likely to be acceptable. Where this involves buildings in employment-related uses, the sequential test of seeking to support the land and buildings which support the Island's economy will be applied in accord with Sequential Approach to Development.

2.82 In planning terms, the redevelopment - involving the demolition and replacement for the same purpose and land use - of existing dwellings and other buildings in the Green Zone, where they have an established planning use, would be unreasonable to resist and may provide opportunities to secure improvements in design and local relevance and to reduce the visual impact of existing buildings on the character of the area. The demolition and replacement of any buildings would need to be considered within the context of Demolition and Replacement of Buildings.

2.83 The redevelopment of existing buildings in the Green Zone for other uses will only be permissible where environmental benefit is secured. This might be the case where, for example, the scale and mass of a non-residential building is reduced through redevelopment thereby lessening its impact in the landscape. In accordance with Spatial Strategy and Reducing Dependence on the Car permission will not be granted for the proposed redevelopment of these buildings where it is likely to yield significant amounts of residential development and any permission for redevelopment for residential use will only be permitted where the residential yield is extremely limited.

2.84 This consideration will not apply to proposals to redevelop any modern agricultural buildings in this zone on the basis that they would have been given permission originally because of their importance to agriculture: if they are no longer required for agricultural purposes they should be removed or re-used for agriculture or employment-related uses, but only where any new use would not detract from the character of the Green Zone. Development proposals for glasshouse sites will be considered within the context of Derelict And Redundant Glasshouses.

2.85 New dwellings and other buildings in the Green Zone can only be justified where there is a strong justification related to the essential requirement for a countryside location and where alternative provision cannot be made or found within the Built-up Area. Accordingly, any such proposals for new dwellings and other buildings would need to demonstrate that they are essential for the needs of agriculture, tourism or the rural economy, in accord with; Staff and Key

Agricultural Worker Accommodation; New Agricultural Buildings, Extensions, And Horticultural Structures and Tourism And Recreation Support Facilities In The Countryside.

Policy NE 7

Green Zone

The areas designated as Green Zone on the Proposals Map will be given a high level of protection and there will be a general presumption against all forms of new development for whatever purpose.

The Minister for Planning and Environment recognises, however, that within this zone there are many buildings and established uses and that to preclude all forms of development would be unreasonable. Thus, the following types of development will be permitted only where the scale, location and design would not detract from, or unreasonably harm, the character of the area:

1. domestic extensions and alterations of an existing dwelling
2. limited ancillary or incidental buildings within the curtilage of a domestic dwelling;
3. replacement of a dwelling;
4. staff accommodation, where it can be demonstrated that the development is essential to meet economic needs and cannot reasonably be met within the Built-up Area or from the conversion/modification of an existing building, in accordance with policy H9 - Staff and Key Agricultural Worker Accommodation;
5. redevelopment of an existing non-residential building where its use remains the same;
6. conversions of existing buildings to appropriate and non-intrusive residential, community, cultural, tourism, recreational and commercial uses in accord with ERE4 - 'Change of Use And/Or Conversion of Traditional Farm Buildings' and ERE5 - 'Change of Use And/Or Conversion of Modern Farm Buildings';
7. new development on an existing agricultural holding which is essential to the needs of agriculture and which is in accordance with policy ERE6 - 'New Agricultural Buildings, Extensions, and Horticultural Structures'.;
8. suitable proposals for diversification in the agriculture industry in accordance with policy ERE2 - 'Diversification Of Agriculture And The Rural Economy';
9. extensions to existing tourist accommodation in accordance with Policy EVE1 - 'New hotel and guest accommodation';
10. small-scale proposals for new or extended cultural and tourism attractions which are sensitively related to the distinctive landscape character and heritage of the area and which are in accordance with policies EVE1 - 'New

hotel and guest accommodation' and EVE3 'Tourism And Recreation Support Facilities In The Countryside';

11. cemeteries;
12. allotments, in accordance with policy SCO6 - 'Allotments';
13. development that has been proven to be in the Island interest and that cannot practically be located elsewhere.

For the avoidance of doubt:

- a. there will be a presumption against the extension of domestic curtilages;
- b. there will be a presumption against the redevelopment of modern agricultural buildings except where the existing building can be re-used for an employment-related purpose in support of the agricultural industry or the rural economy, where that use would not detract from the character of the area. Their demolition and replacement with a new building(s) for another use will not be permitted;
- c. there will be a presumption against the use of commercial buildings for purposes other than for those which permission was originally granted. Exceptions to this will only be permitted where:
 - i. the existing building can be re-used for an employment-related purpose in support of the agricultural industry or the rural economy, where that use would not detract from the character of the area, and, where this cannot be achieved;
 - ii. their demolition and replacement with a new building(s) for another use would give rise to demonstrable environmental gains and make a positive contribution to the repair and restoration of the landscape character of the area through a reduction in their visual impact and an improvement in the design of the buildings that is more sensitive to the character of the area and local relevance. It is expected that such improvements would arise, in particular, from reductions in mass, scale, volume and the built form of buildings; a reduction in the intensity of use; more sensitive and sympathetic consideration of siting and design which ensured the local relevance of design and materials; and a restoration of landscape character
- d. there will be a presumption against the approval of extensions to commercial properties other than, in exceptional circumstances, limited extensions to tourist accommodation and tourist attractions, which will only be permitted where the proposals improve the design and appearance of the properties and reduce or contribute towards the repair of the visual impact of the site and buildings upon the character of the area;
- e. development proposals which seek to extend a property to accommodate a dependent relative will only be permitted where the development:
 - i. is specifically for a dependent relative;

- ii. is designed to life-long homes standards;
 - iii. would form a subsidiary part of the main dwelling; and
 - iv. where the proposed development can be reintegrated with the main dwelling when it is no longer required to accommodate a dependent relative;
- f. applications for the permanent loss of good agricultural land for development or other purposes will not be permitted in accordance with Safeguarding Agricultural Land;
- g. large scale developments will be not be permitted, unless they are proven to be in the Island interest.

Proposals for new developments which must occur outside the Built-up Area will only be permitted in the Green Zone where it is demonstrated that there are no suitable alternative sites and, wherever possible, new buildings should be sited next to existing ones or within an existing group of buildings.

Development proposals that are potentially permissible exceptions to the presumption against new development in the Green Zone will only be permitted where they do not seriously harm the character of the area.

Landscape Management Strategy

2.86 The maintenance of landscape character requires more than simply protection from development by the designation of zones in the countryside. It needs active management: for the conservation of exceptional landscapes; the management and enhancement of countryside that remains largely intact; and the restoration of landscape character where it has become degraded.

2.87 The Countryside Character Appraisal, referred to earlier in this section, sets out the management requirements and priorities for each landscape character type and area. The character areas have become the basis for the two zones designated for the protection of the countryside and it is proposed to use these to guide the stewardship of the landscape. In summary, the two zones comprise:

- **Coastal National Park**, which includes cliffs, headlands, heaths and dunes, which require a conservation-based approach needing sensitive management and the monitoring of resources;
- **Green Zone**, such as valleys, escarpments, the northern farmland and parts of the undeveloped coast and coastal plains, whose character remain largely intact as humanised landscapes and require careful management to retain their distinctiveness; the farmed landscapes of the plateau and coastal plains that have begun to lose their distinctive character due to built developments and changes in agricultural practice and may require landscape enhancement and, on occasion, restoration to their earlier character.

2.88 The Minister will prepare a landscape management strategy for these areas. Clearly, this is an ambitious programme and will require considerable resources. Implementation of such a strategy will involve all stakeholders.

2.89 The concept of comprehensive landscape management is an aspect of 'stewardship' and the impetus will come from the Department of the Environment, particularly with regard to financial support for agri-environment schemes.

2.90 The Biodiversity Strategy will be an integral part of a landscape management strategy with its aims of conserving, managing, enhancing and restoring habitats for wildlife.

2.91 The range of management topics that a landscape strategy might comprise include:

- management and recreation of heath-land;
- broadleaf woodland restoration, planting and management, scrub management, amenity tree planting;
- woodland screening to intrusive development;
- hedgerow management and planting, restoration of hedgerow networks;
- management for key species, e.g. the red squirrel;
- planting of orchards and energy crops;
- protection of historic field systems and landscapes;
- maintenance of agricultural landscapes including some arable cotils;
- lower intensity, mixed farming schemes and management of field margins;
- habitat creation for farmland birds;
- management of field boundaries including walls, fosses and banques;
- restoration of wetland habitats, wet grassland, creation of ponds, management of waterside habitats;
- management of dunes and cliff faces;
- improved recreational access; and
- removal of eyesores and redundant structures.

2.92 All these topics could form a part of stewardship agreements with landowners and farmers.

2.93 Following the production of the Landscape Management Strategy, the Minister for Planning and Environment will establish an Island-wide strategy and programme of action for landscape conservation, management, enhancement and restoration. The Minister will consult with other States departments, NGO's, agencies, interest groups, landowners and farmers in the preparation of the Strategy, which will seek to allocate appropriate resources and target priority issues, areas and tasks for action.

Proposal 6

Landscape Management Strategy

The Minister for Planning and Environment will prepare an Island Landscape Management Strategy as a key element in the stewardship of the countryside, and will set out a programme of conservation, management, enhancement and restoration of landscape and wildlife resources. This will be undertaken in co-operation with other public and private agencies, interest groups, landowners and farmers.

Access and awareness

2.94 The Jersey coast and countryside offer exceptional opportunities for both residents and visitors to enjoy outdoor recreation. For the most part this takes place along the coast and footpaths, on open land, on the coastal footpath or on the Island's network of lanes. These activities, by foot, cycle or by horse, are likely to intensify with the increasing interest in, and promotion of, green tourism.

2.95 There are opportunities to enhance and expand the recreational base through increased access by agreement, better integration of networks, new bridleways, cycle paths, small well-located car parks, facilities for the disabled and discrete interpretation. However, new countryside paths must not be urban in character, nor have an adverse impact on the biodiversity and character of the countryside.

2.96 Much of this could be integrated with the wider concepts of stewardship and agricultural diversification and the Minister for Planning and Environment will work with others in this field to achieve a comprehensive access, recreation and education strategy. Some of this may be achieved on publicly-owned land but much will depend on establishing agreements with landowners and farmers. Where opportunities arise, the Minister will seek to encourage and promote access to the coast and countryside through the development process.

Policy NE 8

Access and awareness

Proposals for facilities that encourage and enhance access to and awareness of the coast and countryside will be permitted where they do not have a significant adverse impact on the biodiversity and character of the coast and countryside, and which assist in the provision of the Island's provision of off-road walking and cycling routes, and particularly in order to contribute to

the development of a comprehensive network of off road footpaths, bridle paths and cycle paths across the Island, in accord with Proposal 24 'Island path network'.