

# Jersey Coastal National Park Boundary Review

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on behalf of  
**Government of Jersey**

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## **1.0 Introduction**

- 1.1 Fiona Fyfe Associates, Karin Taylor and Countryside have been commissioned by the Jersey Government to undertake a review of the Jersey Coastal National Park (CNP) boundary in order to inform work on the Island Plan Review. The review has been undertaken between July and December 2020.
- 1.2 The review is an extension of Fiona Fyfe Associates' contract to prepare the Jersey Integrated Landscape and Seascape Character Assessment (ILSCA). The ILSCA (along with other sources) has therefore informed the Coastal National Park Review.
- 1.3 The project team comprised Fiona Fyfe (Director, Fiona Fyfe Associates), Karin Taylor (independent consultant) and Jonathan Porter (Countryside) supported by a Steering Group. Members of the Steering Group were Kevin Pilley (Government of Jersey –Head of Place and Spatial Planning), Paul Chambers (Government of Jersey - Marine and Coastal Manager); Marc Woodhall (Government of Jersey -Natural Environment Officer); Jim Hopley (Jersey National Park) and Charles Alluto (National Trust for Jersey).

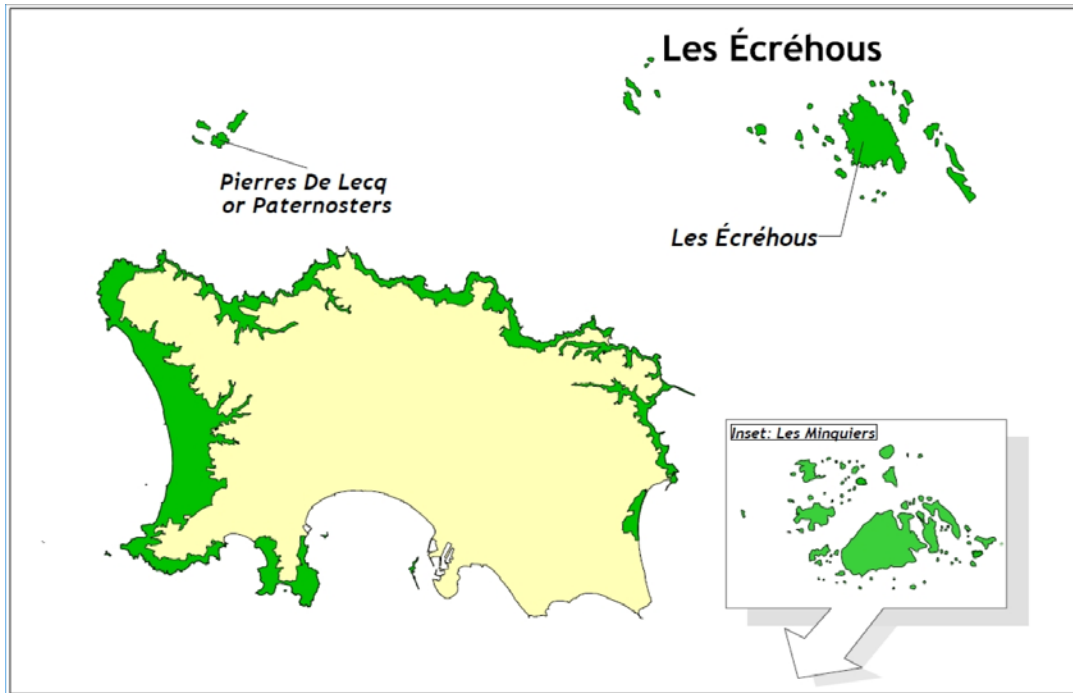
## **2.0 Background**

- 2.1 Consultation on a proposed coastal national park for Jersey took place in February 2009 as part of the review of the 2002 Island Plan. Later on that year, on 04 October, over 7,000 islanders formed a human "line in the sand" in order to demonstrate their support for greater protection for Jersey's coastline: this followed increasing public concern about the level and scale of development taking place on or near the coast. The Coastal National Park was first defined, on a planning policy basis, in the 2011 Island Plan.
- 2.2 The spatial extent of the Coastal National Park (CNP) was based predominantly on the identification and assessment of the island's most valuable and sensitive landscape character types, as defined the Countryside Character Appraisal (1999)<sup>1</sup>. It was identified on the 2011 Island Plan proposal map, broadly comprising the following areas:
- the coastal plain of St Ouen's Bay, including Les Quennevais dune system
  - the St Ouen's Bay escarpment and valleys
  - the cliffs and headlands of the north and south west coasts
  - the enclosed valleys of the north coast and St Martin
  - the coastal heath and dunes at La Commune de Gouray
  - cliff edge with deep sea on the north and south west cliffs
  - the offshore reefs and islands of Les Écréhous, the Paternosters, Les Dirouilles and Les Minquiers

The seaward boundary of the CNP ends at the mean high-water mark, therefore all bays, intertidal reefs and beaches are currently excluded from the defined area. The extent of the existing CNP is shown on Map 1, below.

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<sup>1</sup> *Jersey Island Plan Review Countryside Character Appraisal* Land Use Consultants, 1999



Map 1: The Coastal National Park as defined in the 2011 Island Plan

- 2.3 During the States debate on the Island Plan, a number of additional areas were proposed for inclusion in the CNP, through amendment to the Island Plan, some of which, such as Grouville Common, were supported. Others, including the site of the former holiday camp at Plémont, and north coast agricultural hinterland comprising landscape character area E4, were rejected by the States Assembly.
- 2.4 The development control framework for the CNP was set out in Policy NE6 of the Island Plan where there is the strongest presumption against development, subject to a range of defined exceptions where no harm to landscape character can be demonstrated, and where the protection of landscape character is the primary consideration.
- 2.5 In addition to setting the planning policy framework for the management of development activity in the defined area of the CNP, the Island Plan also contained a proposal which sought the development and adoption of a Coastal National Park Management Plan to deliver the objectives of the Coastal National Park, described as:
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.

On 06 February 2015 a Management Plan for the CNP was published. This reflected the work of the Stakeholder Group in the CNP “Making a Difference” process in 2014.

- 2.5 In recent years a group of stakeholders and volunteers has taken on the responsibility for publicising and managing the recreational aspects of the CNP, and there is a dedicated website <https://jerseynationalpark.com/discover/our-story/>. The Frances Le Sueur Centre in St Ouen’s Bay has recently become operational as an information, education and events centre.

## Issues and challenges

Since the inception of the Coastal National Park in 2011, there have emerged a number of issues and challenges:

- *Landscape protection*: whilst the policies relating to the Coastal National Park have resulted in greater control over development within the designated area, development is still taking place on or near the coastline which has an adverse impact on it in terms of location, design and/or scale.
- *Boundary definition*: there is also concern that the boundary has been drawn too tightly and provides insufficient protection for the coastline. It does not fully reflect the outstanding quality, in landscape, biodiversity and recreational terms, of Jersey's coast, especially in relation to the intertidal areas. Similarly, there is also considered to be a difficulty and lack of awareness of the definition of the CNP boundary on the ground given that much of its boundary is related to elements of topography (e.g. contour lines) and not physical features.
- *Clarity of purpose*: there appears to have been a divergence between the management and recreational aspects and the planning policy aspects, to the extent that the former refers to the park as the "Jersey National Park" whilst the latter refers to the "Jersey Coastal National Park".
- *Awareness*: awareness of the Jersey Coastal National Park is low outside Jersey, and as the designated area is currently so narrowly defined it is unlikely to meet international requirements for protected areas.

## 3.0 Reasons for the review

3.1 Whilst this particular workstream is primarily focused on a review of the physical boundaries of the Coastal National Park, the Island Plan Review affords a much wider opportunity to comprehensively consider and to respond to the challenges set out briefly above and, in particular, to:

1. Review the performance of existing planning policy which seeks to protect the landscape character of the Coastal National Park and, where required, introduce more effective development control policies to ensure that the coastline is protected from inappropriate development. This aspect of review can be informed by the Jersey Integrated Landscape and Seascape Character Assessment which seeks to update the assessment of landscape character undertaken in 1999, and which introduces a more comprehensive and integrated assessment of character across the Bailiwick's terrestrial, intertidal and marine environments;
2. Review the Coastal National Park boundary to ensure that the coastline and its setting – both landward and seaward – are fully protected. This aspect of review can also be informed and updated by the Jersey Integrated Landscape and Seascape Character Assessment, which comprehensively embraces the island marine environments and introduces the concept and assessment of intervisibility between land and sea as a material factor.

There is also an opportunity to review the spatial definition of the CNP to ensure that it is soundly based and provides a clear, consistent and unambiguous boundary to the Coastal National Park.

3. Explore the potential to introduce an integrated approach to spatial planning and management in both the terrestrial and marine environments. Whilst the Island Plan is limited in scope to spatial planning and the regulation of development activity, it is the appropriate vehicle for setting out or “designating” the detailed boundary and for articulating spatial planning policies. Management objectives and policies can then be agreed through supplementary documents or other appropriate mechanisms.
  4. Promote greater awareness of Jersey’s Coastal National Park through the creation of a world-class protected land and marine area, meeting international standards and having the potential to demonstrate best practice at the global level.
- 3.2 The Island Plan Review process provides an appropriate democratic framework for involving all stakeholders and members of the public in comprehensively reviewing the definition and protection of the Coastal National Park. It also affords an opportunity to “relaunch” the Coastal National Park, galvanising and building on current support through shared objectives but as a single entity rather than as effectively separate planning and management/recreational workstreams.

#### **4.0 International Context**

- 4.1 In terms of the international aspects, the definition of “protected area” by the International Union for the Conservation of Nature (IUCN) is:

*“A clearly defined geographical space, recognised, dedicated and managed, through legal or other effective means, to achieve the long-term conservation of nature with associated ecosystem services and cultural values.”<sup>2</sup>*

- 4.2 The Jersey CNP would fall within IUCN Protected Area Category V, Protected Landscape or Seascape:

*“Where the interaction of people and nature over time has produced a distinct character with significant ecological, biological, cultural and scenic value: and where safeguarding the integrity of this interaction is vital to protecting and sustaining the area and its associated nature conservation and other values.”*

A key feature of Category V protected areas is the interaction of man and nature over the millennia. They are not wilderness areas: indeed, true wilderness areas are rare in western Europe. They have landscapes which may be heavily influenced by human activity in the distant or more recent past, but where those interactions are in an appropriate balance and where landscape/seascape are of high or distinct quality and with significant associated habitats, flora and fauna and associated cultural features.

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<sup>2</sup> Dudley, N (2013) *Guidelines for Applying Protected Area Management Categories; Best Practice protected Area Guidelines Series No 21* IUCN <https://www.iucn.org/content/guidelines-applying-protected-area-management-categories-0>

## **5.0 Methodology**

- 5.1 The aim of this Coastal National Park Boundary Review is to create a robust, justifiable, unambiguous and consistent boundary which includes the most valued parts of Jersey's coastline and marine environment.

This has been achieved through a five-stage process, as described below.

### **5.2 Stage 1: Desk Study**

The Desk Study stage involved a desktop review of a range of relevant documents, including the Jersey Integrated Landscape and Seascape Character Assessment (2020); Designations maps and citations; Hansard records from the 2011 Island Plan Review debate in the States Assembly; Marine habitat mapping, and previous planning documents such as the St Ouen's Bay Planning Framework. In addition, the consultant team reviewed documents relating to the designation of Protected Landscapes in England and Wales.

### **5.3 Stage 2: Fieldwork**

Fieldwork by the consultants took place in August 2020. All sections of the inner (landward) boundary were visited. This enabled checking of the boundary on the ground, and visiting the areas recommended for inclusion. Particularly complicated or contentious areas (requiring additional input through Steering Group and/or stakeholder consultation) were also identified.

### **5.4 Stage 3: Writing of draft report**

Following the desk study and fieldwork, a draft boundary was drawn and accompanying text written to explain the reasoning supporting the draft boundary. This working draft was shared and discussed with the Steering Group.

### **5.5 Stage 4: Consultation**

A stakeholder consultation workshop (held in St Helier on 24 September) was attended by approximately 30 stakeholders representing a range of expertise and interest groups. It enabled the consultants to explain the background and methodology of the Coastal National Park Boundary Review; to respond to local issues and perspectives, and for stakeholders to review the initial proposed boundary and contribute their local knowledge. Particularly challenging sections of the boundary were highlighted and discussed, with the aim of achieving a local consensus on where the boundary should be drawn. The workshop was extremely helpful and several changes to the proposed boundary were made as a result. Comments from the workshop have also informed the final report. However, as attendees represented a wide, and often divergent, range of viewpoints, it has not been possible to accommodate all suggestions and opinions.

### **5.6 Stage 5: Digitisation and writing-up**

Following the stakeholder workshop, review of the draft report by the Steering Group, and targeted additional fieldwork to re-visit areas discussed in the workshops, the recommended boundary was digitised using GIS, and the final report prepared.

## 6.0 Defining the boundary

The boundary has been carefully drawn to adhere to five main principles.

- 6.1 Firstly, it includes all areas previously included within the Coastal National Park<sup>3</sup>. This reflects the fact that the original boundary was intended to *embrace all those parts of the Island of highly sensitive and valuable landscape quality...that are vulnerable to change and damage and which warrant the highest levels of protection against development (Hansard p.38)*.
- 6.2 Secondly, it includes land/sea which is valued against consistent criteria. These criteria are based on the *Range of factors which can help in the identification of valued landscapes* as set out in the Guidelines for Landscape and Visual Impact Assessment 3<sup>rd</sup> Ed. (2013), tailored to fit Jersey's unique landscape and seascape. They include:
- landscape quality (condition);
  - scenic quality;
  - conservation interests;
  - recreation value;
  - landscape/ seascape role;
  - perceptual aspects; and
  - historical/ cultural associations.

These criteria cover landscapes and seascapes which are valued in their own right, and also encompass areas which form the setting to key landmarks, and/or where development would have a harmful impact on the coast or coastal views.

- 6.3 Thirdly, the boundary should follow a clearly defined and permanent feature on the ground. This is important because it addresses the current ambiguity and inconsistency about where the boundary lies. It removes some of the 'wiggles' and makes it very clear on the ground (as well as on a map) where the boundary runs. This is a principle used when designating protected landscapes in England. As in the designation of protected landscapes in England, there is a 'hierarchy' of features which can be used for the Coastal National Park boundary. Ideally the boundary should follow a fixed line such as a road or track. If this is not possible because there is no suitable road or track, or because the boundary abuts properties which are outside the CNP, then a fixed feature such as a property boundary or field boundary should be used. In drawing the boundary we have attempted to avoid splitting numbered land parcels wherever possible. Roads generally make a positive contribution to Jersey's rural character and sense of place (for example through their characteristic roadside walls, banks, trees and hedges), but are also potentially vulnerable to urbanisation through highway improvement works. It is therefore recommended that where a road forms a Coastal National Park boundary, the road or junction is included within the Coastal National Park. At the coast, slipways, steps and sloping masonry forming seawalls are included in the Coastal National Park. Tops of seawalls are excluded except where the Coastal National Park continues inland, or where public esplanades run adjacent to the seawall (at Royal Bay of Grouville, Havre des Pas, St Aubin's Bay and St Brelade's Bay). Some areas of seaside public open space are also included.

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<sup>3</sup> With the exception of one small area at the eastern end of the Links Estate, where the Built-up Area and Coastal National Park boundaries had been incorrectly drawn in the 2011 Island Plan. The Coastal National Park Review process provided an opportunity to correct this anomaly.

- 6.4 In the case of the marine areas surrounding Jersey, the low tide datum and Ramsar site boundaries are used to define the outer boundary of the Coastal National Park.. Further out to sea, the boundary includes, within the Coastal National Park, the most important marine designations (Ramsar sites). A future aspiration is to further extend the Coastal National Park to include a more extensive area of valuable marine habitats.
- 6.5 Fourthly, the boundary avoids the splitting of designated sites. No sites of special interest (SSIs), Ramsar sites, listed buildings or listed places are divided by the Coastal National Park boundary. This is important, both to ensure that the entirety of the most valued areas are included within the Coastal National Park, and also to enable consistent management and policies across designated sites.
- 6.6 Fifthly, in the vast majority of cases, areas within a built-up area boundary have been excluded from the Coastal National Park. There are a very small number of exceptions to this (the historic settlements of Rozel, part of Gorey, part of St Aubin and some esplanades and public open space) where it is recommended that the Coastal National Park boundary should 'wash over' the built-up area so they are included within the Coastal National Park. It is considered neither practical nor desirable to exclude all buildings from the Coastal National Park. Indeed, there are already many properties within the existing Coastal National Park.
- 6.7 A number of areas were considered for inclusion within the Coastal National Park, but after careful deliberation were not included. These are listed in Appendix A, along with an explanation of the reasoning for their exclusion. It is important that land included within the Coastal National Park meets the set criteria, thus being subject to specific policies in the Island Plan relating to the Coastal National Park. It is acknowledged that there are other areas that do not meet the criteria for National Park designation but do have some of the relevant qualities, or are special in other ways (for example where there is landscape or townscape sensitivity). Such areas could be managed and regulated through other policy mechanisms, for example through policies relating to tree cover, green backdrops and Conservation Areas.

## **7.0 Justification**

The following section provides the rationale for including areas within the Coastal National Park boundary. For convenience the coast is divided into a series of sections; see Map 2.

**Section 1:** Grosnez

**Section 2:** North Coast

**Section 3:** Rozel and St Catherine

**Section 4:** Royal Bay of Grouville

**Section 5:** Noirmont and Portelet

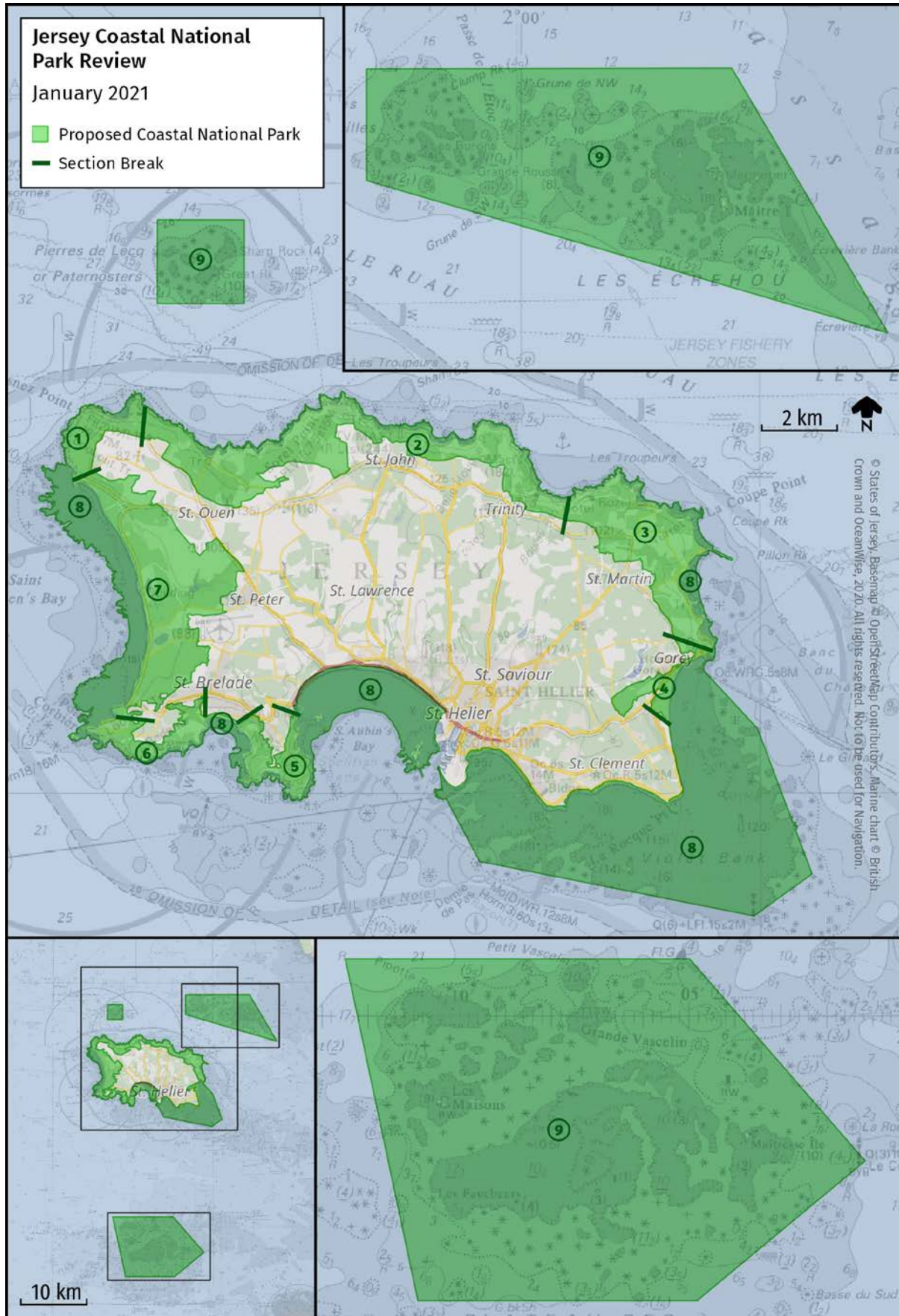
**Section 6:** St Brelade's Valley and Corbière

**Section 7:** St Ouen's Bay

There are also two further sections covering proposed parts of the Coastal National Park below the high tide line:

**Section 8:** Intertidal Zone

**Section 9:** Marine Area, including Offshore Reefs and Islands



Map 2: Proposed Revised Coastal National Park Boundary, showing section divisions

## Section 1: Grosnez

This section of the Coastal National Park is located in the north-west of Jersey: it extends from Le Pulec to the headland of La Tête de Plémont.



*Existing Coastal National Park at Les Landes*



*Proposed Coastal National Park at Plémont, where coastal grassland habitats are being restored on the former holiday camp site.*

### Current boundary

The CNP boundary in this area currently embraces the broad expanse of the Les Landes coastal heathland together with the thin strip of the same which runs along the cliff-top from Grosnez to Plémont.

### Proposed boundary

Starting at the most southerly point of the section, the proposed boundary follows La Route du Ouest, which becomes La Rue de la Mare and then La Route de Grosnez, which it follows up to the junction with La Rue du Val Bachelier. It then follows La Rue du Val Bachelier up to the junction with La Route de Plémont.

### Summary of proposed change

The proposed boundary includes additional agricultural fields to the east of Le Chemin des Landes and the racecourse boundary which have a much stronger relationship with the heathland to the west. The additional area also means that the entirety of the Les Landes Flint Scatter Area of Archaeological Potential is included within the Coastal National Park. Using the road enables a clear and less ambiguous boundary.

### Justification against criteria

Criteria	How this section meets the criteria
<b>Landscape/ Seascape quality (condition):</b> A measure of the physical state of the landscape/ seascape. It may include the extent to which typical or rare character is represented in individual areas, the intactness of the landscape/ seascape, and the condition of individual elements.	The area included within the Coastal National Park includes one of the most intact and extensive areas of coastal heath vegetation, which is generally in good condition. The coastal heath is often viewed in the context of dramatic cliffs and panoramic seascapes. It forms a high-quality example of Character Type A – Cliffs and Headlands.

	Grosnez contains well-preserved archaeological features from range of periods, specifically prehistoric, medieval and WW2.
<b>Scenic quality:</b> The term used to describe landscapes/ seascapes that appeal primarily to the senses (primarily but not wholly the visual senses).	Grosnez includes four official viewpoints as shown on the 1:25,000 Jersey Leisure Map. These viewpoints look outwards from the coast to the north and west, and are accessible from the coastal path. The number of viewpoints reflect the dramatic views associated with this area, where colourful coastal heath forms the setting to spectacular cliffs and seascapes, with the other Channel Islands creating features on the horizon.
<b>Conservation interests:</b> The presence of features of wildlife, earth science, or archaeological or historical and cultural interest can add to the value of the landscape/ seascape as well as having value in their own right.	<p>Grosnez contains numerous sites which are designated for their nature conservation, geodiversity or cultural heritage importance. As well as having value in their own right, these sites also contribute to the area's distinctive character and sense of place.</p> <p>The vast majority of the area is designated an ecological SSI for its coastal heath habitat, as well as pockets of other habitats such as wet flushes, and field habitats for farmland birds. There are three coastal geological SSIs at Le Pulec, Le Pinacle and La Cotte à la Chèvre.</p> <p>The cultural importance of Grosnez is reflected in the designation of a very large proportion of the area as Listed Places (Les Landes Prehistoric Landscape, Les Landes Racecourse Flint Scatter Area, La Tête de Plémont Promontory Fort and Plémont Flint Scatter Area). In addition, there are a series of Listed Buildings including the German Occupation sites at Les Landes North, Les Landes South and Plémont, the medieval refuge at Grosnez Castle, and Grosnez Signal Station and Grosnez Farm.</p>
<b>Recreation value:</b> Evidence that the landscape/seascape is valued for appropriate recreational activity and the wellbeing of residents, where experience of the landscape/ seascape is important.	Grosnez is popular for recreation with local people and visitors, and is accessible through a network of footpaths which include the coastal footpath as well as road access to Plémont beach. There are well-used car parks at Grosnez in the north-west of the area, Plémont in the north-east, and at Le Mont des Ânes in the south. These, together with the footpaths, enable people to access the archaeological and nature conservation sites.

	This area has a long history of recreation. In addition to the adjacent racecourse there is a model aircraft field and a rifle range. Climbing is also very popular here.
<b>Perceptual aspects:</b> A landscape/ seascape may be valued for its perceptual qualities, such as wildness, remoteness and tranquillity.	Grosnez is one of the most remote-feeling areas in Jersey. It has a sense of being 'at the edge' and there is no land to the west until the USA is reached. There are parts of the area from where no modern buildings can be seen. This, combined with the extensive coastal heath and dramatic cliffs, creates a sense of wildness and tranquillity. The wild sounds of birds and the sea can be appreciated, along with seasonal changes such as the colours and scents of heather and gorse. The lack of buildings here means that there are dark skies and few sources of light pollution.
<b>Landscape/ Seascape role</b> The functions of the landscape/ seascape such as its contribution to settings, approaches, gateways etc.	The dramatic cliffs of Grosnez are a striking feature seen from ferries approaching Jersey from Guernsey and the UK.
<b>Cultural Associations:</b> Some landscapes/ seascapes are associated with artists, writers or events in history that contribute to perceptions of the natural beauty of the area.	

### Areas of potential opportunity

Whilst much of the area is in excellent condition, there are opportunities to reduce the erosion associated with the most popular footpaths and car parks, and to reduce visitor pressure in the most sensitive habitats. There are also opportunities for continued bracken management to make sure that it does not take over areas of heath and coastal grassland or damage archaeological sites. The site of the former holiday camp and Plémont is already being restored to coastal grassland, and inclusion within the Coastal National Park recognises the importance of this process.

The inclusion of Les Landes Race Course will give an opportunity to encourage sympathetic management of the vegetation in and around the course itself, and for the race course to become an advocate/gateway for/to the National Park.

The inclusion of the additional areas also provides an opportunity to create a more gradual transition between the semi-natural habitats of the coastal heath, and the more manicured appearance of some of the farmland (particularly those areas being used for horse grazing). This would help contribute to landscape cohesiveness, as well as increase wildlife habitat.

## Section 2: North Coast

This section of the National Park is located along the north coast of Jersey, from La Tête de Plémont in the west, to Bouley Bay in the east.



*Existing Coastal National Park near La Tête de Frémont*



*Proposed Coastal National Park at Égypte, a peninsula with existing coastal habitats, and potential to expand and connect them.*

### Current boundary

The existing Coastal National Park boundary within this section encompasses only the Cliffs and Headlands and Wooded Valleys character types, meaning that the Coastal National Park is very narrow and closely drawn around these topographical features. The current boundary also currently omits the former Plémont Holiday Camp site; and Ronez Quarry.

### Proposed Boundary

Throughout this section, the Coastal National Park boundary follows roads along (or as close as possible to) the east-west ridgeline which lies inland from the north coast. From here land slopes down towards the coastal valleys and cliffs on the north side. The urban parish centres of St Ouen, St Mary, St John and Trinity are to the south of the proposed boundary, and therefore excluded from the Coastal National Park.

The most westerly point in the boundary of this section is the junction between La Rue du Val Bachelier and La Route de Plémont.

The boundary follows La Rue de la Croute, La Rue de la Gabourellerie and La Rue du Bouquet, before heading south along La Rue des Géonnais to join La Route de Vinchelez, which it then follows eastwards. North of St Ouen's Village, it follows La Rue de la Capelle and La Rue du Creux Baillot, before joining Le Chemin de l'Église for a short section to the east of St Ouen's Village. The boundary follows a series of green lanes to the west and north of St Mary's Village: including La Rue de la Ville au Neveu, La Rue Mahier, La Charrière and a short section of Le Hurel.

From here, the boundary detours in order to include the top of the Lecq Valley (Grève de Lecq Woods) within the Coastal National Park. It follows field boundaries (and a short section of La Rue du Pont) eastwards around the top of the Lecq Valley until it meets La Rue de la Grange. It follows La Rue de la Grange northwards to the junction with La Rue des Marais, which it follows westwards. It continues westwards along La Rue du Pont and La Charrière, before heading north-west along La Rue de Crabbé. It then runs eastwards along the ridge-top road of La Rue des Touettes.

It continues eastwards along La Rue de la Hougue Mauger, crosses La Grande Rue and continues east along La Rue d'Olive/ La Rue du Cerf until it meets La Route de St. Jean. It then follows La Route de St. Jean eastwards, before heading north on an unnamed track to the east of Le Catelet and west of La Maison de St Jean. The track meets Le Canibut, which it follows to the west, before heading north on La Rue de Sorel and east on La Rue du Grande Mourier.

The boundary then follows La Rue de l'Étocquet south, and La Rue des Landes south-east, before following an unnamed track and field boundaries eastwards to join La Route du Nord at L'Auberge du Nord. From this point north of St John Village, the boundary continues to follow ridgeline roads, namely La Route du Nord, La Rue ès Nonnes, La Rue de Frémont, La Rue de la Porte, La Ruette de la Carrière, Mont Mado Lane, La Rue de la Mare des Prés, La Rue des Platons, La Rue du Tas de Geon, La Rue de la Bergerie, La Rue des Fontaines, La Rue de la Petite Falaise, La Rue du Boulay, Le Chemin d'Olivet, Rue des Bouillons, Rue du Becquet and La Rue du Pot du Rocher.

### Summary of proposed change

The proposed boundary change would broaden the Coastal National Park in this part of the island by embracing the coastal hinterland within the Agricultural Land character type that forms the immediate and visible landward backdrop to the north coast cliffs and headlands. Extending the boundary to the ridgeline enables the land up to the horizon to be included within the Coastal National Park. This is important visually and ecologically, and will also provide additional protection to this sensitive skyline. The proposed boundary also ensures that entire valley systems (including the headlands between valley branches) are included within the Coastal National Park; and also embraces the site of Ronez Quarry.

### Justification against criteria

Criteria	How this section meets the criteria
<b>Landscape quality (condition):</b> A measure of the physical state of the landscape/ seascape. It may include the extent to which typical or rare character is represented in individual areas, the intactness of the landscape/ seascape, and the condition of individual elements.	The North Coast includes examples of high-quality coastal heathland and woodland, cliffs, headlands and coastal agricultural land. There are also particularly fine examples of wooded valleys, including Grève de Lecq and Égypte woods. By including the valleys and their immediate hinterland within the Coastal National Park the entire valley systems can be appreciated and protected. This section also contains high-quality coastal settlements and farms which retain their distinctive character, such as those at Grève de Lecq and Bonne Nuit.
<b>Scenic quality:</b> The term used to describe landscapes/ seascapes that appeal primarily to the senses (primarily but not wholly the visual senses).	The North Coast contains a series of stunning coastal views, which encompass bays, long views along the coastline, and views out to sea towards the offshore reefs (Paternosters and Les Dirouilles) and other Channel Islands beyond. There are ten official viewpoints marked on the Jersey Leisure map, and numerous other unofficial viewpoints. The dramatic scenery of the north coast is also

	<p>appreciated from the sea. Many of these views extend inland up to the ridge which forms the horizon and the setting for the coastal heath and cliffs. Views from agricultural areas contain expansive or glimpsed views of the sea, which are a constant reminder of its presence.</p>
<p><b>Conservation interests:</b> The presence of features of wildlife, earth science, or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.</p>	<p>The North Coast's rich biodiversity and geodiversity is reflected in the series of Sites of Scientific Interest which occur along the coast. In addition, the rocky cliffs form a key habitat for a range of seabirds including choughs, fulmars, auks and gulls.</p> <p>Coastal defensive sites such as prehistoric promontory forts along the coast are designated as listed places, along with flint-scatter areas inland. There are numerous listed buildings reflecting the area's historic buildings and structures including farms, manors and harbours.</p> <p>The agricultural areas contain an intricate pattern of small fields. Some of these (those with boulder walls) are thought to be very early in origin and therefore of particular cultural importance.</p>
<p><b>Recreation value:</b> Evidence that the landscape/seascape is valued for appropriate recreational activity and the wellbeing of residents, where experience of the landscape/seascape is important.</p>	<p>The coastal footpath is a popular recreation route along the north coast and enables access to many of the coastal viewpoints. Some of these can also be accessed by vehicle. The North Coast's secluded beaches such as Bouley Bay, Plémont and Grève de Lecq are popular with local people and tourists.</p>
<p><b>Perceptual aspects:</b> A landscape/ seascape may be valued for its perceptual qualities, such as wildness, remoteness and tranquillity.</p>	<p>The north coast is relatively distant from larger settlements, and as such much of the coast has a sense of remoteness, wildness and tranquillity. This is particularly true away from the bays. There is a constant awareness of the sea both in views, and in other characteristics, such as low-growing vegetation, wind-sculpted trees and exposed feel.</p>
<p><b>Landscape/ Seascape role</b> The functions of the landscape/ seascape such as its contribution to settings, approaches, gateways etc.</p>	<p>By extending the Coastal National Park up to the inland ridge, it encompasses land up to the horizon as seen in coastal and marine views. This land acts as the setting for the coast and protects coastal views from intrusive development. The agricultural land between the ridge and the coast also acts as a visual and ecological buffer between settlements and the</p>

	coastal edge.
<b>Associations:</b> Some landscapes/ seascapes are associated with artists, writers or events in history that contribute to perceptions of the natural beauty of the area.	The relative remoteness and intimate and secluded nature of the north coast's bay and coves is historically associated with smuggling activity. In Jersey folklore, the area of Bouley Bay has been reputed to be haunted by the <i>Tchian d'Bouôlé</i> (Black Dog of Bouley), a phantom dog whose appearance presages storms. The story is believed to have been encouraged by smugglers who wanted to discourage nocturnal movements by people who might witness the movement of contraband at the harbour in Bouley Bay.

### Areas of potential opportunity

The inclusion of coastal hinterland areas will facilitate the protection of the coastline itself, and land in-between the valleys, from insensitive development, including on sensitive skylines which form the backdrop to the coast. It will also give the opportunity for conservation-focussed land management, but which still respects traditional land uses including agriculture.

There is special potential for this on the Égypte peninsula where there are opportunities for a landscape restoration project along with potential for informal recreation and quiet enjoyment.

## Section 3: Rozel and St Catherine

This section of the Coastal National Park is located in the north-east of Jersey, between Bouley Bay and St Catherine's Bay. It includes the coast; the wooded valleys of Rozel and St Catherine; and also extends inland to include Rozel Manor and grounds; and the surrounding North-East Farmland Character Area.



*Existing Coastal National Park at Le Couperon.  
NOTE- the intertidal area is not currently included in the Coastal National Park*



*Proposed Coastal National Park at Dolmen de Faldouet, an important prehistoric site above Anne Port.*

### Current boundary

The existing Coastal National Park boundary includes only a narrow band, embracing the cliffs along the coast; and the wooded interior valleys. It also currently excludes Rozel Harbour.

### Proposed Boundary

The proposed boundary for this section starts at the junction between Rue du Becquet and La Rue du Pot du Rocher. It follows La Rue du Pot du Rocher southwards for a very short distance, before heading eastwards along field boundaries and an unnamed track (later becoming La Rue Crespel). It then follows La Rue de la Ville Brée, La Rue du Clos Fallu and La Rue du Hucquet south, detouring to follow field boundaries to the west of La Rue du Hucquet in order to include the western tip of St Catherine's Valley within the National Park. It then follows field boundaries and a track eastwards to Le Pre, before following La Rue des Raisies east then south.

To the north of St Martin's Village, the boundary runs east, following La Rue de la Fosse à Grès, before crossing La Grande Route de Rozel, and continuing eastward along field boundaries until it meets La Rue Belin. It then follows La Rue Belin north-east for a short distance, before heading south along an unnamed track and field boundaries, including the side branch of St Catherine's Valley within the National Park. It then follows a series of roads east then south to join La Grande Route de Faldouet: La Rue du Pavillion, La Rue de la Forge, La Verte Rue and La Rue de la Genestière. The Coastal National Park boundary follows La Grande Route de Faldouet south-eastwards into Faldouet and the top of Le Mont de Gouray.

### Summary of proposed change

The proposed boundary extends the Coastal National Park inland to include Rozel Manor and its extensive parkland grounds; the surrounding agricultural land between the valley heads, the coastal hinterland, and the area around Faldouet Dolmen. This area is culturally rich, including Rozel Manor and its grounds (covered by an extensive Grade 1 Listing), prehistoric dolmen sites, and the attractive historic coastal settlement and harbour at Rozel. The area has visual connections with the coast and Les Écréhous, and retains its traditional character due to the relative lack of modern development. The proposed boundary runs to the north of St Martin's Village and does not include the village within the Coastal National Park, but does embrace Rozel Harbour.

### Justification against criteria

Criteria	How this section meets the criteria
<b>Landscape quality (condition):</b> A measure of the physical state of the landscape/ seascape. It may include the extent to which typical or rare character is represented in individual areas, the intactness of the landscape/ seascape, and the condition of individual elements.	Both the coastal and inland landscape character areas are considered to be intact, and in very good condition. The coast has seen relatively little development and largely retains its natural character. The cliffs are lower here due to the underlying conglomerate geology, which creates a gentler feel to the coast, particularly as many bays are backed by low wooded cliffs. Its distinctive character is recognised in the identification of the North East Low Wooded Edge Character Area. Coastal development at Rozel Harbour and Fliquet contain clusters of attractive historic buildings. The wooded valleys are also of high landscape quality, with a

	<p>relatively high proportion of ancient woodland, as not as many trees were felled from here for fuel during WW2. Rozel Manor and its surrounding grounds strongly influence the surrounding agricultural area, with ornamental planting, parkland trees and avenues creating a relatively soft and well-vegetated appearance, and other estate influences such as walls, paths, gateways and lodges. The use of conglomerate rather than granite in buildings and walls creates a distinctive character to the built environment. The North-East Farmland character area has seen relatively little development, and its traditional rural character remains largely intact.</p>
<p><b>Scenic quality:</b> The term used to describe landscapes/ seascapes that appeal primarily to the senses (primarily but not wholly the visual senses).</p>	<p>There is one official viewpoint marked on the Jersey Leisure map within this area, at the southern end of St Catherine's Bay, looking north towards Archirondel and St Catherine's Breakwater. Although the scenery in this section is less dramatic than the north coast, it is nevertheless is very attractive. Its relatively sheltered and sunny aspect, combined with distinctive geology, verdant tree cover and historic buildings creates many pleasing compositions. There are strong visual, cultural and physical connections between the agricultural land, Rozel Manor, the valleys and the coast. The landform within this area enables views out to sea, where Les Écréhous Reef forms a strong and distinctive feature in views, and the French coast forms the horizon.</p>
<p><b>Conservation interests:</b> The presence of features of wildlife, earth science, or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.</p>	<p>There are three geological SSIs within this area associated with the unique conglomerate rocks, and one ecological SSI. Although the wooded valleys are not designated, they are still of biodiversity importance, containing a relatively high proportion of mature trees. Their exceptionally sheltered environment supports a luxurious undergrowth of ferns, mosses and liverworts to thrive alongside streams. The area contains a rich cultural heritage, including the house and extensive grounds of Rozel Manor, which are listed (grade 1) in their entirety. Rozel Manor is the largest landscape park in Jersey. Other grade 1 listed buildings include St Catherine's Breakwater, Archirondel Breakwater and Tower, and Victoria Tower. There are numerous other listed buildings,</p>

	including Rozel Harbour, Chateau La Chaire, farms and cottages. The rich prehistoric remains are reflected in the extensive listed places, which include flint scatter areas, Le Câtél Promontory Fort and two passage graves (Dolmen du Couperon and Dolmen de Faldouet).
<b>Recreation value:</b> Evidence that the landscape/seascape is valued for appropriate recreational activity and the wellbeing of residents, where experience of the landscape/seascape is important.	Parts of the coast can be accessed using the coastal footpath, but it is not continuous. There are however many coastal carparks, particularly in St Catherine's Bay. St Catherine's Wood is a popular destination.
<b>Perceptual aspects:</b> A landscape/ seascape may be valued for its perceptual qualities, such as wildness, remoteness and tranquillity.	This is a relatively gentle, pastoral landscape with very limited recent development. It does not feel particularly remote or wild, but parts are exceptionally tranquil and it has a very distinctive character and sense of place.
<b>Landscape/ Seascape role</b> The functions of the landscape/ seascape such as its contribution to settings, approaches, gateways etc.	The area forms the setting and context to the coast, and contributes to the extensive heritage interest and value at Rozel Manor.
<b>Associations:</b> Some landscapes/ seascapes are associated with artists, writers or events in history that contribute to perceptions of the natural beauty of the area.	Strong cultural and historical connections with Les Écréhous reef, which is part of the Parish of St Martin.

### Areas of potential opportunity

As with the North Coast the inclusion of hinterland and land between valleys will help to protect the coastline from inappropriate development and to facilitate a landscape-wide approach to land management. Including the entirety of the listed parkland at Rozel Manor will help to maintain the historic links between the manor, the coastline and the valleys.

Inclusion of the intertidal areas will bring a number of important bays and beaches into the Coastal National Park, offering potential opportunities for environmental education and quiet enjoyment on what is still a largely undeveloped stretch of coastline.

There may be opportunities to extend the public footpath network (for example around La Coupe, where there is no coastal path or road). In addition there are exciting opportunities to enhance woodland management and to develop a long-term plan to secure their integrity, diversity and opportunities for connectivity.

The proposed boundary would be adjacent to Jersey Zoo, giving the potential for the Zoo/Durrell to be a key partner and gateway for the Coastal National Park.

## Section 4: Royal Bay of Grouville

This section of the Coastal National Park is located in the east of Jersey, between Mont Orgueil Castle and the southern end of the Royal Jersey Golf Course.



*Existing Coastal National Park at the Royal Jersey Golf Course. Mont Orgueil Castle (on the horizon) is also currently included in the Coastal National Park.*



*Proposed Coastal National Park at Grouville Marsh. The Marsh is designated an ecological SSIs and is one of the most important wetland sites in Jersey. The Listed Les Pres Manor is also included in the National Park*

### Current boundary

The existing Coastal National Park boundary includes Mont Orgueil and part of Grouville Common, including the Royal Jersey Golf Course.

### Proposed Boundary

From Faldouet, the boundary follows Le Mont Gabard towards Le Mont du Gouray and Gorey Harbour. The boundary leaves the road, immediately to the north of Gouray Church to follow the northern edge of property boundaries, excluding them from the Coastal National Park. The boundary re-joins the road at the junction of Le Mont de Gouray and La Route de la Côte. It crosses the main road and follows the western edge of Devon Gardens. The boundary then runs south along La Route de la Côte, including the esplanade within the Coastal National Park, until it reaches La Montée des Grèves Slipway. From the slipway, it runs south along the seawall for a short distance before following property boundaries around the edge of Grouville Common, including the play park at the northern end of the common, crossing La Rue a Don, and following Beach Road, before following property boundaries around the edge of Grouville Common until La Rue Horman.

West of La Rue Horman, the boundary follows property boundaries to include the SSI and at Nature Reserve at Grouville Marsh, and also the field to the north-west. Properties along Le Chemin des Maltières are excluded. It then runs up to Le Chemin des Maltières, which it follows westwards, and continues to follow as it becomes La Rue du Moulin de Bas, La Rigondaine and La Rue de Grouville. It then follows field boundaries heading north-east along the edge of the wetland grazing. It crosses La Cache des Prés and continues along field and property boundaries until it meets La Rue a Don, where it heads north until bearing east at the Links Pumping Station and following property boundaries around the western and southern edge of the Royal Jersey Golf Course.

### Summary of proposed change

The proposed boundary extends the Coastal National Park to include the immediate setting to Mont Orgueil Castle (including the green escarpment and part of Gorey); Devon Gardens and the esplanade, the low-lying wetlands of Grouville Marsh and the fields immediately adjacent. These areas are highly valued in a number of ways: for their biodiversity, recreational use, and their role forming the setting to iconic views of Mont Orgueil.

### Justification against criteria

Criteria	How this section meets the criteria
<b>Landscape quality (condition):</b> A measure of the physical state of the landscape/ seascape. It may include the extent to which typical or rare character is represented in individual areas, the intactness of the landscape/ seascape, and the condition of individual elements.	<p>The escarpment of Mont St Nicholas (which forms the setting to Mont Orgueil Castle) contains some of the steepest c��tills in Jersey, ploughed using a winch. They remain open and undeveloped and provide a green backdrop in views of Mont Orgueil castle from both land and sea.</p> <p>This section of the Coastal National Park also contains good examples of coastal plain landscapes. Grouville Marsh is one of the largest and most intact wetland areas in Jersey and contains freshwater habitats which support a range of plant, bird and insect species. It is closely linked with the nearby historic Les Pr��s Manor.</p>
<b>Scenic quality:</b> The term used to describe landscapes/ seascapes that appeal primarily to the senses (primarily but not wholly the visual senses).	<p>From the Royal Jersey Golf Course there are expansive views across the broad sweep of the Royal Bay of Grouville, with Mont Orgueil dominating the bay at its northern end. In contrast, vegetation limits views out from Grouville Marsh, and instead creates a secluded and intimate character, with shorter views framed by trees.</p> <p>There are spectacular views from the top of the escarpment above Gorey across to Mont Orgueil Castle which, from this viewpoint, is seen in the context of Gorey Harbour, and the historic buildings which line it to the east and north.</p> <p>Further south there are views from the escarpment across the marsh towards the bay.</p>
<b>Conservation interests:</b> The presence of features of wildlife, earth science, or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in	The high land to the west of Mont Orgueil Castle contains several listed buildings, including Pilot House and Seymour Farm. Mont Orgueil Castle is also a designated ecological

their own right.	SSI, and a large part of Grouville Marsh is designated as an ecological SSI for the range of freshwater species which it supports, including orchids. Although not designated, the Royal Jersey Golf Course provides important opportunities for flora and fauna and is a notable location for cirl bunting. There is a listed place at Lager Wick, at the southern edge of Grouville Marsh, which was a forced labour camp during the German Occupation in WW2. Mont Orgueil Castle and Gorey Harbour are grade 1 listed buildings. Other listed buildings include the properties along Gorey Pier, below the castle; Napoleonic defences at Fort William and Fort Henry; and the historic manor house at Les Prés.
<b>Recreation value:</b> Evidence that the landscape/seascape is valued for appropriate recreational activity and the wellbeing of residents, where experience of the landscape/ seascape is important.	Mont Orgueil Castle is one of Jersey's main tourist attractions, with many visitors enjoying the spectacular views from and to it. Grouville Marsh is a nature reserve, the edges of which are easily accessed from nearby residential areas. The meadow areas around Grouville Marsh are accessible, and an information panel provides information on the marsh's biodiversity. The Royal Jersey Golf Course is a popular recreation location for both golf and as publicly accessible common land. There is also public access along the seawall and along the esplanade and Gorey Gardens to the harbour.
<b>Perceptual aspects:</b> A landscape/ seascape may be valued for its perceptual qualities, such as wildness, remoteness and tranquillity.	Despite its proximity to settlements, Grouville Marsh feels tranquil and rural. Views are attractive, and often framed by trees, and visitors are aware of the rich diversity of plants, birds and insects.
<b>Landscape/ Seascape role</b> The functions of the landscape/ seascape such as its contribution to settings, approaches, gateways etc.	This part of the Coastal National Park forms the immediate and wider setting of Mont Orgueil Castle, and as such plays an important role in people's appreciation of this historic landmark. The harbour, escarpment and land at the summit forms the setting to Mont Orgueil Castle creating iconic views from Grouville Bay and further out at sea. These are also important features in views from Mont Orgueil castle. In views from the escarpment towards Mont Orgueil Castle, its setting includes the harbour, the còtills, and the historic buildings which line Gorey Harbour. The Royal Jersey Golf Course and Grouville

	Marsh appear as open, undeveloped features in coastal views, including from Mont Orgueil, and the Royal Jersey Golf Course contributes to its setting in views from the coast and bay. The Royal Jersey Golf Course and Grouville Marsh function as a clear gap between the developed areas of Grouville and Gorey.
<b>Associations:</b> Some landscapes/ seascapes are associated with artists, writers or events in history that contribute to perceptions of the natural beauty of the area.	Mont Orgueil Castle played an important role in the defence of Jersey for several hundred years, and features in numerous paintings, photographs and other illustrations, including those by notable local artists such as John Le Capelin and Philip Oules. This distinctive landmark is often used to represent Jersey; and it is fundamental to the island's status and identity as a physical manifestation of when the English sovereign surrendered his claim to the Duchy of Normandy, save for the Channel Islands, which then needed to be defended from attack from France. Grouville Common has an historic role as an important event space which has also been captured by local artist Philip Oules.

### Areas of potential opportunity

The extension of the Coastal National Park in Grouville to include Grouville Marsh will link the interconnected habitats of the wetlands, dunes and bay, improving the scope for habitat management in this ecologically rich area. By also including the fields to the north of Grouville Marsh (currently outside the SSI designation) there is potential to expand wetland habitat through management interventions.

Although this area could offer more opportunities for recreation, these are limited by the current golf course use on the dunes, and by the ecological sensitivity of the marshland. However, there would be the potential for more environmental education, especially as some of the land is owned by the National Trust for Jersey.

The Royal Jersey Golf Club could be a potential partner and gateway to the Coastal National Park, especially in terms of opportunities for providing information and interpretation.

Gorey harbour and village and Mont Orgueil Castle could also become 'gateways' into the Coastal National Park.

## Section 5: Noirmont and Portelet

This section of the Coastal National Park is located on the south-west coast of Jersey, embracing the headlands of Noirmont and Portelet Common.



*Existing Coastal National Park view of Noirmont from Portelet*



*Proposed Coastal National Park at Portelet. This open farmland on the highest land on the peninsula is visually sensitive, and an ecological link between the extensive coastal habitats at Noirmont and Portelet Common.*

### Current boundary

The existing Coastal National Park boundary covers the coastal heathland of the south west heathland character area from St Aubin to Le Grouin Point, which includes the wooded escarpment and steeper cliffs; together with the Ouaisné coastal plain and its undeveloped backdrop.

### Proposed Boundary

From St Aubin's slipway, the boundary follows Le Mont de Boulevard, and runs up the hill following Le Mont ès Tours before joining and following La Rue de Haut and La Route de Noirmont. It heads west along Le Chemin du Portelet; south along La Rue Voisin; and then east along Portelet Lane until just before the Portelet Inn. It then follows the southern boundaries of properties to the south of Portelet Lane, before following La Rue Voisin and property boundaries to exclude the cluster of modern cliff-top development from the Coastal National Park. The boundary also excludes the site of the former Portelet Hotel car park, creating a 'hammer head' shape for the National Park boundary.

It crosses Le Chemin du Portelet, then follows field and property boundaries, crossing Le Mont du Ouaisné. It then follows a track known as Road Off Le Mont du Ouaisné, and field boundaries, before following property boundaries along the southern then western edges of Les Ruisseaux Estate. To the south of La Route des Genets, the boundary follows field and property boundaries before continuing along Le Mont Sohier. It then follows property boundaries down to the coast at the eastern end of the St Brelade's Bay esplanade.

### Summary of proposed change

The proposed boundary is similar to the existing boundary, but simplifies it by following roads rather than woodland edges (for example) and also brings in to the Coastal National Park more of the

sensitive fields on high land around Portelet, and those which form a buffer between Ouaisné and the properties on the escarpment above.

The cliff-top development at Portelet, which currently lies outside the National Park, will continue to be excluded, in order to avoid the creation of a planning precedent that this type of development is acceptable within the Coastal National Park. The revised boundary includes the open fields to the east and west of the development within the Coastal National Park as they are of landscape value in terms of their visibility, and their function as an ecological link between Noirmont and Portelet Common.

#### Justification against criteria

Criteria	How this section meets the criteria
<b>Landscape quality (condition):</b> A measure of the physical state of the landscape/ seascape. It may include the extent to which typical or rare character is represented in individual areas, the intactness of the landscape/ seascape, and the condition of individual elements.	The headland contains fine examples of coastal heath, cliffs and sand dune systems at Ouaisné. Many of these sites – particularly those designated as ecological SSI's are in good management, with extensive areas of intact and well-managed habitat. Defensive structures (from the 19 <sup>th</sup> Century and WW2) are striking features, and many of the German Occupation structures at Noirmont are being well maintained. On the eastern side of Noirmont, dense patches of trees (particularly pine, cypress and Holm oak) contribute to the impression of a wooded backdrop in views across St Aubin's Bay from St Helier. These trees form part of a mosaic of coastal habitats which include valuable coastal grassland and maritime heath.
<b>Scenic quality:</b> The term used to describe landscapes/ seascapes that appeal primarily to the senses (primarily but not wholly the visual senses).	The area contains three official viewpoints as shown on the Jersey Leisure map. Two of these are at Noirmont, with one looking across St Aubin's Bay towards St Helier, and one looking over Portelet Bay and out to sea. The third viewpoint is at Portelet Common, looking west across the sweep of St Brelade's Bay. Dramatic coastal views also occur around the headland, but there are also examples of highly intrusive development on cliff tops and escarpment, which have been excluded from the Coastal National Park. Remaining open areas which provide the open inland setting and horizon have been included in the Coastal National Park.
<b>Conservation interests:</b> The presence of features of wildlife, earth science, or archaeological or historical and cultural interest can add to the	Extensive ecological SSI designations cover valuable coastal habitats of heathland, sand dunes and cliffs, and there are also geological

value of the landscape as well as having value in their own right.	<p>SSIs. The soils here are warmer and drier than those on the north coast, meaning that they support different plant, insect and bird species including Dartford warbler, stonechat and linnet. Reptiles such as green lizards also thrive here. Ouaisné is an exceptionally important habitat area, containing a transition of habitats supporting many rare species. It also plays a pivotal role in the success of the agile frog population in Jersey.</p> <p>One of the most important archaeological sites in Europe is La Cotte de St. Brelade, a cave providing evidence of early humans and contemporary animals from the Lower Palaeolithic period. The site is a geological and ecological SSI, and a listed place. Later prehistoric sites are also designed listed places. Listed building designations cover German Occupation sites at Le Grouin and Noirmont, as well as Noirmont Manor, Ouaisné Tower, and Portelet Tower.</p>
<b>Recreation value:</b> Evidence that the landscape/seascape is valued for appropriate recreational activity and the wellbeing of residents, where experience of the landscape/seascape is important.	<p>The outstanding views from Noirmont headland make it popular with visitors. Portelet Common is less well known to visitors but popular with islanders.</p> <p>Carparks, combined with a network of paths through areas of heath and dunes, enable easy access to high quality coastal environments.</p>
<b>Perceptual aspects:</b> A landscape/ seascape may be valued for its perceptual qualities, such as wildness, remoteness and tranquillity.	<p>Much of the area retains its sense of remoteness, wildness and tranquilly, although these have been locally compromised by insensitive development.</p>
<b>Landscape/ Seascape role</b> The functions of the landscape/ seascape such as its contribution to settings, approaches, gateways etc.	<p>The area forms the setting and backdrop to St Brelade's Bay, Portelet Bay, Ouaisné Bay and St Aubin's Bay. It makes a strong contribution to the landscape setting of St Aubin. Ferries pass close by here on their way to and from St Helier, so it contributes to the approach to Jersey from the sea. In addition the open agricultural fields at Portelet function as an ecological corridor between coastal habitats at Noirmont and Portelet Common.</p>
<b>Associations:</b> Some landscapes/ seascapes are associated with artists, writers or events in history that contribute to perceptions of the natural beauty of the area.	<p>La Cotte de St Brelade was a very important place for our ancient human ancestors, who were part of the Neanderthal population living in Europe until 40,000 years ago: it was a refuge to which they returned again and again, a home</p>

	in which they made tools and clothing, shared food and from where they could watch animals moving across the lowlands. It provides a connection in time to the deep history of the island.
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### Areas of potential opportunity

As with the north and north east coastlines, the expansion of the Coastal National Park to include some inland areas will provide more protection for the coastline and restrict development that would have a negative impact on the coast or its setting. It will also expand opportunities to undertake landscape restoration, improve habitat connectivity and potentially increase coastal habitats. In addition, the inclusion of the intertidal areas (see section 8), especially St Brelade's/Ouaisné and St Aubin's Bays will add significantly to the sense of inclusion of the peninsula in the special area that comprises the Coastal National Park.

## Section 6: St Brelade's Valley and Corbière



*Existing Coastal National Park at Beauport (note- the beach is not currently included in the Coastal National Park)*



*Proposed Coastal National Park at St Brelade's Valley. It contains several Listed Buildings (including St Brelade's Church) within a green setting, and also forms a wooded habitat corridor*

This section of the Coastal National Park is located in the south-west of Jersey, between St Brelade's Bay and La Moye. It includes St Brelade's Valley, which runs west out of the bay towards La Moye, and the Corbière peninsula.

### Current boundary

The existing Coastal National Park boundary covers the 'coastal cliffs and heathland' of the south west heathland character area from St Brelade's Bay pier to Petit Port.

### Proposed Boundary

The boundary starts at St Brelade's Bay slipway (next to the parish church), and includes the cemetery and church. It follows La Marquanderie northwards, before following the southern boundaries of properties on the south side of La Route Orange. At the western end of the St

Brelade's Valley, where it abuts La Route Orange at La Moye, it follows the driveways to Le Creux Country Park and 'The Old House'. It then follows the top of the woodland eastwards and includes the entirety of the Listed Building of La Moye Manor, which also includes its grounds. It follows field boundaries and a track to La Route des Camps (opposite the entrance to the Beauport Bay carpark). It follows La Route des Camps westwards, then property boundaries around the west and south sides of the houses at Mont es Croix. The Listed Place containing La Hougue de Foret is included within the Coastal National Park. The boundary follows the periphery of the prison, following tracks and field boundaries westwards, before following the former railway line to the junction with La Route du Petit Port.

### Summary of proposed change

The proposed boundary simplifies and clarifies the existing boundary by following roads, tracks and property boundaries wherever possible. In doing so it brings additional areas of woodland and heath above St Brelade's Bay to the west into the Coastal National Park, including St Brelade's Valley. Additional land, which forms part of the interior agricultural plateau Character Type is also included between the coast and the railway line: this area has a sense of openness and exposure, and is visually connected to the coast where it forms the horizon in landward views. Its inclusion, therefore, embraces the wider setting of Corbière; ensures that the full length of the coastal valleys are included; and increases the potential for expansion of coastal habitats.

### Additional recommended planning policies for St Brelade's Bay

St Brelade's Bay is a much-loved part of Jersey, with a strong character and distinctive sense of place which needs to be retained and enhanced in the future, particularly given its vulnerability to further development / redevelopment. The entire bay below the high-water mark, the esplanade, the seafront public garden, and the cliffs and headlands will be included within the Coastal National Park. However, it is not felt that extending the designation across the entire settlement and escarpment is the best approach. The reasons for this are set out in full in Appendix A, but in summary neither the built-up area nor the escarpment fulfil the criteria for inclusion in the Coastal National Park, nor do they fit with the general principle of excluding built-up areas from the Coastal National Park.

We recommend that the parts of St Brelade's Bay which do fulfil the Coastal National Park criteria are included within the Coastal National Park. These areas are described in the 'Proposed Boundary' section above, and are justified against the criteria in the following table. Note that the intertidal area and esplanade are covered in Section 8 below.

We suggest that in St Brelade's Bay, Coastal National Park designation is complemented with a specific planning framework covering the built-up area and the wooded escarpment above, in order to protect and enhance the character of the wooded escarpment, and augment and improve the sense of place and the character – where appropriate – of the built-up area. This regime should be bespoke for St Brelade's Bay, and should cover the extent, density and design of any new development/ redevelopment (with particular regard to scale and height of buildings), as well as protection of the green backdrop created by the treed escarpment.

### Justification against criteria

Criteria	How this section meets the criteria
<b>Landscape quality (condition):</b> A measure of the physical state of the landscape/ seascape. It may	St Brelade's Valley is densely wooded and has retained its undeveloped character. It is

include the extent to which typical or rare character is represented in individual areas, the intactness of the landscape/ seascape, and the condition of individual elements.	associated with the historic manor at La Moye. The Corbière headland contains a dramatic coastline of cliffs and bays, parts of which are relatively difficult to access. As a result, some of the coast retains its wild quality, and has seen less development than elsewhere – for example, Beauport is a rare example of an undeveloped bay. Corbière itself, with its distinctive offshore lighthouse, is one of the most well-known parts of Jersey’s coastline.
<b>Scenic quality:</b> The term used to describe landscapes/ seascapes that appeal primarily to the senses (primarily but not wholly the visual senses).	There are two official viewpoints shown on the Jersey Leisure map, at La Grosse Tête (overlooking Beauport and the wider St Brelade’s Bay) and at Corbière, looking towards the lighthouse. Corbière lighthouse can be considered one of Jersey’s iconic landmarks. Cliff and coastal paths offer views of the cliffs, bays and out to sea. Critically, this section of coast is also viewed up close from offshore from boats and ferries travelling to and from St Helier. In views from the sea, the outer parts of the Corbière peninsula form the setting to the lighthouse, and the southern horizon of St Ouen’s Bay.
<b>Conservation interests:</b> The presence of features of wildlife, earth science, or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.	La Landes de Ouest SSI designation covers an extensive area of coastal heath and grassland, but coastal habitats extend further than the designation boundary. A series of listed places and designations cover prehistoric tomb sites and flint scatters. Corbière Lighthouse and St Brelade’s Church are grade 1 listed buildings, along with the Corbière Strongpoint German Occupation site. This section of coast (along with St Ouen’s Bay and Noirmont) was a component of Hitler’s ‘Atlantic Wall’, and many sites survive, including a range-finding tower, bunkers and gun emplacements. There are also other listed buildings, including La Moye Manor and its grounds, and St Brelade’s Rectory.
<b>Recreation value:</b> Evidence that the landscape/seascape is valued for appropriate recreational activity and the wellbeing of residents, where experience of the landscape/ seascape is important.	Corbière is a popular visitor destination, accessed by car, or on foot/ cycle along the railway path. The railway path is an activity and destination in its own right for walkers and cyclists. St Brelade’s Church is a place for quiet contemplation, and quiet Beauport Bay is a popular swimming place for islanders.
<b>Perceptual aspects:</b> A landscape/ seascape may be valued for its perceptual qualities, such as	The sight, sound, spray and vibrations of powerful waves crashing on the rocks around

wildness, remoteness and tranquillity.	Corbière lighthouse have an elemental, dangerous and wild quality, particularly in bad weather. Away from the carparks, this stretch of coastline also offers a sense of tranquillity and remoteness. In addition, the prominence of the German Occupation structures at Corbière creates a strong sense of history.
<b>Landscape/ Seascape role</b> The functions of the landscape/ seascape such as its contribution to settings, approaches, gateways etc.	St Brelade's Valley forms an attractive wooded setting to St Brelade's Church and the western part of the bay. It also forms the settings for the other listed buildings which surround it, including the Rectory, La Moye Manor, Villa Devereux, and the 1930s Art Deco residence of Les Lumières. Corbière lighthouse is one of the iconic landmarks of Jersey, and the Corbière peninsula forms its setting in views from both land and sea. The Corbière peninsula also contributes to the approach to Jersey on ferries from Guernsey and the UK arriving at St Helier. Viewed from the north, the lighthouse and peninsula also form a distinctive feature at the southern end of St Ouen's Bay.
<b>Associations:</b> Some landscapes/ seascapes are associated with artists, writers or events in history that contribute to perceptions of the natural beauty of the area.	Corbière is one of the iconic images of Jersey, featuring in many photographs, postcards and paintings, including notable local artists Oules and Le Capelain. Victor Hugo described the area as the 'herdsman of the waves' and in years gone by mariners knew it as the 'dreaded Corbière'. The rocks have claimed numerous wrecks. A maritime rescue event in 1995 is commemorated with a monument at the site. St Brelade is also associated with the 20 <sup>th</sup> Century surrealist Claude Cahun and avant-garde artist Marcel Moore, two enigmatic French stepsisters who lived at La Rocquaise at the western end of St Brelade's Bay in the 1930s. The garden, the house and the area around the bay were favourite settings for Cahun's work.

### Areas of potential opportunity

Corbière is already one of the iconic views of the existing Coastal National Park, and the use of the former railway line path as the new boundary will bring a well-used and appropriate recreational facility right up to the Coastal National Park itself, providing opportunities for increased use of the path and appreciation of the Coastal National Park.

There are also opportunities to extend and connect coastal and woodland habitats.

## Section 7: St Ouen's Bay

This section of the Coastal National Park is located on the western side of Jersey, between Petit Port and L'Etacq.



*Existing Coastal National Park at Les Quennevais Dunes*



*Proposed Coastal National Park at Les Ormes, which is located at the crest of the escarpment and encompasses coastal vegetation.*

### **Current boundary**

The National Park at St Ouen's Bay currently covers the Coastal Plain and Escarpment character types, which also encompasses the coastal valleys (including Val de la Mare reservoir). The Coastal Plain includes farmland and extensive sand dune systems.

### **Proposed Boundary**

This section of boundary follows roads wherever possible. It encompasses the coastal plain, scarp, valleys, and the scarp-top land which forms the horizon. It excludes the larger settlements and the airport.

From the junction of the railway path and La Route du Petit Port, the boundary follows La Route du Petit Port to the west before following residential property boundaries to exclude housing on both sides Le Mont du Petit Port at La Hougue, Petit Port Close; and off Le Mont de la Pulente and La Rue de la Sergente at Parc de l'Oeillère, Le Clos de l'Atlantique, Le Feugerel, Le Clos de la Gare; and off the Railway Walk at Le Clos Orange and La Maudelaine Estate. The boundary then continues north-eastwards along the Railway Path, before following the track around the western and northern edges of Les Quennevais playing fields. It then follows property boundaries and a track along the western edge of Les Quennevais, and runs along the edge of Les Ormes Leisure Village, excluding its buildings, but including the golf course.

On the north side of Le Mont à la Brune, the boundary follows Le Mont Fondan, then the perimeter fence around the western end of the airport. North of Le Mont du Jubilé, it follows La Rue de la Grande Vingtaine, La Rue des Fontaines, La Rue de la Presse, property boundaries (to exclude the built-up area from the Coastal National Park) and La Rue des Nièmes up to the junction with La Grande Route de St. Pierre. It then heads north-west along La Grande Route de St. Pierre, including the valley heads of the La Val de la Mare Reservoir, and St Ouen's Manor, within the Coastal National Park.

It follows La Rue du Manoir, La Rue des Croix and La Rue Motier to St Ouen's Church, where it follows the boundary of the cemetery to include the church within the Coastal National Park. It then continues along Le Chemin des Piétons, La Rue du Couvent, La Rue de Grantez, La Ruelle de Grantez, Lé Vièr Mont to Le Mont Pinel. After a short section following Le Mont Pinel, it continues along Le Mont des Corvées, La Rue des Bonne Femmes, La Rue de la Robeline, La Rue des Hougues, an unnamed track to the north, La Ruelle, Le Mont, La Route de la Villaise and La Route des Landes to its junction with La Route du Ouest.

### Summary of proposed change

The proposed boundary is simpler and clearer than the existing boundary, as it follows roads/ tracks rather than character type boundaries (which in this area can be unclear on the ground). It also includes the land between the valley heads, enabling the full valley systems to be part of the Coastal National Park. Cultural sites such as the medieval strip fields around St Ouen's Church, and St Ouen's Manor, are brought into the Coastal National Park. Critically, the proposed Coastal National Park boundary encompasses land up to the skyline. This enables the entire visual unit of St Ouen's Bay to be included within the Coastal National Park, and provides additional protection to this extremely sensitive skyline.

### Justification against criteria

Criteria	How this section meets the criteria
<b>Landscape quality (condition):</b> A measure of the physical state of the landscape/ seascape. It may include the extent to which typical or rare character is represented in individual areas, the intactness of the landscape/ seascape, and the condition of individual elements.	St Ouen's Bay contains outstanding examples of Coastal Plain and Escarpment Character Types. The Coastal Plain includes farmland, rare wetland habitats and dune systems. The dune systems include the extensive and highly valued sand dune system at Les Quennevais, and also a series of lower foredune systems which provide habitat connections along the Bay. The escarpment is relatively undeveloped compared to other parts of Jersey, and forms a dramatic backdrop to the bay. Some of the escarpment is covered with heath or scrub, and there are also some surviving steep potato còtils. Steep valleys run down the escarpment, with one containing Val de la Mare Reservoir and arboretum. At the top of the escarpment, around St Ouen's Church, is an extensive area of surviving medieval strip fields. There are attractive small coastal settlements, including traditional buildings at the foot of the scarp. In addition St Ouen's Bay contains an extensive legacy of defensive sites and structures dating from the 17 <sup>th</sup> Century up to WW2.
<b>Scenic quality:</b> The term used to describe landscapes/ seascapes that appeal primarily to the senses (primarily but not wholly the visual senses).	St Ouen's Bay is of very high scenic quality and contains many stunning views across the sweeping bay, with the sea to the west and the escarpment providing the backdrop to the east.

	<p>The headlands of L'Étacq and Corbière frame the bay to the north and south. There are two official viewpoints shown on the Jersey Leisure map, near La Tête du Nièr Côte (at the southern end) and at the top of the escarpment above L'Étacq (at the northern end). La Rocco Tower and La Caumine a Marie Best are just two of the notable daymarks in the bay.</p>
<p><b>Conservation interests:</b> The presence of features of wildlife, earth science, or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.</p>	<p>Extensive ecological SSI designations cover the coastal dune, marsh and wetland habitats, and there are also geological SSI designations, reflecting the area's geodiversity. Some of the habitats are interconnected, and there is potential to further enhance this connectivity in the future. A large area of Les Quennevais (from the coast in the west to the built-up-area in the east, and from Le Chemin des Basses Mielles in the north to La Moye Golf Course in the south) is a Listed Place for its buried prehistoric landscape, and there are also numerous surface features including standing stones and burial chambers. A further large Listed Place occurs at the top of the escarpment and covers the historic strip fields around St Ouen's church. The church, and the nearby St Ouen's Manor, are both Listed Grade 1. Other Listed Buildings within the area include farmhouses, slipways, defensive towers and German Occupation sites.</p>
<p><b>Recreation value:</b> Evidence that the landscape/seascape is valued for appropriate recreational activity and the wellbeing of residents, where experience of the landscape/seascape is important.</p>	<p>St Ouen's Bay is very popular for recreation on land as well as in the sea. Local people and visitors come here to enjoy the views and spectacular sunsets, and there are coastal car parks and facilities to cater for this demand. There are also several golf courses, the wetland centre, and the Frances Le Sueur Centre.</p>
<p><b>Perceptual aspects:</b> A landscape/ seascape may be valued for its perceptual qualities, such as wildness, remoteness and tranquillity.</p>	<p>The most striking perceptual quality of St Ouen's Bay is its scale, expansiveness and sense of space. It is not particularly remote or wild, but it is spectacular, and there are places where tranquillity can be experienced.</p>
<p><b>Landscape/ Seascape role</b> The functions of the landscape/ seascape such as its contribution to settings, approaches, gateways etc.</p>	<p>St Ouen's Bay is experienced as a whole, from the horizon to the sea, and so it is important that this full extent is included within the Coastal National Park. It is viewed from the sea from ferries approaching from Guernsey and the UK, and</p>

	<p>from the air in planes taking off or landing at the nearby airport.</p> <p>St Ouen's Bay also plays an important role in Jersey's ecology, due to its extensive and interlinked habitats.</p>
<p><b>Associations:</b> Some landscapes/ seascapes are associated with artists, writers or events in history that contribute to perceptions of the natural beauty of the area.</p>	<p>A long history of recreational activity, particularly surfing, and associated buildings such as El Tico and the Watersplash.</p>

### Areas of potential opportunity

The scarp slope above St Ouen's Bay is an extremely sensitive backdrop to the bay, and the expansion of the Coastal National Park to include areas of hinterland on top of the scarp will give added protection to what already constitutes the widest area of land designated Coastal National Park. It will also bring into the Coastal National park areas of historic interest including ancient field systems, St Ouen's Church, and the Dolmen des Monts Grantez, all of which sit on the skyline above the bay.

A number of existing public facilities (the National Trust for Jersey's Wetland Centre, the Frances Le Sueur Centre, Military Museum, beachside car parks, watersport activities and cafés) and potential new partners such as Les Ormes Golf Club, mean that St Ouen's Bay has the scope for an even greater role as the focus of Coastal National Park information and recreation.

Recent habitat modelling undertaken by the Government of Jersey Natural Environment Team has shown that St Ouen's Bay has the greatest potential island-wide for increasing and improving habitat connectivity for the benefit of key species. This is due to number of factors, including the size of the bay, the relative lack of physical barriers and development, and the range of surviving habitats, including sand dunes, wet meadows, woodland, marsh and freshwater, and coastal heathland. There is also potential to further enhance these habitats through landscape-scale restoration in the future should existing land uses (for example the sand quarry and golf courses) no longer be required.

## Section 8: Intertidal Zone

This section of the Coastal National Park is located around the coast of Jersey, within the intertidal area, and encircles the island.



*Proposed Coastal National Park in the Intertidal Zone. Sandy beach at St Aubin's Bay*



*Proposed Coastal National Park in the Intertidal Zone. Intertidal beach and reef at St Ouen's Bay*

### Current boundary

The current boundary of the Coastal National Park is limited to the high-water mark and does not extend beyond this into the intertidal area. Therefore none of the Intertidal Zone is currently within the Coastal National Park.

### Proposed boundary

The inner boundary of the Intertidal Zone generally follows the high tide mark around Jersey's coast, enabling the Coastal National Park to make a seamless transition between terrestrial and intertidal areas. In areas where the Coastal National Park does not extend any further inland, the tops of seawalls are included where they form esplanades (i.e. at Gorey; from the Royal Jersey Golf Club south to Round Tower no. 4 at Fauvic; Havre des Pas; St Aubin's Bay and St Brelade's Bay). Where public open space immediately adjoins an esplanade it has also been included within the Coastal National Park, for example opposite Havre des Pas Lido; Allix' Shipyard; Les Jardins de la Mer, and St Brelade's Bay seafront garden. Slipways, access steps to beaches, and sloping masonry on the seaward side of seawalls are included within the Intertidal Zone.

The Intertidal Zone extends out to the Low Water Chart Datum, and therefore includes all of the *Bays with Intertidal Flats and Reefs* and *Rocky Shores and Bays* Character Types. The Intertidal Zone includes large bays (including the sandy bays of St Aubin's Bay, St Ouen's Bay, St Brelade's Bay and the Royal Bay of Grouville), as well as smaller bays, and rocky reefs<sup>4</sup>. Low Water Chart datum marks a clear change in the ecology, biology and oceanographic processes operating locally. By using the lowest chart datum, the greatest extent of intertidal habitats and cultural features (such as vracings tracks only exposed at the lowest tides) are included within the Coastal National Park. To the south-east of Jersey, the outer boundary of the Intertidal Zone follows the existing Ramsar boundary.

<sup>4</sup> The Coastal National Park boundary following the outer edge of the Intertidal Zone reflects the lowest low-water line, enabling the greatest extent of the intertidal environment to be included within the Coastal National Park. The dataset has been provided by Paul Chambers (Government of Jersey Marine and Coastal Manager) following survey of the low water line over many years

## Justification against criteria

Criteria	How this area meets the criteria
<b>Landscape quality (condition):</b> A measure of the physical state of the landscape/ seascape. It may include the extent to which typical or rare character is represented in individual areas, the intactness of the landscape/ seascape, and the condition of individual elements.	The intertidal zone contains outstanding examples of marine habitats including sand, shingle, rock pools, seagrass beds, channels, reefs and rock platforms. The intertidal seascapes are one of Jersey's unique features, for their extent, and for the variety of habitats which they contain owing to the large scale of the tidal range. In addition, the intertidal areas contain archaeological and historic features which have been preserved by sediment. There has been very little development or other interference within the intertidal areas, so in many ways these areas remain in their natural state, and in exceptional condition. Where structures have been built here, they are often historic defences, strategically located to protect the coast from attack. Lighthouses, beacons and buoys are also distinctive features of this area.
<b>Scenic quality:</b> The term used to describe landscapes/ seascapes that appeal primarily to the senses (primarily but not wholly the visual senses).	The intertidal areas are integral to the visual character of Jersey. The broad sweeps of sand in the bays, and the dramatic rocky reefs which are revealed at low tide, make a major contribution to coastal views from both land and sea. Virtually all views from the coast of Jersey (including official viewpoints) include an intertidal element. The dynamic nature of the intertidal environment and the scale of the tides mean that these views are constantly changing and dramatic in their transformation.
<b>Conservation interests:</b> The presence of features of wildlife, earth science, or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.	There are no ecological SSIs below the high water mark. Nevertheless, the intertidal environments support an outstanding range of species. Biodiversity sampling has so far revealed over 3,200 individual species, some of which are not found anywhere else in the British Isles. Species include seaweeds, shellfish, clams, fish, birds (breeding and feeding), sand-dwellers and salt-tolerant plants and algae. Geological SSIs do extend into the intertidal area, demonstrating the area's geodiversity. Part of the intertidal zone (to the south-east of Jersey) is designated a Ramsar site and much of the intertidal zone is a Marine Protected Area. Cultural heritage includes several offshore defensive sites, including Seymour Tower which

	<p>is over a mile offshore. The oldest structures are St Aubin's Fort and Elizabeth Castle in St Aubin's Bay. Historic coastal features include lighthouses, daymarks, harbours, breakwaters, slipways and vraicing tracks, telling the story of centuries of sailing, fishing, farming and trade. The extensive prehistoric fossil forest in St Ouen's Bay is designated as a listed place.</p>
<p><b>Recreation value:</b> Evidence that the landscape/seascape is valued for appropriate recreational activity and the wellbeing of residents, where experience of the landscape/seascape is important.</p>	<p>At low tide, the sandy beaches are very popular recreation destinations for tourists and local people. Low-tide fishing on the reefs is a specialist local activity. At high tide the beaches are used for swimming, surfing and other water sports. At all times the coast contributes to views and enjoyment of Jersey's scenery from the shore and from the sea. The esplanades and associated public open spaces are particularly popular recreation sites for local people and tourists. The inclusion of the beaches, esplanades and associated public open spaces will enable large numbers of people to access and enjoy the Coastal National Park, and help to 'bring the Coastal National Park to the people'.</p>
<p><b>Perceptual aspects:</b> A landscape/ seascape may be valued for its perceptual qualities, such as wildness, remoteness and tranquillity.</p>	<p>Even a short distance from the shore, the reefs of the intertidal zone create an extraordinary sense of remoteness and wildness, combined with isolation, exhilaration and potential danger, which is rarely experienced. The raw power of nature can be experienced here – sights, sounds, smells and feel. In contrast, the popular sandy beaches provide tranquillity, enjoyment, and a chance to relax and unwind. The dynamism and drama of the intertidal zone, with its constantly changing patterns of tides, waves, light, weather and sand means that the experience of it is ever-changing.</p>
<p><b>Landscape/ Seascape role</b> The functions of the landscape/ seascape such as its contribution to settings, approaches, gateways etc.</p>	<p>The intertidal zone is an inherent part of Jersey's coast. It contributes to the settings of many settlements and historic features, including the iconic landmarks of Mont Orgueil, Corbière Lighthouse and Elizabeth Castle. It is a major component of people's arrival in Jersey, whether by boat or plane. Ecologically, the intertidal area is a key habitat reservoir, and also acts as a buffer for onshore waves. This is likely to become an increasingly important function as the impacts of climate</p>

	change become more apparent.
<b>Associations:</b> Some landscapes/ seascapes are associated with artists, writers or events in history that contribute to perceptions of the natural beauty of the area.	<p>Defensive sites - comprising offshore castles, forts and towers - are found within the intertidal zone adding to the sense of the island's distinctiveness and vulnerability to attack and invasion. Many of these are locally iconic – such as Elizabeth Castle - representing Jersey's status and links to the English Crown, and often feature in the work of local artists; and provide the backdrop to historical events. Victor Hugo lived in Jersey for three years, whilst in exile. The Hugo family lived in a second-floor room in Marine Terrace in Havre des Pas.</p> <p>Near the house, accessible at low tide from the Dicq, stands a large rock, <i>Le Rocher des Proscrits</i>, from which the coast of France is visible on a clear day. A plaque was set in this rock in 1954 in memory of Victor Hugo.</p> <p>The collection of seaweed – vrac – from the intertidal zone, for use as an agricultural fertilizer, is an aspect of Jersey life that is captured by notable local artists, including Edmund Blampied, and which evokes a strong connection between the island's land and sea.</p>

### Areas of potential opportunity

The inclusion of the intertidal area – including all beaches and bays – will make a significant difference in terms of the area covered by the National Park designation. It will enable the inclusion of important marine habitats, and key and iconic sites and views for which Jersey is well known. It will give cohesion by linking up what are currently a number of separate Coastal National Park sites, for example Portelet and Beauport will be linked by St Brelade's Bay.

By including St Aubin's Bay and Grève D'Azette (and the associated esplanades and public open spaces) it will 'bring the National Park to town' and enable easy access to the National Park for the residents of St Helier and the surrounding developed coastal areas. There are also opportunities to further improve links by enhancing coastal footpaths and access (e.g. around St Clement). This part of the coast could become the 'Gateway to the Ramsar' which would help to raise awareness of the intertidal environment.

Whilst a number of the beaches and bays are already significant honey pots for visitors, affording them National Park status will not only give added protection through planning policy, but will also emphasise their importance and sensitivity and the need for appropriate planning and management. For example, this could, where appropriate, include public realm improvements to the esplanades, managing the use of motorised craft such as powerboats and jet skis, and similarly enforcing the permit system for vehicles driving on beaches.

Including the intertidal area within the Coastal National Park offers additional opportunities to protect the character of the coast and views. This is particularly important as access to the intertidal area is relatively easy, and intrusive development and/or land use (e.g. aquaculture) is therefore possible.

It is the intention that the Coastal National Park boundary at the outer edge of the intertidal zone will in future dovetail with a wider marine planning framework.

## Section 9: Marine Area, including Offshore Reefs and Islands

This section of the Coastal National Park is located offshore, in the shallower waters of the Bailiwick, in areas covered by the *Offshore Reefs and Islands* Character Type, and the *Shallow Sea* Character Type.



*Proposed Coastal National Park at Les Minquiers reef. Currently islands and intertidal areas are included, but not marine areas below the low water mark.*



*Proposed Coastal National Park at Les Écréhous reef. Currently islands and intertidal areas are included, but not marine areas below the low water mark.*

### Current boundary

The current boundary of the Coastal National Park is limited to the high-water mark and does not extend beyond this into the marine environment. The existing National Park boundary includes the *Offshore Reefs and Islands* of Les Minquiers, Les Écréhous, Paternosters and Les Dirouilles, defined by use of the low-water mark, but none of the surrounding areas of sea. The *Les Anquettes* Character Area (now part of the *Offshore Reefs and Islands* Character Type) was only identified during production of the ILSCA. It was not mentioned in the 1999 Countryside Character Appraisal, and was therefore not included when the Coastal National Park was originally designated.

### Proposed Boundary

It is proposed that Coastal National Park is expanded around the offshore reefs and islands, through extending it into the marine environment below the low-water mark. There are currently three possible boundaries, based on existing designation boundaries, seabed habitat mapping, and bathymetry. These are as follows, in increasing order of size:

- a) Existing Ramsar designation boundaries (Les Minquiers, and Les Écréhous (also covering the Paternosters and Les Dirouilles).
- b) A boundary which includes the marine habitats of highest biodiversity value within the Bailiwick. For navigational purposes this boundary would use straight lines joining named navigational features.
- c) The 20m depth contour (also the *Shallow Sea* Character Type boundary).

<b>Option</b>	<b>Advantages</b>	<b>Disadvantages</b>
<b>a) Ramsar sites boundaries</b>	<ul style="list-style-type: none"> <li>The Ramsar boundaries are already known and understood.</li> <li>Existing enhanced management procedures are in place.</li> <li>It covers Les Minquiers, Les Écréhous and the Paternosters reefs (although not Les Anquettes or Les Dirouilles).</li> <li>All the areas included should meet the Coastal National Park criteria.</li> </ul>	<ul style="list-style-type: none"> <li>It covers the minimal area, and may result in a 'missed opportunity' to extend protection more widely.</li> <li>It does not include <i>Les Anquettes</i>, so splits the <i>Offshore Reefs and Islands</i> Character Type (as defined in the ILSCA).</li> <li>Many areas of valuable marine habitat would be excluded from the Coastal National Park.</li> </ul>
<b>b) High biodiversity</b>	<ul style="list-style-type: none"> <li>It includes the most valuable marine habitats within the National Park.</li> <li>Most of the area included would meet the National Park criteria.</li> <li>It would include all of the <i>Offshore Reefs and Islands</i> Character Area within the Coastal National Park.</li> </ul>	<ul style="list-style-type: none"> <li>This would be a new boundary not based on an existing designation (option a) or a bathymetric feature shown on charts (option C).</li> <li>There is a potential risk that the Coastal National Park could be assumed to be related to fishing regulation, which is not the case.</li> </ul>
<b>c) 20m depth contour</b>	<ul style="list-style-type: none"> <li>An unambiguous line shown on marine charts.</li> <li>Includes all the most valuable marine habitats, plus a buffer.</li> <li>Maximises the area which could potentially be covered by future planning policies relating to biodiversity and conservation.</li> <li>Would include all of the <i>Offshore Reefs and Islands</i>, and <i>Shallow Sea</i> Character Types, enabling consistency with the ILSCA.</li> </ul>	<ul style="list-style-type: none"> <li>Drawing the Coastal National Park boundary this widely would include large areas which do not meet the National Park criteria.</li> <li>This may potentially weaken the Coastal National Park designation as a whole.</li> </ul>

## Recommendations

We recommend that initially the boundaries of the marine areas of the Coastal National Park are aligned with the Ramsar site boundaries. As the Ramsar sites are an existing designation based on the sites' internationally-significant ecological value, it should be relatively straightforward to implement this recommendation. It will enable Coastal National Park status to be immediately given to those areas most widely recognised to be of greatest ecological and cultural value (i.e. Les Minquiers and Les Écréhous reefs).

However, valuable seabed habitats extend beyond the Ramsar site boundaries. We therefore recommend that there is an aspiration to extend the marine element of the Coastal National Park in the future, in order to include the areas of highest biodiversity.

## Justification against criteria

Criteria	How this area meets the criteria
<b>Landscape quality (condition):</b> A measure of the physical state of the landscape/ seascape. It may include the extent to which typical or rare character is represented in individual areas, the intactness of the landscape/ seascape, and the condition of individual elements.	Jersey's extensive offshore reefs and islands, and the shallow seas which surround them, are unique in Europe. Within this unique environment are outstanding examples of marine habitats, intertidal landscapes, and cultural heritage features ranging from vernacular buildings to navigation markers. It is an extraordinary and valuable place both above and below the surface of the sea. At present the habitats and heritage remain largely intact, and it is important that this continues to be the case.
<b>Scenic quality:</b> The term used to describe landscapes/ seascapes that appeal primarily to the senses (primarily but not wholly the visual senses).	Seen from above the water, the seascapes in these areas are stunning. There are dramatic views over ever-changing patterns of sand, rock and sea as the tides change. Islands, beacons, buoys and occasional buildings provide orientation and scale. Under the water are colourful worlds of marine habitats. Seabirds, dolphins and seals can also be seen.
<b>Conservation interests:</b> The presence of features of wildlife, earth science, or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.	These areas have outstanding marine biodiversity. Habitats include kelp forests and seagrass beds, gully complexes, sand and shingle sediments, rock platforms and maerl beds. They support a wealth of marine life including sponges, corals, crustaceans, molluscs and fish. Parts are designated Ramsar sites, and/ or Marine Protected Area, but these designations do not cover the full extent of the areas in which key habitats are found.  Maîtresse Île in Les Minquiers is a listed place.

	<p>On Les Écréhous, La Marmotier is a listed building, and Maître Île (site of a medieval priory) a listed place.</p> <p>The reefs also contain rare geological exposures, including Neoprotozoic rocks which are amongst the oldest visible geology in Britain.</p>
<b>Recreation value:</b> Evidence that the landscape/seascape is valued for appropriate recreational activity and the wellbeing of residents, where experience of the landscape/seascape is important.	<p>The reefs are popular sailing and boating destinations, visited by boat owners and those on commercial 'sea safari' trips. The reefs are also visited by the hut owners/ renters. Jersey's shallow waters are popular for diving.</p>
<b>Perceptual aspects:</b> A landscape/ seascape may be valued for its perceptual qualities, such as wildness, remoteness and tranquillity.	<p>The emergence of vast archipelagos of rock and sand as the tide recedes, and then their gradual loss as the tide rises, is an extraordinary sight. Contrast is a constant theme when describing the reefs and islands: the difference between high and low tide; the difference in the textures of ridged sand and jagged rocks, or the change from calm sunny tranquillity to dangerous, wild and exposed seas.</p> <p>This is an elemental seascape with a profound sense of remoteness, tranquillity and wildness. However, the sense of isolation and tranquillity can be lessened on calm summer days when there are many visitors to the reefs.</p>
<b>Landscape/ Seascape role</b> The functions of the landscape/ seascape such as its contribution to settings, approaches, gateways etc.	<p>The area plays a key role in Jersey's marine biodiversity. Some habitats such as seagrass beds also play an important role in carbon sequestration.</p> <p>The northern reefs (Les Écréhous, Paternosters and Les Dirouilles) are focal points in the seascape seen from the north Jersey coast. The surrounding shallow waters play a key role in the marine setting of Jersey, and in the marine setting of the reefs and islands.</p>
<b>Associations:</b> Some landscapes/ seascapes are associated with artists, writers or events in history that contribute to perceptions of the natural beauty of the area.	<p>Notably, Les Minquiers are mentioned at length by Victor Hugo in his novel <i>Ninety-Three</i>, about the French Revolution. He mentions how treacherous they are, and that their combined area is bigger than Jersey itself.</p>

### **Areas of potential opportunity**

The inclusion of the marine area gives Jersey the opportunity to demonstrate integrated marine and terrestrial planning and to be an exemplar at the international level. The reefs and islands already provide opportunities for economic activities, nature conservation and recreation, and Coastal National Park status will shine a light on the interdependencies between the land, the coast, the intertidal and the marine areas and the need for sensitive and integrated planning and management.

There will also be opportunities to raise public awareness of the importance of marine habitats and the vital role that they can potentially play in sustainability and climate change mitigation.

## APPENDIX A

### ADDITIONAL AREAS DISCUSSED AT CONSULTATION WORKSHOP WHICH WERE CONSIDERED FOR INCLUSION WITHIN THE JERSEY COASTAL NATIONAL PARK, BUT ULTIMATELY EXCLUDED


During the stakeholder consultation workshop a number of changes to the Coastal National Park boundary were suggested, some of which were implemented and form part of our recommendations as presented in the main body of this report and its accompanying maps.

A number of additional areas for inclusion were suggested and discussed at the workshop. After careful deliberation (and some additional site work) by the consultants following the workshop, these areas were not included within the Coastal National Park. This Appendix sets out the reasoning for and against the inclusion of these areas.

Area	Reasons for inclusion	Reasons against inclusion
Agricultural land at St John	The agricultural land around St John, in between La Route de St Jean and La Route des Issues and the coast is an important countryside area with traditional field patterns and a high landscape quality.	In defining the new Coastal National Park boundary, the distinction has been made between land with a <i>coastal</i> character and the general countryside. The criteria for designation therefore require a coastal element, which is often gained through topography and a sense of the land falling away to the sea, even if there are not direct sea views. Whilst the countryside around St John's village is attractive, it is not all coastal in nature. The boundary has therefore been drawn to differentiate between land with coastal - as opposed to land with - inland characteristics. It does, however, include the entirety of Le Mourier Valley, which is already included within the existing Coastal National Park boundaries.
St Martin's village	Much of the land to the north/east of St Martin's village is of landscape and historic importance, as is the village itself on the north eastern side of the main road.	It was considered inappropriate to split St Martin's village and whilst the village merits protection, this would be better achieved through other planning tools and policies. With a very small number of exceptions (e.g. small parts of Gorey, St Aubin and Rozel Harbour), areas within the built-up area boundary have not generally been included within the Coastal National Park.

Area	Reasons for inclusion	Reasons against inclusion
Queen's Valley Reservoir	<p>Queen's Valley Reservoir is an attractive landscape feature and an important recreational resource.</p> <p>It could provide a useful entry and interpretation point for the Coastal National Park.</p> <p>Val de Mare Reservoir is already included within the national park.</p>	<p>Whilst Val de Mare Reservoir falls within the overall escarpment area that forms the backdrop to St Ouen's Bay, the Queen's Valley Reservoir sits behind the ridgeline and has no visual connection with the coast.</p> <p>It is indeed an attractive landscape area and recreational resource but is not under any particular threat.</p> <p>Other planning tools are available to protect the Queen's Valley Reservoir and its associated recreational facilities.</p>
Inland valleys	<p>The inland valleys are as attractive as the coastal valleys in landscape terms.</p> <p>Those which are accessible are valuable for recreation.</p>	<p>The inland valleys are indeed attractive and form an important part of Jersey's Green Infrastructure network. However, they are not <i>coastal</i> in character to the same extent as the valleys that are included.</p> <p>It has been agreed that the National Park is a <i>Coastal</i> National Park as it is primarily the coastal and marine aspects of Jersey's landscape and environment that are of particular significance.</p> <p>There are other planning tools available to protect open areas, countryside, woodland and recreational features.</p>
Portelet cliff-top development	<p>This is an important cliff-top zone of great sensitivity.</p> <p>The recent cliff-top development should not be regarded as a reason for exclusion because it has such a strong visual relationship with the coast.</p>	<p>The current JCNP is drawn tightly along the cliff-top, and the recently built apartment blocks at Portelet lie outside the national park. To include them would imply that development of that nature is acceptable within the JCNP and could therefore create a planning precedent for further development within the Coastal National Park.</p> <p>Significant areas of development have generally been excluded from the Coastal National Park unless they are of historic and landscape value (e.g. at Gorey).</p>

Area	Reasons for inclusion	Reasons against inclusion
Westmount	<p>The site is an attractive wooded area, facing the bay and forming an important part of St Helier's green infrastructure. Its inclusion would bring the Coastal National Park into St Helier.</p>	<p>Whilst the site is attractive, this is more in the sense of a town park rather than being part of the wider countryside and coastline. It would not sufficiently meet the criteria for inclusion in terms of its intrinsic value and contribution to the coastal landscape.</p> <p>Adjacent land forms one of the potential sites for a new hospital which would have an impact on its setting.</p> <p>As the Coastal National Park is to be expanded to include the intertidal areas, it will extend up to St Helier along the mean high water mark, and will include the expanse of St Aubin's Bay and the Ramsar site to the south, bringing the Coastal National Park into close proximity with the town.</p>
St Brelade's Bay built-up area	<p>St Brelade's Bay urban area has a distinctive resort character, and feels different from other urban areas in Jersey.</p>	<p>Areas within the built-up area boundary have not generally been included within the Coastal National Park. The only exceptions to this are esplanades, some seaside public open spaces, historic parts of Gorey (which form the setting to the Castle), the historic harbour-side village of Rozel, and a small part of St Aubin.</p> <p>The urban area of St Brelade's Bay is not historic, and although the 20<sup>th</sup> Century hotels contribute to its resort feel, they are generally not of high architectural value in their own right. Nor do the buildings in St Brelade's Bay contribute to the setting of a landmark such as Gorey Castle. Most of the smaller-scale seaside buildings in the bay have now been replaced with modern properties which do not necessarily make a positive contribution to local character.</p> <p>However, the historic St Brelade's parish church and rectory are included in the Coastal National Park, along with the esplanade and St Brelade's Bay Seafront Garden..</p> <p>Other planning policies would be more effective at retaining the special character of St Brelade's Bay.</p>

Area	Reasons for inclusion	Reasons against inclusion
St Brelade's Bay escarpment	The escarpment forms an important and attractive backdrop to St Brelade's Bay and should be protected from further development.	<p>The St Brelade's Bay escarpment forms an important landscape backdrop to the bay, but does already contain low-density development, particularly along its base, crest, and roads. In views, the wooded escarpment appears as a narrow band with development above and below (see photo below). In plan, the undeveloped area of wooded scarp is a very narrow tongue of land surrounded by the built-up area. To include it would create a convoluted boundary and would not be consistent with the approach elsewhere, particularly as the wooded scarp is separated from the sea by the built-up area at the base of the scarp.</p> <p>Because of recent development on the crest of the scarp and associated landscaping extending down the slope, there are very few clear features to use for CNP boundaries. Rather it is a gradual transition from development to garden to woodland.</p> <p>St Brelade's Valley, which forms a more cohesive unit of land which fulfills the Coastal National Park criteria, and which connects with the coast through St Brelade's churchyard, has been included.</p> <p>Excluding the wooded scarp from the Coastal National Park should not be taken to imply that it is not an important visual component of the bay or important to its special character. However, other bespoke planning policies/ tools are likely to be more appropriate to protect the wooded scarp and its character than Coastal National Park designation.</p>
		

Area	Reasons for inclusion	Reasons against inclusion
Intertidal Zone, 'squaring off' between headlands using straight lines, rather than using the low tide Chart Datum.	<p>Some valuable coastal habitats which are below the low tide mark will be included within the Coastal National Park.</p> <p>The Coastal National Park boundary will be much simpler, effectively creating a polygon around Jersey.</p> <p>A greater area would be included in the Coastal National Park, enabling its recognition and protection. It would effectively create a 'buffer zone' around the island.</p>	<p>Some areas of lesser value between headlands which do not necessarily meet the criteria will be included.</p> <p>Some areas of greater value close to headlands may be missed as the boundary would be closer to the coast at these points.</p> <p>Both scenarios may potentially weaken the Coastal National Park designation as a whole.</p> <p>Using the low tide Chart Datum enables a seamless transition between the Coastal National Park and the area to be covered by marine policies.</p>