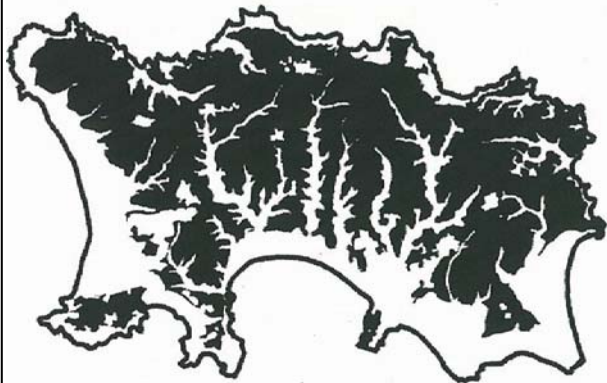


## CHARACTERTYPE E: INTERIOR AGRICULTURAL LAND

LOCATION	CHARACTER AREAS
 A map of Jersey showing the interior agricultural land areas. The map is divided into several regions, with the central plateau being the largest and most prominent. The regions are labeled with character areas E1 through E8. E1 is the North-west Headland (St. Ouen), E2 is the South-west Headlands (St. Brelade), E3 is the North-east (St. Martin), E4 is the North Coast, E5 is the Central Plateau: Ridges, E6 is the Central Plateau: Valley Heads, E7 is the Eastern Plateau, and E8 is the Western plateau.	<ul style="list-style-type: none"><li>• E1 North-west Headland (St. Ouen)</li><li>• E2 South-west Headlands (St. Brelade)</li><li>• E3 North-east (St. Martin)</li><li>• E4 North Coast</li><li>• E5 Central Plateau: Ridges</li><li>• E6 Central Plateau: Valley Heads</li><li>• E7 Eastern Plateau</li><li>• E8 Western plateau</li></ul>

This character type comprises all the enclosed agricultural land which lies across the central plateau of the Island. The prime influence on the character of the area relates to human use of the land over the millennia and in particular the pattern of field

### NATURAL INFLUENCES

The enclosed agricultural land is located on the higher exposed land of the central plateau. It embraces all the main hard rock types on the Island, including the Jersey Shale Formation, the granites and the volcanic rocks. The central plateau is characterised by deep drift deposits of loess which create rich soils for farming. The sheltered environment of the enclosed land has considerable ecological value. The intricate and dense hedgerow network is an important wildlife habitat and farmland birds such as skylark and Cirl bunting, have until recently been common. Intensification in farming practices has had a major impact on the biodiversity of the farmland and within this area the roadside walls, verges and banques now provide an important refuge for flora and fauna.

### CULTURAL INFLUENCES

The enclosed agricultural interior of Jersey was historically the last area of the Island to be brought into cultivation. Woodland clearance was initiated in the Neolithic period and the process continued over the centuries. It was substantially complete by the end of the Iron Age. The shorter history of settlement and cultivation in the interior has meant that the concentration of archaeological remains is not as dense as around the coastal regions of the Island. It does however, have a number of important sites including the internationally important La Hougue Bie.

It is the subsequent evolution of farming systems, which have been responsible for shaping the character of the interior of Jersey. The predominant influence on the present character of the agricultural interior land was the growth in orchards, to supply the cider industry in the seventeenth century and the attendant enclosure created to provide shelter on this barren, windswept plateau.

These changes obliterated patterns of previous land use, with the exceptions of small remnant Medieval strip fields and possible Neolithic - Iron Age field systems on the coastal edge.

The pattern of enclosure combined with the system of land inheritance is responsible for the intimate landscape of small rectangular fields. Today these fields comprise a mix of arable and dairy, and despite some regional specialisation this intricate 'patchwork' remains a highly distinctive feature of the Jersey landscape. The highly manicured nature of the hedges in the interior region arises out of the ancient custom of branchage which requires every landowner to cut their roadside hedges in July and September every year to a stipulated clearance height. This custom which persists today creates the very tall but heavily side pruned hedges which are a very distinctive feature of the agricultural landscape.

The enclosed agricultural land contains most of Jersey's old farmhouses which have a distinct architectural style dictated by the locally available building material namely granite and the shortage of timber which precluded against the building of the Elizabethan style frame-house. The most distinctive feature of Jersey's vernacular architecture is the round-headed "Norman Arch" which arrived from France pre-1550 and was a feature of many of the houses built in the seventeenth century. As well as embellishing the front door of houses from this period Jersey has over 20 large farm yard arches, often double with one arch for pedestrians and a larger one for vehicles.

The dispersed pattern of settlement is one of the particular characteristics of Jersey's interior. Isolated houses and fragmented land holdings were linked to each other and the resources of the coastal edge by an intricate network of narrow, winding lanes most of which remain today, and are an attractive feature of the interior. General Don, the Island's Lieutenant-Governor between 1806-1814, oversaw the construction of eighteen roads which linked all the minor complexes of lanes. These very straight roads contrast with the earlier winding lanes and larger villages such as Maufant and Le Carrefour Selous developed as halfway points on these routes.

**Character Areas:** The enclosed agricultural land is subdivided into eight distinctive character areas. The differences between areas are created by the topography, geology (and consequent fertility of the soils) and aspect and degree of shelter and by differences in the nature and construction of the field boundaries.

**E: INTERIOR AGRICULTURAL LAND  
EVALUATION OF ENVIRONMENTAL FEATURES,  
ATTRIBUTES AND SERVICES**

ATTRIBUTES AND SERVICES	REASON WHY IMPORTANT	SCALE OF IMPORTANCE	TREND/THREAT	RECREAT-ABLE
<b>FEATURE: VARIETY OF FIELD BOUNDARIES (HEDGES, BANKS &amp; WALLS)</b>				
Shelter and protection for farmland	Local economy	Island-wide	Hedgerow and wall removal/loss as part of farm intensification has increased exposure and potential for soil erosion. It is estimated that some 250,000 elms were lost to Dutch Elm disease in the 1970s and 1980s	Yes

ATTRIBUTES AND SERVICES	REASON WHY IMPORTANT	SCALE OF IMPORTANCE	TREND/THREAT	RECREAT-ABLE
Ecological networks and habitats	Biodiversity	Island-wide)	Hedgerow loss, plus severe management regimes have reduced their habitat value as does intensive cultivation up to the boundary (i.e. thin field margins.	Yes
Record of past enclosure (seventeenth century)	Cultural history	Island-wide	The amalgamation of small fields has removed a 'layer' of Jersey's landscape history	Yes
Distinctive landscape pattern (patchwork of small fields & woodland appearance)	Local character	Island-wide	The removal of boundaries dilutes local character	Yes
Screening of development	Environmental appreciation/local character	Island/wide	The removal of walls and hedges has opened up long views in the interior of the Island, often encompassing built development, farm buildings and roads	Yes

#### FEATURE: PATCHWORK OF SMALL FIELDS (ARABLE & PASTURE)

Distinctive landscape pattern	Local character	Island-wide	Wide In the 1970s the average farm size was 10- 12 verges. In 1996 it was 78 verges. As farm holdings have increased there has been pressure for amalgamation of small fields The average dairy herd size has increased in size with 78% of the Island 's cows now in herds >70 cows	Yes
Pasture/arable habitat e.g. for farmland birds (skylark, Cirl bunting, meadow pipit)	biodiversity	Island-wide	Increasing specialisation mixed farming to either pasture or arable monoculture (potatoes). Dairy farming now tends to consolidate on the eastern plateau. The loss of the intimate/pasture/arable patchwork combined with intensification in farming practices (e.g. trend for silage cutting, as opposed to hay) has led to a loss in habitat and drastic reduction in farmland birds in recent years.  Cirl bunting can now only be found in three areas on the Island. (Go If courses at Grouville and La Moye provide sufficient habitat variation). A positive change has resulted from the recent increase in forage maize production providing an additional habitat used by migrants for roosting)	

ATTRIBUTES AND SERVICES	REASON WHY IMPORTANT	SCALE OF IMPORTANCE	TREAND/THREAT	RECREAT-ABLE
Productive agricultural land	Local economy	Island-wide	The Islands agricultural economy is now dependent on two main outputs; Jersey Royal Potatoes and dairying. There has been a fall in other crops (cauliflower, lettuce, calabres, tomatoes, etc). Although increases in modern glasshouses for indoor tomato production.	Yes

#### FEATURE: NARROW, WINDING LANES

Historic record of communications network (Medieval & older) plus roadside features (Lavoirs, Abreuvoirs, milestones, well heads, water troughs etc)	Cultural history	Island-wide	No change in network, although changes in character of individual lanes (see below)	Yes, but cultural history features can not be recreated
Small scale landscape features, banques, granite, walls, etc	Local character	Island-wide	Loss/damage to edges. Erosion of verges and banques and loss of hedgerow trees (Dutch Elm and storm damage)	Yes
Attractive quiet lanes, including many Green Lanes	Recreation/tourist resource	Island-wide	A large number of green lanes have recently been designated	Yes
Roadside verges, walls and hedgerows (refuge for flora and fauna)	Biodiversity	Island-wide	Increased traffic pressures leading to loss of habitat area due to incremental road widening, kerbing, erosion of verges and banques and damage to roadside walls. Pollution and agricultural run off also reduces habitat quality. Severe system of 'branchage' reduces habitat value of hedges, plus tree loss due to storm damage and the impact of Dutch elm	Yes

#### FEATURE: VERNACULAR FARM BUILDINGS (FARMHOUSES, OUTBUILDINGS ETC.)

Vernacular architecture	Cultural history	Island-wide	Inappropriate conversions, No extensions, replacements etc have eroded the Jersey 'vernacular'. Substantial new buildings and infilling has disrupted the historic settlement patterns	No
Landscape feature	Local character	Island-wide	As above	
Old buildings provide habitat e.g. barn owls	Biodiversity	Island-wide	Loss of habitat niches as older buildings/barn are converted	No

ATTRIBUTES AND SERVICES	REASON WHY IMPORTANT	SCALE OF IMPORTANCE	TREND/THREAT	RECREAT-ABLE
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#### FEATURE: PARISH CHURCHES AND SETTLEMENTS

Distinctive church towers and spires - important local landmarks	Local character	Island-wide	No change. although growth of modern 'Village' settlements around parish churches has obscured the setting of some churches	No
Vernacular architecture	Cultural history	Island-wide	No change	No

#### FEATURE: PARKLAND

Park land trees and woodland - distinctive landscape feature	Local character	Island-wide	Major losses of mature trees occurred in recent storms	Yes
Historic interest – related to Manors	Cultural history	Island-wide	As above	Yes
Mature trees (habitat for flora and fauna)	Biodiversity	Island-wide	As above	Yes

### EVALUATION

Although there is a degree of variation between the different character areas, there are a number of elements common to all the enclosed agricultural land. Although none of the environmental features are of no more than Island-wide importance, the farmed landscape of the Island is highly distinctive and possibly unique. Its defining characteristics include the consistent shape and small size of the fields, the common date of enclosure for most of the farmed area, and the intricate patchwork of arable and grazing. This distinctive 'historic landscape' imparts a small-scale, domestic, farmed feel to the Jersey countryside and its maintenance is vital to perceptions of the Island. Urban development and the breakdown of the intimate field and hedgerow pattern constitute the main threats to the integrity of the interior agricultural landscape.

### MANAGEMENT GUIDELINES

- Field boundary restoration, involving hedge planting/thickening and wall repair.
- Sympathetic hedge management, including amendments to the twice yearly branchage system. The second cut could be dispensed with, in some areas, or undertaken later in the year. Some growth and side branches should always be left as cover. Banques and verges should not be flailed as part of the branchage. These areas should be managed for their habitat diversity.
- Stewardship of agricultural land to enhance habitat value.
- Protection and conservation of roadside verges, walls and banques and management to enhance habitat diversity.
- Creation of informal footpath routes through farmland to help reduce pressure on the intensely used coastal edges.

## **LEVELS OF PROTECTION AND CAPACITY TO ACCEPT CHANGE**

Jersey's interior agricultural land has some capacity to accept change. However, the open, upstanding nature of the plateau means that any new development needs to be very sensitively located and it is recommended that no new developments should take place within the open countryside (accepting those which are essential for agriculture). Any new development will need to be carefully located in relation to existing settlements. A detailed appraisal of settlement edges will be required to assess capacity and ensure that new development respects and enhances local character.

Within the interior agricultural land there are certain character areas which are particularly sensitive to change. These are the narrow ridges of land which intervene between the valleys, the 'remote' undeveloped areas of St. Ouen's headland and the north coast and the rural areas of St. Martin.

Throughout the Agricultural Interior, the maintenance of the intimate landscape structure created by the small fields and hedgerows and walled boundaries is **vital**.

**CHARACTER TYPE E:  
INTERIOR AGRICULTURAL LAND**



The agriculture of Jersey's interior land is characterised by an intimate mixture of farming systems.



The roadside apple crusher is a reminder of the former importance of the cider industry in Jersey's agricultural economy.



The Island's agricultural land is divided by a variety of boundary features.



The medieval strip fields at St. Ouen are a historic landscape of international importance.



The interior of the Island contains many old farm buildings. These often have a distinctive architectural style arising out of the shortage of timber at the time of construction and the use of the local pink granite





## CHARACTER AREA E1: NORTH-WEST HEADLAND (ST.OUEN)

### LOCATION



This character area comprises the land which extends out onto the north-west headland west of the village of St. Ouen. The eastern boundary is formed by Vaux de Lecq and roughly follows the line of La Grande Route de St. Ouen. The southern boundary is formed by Le Val de Mare. Along the northern and western edges the boundaries formed by the unenclosed heathland and Les Landes, while to the south-west it is formed by the crestline of the escarpment behind St. Ouen's Bay.

### NATURAL INFLUENCES

**Geology and Soils:** The area is underlain by the hard rocks of the north-west granites and the soil over much of the area is thin, derived directly from the weathered bedrock, with deeper loess soils found only on the central part of the headland. There are no Geological SSI's.

**Landform:** The headland comprises a relatively flat 'upland' plateau jutting out into the sea, surrounded on all sides by cliffs and cut by several diminutive valleys. The whole area lies open and exposed to the full force of the Atlantic and westerly winds, although the relatively flat topography and high cliffs mean that sea views can only be obtained from the edge of the plateau.

### CULTURAL INFLUENCES

**Archaeology and Past Use:** The open headland is likely to have been used by early inhabitants, particularly in association with the nearby Neolithic settlement site at Le Pinnacle on the adjacent heathland. The site of a burial chamber occurs in the centre of the agricultural land, although the monument has been destroyed. Historically, the north-west parishes were where the main concentration of sheep in the Island were found and the entire area is likely to have been grazed. The less conducive conditions for growth in this area are illustrated by the fact that at the time of the Duke of Richmond Map (179S) St. Ouen had the lowest percentage of orchards in the Island covering just 4.5% of the enclosed land.

**Patterns of Enclosure:** The enclosed land of St. Ouen contains a diverse mixture of field patterns. The almost square regular fields adjacent to the heathland edge at Les Landes conform to a pattern normally thought to be "Celtic" (Iron Age) or even Neolithic. The method of creation was the laborious task of removing the stones and boulders by hand to create enclosure with banks of stone and boulders. The rectangular shape of the fields can be explained by the practice of ploughing in two directions at right angles.

South of this area is the intact Medieval open field system, known as La Campagne. The field system shows a high degree of integrity with the earth baulks between strips intact, lanes running along the headlands of groups of strips and the mill, in which the corn grown in the open fields would have been

ground, still surviving. The importance of this area can not be overstated. It is a proposed Ancient Monument SSI. In addition, relatively recent enclosures (post-1800) can also be found on the north-west plateau, in the area just to the north of L'Etacq although the small field size and similarity in boundaries means that these later enclosures are not visually distinct from other enclosures.

The whole area is characterised by its distinctive field boundaries of low granite walls and earthbanks, often topped with bracken and gorse. The exposure limits opportunities to use thorn, elm and other plants as hedging material and stone walls are the only boundaries able to withstand the buffeting winds of this area. Today, occasional lines of wind pruned cypress, privet, euonymus and sycamore supplement the walls as boundaries and provide a small degree of shelter.

**Settlement and Building Character:** Settlement in this area has traditionally been sparse with low granite farmhouses, often clustered in groups, set into hollows on the plateau top. Distinctive building designs have evolved to increase shelter and deflect the strong winds. In recent years the plateau has been dotted with more modern development. In addition to dwellings, other recent developments include some large scale buildings for tourism and huge sheds for potato storage. The plateau is crossed by sunken, winding lanes bordered by stone-faced earth banks, although the historically sparse settlement pattern means that the lane network is not as intricate as parts of the interior of the Island.

**Current Land Use and Management:** Today, the area is almost exclusively in arable farming, with isolated pockets of pasture and grassland leys. The thin, light soils are quick to warm up in springtime and now provide some of the earliest land for Jersey Royal potatoes.

#### **ESSENTIAL CHARACTER**

- exposed, upstanding plateau on the north-west headland of St. Ouen;
- underlain by the hard rocks of the north-west granite with a very thin soil cover derived directly from the bedrock with deeper loess soils on the central part of the headland;
- characteristic field boundaries formed by low granite faced earth banks, often topped with a low cover of wind sculpted gorse or bracken;
- a diverse mix of field patterns including small rectangular fields adjacent to Les Landes, parts of the Medieval open field system and later (post 1800) enclosures;
- the intact Medieval open field system of La Campagne near St. Ouen's Church is of great importance and a proposed Ancient Monument SSI. A whole historic landscape survives including the earth baulks between strips, lanes running along the headlands and the mill where the corn grown in the open fields would have been ground;
- the fields are almost entirely in arable production with the thin soils being quick to warm up in springtime providing some of the earliest land for potatoes;
- characterised by sparse settlement with groups of low granite farmhouses sheltering in hollows on the plateau top. Settlement groups are connected by winding narrow lanes bordered by high stone faced earth banks.

## SUMMARY OF ENVIRONMENTAL FEATURES

CHARACTERTYPE	CHARACTER AREA
<b>E: Interior Agricultural Land</b>	<b>E1: North-west Headland (St. Ouen)</b>
<b>Variety of field boundaries</b>	Characterised by its distinctive field boundaries of low granite walls and earthbanks, often topped with bracken and gorse.
<b>Patchwork of small fields</b>	The variety of field patterns, including very early enclosures, intact remains of the Medieval open field system plus later enclosures, all in close proximity, is a unique feature.
<b>Narrow, winding lanes</b>	These are characteristic, although the network is not as intricate as some other more densely settled parts of the Island.
<b>Vernacular buildings</b>	Distinctive local building designs, often including clusters of buildings, have evolved to increase shelter and deflect the strong winds.
<b>Parish churches and settlements</b>	St. Ouen's church with its distinctive steeple is an important landscape feature. It is different in that the 'village' of St. Ouen's lies a short distance to the north and settlement is not clustered around the church.
<b>Parkland</b>	Area of parkland trees and woodland surrounds St. Ouen's Manor and Vinchelez Manor.

## EVALUATION

**Integrity of Character:** The north-west headland of St. Ouen has an intact rural character with a distinct local identity created by the patterns of enclosure and in particular by the low earthbanks and granite walls which form the characteristic field boundaries. The location on a headland jutting out into the Atlantic and exposed to prevailing north and westerly winds has contributed to the open, windswept, remote character. The area is distinguished by absence of trees and hedges and includes locally distinctive building styles. These features combine to create a very strong, positive character which must be protected, conserved and enhanced.

### Key Environmental Capital:

- The intact Medieval open field system. The Channel Islands are fortunate in possessing several areas with vestiges of the Medieval strip system, for example at Pleimont in Guernsey, and in Alderney. These and the area at Laxton in Nottinghamshire are the only surviving example of a system of farming and landscape which once covered large swathes of England. The area around St. Ouen's Church is therefore of International importance and non-recreatable.
- The whole range of field patterns and associated boundaries found within this area are of great historic interest and deserve special protection.

### Threats to Local Character

- Jersey lost a large portion of its heritage when the new airport was built covering the largest surviving area of Medieval strips. The remaining areas in St. Ouen deserve the highest degree of protection.
- In the context of this flat, open landscape any development has the potential to be very intrusive. Large scale buildings for tourism and sheds for potato storage can be particularly intrusive.
- New residential 'suburban' groups of houses go against the grain of the remote 'rural' character of the area.
- Changes in agricultural land use threaten the survival of the distinctive field pattern. Intensification in arable production may result in the removal/damage to boundaries. On the other hand, abandonment of land coming out of production will result in the boundaries being overtopped by bracken, gorse and scrub.
- Further planting of shelterbelts or coniferous boundary hedges around developments impinge on the open exposed windswept character of the plateau.

### MANAGEMENT PRIORITIES

This section should be read in conjunction with the general management guidelines identified for the Character Type: Interior Agricultural Land. The following apply specifically to the North-west Headland:

- **Protection and management of Medieval field system.** Confirm Ancient Monument SSI on the Medieval fields and ensure appropriate levels of protection and management to conserve this important site.
- **Restoration and management of the field boundaries.** This is a priority for management and this should be a target under any future agri-environment scheme. Boundaries should be repaired in the local style of low granite faced earth banks.

- **Further research to investigate the origin and importance of the field boundaries** in the area is required. In the absence of research, consideration should be given to the protection of all boundaries in this area to prevent loss of a potentially very important archaeological/historic resource.
- **Heathland/acid grassland habitat creation** is a target for the fields lying adjacent to the existing heathlands along the north coast and Les Landes. Boundaries should be repaired and maintained.
- **Management of arable margins to enhance habitat diversity** is a target for the area inland.

## **LEVELS OF PROTECTION AND CAPACITY TO ACCEPT CHANGE**

**Capacity:** There is very limited capacity to accept any new development and it is recommended that this area should have high levels of protection.


**Guidance:** The North-west Headland of St. Ouen is characterised by sparse development and remote character. It should remain undeveloped. The only buildings that can be justified in this area are essential buildings required for agriculture and renewals/conversions or extensions of existing buildings. The following criteria apply:

- Any such developments must be of a style and design that is in keeping with the character area.
- New large scale agricultural buildings should, where possible, be encouraged to locate outside the boundaries of the character area. Storage buildings can often be more conveniently located close to existing urban areas.
- Proposals for commercial re-use of existing large scale agricultural buildings will generally not be appropriate in this 'remote' area.
- Careful consideration must be given to conditions regarding screening of developments. Large masses of trees and dense coniferous shelterbelts can be very intrusive within this bleak, open landscape.
- Developments should not impinge on the sensitive heathland edge.

Where developments are permitted, opportunities should be taken to achieve the environmental enhancements and management measures outlined above.



## CHARACTER AREA E2: SOUTH-WEST HEADLANDS (ST. BRELADE)

<p><b>LOCATION</b></p> 	<p>This character area comprises the agricultural land inland from the headlands of Noirmont, Portelet and Corbiere. The northern boundaries are formed by the valley of Mont Les Vaux, the development at Red Houses and the Quennevais Dunes.</p>
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### NATURAL INFLUENCES

**Geology and Soils:** The area is underlain by the hard rocks of the south-west granite. The area is clothed with thin soils derived from the bedrock. The loess which characterises the interior of the Island is absent. There are no Geological SSI.

**Landform:** The topography essentially comprises a flat plateau surrounded by cliffs on the seaward side.

### CULTURAL INFLUENCES

**Archaeology and Past Land Use:** No evidence remains of early use and management of this area and no archaeological sites remain. Up until the late eighteenth century much of the area comprised open grazed heathland.

**Patterns of Enclosure:** The south-west headlands represent some of the most recent enclosure in Jersey and The Richmond Map, illustrates that much of the parish of St. Brelade was still very open in 1795. Apart from a central core of older fields the majority of land on the headlands was not enclosed until the nineteenth century. Fields tend to be slightly larger and more regular than other parts of the Island, and boundaries are composed of a variety of materials. Older boundaries comprise low walls of the local 'pink' granite, with thorn hedges and gorse in some areas. Many have been supplemented by paddock fencing, wire and privet hedges. Pine shelterbelts are another characteristic boundary feature.

**Settlement and Building Character:** In recent years the isolated dwellings on the central plateau of each headland have been encroached on by a large amount of development, not only isolated dwellings but also substantial new suburban estates, for example around La Moye and at Noirmont. Other developments include the prison on the coastal edge as well as several transmission masts and towers. These large scale modern developments overlay the traditional dispersed pattern of settlement.

**Current Land Use and Management:** The majority of the land is cultivated for potato, along with some horticulture and market gardening. On these 'sunbaked' south-west facing headlands, irrigation is

a necessity and the pipes and associated structures are prominent. The encroachment of urban developments into this area means that many fields are now used as horse paddocks. The area has a high recreation value providing access to the amenities of the coastal edge and is crossed by the Corbière Walk.

### ESSENTIAL CHARACTER

- flat plateau underlain by the hard rocks of the south-east granite, clothed by thin soils derived directly from the bedrock;
- the area was one of the last to be enclosed on the Island, with open heathland being enclosed in the nineteenth century;
- fields tend to be slightly larger and more regular than other parts of the Island, with boundaries composed of a variety of materials including the locally distinctive 'pink' granites and thorn and gorse hedges as well as more modern boundary types including timber and wire fencing;
- pine shelterbelts are a characteristic feature;
- large scale modern developments for example at La Moye and around Noirmont overlay the traditional pattern of settlement. Large scale developments such as the prison and various transmission masts and towers and chimney flumes are visually prominent;
- arable cultivation and horticulture are the dominant land uses and on these 'sunbaked' headlands irrigation structures are conspicuous. Horse paddocks are also a common land use.

### SUMMARY OF ENVIRONMENTAL FEATURES

CHARACTER TYPE	CHARACTER AREA
<b>E: Interior Agricultural Land</b>	<b>E2: South-west Headlands (St. Brelade)</b>
Variety of field boundaries	Traditional walls of the 'pink' south-west granite have been supplemented with a variety of modern boundaries.
Patchwork of small fields	Parkland One of the last areas to be enclosed on the Island (nineteenth century) and fields are therefore slightly larger and more regular.
Narrow, winding lanes	Not a particularly notable feature.
Vernacular buildings	Some older traditional buildings survive.
Parish churches and settlements	Not characteristic.
Parkland	Not characteristic.



## EVALUATION

**Integrity of Character:** The rural identity of the area has been eroded creating an 'urban fringe' character in which the agricultural land is often contained between housing developments. Much of the land has become degraded and boundaries no longer maintained, with tumbled down walls and gappy hedges. Many boundaries have been reinforced with barbed wire, and a number of fields are managed as horse paddocks. Nevertheless, pockets of intact land remain which provide a template for future enhancement and management. The area will benefit from restoration of character but also has some capacity to accept change.

### Key Environmental Capital:

- There is considerable potential to re-create environmental capital in this area.

### Threats to Local Character

- Urban encroachment and development as existing residential areas are supplemented and infilled.
- Further degradation of the farmland with some fields remaining in very high intensity arable/horticultural production and others coming out of agriculture and being used as gardens or horse paddocks.
- Degraded character suggesting that that the area is suitable for the location of large scale developments such as golf courses, formal recreation facilities or infrastructure which will result in the further loss of countryside character.
- Encroachment of development/agriculture onto the heath land edge.

## MANAGEMENT PRIORITIES

This section should be read in conjunction with the general management guidelines identified for the Character Type: Interior Agricultural Land. The following apply specifically to the South-west Headlands:

- **Heathland habitat creation** is the main priority for this area where heathland was only enclosed during the last century. It is target for a wide band of fields adjacent to the existing heathland edge on Noirmont headland and from Les Creux around to La Corbière. In some areas the removal of boundaries of these later enclosures could provide a source of stone for the repair of boundaries inland.
- **Restoration and management of the field boundaries** is a priority for other areas. Walls should be repaired with the local granite.
- **Habitat creation for farmland birds** such as Cirl bunting and skylark is an objective for the enclosed agricultural fields, inland from the heathland edge. This will involve: hedge planting along some boundaries and management to create thick bushy hedge, management of field boundaries as 'conservation headlands' creation of small field corner patches of scrub

(gorse, bramble and blackthorn), maintenance of a mosaic of grassland and arable cover, retention of winter cover, reducing the use of pesticides and reducing the number of silage cuts.

- **Creation of new opportunities for informal recreation and access** is a priority for the area. Targets are links from the residential areas to the coastal edge, including circular links with the Corbière Walk. Access provision could be tied in with field margin management as outlined above.

## **LEVELS OF PROTECTION AND CAPACITY TO ACCEPT CHANGE**

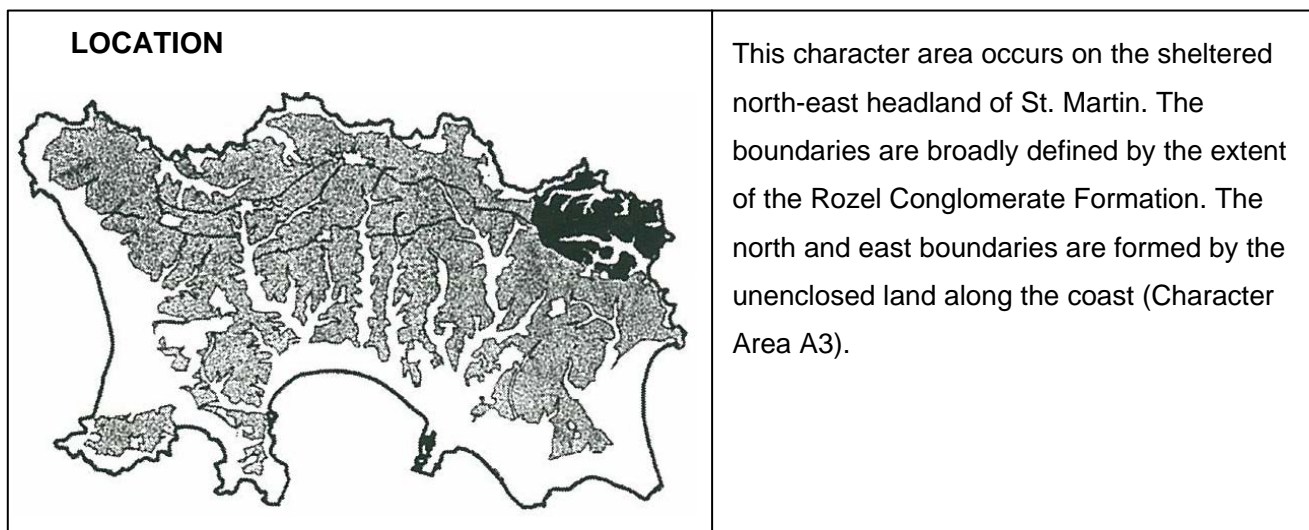
**Capacity:** It is recommended that there is limited capacity to accept new development. In a small number of cases there may be opportunities to extend/infill the edges of the larger urban settlements in the north of this area at Red Houses, or the existing suburban blocks, providing these are linked to environmental enhancements in the remainder of the area.

**Guidance:** The South-west Headlands have accommodated a substantial amount of new development and the emphasis should now be on conservation and enhancement of the character of the surrounding countryside

- New development should be restricted to the existing settlements. A more detailed study of the edges and surroundings of the existing sites will be required to determine capacity Any 'edge' development will need to be sensitively designed.
- Development should not impinge on the sensitive agricultural-heathland interface.
- Large scale formal recreation developments or infrastructure projects are not appropriate for this area.

Where developments are permitted, opportunities should be taken to achieve the environmental enhancements and management measures outlined above.

## CHARACTER AREA E3: NORTH-EAST (ST. MARTIN)



### NATURAL INFLUENCES

**Geology and Soils:** The solid geology is comprised of the Rozel Conglomerate Formation, overlain by later deposits of loess which provide a rich deep soil for agriculture. The red 'puddingstone' rock is present in the field walls and buildings and is a distinctive feature of the area. There are no Geological SSI.

**Landform:** The land of the north-east upland plateau slopes gently seawards, and is cleaved by the deep wooded valleys of Rozel and St. Catherine. This corner of the Island, with its easterly aspect is sheltered from the prevailing winds. The higher land affords excellent views to the sea and across to the coast of Normandy.

### CULTURAL INFLUENCES

**Archaeology and Past Land Use:** The area contains two important archaeological sites within farmland on the coastal edge. Both are identified as proposed SSI. The most significant of these is Le Câtél an Iron Age promontory fort. This is the largest surviving earthwork in Jersey and is the prime candidate for the main Iron Age centre on the Island. It would have once extended across the whole of Rozel Point, although today only a small proportion survives within the farmland. Just inland is Le Blanche Pierre, a non local dolerite block situated within a farmland wall. Its exact origin is unknown, although it may be part of a ruined Megalithic monument or standing stone and has significant folklore importance.

**Patterns of Enclosure:** It is not known if any of the fields on the coastal edge north of Rozel, in the vicinity of the Câtél earthwork, relate to Iron Age occupation of the area. The sheltered aspect and deeper soils resulted in the majority of this area being enclosed during the sixteenth century, although there was comparatively little orchard planting compared to the inland parts of the Island. Some of the largest fields on the Island can be found in the area around Rozel Manor. Boundaries utilise the local conglomerate rock and are supplemented by thick hedges.

**Settlement and Building Character:** At the time of the Duke of Richmond Map, 1795, this area

remained very sparsely settled with buildings clustered at the head of the valleys. Since this time buildings have extended out onto the more exposed plateau. The older buildings constructed from the conglomerate rocks have a particularly distinctive character. Rozel Manor, with its surrounding wooded parkland is another important feature of the area.

**Current Land Use and Management:** The land contains a mix of small arable fields on the steeper sloping ground with larger areas of pasture on the flatter plateau top, although in some areas pasture and arable field are intimately mixed with no discernible pattern in their distribution. Boundaries include a mix of stone walls and mixed hedges including oak, sweet chestnut, hawthorn and occasional pine shelterbelts. Some fields have been converted to horse paddocks which are particularly prominent within the more open plateau landscape, and there is evidence of boundaries being removed to create large areas of pasture. Trees are mainly confined to the hedges, although the proximity to and views across the wooded valleys, plus the area of parkland at Rozel Manor, combine to create a more wooded appearance.

### ESSENTIAL CHARACTER

- sheltered north-eastern part of the Island sloping gently seawards and cleaved by the deep wooded valleys of Rozel and St. Catherine. The high land provides excellent views across to the coast of Normandy;
- underlain by the Rozel conglomerates and covered by thick deposits of loess. The red 'puddingstone' rock found in the field walls and forming the local buildings creates a locally distinctive feature;
- contains two important archaeological sites at Le Câtél and Le Blanc Le Pierre, both proposed as ancient monument SSI;
- retains an intact 'unspoilt' rural character which has largely escaped intrusive development and agricultural intensification;
- land uses comprise a mix of small arable fields with larger areas of pasture on the flatter plateau top;
- the proximity to and views across the intersecting woodland valleys, plus the parkland at Rozel Manor combine to create a wooded appearance.

### SUMMARY OF ENVIRONMENTAL FEATURES

CHARACTER TYPE	CHARACTER AREA
<b>E: Interior Agricultural Land</b>	<b>E3: North-east (St. Martin)</b>
<b>Variety of field boundaries</b>	The red puddingstone rocks of the Rozel conglomerate are distinctive. Hedges vary in species.
<b>Patchwork of small fields</b>	Characteristic, although those on the flat plateau are vulnerable to enlargement.

**Narrow, winding lanes**

Characteristic.

**Vernacular buildings**

Includes a number of distinctive vernacular buildings.

**Parish churches and settlements**

St. Martin's church and surrounding settlement lies on the southern boundary.

**Parkland**

The parkland around Rozel Manor is a prominent feature adding to the 'wooded' character of this area.

## **EVALUATION**

**Integrity of Character:** The agricultural land around Rozel presents an intact 'unspoilt' rural character which has, largely, escaped intrusive development and agricultural intensification. It represents how much of rural Jersey might have appeared in the past and for this reason is highly valued by residents and visitors alike. The distinctive local identity of the area is created by the degree of remoteness from the more developed parts of the Island, combined with its sheltered aspect and the presence of the distinctive 'red' rocks of the Rozel Conglomerate in the walls and buildings. The area has a strong positive character and should be managed to conserve this identity.

### **Key Environmental Capital**

- Le C atel an Iron Age promontory fort is the largest surviving earthwork in Jersey. Its archaeological potential is one of the highest in the Island and is considered to be of at least Channel Islands importance. A large portion of the monument has been lost as result of agricultural land use. It is non-recreatable.

### **Threats to Local Character**

The area is very vulnerable to change. A very small amount of development or loss of boundaries would erode its special rural character and result in the area becoming more similar to the adjacent Eastern Plateau (Character Area E7). Specific threats include:

- Damage to archaeological sites through plough encroachment and disturbance from tree roots.
- Sporadic development and further linear encroachment along the main roads leading out from St. Martin village.
- Agricultural intensification, particularly conversion of land to horse paddocks or enlargement of fields for dairying, and the further removal of the field boundary network.

## MANAGEMENT PRIORITIES

This section should be read in conjunction with the general management guidelines identified for the Character Type: Interior Agricultural Land. The following apply specifically to the North-east Area:

- **Restoration and management of the field boundaries** is a priority. This will include both hedge planting/management and wall repair. Walls should be repaired with the local conglomerate.
- **Protection and Management of Le C atel:** The proposed SSI should be confirmed and appropriate management instigated. The importance of the earthwork at Le C atel demands special management to ensure its preservation and enhance its setting. It is recommended that the surrounding field is converted from arable to pasture and managed under a low intensity grazing regime. This would need to be supported through a management agreement with the land owner.
- **Habitat creation for red squirrel:** The area plus the adjacent woodlands are a stronghold for the Island's population of red squirrels. The aim should be to extend the area of woodland through the creation of thick hedgerows across the farmland, linking the habitats of the intersecting valleys. The results of the recent Red Squirrel study should be used to guide species choice and management.
- **Creation of new opportunities for informal recreation and access:** A new footpath across the farmland, along field margins, between the existing footpath in St. Catherine's Valley and the Green Lane in the southern branch of Rozel Valley would create an important link in the network.
- **Maintenance of the agricultural landscape:** The pasture and arable patchwork could provide an important habitat under appropriate management. This is a long term objective for the area. In the shorter term loss of agricultural land for example to gardens or horse paddocks should be resisted.

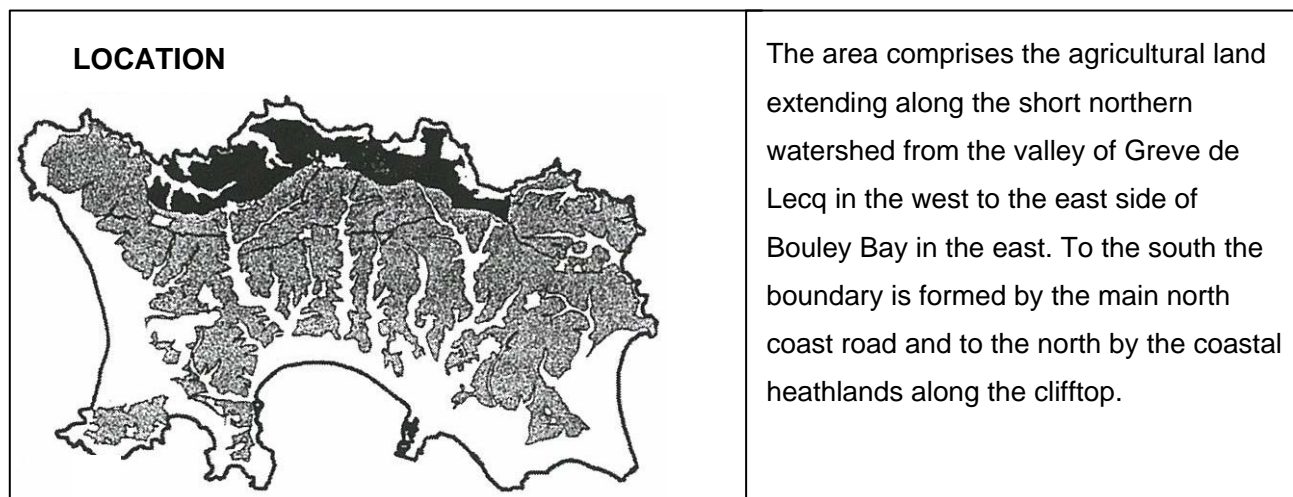
## LEVELS OF PROTECTION AND CAPACITY TO ACCEPT CHANGE

**Capacity:** There is very limited capacity to accept any new development and its recommended that this area should have high levels of protection to conserve its rural character.

**Guidance:** In general, only buildings essential for agriculture and renewals, extensions or conversions of existing buildings should be allowed. There may be some capacity for small scale development to meet local needs around the existing village centre. This would need to be carefully located and would need a separate design study.

Where developments are permitted, opportunities should be taken to achieve the environmental enhancements and management measures outlined above.

## CHARACTER AREA E4: NORTH COAST



### NATURAL INFLUENCES

**Geology and Soils:** The area is underlain by hard igneous rocks with granite in the west and rhyolites in the east, with smaller localised areas of diorite and andesite on the headlands. The strip of land along the northern edge, adjacent to the heath land is clothed with thin soils derived from the underlying bedrock, further inland the solid geology is overlain by loess deposits which form a richer soil mantle. There are no Geological SSI.

**Landform:** This is the most elevated land in the Island and for the most part is over 100m above sea level and includes the highest point at Les Platons. The land slopes steeply down to the north coast cliffs, compared to the long gentle slopes which run down to the south coast. The land on the coastal edge lies exposed and open to winds blowing from the north and west and these are a dominant influence on its character. There are expansive views of the sky and sea.

### CULTURAL INFLUENCES

**Archaeology and Past Land Use:** There are no archaeological or ancient monument sites, although the proximity to the north coast heathlands which have a very high concentration of Neolithic sites suggests that this area may have been utilised during this period. The characteristic size and regular, rectangular shape of many of the fields adjoining the heathland, for example, suggests that these enclosures may have a very early origin.

**Patterns of Enclosure:** The fields are small in area and often regular in shape. The area includes some remnant Medieval strip fields at Egypt as well as more recent nineteenth century enclosures on the headland at La Belle Hougue. Other than this very little is known about the history of enclosure, the paucity of orchards shown on the Richmond Map. 1795, suggests that it was originally enclosed as grazing or arable land. Near the coast, the land is exposed to strong salt laden winds and apart from the occasional wind sculpted hawthorn or oak, is virtually treeless. This is an open windswept landscape with the small rectangular fields enclosed by large earth banks and granite walls, often topped by bramble, ivy and gorse. Further inland away from the extreme conditions of the coastal edge, trees survive and here, the substantial earth banks which form the field boundaries are topped with hawthorn and elder, shelterbelts of pine and sycamore and elm scrub are also common features along the lanes.

**Settlement and Building Character:** The area is fairly sparsely settled compared to the interior of Jersey. The Duke of Richmond Map (1795) shows scattered settlements throughout the area to the east of Sorel Point, which is presumably due to the greater shelter here as opposed to the westerly facing slopes around Crabbe. The traditional settlement pattern involved isolated dwellings set into the more sheltered hollows, with the substantial granite farmhouses often built at right angles to the coast. More recent developments have disrupted this traditional pattern and include lines of bungalows along ridgelines with a view to the sea. The nucleated settlement around the parish church of St. John, the highest and most northerly village in the Island, straddles the boundary of the character area.

The area is crossed by a network of narrow, winding lanes, bordered by high earth banks covered in gorse, a large number of which have been defined as Green Lanes. Many of these sunken lanes run northwards, terminating on the heathland edge and are likely to date to at least Medieval times when the north coast heath lands provided valuable grazing land. In contrast to these narrow winding lanes is the Route de Nord, which runs from St. Johns, down to the coast and along the edge of the enclosed land to Sorel Point. The road was built during the German Occupation, to keep the local workforce in full employment (and thus unavailable to work for the Occupying Forces), and is dedicated to the men and women of Jersey who suffered in the War. This smooth road, which cuts across the contours, provides views to some of Jerseys' most magnificent coastal scenery.

**Current Land Use and Management:** The land is almost entirely in agricultural land use with an intricate mix of both pasture and arable and even the very thin light soils on the extreme coastal edge are cultivated as potato fields. The area remains comparatively undeveloped with tourism developments being mainly located on the bays on the coastal edge. A small number of car parks and viewing areas have been created on the higher land and there are a few footpaths linking into the main north coast path.

#### **ESSENTIAL CHARACTER**

- the most elevated land on the Island, for the most part over 100m above sea level, comprising a band of enclosed agricultural fields extending across the short northern watershed and sloping down to the north coast cliff edge;
- underlain by hard igneous rocks with granite in the west and rhyolites in the east and smaller localised areas of diorite and andesite on the headlands ;
- the land near the coast lies exposed and open to strong salt laden winds and apart from the occasional wind sculpted hawthorn is virtually treeless;
- an open, windswept landscape with small regular fields enclosed by substantial earth banks and granite walls, often topped by bramble, ivy and gorse, with hawthorn, elder and sycamore are characteristic of the more sheltered areas inland;
- land is almost entirely in agricultural use with an intimate mix of pasture and arable. The field pattern includes some small rectangular fields which may be of great antiquity, remnant Medieval strips and more recent nineteenth century enclosures;



- a remote, sparsely settled area with isolated dwellings set into sheltered hollows. More recent developments have disrupted this pattern and include lines of bungalows along ridgelines with a view to the sea. The village of St. John's straddles the boundary of the character area;
- includes relatively large swathes of land that remain entirely undeveloped without any buildings, structures or roads.

## SUMMARY OF ENVIRONMENTAL FEATURES

CHARACTER TYPE	CHARACTER AREA
<b>E: Interior Agricultural Land</b>	<b>E4: North Coast</b>
<b>Variety of field boundaries</b>	Large earth banks, topped with gorse, hawthorn and sycamore are characteristic.
<b>Patchwork of small fields</b>	The regular, rectangular shape of some fields on the coastal edge suggests that they are of some antiquity. The patchwork of small fields is very characteristic, particularly when they can be viewed in 'plan form' on the sloping land on the headlands.
<b>Narrow, winding lanes</b>	Narrow sunken lanes between high earth banks leading out to the heathland edge are characteristic.
<b>Vernacular buildings</b>	Characteristic.
<b>Parish churches and settlements</b>	Settlement is not characteristic of this more remote area. Only St. John's village straddles the boundary of this area.
<b>Parkland</b>	Not characteristic.

## EVALUATION

**Integrity of Character:** The essential character of this area is created by the contrast between the intricate patchwork of small fields, with the wilderness of the rugged north coast cliffs, heathland and sea. The views of sky and sea and enhanced 'light', the treeless windswept landscape and the distinctive boundary features plus a sense of remoteness all contribute to its special identity. The area is particularly important for the relatively large swathes of enclosed land which remain entirely undeveloped, without any buildings, structures or roads. These include the large area of land around Crabbe and the area east of Sorel Farm. They are unique on the Island. The north coast agricultural edge has an intact, strong, positive character. The overall strategy is for conservation and management.

## Key Environmental Capital

- The whole range of field patterns and associated boundaries found within this area are of great historic interest, although as yet they remain unprotected and without any form of designation.

## Threats to Local Character

- The highest land around Les Platens provides a site for telecommunications masts and these vertical structures are very visible within this otherwise small scale, treeless landscape.
- Localised areas of change in the farmed landscape have occurred, for example, at Le Douet to the north-west of the village of St. John. Here, boundaries have been removed over the last twenty years creating a bleak plateau of large, open arable fields. The changes apparent here emphasise the importance of the field boundaries in creating the character of this area.
- Any new developments, even small scale farm buildings, can have an impact on its remote character.
- The location of conflicting land uses on the adjacent heath land such as the rifle range at Crabbe and quarry at Ronez all have an impact on the remote character, requiring heavy traffic to traverse the area. The intrusive fencing, bunding and smell of the compost site has a very high local impact.

## MANAGEMENT PRIORITIES

This section should be read in conjunction with the general management guidelines identified for the Character Type: Interior Agricultural Land. The following apply specifically to the agricultural land of the North Coast:

- **Restoration and management of the field boundaries** is a priority. Restoration work should maintain the distinctive boundary construction involving substantial earth banks with granite facing. On the more sheltered inland area these banks should be planted. Hawthorn is susceptible to fireblight and other native species should also be included in replanting proposals.
- **Heathland/acid grassland habitat creation** is a priority for the fields adjacent to the unenclosed land along the coast. In this area where very little is known about the history of enclosure all boundaries should be maintained.
- **Further research to investigate the origin and importance of the field boundaries** in the area is required. In the absence of research, consideration should be given to the protection of all boundaries in this area to prevent loss of a potentially very important archaeological/historic resource.

## **LEVELS OF PROTECTION AND CAPACITY TO ACCEPT CHANGE**

**Capacity:** There is no capacity to accept any new development and it is recommended that the agricultural land along the north coast should have high levels of protection.

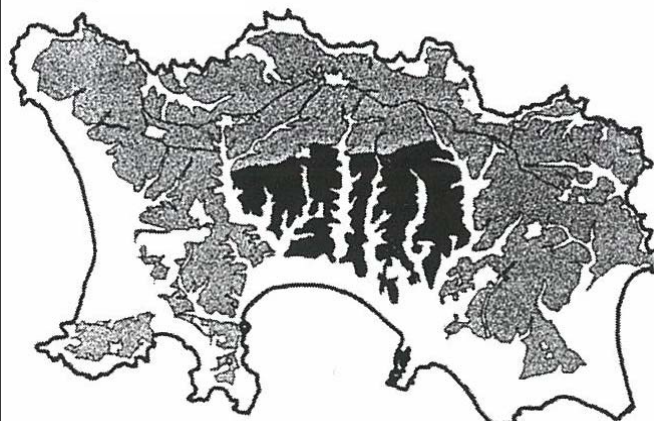
**Guidance:** Generally the only developments that can be allowed are buildings essential for agriculture and renewals, extensions or conversions of existing buildings. These will require careful attention to location, scale and design to ensure that they are in keeping with the local character. Development, even small scale buildings or trackways, should be discouraged on the wholly undeveloped areas at Crabbe and east of Sorel Point. The further extension of St. John's Village to the north should be discouraged.

Where developments are permitted, opportunities should be taken to achieve the environmental enhancements and management measures outlined above.



## CHARACTER AREA E5: CENTRAL PLATEAU - RIDGES

### LOCATION



This character area comprises the ridges of land which separate the main valleys in the central part of the Island. They run from St. Peter's Valley in the west to Le Grand Val in the east. The ridges extend back from the escarpment and are adjoined by the Valley Heads Character Area in the north. The boundary with the valley heads is difficult to define on the ground as it occurs at the point where the valleys become shallower and the ridges open out to a wider interior plateau. It is roughly formed by the change in geology from the softer shales to the harder igneous rocks.

### NATURAL INFLUENCES

**Geology and Soils:** They occur mainly on the Jersey Shale Formation which is overlain by thick deposits of wind blown loess creating rich soils for agriculture. There are no Geological SSI within the character area.

**Landform:** The land forms part of the interior plateau and the flat ridge tops slope gently towards the south coast. Each ridge also dips into the deep intersecting valleys and their tributaries, creating a complex landform. Occasionally, there are long views southwards to St. Aubin's Bay, but more often views are short constrained by the topography, settlement and hedges. The ridges between the valleys widen out slightly towards the north.

### CULTURAL INFLUENCES

**Archaeology and Past Land Use:** The thickly wooded nature of the interior area would have been inhospitable to early inhabitants who would have tended to concentrate their activities on the more open Island edges. There are nevertheless three stones within the area, all proposed SSI, which have been suggested as having originated as prehistoric megalithic monuments although this is not proven. La Pierre des Bassieres marks the boundary between the parishes of St. Lawrence and St. Peter while the Centre Stone, in St. John's Parish marks the centre of the Island.

**Patterns of Enclosure:** The main influence on this area was the growth of the cider industry in the seventeenth century when the mass planting of orchards enclosed by banks and hedges imparted a wooded feel. Although the cider orchards have virtually disappeared, the pattern of small fields remains, enclosed by mixed hedges of holly, privet, blackthorn, field maple, oak, elm scrub and sycamore remain. On the upper valley sides thick hedgerows with mature oaks are a particular feature and help tie the more open plateau tops into the wooded valleys.

**Settlement and Building Character:** The ridges are densely settled. Historically, the pattern was of dispersed dwellings and some of Jersey's most attractive granite farmhouses can be found in this area.

Hamptonne, which is a proposed Ancient Monument SSI, is a fine example. This site includes a rare surviving late fifteenth century farmhouse, a seventeenth century farmhouse and a farmyard completed by a range of nineteenth century buildings. The complex illustrates the evolution of the Jersey farm and provides an important link with the farmhouses in Brittany of the same period. Onto the historically dispersed pattern of settlement has been superimposed a more modern pattern with linear settlements strung out along the ridge roads and large blocks of new development often with hard, straight edges imposed on the plateau top, such as at Carrefour Selous and La Ville Emphrie.

The area is crossed by an intricate network of narrow lanes, which connect the isolated dwellings. Along the ridge tops are the main routes which lead to the north of the Island. These wide, straight roads were constructed as part of the military road network under the Lieutenant Governor, General Don in the early nineteenth century and today with their street lighting, kerbs, signage and road markings impose a more urban character. By comparison, the deep intersecting valleys make an east-west transition of the Island virtually impossible.

**Current Land Use and Management:** Today, there is a mix of both arable and pasture land. The general pattern involves arable fields on the sloping sides and pasture on the flat ridges, although there are many exceptions. In the current farming environment the pressure from modern farming systems is for a switch once again to a more open landscape as fields are enlarged. It is the land on the wider flat ridge tops which is most vulnerable to this change.

#### **ESSENTIAL CHARACTER**

- comprises the high plateau ridges which divide the intervening valleys in the central part of the Island;
- underlain mainly by the sedimentary rocks of the Jersey Shale Formation, with a thick covering of wind blown loess creating rich soils for agriculture;
- the essential character of the area is derived from the growth of the cider industry in the seventeenth century and the mass planting of orchards enclosed and sheltered by earth banks and hedges;
- characterised by a patchwork of small fields enclosed by mixed hedges of holly, privet, blackthorn, field maple, oak and elm scrub. Thick hedgerows with mature oaks are a characteristic feature of the upper valley sides and help tie the more open ridge tops into the wooded valleys;
- forms part of the rural heartland of Jersey with a mix of arable land on the slopes above the wooded valleys and open pasture on the flatter ridge tops;
- densely settled, containing some of Jersey's most attractive granite farmhouses. More modern development includes linear settlement along the main ridgetop roads and blocks of new housing such as at Carrefour Selous and La Ville Emphrie;
- an intricate network of narrow winding lanes connect the dispersed dwellings while the flatter ridgetops provide routes of the main roads leading to the north and west of the Island.

## SUMMARY OF ENVIRONMENTAL FEATURES

CHARACTER TYPE	CHARACTER AREA
<b>E: Interior Agricultural Land</b>	<b>E5: Central Plateau - Ridges</b>
<b>Variety of field boundaries</b>	Thick hedges, with mature oak trees characterise the slopes rising up from the valleys.
<b>Patchwork of small fields</b>	Characteristic although vulnerable to some enlargement. A distinct pattern of arable land on the slopes and pasture on the flatter ridges can be discerned.
<b>Narrow, winding lanes</b>	Characteristic and attractive feature, crossing the undulating topography and dipping down into the wooded valleys.
<b>Vernacular buildings</b>	Characteristic.
<b>Parish churches and settlements</b>	Only one church at St. Lawrence.
<b>Parkland</b>	Not characteristic.

## EVALUATION

**Integrity of Character:** This is the rural heartland of Jersey. It is, on the whole, a productive agricultural landscape with a mix of arable land on the slopes above the wooded valleys and pasture on the flat ridges. A distinctive feature of the area are the thick, mature hedgerow boundaries which characterise the land rising from the wooded valleys. The integrity of character has been eroded particularly on the flatter ridge tops, by the impact of roads and development, field enlargement and loss of boundaries and tree cover. Overall the area retains a strong rural character, although with some evidence of degradation. The general strategy is for conservation with restoration and management of specific features. There is some capacity for change.

### Key Environmental Capital

- Vernacular architecture including the SSI at Hamptonne. These historic buildings are of great importance in defining Jersey's local character and are non-recreatable.
- The hedgerow network has potential as key environmental capital.

## Threats to Local Character

- Creeping urbanisation along the main roads, not only development but the impact of street lighting, kerbing, traffic signs, etc which detracts from the rural character.
- Inappropriate conversion, extensions, etc have altered the character of many of the traditional, vernacular farm buildings.
- Where trees have been lost through Dutch elm disease, hedgerow removal or the amalgamation of fields to create horse paddocks, the landscape can appear very bleak particularly on the flat ridge tops.
- The roadside walls, verges and banques along the narrow lanes have been damaged by both inappropriate management and increased traffic.

## MANAGEMENT PRIORITIES

This section should be read in conjunction with the general management guidelines identified for the Character Type: Interior Agricultural Land. The following apply specifically to the Ridges.

- **Restoration and management of the hedgerow network is a priority. A particular aim for this area should be to extend and link the broadleaved woodland within the valleys by the restoration of thick hedgerows across the intervening ridges.**  
Appropriate species for planting include oak, hazel, hawthorn, blackthorn, ash and field maple, although local differences in hedgerow character should be observed. Replanting should supplement existing thin/gappy hedges or reinstate old field boundaries discernible from historic maps or air photos.
- **Sympathetic hedgerow management** will be required and hedgerow trees should be allowed to grow to maturity. A relatively close spacing of hedgerow trees e.g. every 10m will help re-create a more wooded feel to this area, and reduce the impact of Dutch Elm disease.
- **Management of field margins** to enhance habitat diversity should be undertaken in tandem with restoration of the hedgerow network.
- **Maintenance of the agricultural landscape** comprising a mix of pasture and arable land is a priority. Under appropriate management the agricultural land could provide a valuable habitat. Loss of agricultural land for example to development, gardens or horse paddocks should be resisted.



## LEVELS OF PROTECTION AND CAPACITY TO ACCEPT CHANGE

**Capacity:** There is limited capacity to accept new development and it is recommended that the rural character of this area should be enhanced. Any development along the ridge tops can have a high impact on views to the areas. Small scale sympathetic development around settlements in the northern part of the area may be acceptable, for example around Carrefour Selous as this could help soften the existing hard urban edge.

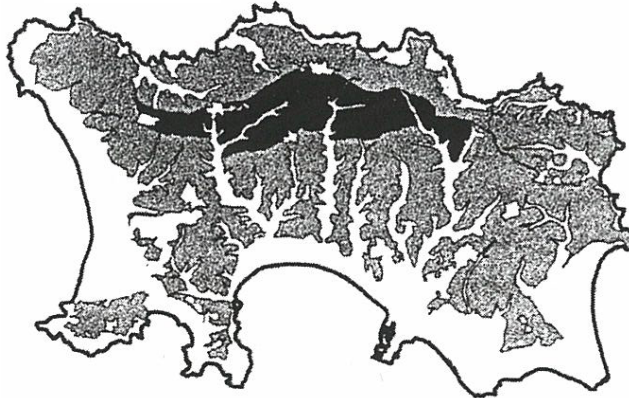
**Guidance:** The following criteria apply:

- There should be no further infill of development along the roads on the ridge tops. The gaps in development and rural views are essential for maintaining rural character.
- Development should not occur along the narrower ridge tops in the southern part of the area or the narrow ridges between the tributary valleys as these areas are very sensitive and are important in the view from a wide area.
- Further development should not occur around St. Lawrence's Village, which has an attractive rural character and is designated as a Conservation Area.
- The slopes rising above the wooded valleys should remain undeveloped.

Where developments are permitted, opportunities should be taken to achieve the environmental enhancements and management measures outlined above.



## CHARACTER AREA E6: CENTRAL PLATEAU- VALLEY HEADS

<p><b>LOCATION</b></p> 	<p>This character area forms the northern part of the interior plateau. The northern boundary is formed by the main north coast road. To the south, are the ridges between the valleys. The boundary between the valley heads and ridges is difficult to define on the ground as it occurs at the point where the valleys become shallower and the ridges open out to form a wider plateau. It is roughly defined by the change in geology from the softer shales to the harder igneous rocks.</p>
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### NATURAL INFLUENCES

**Geology and Soils:** Hard granites and rhyolites underlie the area and these are blanketed by thick deposits of loess creating rich soils for agriculture. There are no Geological SSI.

**Landform:** The land is relatively high forming the watershed which drains down long, gentle slopes to the south. One of the principal defining features of this character area is the landform which is gently undulating and open, lacking the topographic variation of the deep valleys and ridges which lie to the south. The area is intersected by the upper branches and tributaries of the valleys, which appear as shallow, rush-filled, depressions. The open landform allows long views across the interior.

### CULTURAL INFLUENCES

**Archaeology and Past Land Use:** Most evidence of early land use and occupation has been obliterated by later intensive farming systems, although there are two important archaeological sites which are proposed Ancient Monument SSI. La Hougue Boete is a megalithic cist with a surviving round mound. It is the only known megalithic cist in the Channel Islands and may be culturally linked to early Neolithic cists in south Brittany. The site is also of interest as the location of a seignorial court. Les Catieaux is the site of a Medieval refuge possibly dating to the thirteenth century.

**Patterns of Enclosure:** This landscape of this area is the product of enclosure during the seventeenth century to provide shelter for the apple orchards which virtually covered the entire area. The pattern of small fields enclosed by mixed hedges of elm scrub, hazel, field maple, oak, blackthorn and hawthorn remain with willow and alder also common around the valleys. A particular feature is the lines of tightly flailed and pollarded trees which are very visible in the long views which can be obtained in this area.

**Settlement and Building Character:** This character area has been historically one of the most attractive places for settlement on the Island. By the start of the Dark Ages the woodland of the Island interior had been cleared. The interior plateau offered some degree of shelter as the gently undulating topography provides protection from the winds which affect the exposed north and north-west of the

Island. This area also offered good access to the bulk of the arable land which lay across the northern plateau in the Medieval period and was also situated close to sources of water at the heads of the valleys. Settlement was aided by the abundance of springs and the house name "Fontaines" is very common in this area. The settlements of St. Ouen, St. John, Trinity and St. Mary which are clustered around their respective parish churches and manors all occupy positions at the heads of valleys. Settlement has continued to concentrate in these village centres, although the area has also seen scattered modern developments. These have tended to be in small groups as opposed to large blocks of new development.

**Current Land Use and Management:** The area remains in very mixed agricultural use, with an intimate 'patchwork' mix of arable and pasture. There has been substantial 'improvement' of the farmland involving drainage of the wet grassland which would, traditionally, have characterised much of the area. Wet grassland is now largely confined to the valley bottoms. As part of the move towards agricultural intensification a large number of farm irrigation reservoirs have been constructed in the upper catchment.

### ESSENTIAL CHARACTER

- the highest part of the Island's main south draining watershed, forming the northern part of the interior plateau;
- underlain by hard granites and rhyolites, blanketed by thick deposits of loess creating rich soils for agriculture;
- the gently undulating, open landform intersected by the springs and shallow upper tributaries of the main valleys, is one of the principle defining features of the area;
- an intact, productive agricultural landscape with a characteristic 'patchwork' of arable and pasture fields enclosed by mixed hedgerows. Lines of tightly flailed and pollarded trees are very visible feature in views across the area;
- historically one of the most attractive places on the Island for settlement providing a degree of shelter, an abundant water supply and access to the bulk of arable land which lay across the northern plateau in the Medieval period. Contains the four village centres at St. Ouen, St. John, Trinity and St. Mary;
- a particularly distinctive feature of the area are the long views across the interior, often encompassing the church spires and steeples of the main settlements.

### SUMMARY OF ENVIRONMENTAL FEATURES

#### CHARACTER TYPE

**E: Interior Agricultural Land**

**Variety of field boundaries**

#### CHARACTER AREA

**E6: Central Plateau - Valley Heads**

Mixed hedges are characteristic; the tall lines of flailed and pollarded trees are a distinctive feature.

**Patchwork of small fields**

The intricate mix of pasture and arable is a feature of this area.

**Narrow, winding lanes**

Not particularly characteristic of this area. Most east-west movement occurs via the main north coast road which runs between the main settlements.

**Vernacular buildings**

Characteristic.

**Parish churches and settlements**

Historically one of the most attractive places for settlement on the Island, including four village centres and parish churches.

**Parkland**

Not a visible feature in the area.

**EVALUATION**

**Integrity of Character:** This forms part of the rural heartland of Jersey. It is, on the whole, an intact, productive agricultural landscape with a characteristic 'patchwork' mix of arable land and pasture. A distinctive feature of the area are the very long views that can be obtained, across the interior and a consequent sense of 'openness' which differentiates this area from the more enclosed ridges to the south. The area is also distinctive for the clusters of settlement that it contains at the four village centres. The church spires and steeples create very prominent landmarks in the long views. Overall, the area retains a positive character, although with some evidence of degradation. The general strategy is for conservation with restoration and management of specific features.

**Key Environmental Capital**

- The two proposed Ancient Monument SSI at La Hougue Boete (which is the only known megalithic cist in the Channel Islands) and the Medieval refuge at Les Catieaux, are of great importance.
- Vernacular architecture. These historic buildings are important in defining Jersey's local character.
- The hedgerow network has potential as key environmental capital.

**Threats to Local Character**

- Improvement and drainage of agricultural land and loss of remaining areas of wet grassland.
- The creation of a large number of small farm reservoirs within this area which are poorly designed, both in terms of local landscape 'fit' and potential value as habitats.
- The character of many of the traditional, vernacular farm buildings has been destroyed by inappropriate conversion, extensions etc.

- Further loss of hedgerows and hedgerow trees or the amalgamation of fields, which, in this area has the potential to open up very long views, often encompassing development and roads.
- Damage to roadside walls, verges and banques along the narrow lanes, by both inappropriate management and traffic.

## MANAGEMENT PRIORITIES

This section should be read in conjunction with the general management guidelines identified for the Character Type: Interior Agricultural Land. The following apply specifically to the Valley Heads:

- **Recreation of wet grassland habitat:** The wet rushy grassland in the valleys are a distinctive feature of valley heads. In some areas there maybe an opportunity to extend these areas of wet grassland in the intervening areas across the watershed. This will require further study of hydrology.
- **Guidance on design of farm reservoirs** to achieve better landscape fit and enhance their habitat value.
- **Restoration of the hedgerow network** is a priority. Replanting should supplement existing thin/gappy hedges or reinstate old field boundaries discernible from historic maps or air photos.
- **Sympathetic hedgerow management** is required and some hedgerow trees should be allowed \all lines of flailed and pollarded hedgerow trees are a characteristic feature of the Jersey landscape particularly in this open area, and some should be retained.

## LEVELS OF PROTECTION AND CAPACITY TO ACCEPT CHANGE

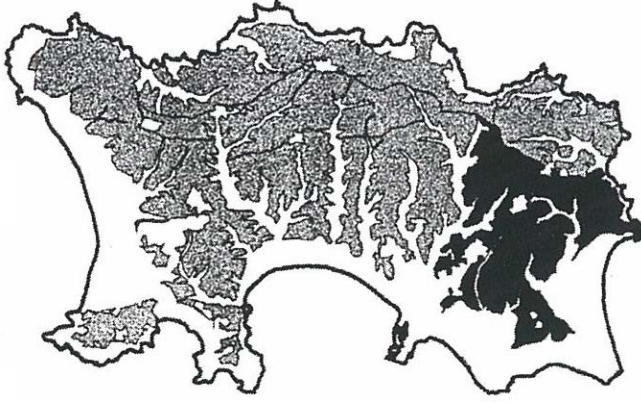
**Capacity:** There is limited capacity to accept any new development and it is recommended that this area should have high levels of protection. Any development can have a very high impact in the long views that can be obtained within this area. New development should be limited to the existing village areas at Trinity, St. John, St. Mary and St. Ouen.

### Guidance:

- A detailed appraisal of the village boundaries will be required to determine the location and scale of any further development.
- Further linear infill development should not occur along the north coast road which links the main settlements. Individual villages must retain their compactness and unity.

Where developments are permitted, opportunities should be taken to achieve the environmental enhancements and management measures outlined above.

## CHARACTER AREA E7: EASTERN PLATEAU

<p><b>LOCATION</b></p> 	<p>This character area occupies the elevated plateau which lies to the east of Le Grand Val and extends as far as the low cliffs on the east coast edge. The northern boundary is formed by Character Area E3 and is defined by a change in geology.</p>
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### NATURAL INFLUENCES

**Geology and Soils:** The area is underlain by the hard rocks of the Jersey Volcanic Group. The whole plateau is overlain by thick deposits of loess, up to 5m deep which creates a rich soil for agriculture. There are no geological SSI within the character area.

**Landform:** This is a relatively flat elevated plateau, sloping gently to the coastal edge at St. Catherine's Bay and Anne Port and southwards to the escarpment above Grouville. It includes the spur of high land which extends out to Le Hocq. Apart from Queen's Valley which runs roughly at right angles to the escarpment the valleys here are narrow and shallow creating only minor variations in the topography, unlike the deep clefts which characterise the central part of Jersey. This eastern side of Jersey is sheltered from the prevailing winds and this has an important influence on local character.

### CULTURAL INFLUENCES

**Archaeology and Past Land Use:** The most important Neolithic megalithic site on the Island, La Hougue Bie, is located on a high point on the eastern plateau. This insular passage grave is composed of rocks collected from a wide variety of locations on the Island and its construction represents a very significant engineering feat. The monument is covered by its original mound which is 12 m high and is considered to be one of the five finest megalithic sites of the Neolithic period in western Europe. The mound is crowned by two chapels Notre Dame de la Clarte which dates to the early Medieval period and the Jerusalem chapel, early Tudor. These are rare examples of surviving Jersey chapels. Both the passage grave and the chapels are of extraordinary importance, both in Jersey and on an international scale. Their association suggests a continuous religious use for the over the last 6000 years. The monument provides expansive views across the whole of the eastern side of the Island and at one time, prior to enclosure, would have been an impressive focal point and feature of the inland landscape. The site is a proposed Ancient Monument SSI.

**Patterns of Enclosure:** It is likely that the area was entirely enclosed during the seventeenth century. The Duke of Richmond Survey (1795) shows a very high proportion of orchards covering the entire area, apart from the land jutting out to the south. The pattern of small fields enclosed by mixed hedges of elm scrub,

hazel, field maple, oak, blackthorn and hawthorn remain many are low in height and tightly flailed. Hazel is particularly prevalent as a hedgerow species in the eastern part of the area.

**Settlement and Building Character:** The more sheltered eastern plateau, plus the good soils have made this an attractive area for settlement. The isolated dispersed pattern which existed towards the end of the eighteenth century has been supplemented by a large number of new dwellings and settlement clusters. A major change in the pattern of development took place after the construction of the military road across the plateau from St. Helier to St. Martin's village in the early nineteenth century. The settlement at Maufant originated as a half-way point along this route. This settlement has subsequently been extended and infill development along the entire length of the road now creates the impression of a virtually continuous urban area from St. Helier to St. Martin's Village. Several other blocks of residential development have been imposed on the plateau surface.

**Current Land Use and Management:** During the Post-War period, the dairy industry has tended to concentrate the deep rich soils of the eastern plateau. The increased herd sizes and move away from a system of tethering have necessitated the removal of hedges to create large fields made stockproof by electric fencing. Large scale livestock buildings to facilitate 'wintering' are also prominent in the landscape. In other areas agricultural land has been lost to development and horse paddocks. Field boundaries comprising post and rail fencing or white tape are a common feature of the eastern plateau. There are, in addition, two concentrations of glasshouses near Victoria Village and Maufant.

#### **ESSENTIAL CHARACTER**

- the plateau lying to the east of Le Grand Val underlain by the hard rocks of the Jersey Volcanic Group and covered by thick deposits of loess creating a rich soil for agriculture;
- relatively flat, elevated plateau dissected by small narrow valleys which create only minor variations in topography unlike the deep clefts which characterise the central part of Jersey;
- the most important Neolithic megalithic site, La Hougue Bie, is located on one of the highest points on the eastern plateau providing expansive views across the whole of the eastern side of the Island;
- the essential character of the area is derived from the growth of the cider industry in the seventeenth century and the mass planting of orchards enclosed and sheltered by earth banks and hedges;
- land uses comprise fields enclosed by tightly flailed mixed hedges of elm scrub, hazel, field maple, blackthorn and hawthorn. With the concentration of dairy farming on the rich soils of the eastern plateau, many hedges have been lost to create large open fields, enclosed by electric or barbed wire fences;
- the traditional dispersed pattern of settlement has been supplemented by a large number of new dwellings and settlement clusters. Ribbon development lines the military road which crosses the plateau from St. Helier to St. Martin's village;
- away from the main plateau top road the intricate network of narrow winding lanes are an important feature of the area



## SUMMARY OF ENVIRONMENTAL FEATURES

CHARACTER TYPE	CHARACTER AREA
<b>E: Interior Agricultural Land</b>	<b>E7: Eastern Plateau</b>
<b>Variety of field boundaries</b>	Mainly low hedges, with a high proportion of hazel.
<b>Patchwork of small fields</b>	The intricate patchwork has been eroded by the amalgamation of fields to create large areas of open pasture.
<b>Narrow, winding lanes</b>	Characteristic
<b>Vernacular buildings</b>	Characteristic
<b>Parish churches and settlements</b>	St. Martin's church is located on the boundary. Many other settlements in the area have a recent origin
<b>Parkland</b>	Not characteristic

## EVALUATION

**Integrity of Character:** It is the flatter more open areas where changes in the landscape structure, arising from the removal of boundaries and enlargement of fields are most readily apparent.' The current character of the eastern plateau represents the process of transition from a small scale, intimate enclosed landscape to a more open landscape with large fields and long views encompassing prominent development. In the absence of a strong hedgerow network the narrow winding lanes are particularly important features. Although the basic framework of the landscape is being eroded, many intact areas with a strong rural character still exist. Overall the strategy for this area is for restoration of character.

### Key Environmental Capital

- The monument at Hougue Bie is considered to be one of the five finest megalithic sites of the Neolithic period in western Europe.
- Vernacular architecture. These historic buildings are of great importance in defining Jersey's local character.
- The hedgerow network has potential as key environmental capital.

### Threats to Local Character

- Further loss of hedgerows and hedgerow trees arising from the amalgamation of fields, which, on the flat topography in this area have the potential to open up long views, often encompassing development and roads. This area has, to date, seen the most extensive loss of hedgerows.

- Damage to roadside walls, verges and banques along the narrow lanes, by both inappropriate management and traffic.
- The potential visual impact of new large scale farm buildings required for the agricultural industry.
- Loss of fields from agriculture for use as gardens or horse paddocks, with associated landscape impacts.

## MANAGEMENT PRIORITIES

This section should be read in conjunction with the general management guidelines identified for the Character Type: Interior Agricultural Land. The following apply specifically to the Eastern Plateau:

The priority in this area is for retention of the existing hedgerow network and reinstatement of lost hedges to help restore local character.

- **Restoration of the hedgerow network** is a priority in this area. Replanting should supplement existing thin/gappy hedges or reinstate old field boundaries discernible from historic maps or air photos.
- **Sympathetic hedgerow management** is required and some hedgerow trees should be allowed to grow to maturity, with management designed to enhance the habitat value of the hedges.

## LEVELS OF PROTECTION AND CAPACITY TO ACCEPT CHANGE

**Capacity:** There is some capacity to accept new development, although it is recommended that this should be allied with measures for conservation and enhancement. Any development can have a very high impact in the long views that can be obtained within this area. New development should generally be limited to the existing village/settlement areas.


### Guidance:

- A detailed appraisal of settlement boundaries will be required to assess capacity and determine the location and scale of any further development.
- In St. Martin's village, development should preserve the open views to the countryside that can be obtained from the village centre.
- Further linear infill development should not occur along the main roads which cut across the plateau (La Grande Route de St. Martin or La Grande Route de Faldouet). The remaining gaps and views across the rural hinterland are essential for maintaining the area's countryside character.
- The intact rural character of the eastern edge of the area should not be eroded by development.

Where developments are permitted, opportunities should be taken to achieve the environmental enhancements and management measures outlined above.



## CHARACTER AREA E8: WESTERN PLATEAU

<p><b>LOCATION</b></p> 	<p>This character area occupies the elevated plateau which lies to the west of St. Peter's Valley and extends as far as St. Ouen's escarpment. The northern boundary is formed by Character Area E6 (Valley Heads) and is roughly formed by the change in geology from the shales to the harder north-west granites. The southern boundary is formed by Mont Le Vaux.</p>
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### NATURAL INFLUENCES

**Geology and Soils:** The area is underlain by the sedimentary rocks of the Jersey Shale Formation. The main part of the plateau is overlain by deposits of loess, although this cover thins to the west. A small area of Pleistocene Blown Sand covers the land lying to the immediately to the north of the airport. There are no Geological SSI within the character area.

**Landform:** This is a relatively flat elevated plateau, dipping gently to the coastal escarpment of St. Ouen. It is dissected by a number of relatively narrow east - west running valleys which cut the western side of the plateau into a series of more remote spurs of land. This side of the Island is exposed to the prevailing winds and this has an important influence on its character.

### CULTURAL INFLUENCES

**Archaeology and Past Land Use:** Evidence of early land uses have largely been lost as intensive farming systems have become established across the plateau. There are no Ancient Monument SSI within the character area.

**Patterns of Enclosure:** There is relatively little information on the history of enclosure. By the time of the Duke of Richmond Survey (1795) the whole area had been enclosed into small fields, although the map indicates that the proportion of orchards was low, confined to the more sheltered areas on the valley sides and an area close to the village of St. Peter. Historically, the more exposed western part of the Island provided the main concentration of grazing land. Earth banks are characteristic boundary features and stone walls are virtually absent in the area. The banks are topped with mixed hedgerows including hawthorn, blackthorn and Holm oaks. The hedges are supplemented by tall shelterbelts of poplars and coniferous species. Within this open flat landscape the severe branchage practices are particularly evident. The tree cover in this more exposed area suffered considerable damage in recent storms and ivy clad stumps are a characteristic feature

**Settlement and Building Character:** On the more exposed western plateau, settlement historically tended to cluster in sheltered hollows and dips at the heads of the intersecting valleys. During the Post-War period the upper plateau above the Quennevais Dunes has accommodated extensive amounts of new development including the residential area of Les Quennevais/Red Houses and the airport which is the single largest development on the whole Island. The village of St. Peter, which lies just to the north of the airport, has also been consolidated with infill development. In addition to these recent suburban developments the character area includes some important 1930s buildings as well as traditional granite farmhouses dating to the eighteenth century. A military road crosses the plateau connecting the villages of St. Peter to St. Ouen and this straight tree-lined avenue is a distinctive feature of the area.

**Current Land Use and Management:** Arable farming has tended to concentrate on the lighter soils of the western plateau and this is the main land use, with dairying, confined to isolated locations around the heads of the valleys. Relatively few boundaries appear to have been purposefully removed, however neglect or over - management by severe lopping and pollarding has a detrimental effect on local character. The more extensive areas of development around St. Peter's village and Les Quennevais means that this area has less of a rural feel than other parts of the interior of Jersey.

#### ESSENTIAL CHARACTER

- the plateau lying to the west of St. Peter's Valley is underlain by the sedimentary rocks of the Jersey Shale Formation and covered by a thin deposit of loess ;
- relatively flat, elevated plateau dissected by the westward running valleys of the St. Ouen's escarpment;
- arable farming has concentrated on the lighter soils of the western plateau and land cover comprise small - medium fields enclosed by earth banks and mixed hedges, including some tall shelterbelts;
- the area has seen extensive Post-War development including the airport and the new residential area at Les Quennevais and consolidation of the village of St. Peter;
- the whole area has a somewhat transitional character lying between the more distinctive character areas of the north-west headland, St. Peter's Valley and St. Ouen's Bay.

#### SUMMARY OF ENVIRONMENTAL FEATURES

##### CHARACTERTYPE

**E: Interior Agricultural Land**

##### CHARACTER AREA

**E8: Western Plateau**

**Variety of field boundaries**

Mainly earth banks with low hedges of mixed species as well as taller pollarded and lopped shelterbelts.

**Patchwork of small fields**

Characteristic

**Narrow, winding lanes**

Characteristic. Roadside tree planting is a locally distinctive feature.

**Vernacular buildings**

Characteristic

**Parish churches and settlements**

The tall spire of St. Peter's church is particularly distinctive in views across the character area.

**Parkland**

Le Manoir de St. Ouen.

## **EVALUATION**

**Integrity of Character:** It is the flatter plateau-top areas where changes in the landscape are most readily apparent. The concentration of development and the views to the edge of suburban developments and the airport combined with the specialisation of arable farming have diluted the traditional 'countryside character' of the area. Today, the western plateau forms a transitional area lying in-between the developed area of Red Houses to the south and the more remote north-west headland and between the distinctive areas of St. Ouen's Bay to the west and the intimate enclosed landscape of St. Peter's Valley to the east. Overall, the strategy for this area is for restoration of local character and identity.

### **Key Environmental Capital**

- The hedgerow network has potential as key environmental capital.
- Vernacular architecture.

### **Threats to Local Character**

- Loss of hedgerows and hedgerow trees arising from both neglect and poor management. On the flat topography of the western plateau the loss of boundaries has the potential to open up long views, of encompassing roads and built development.
- Damage to roadside walls, verges and banques along the narrow lanes, by both inappropriate management and traffic, as well as pressures for roadside widening and kerbing.
- Loss of fields from agriculture for development including for use as gardens or horse paddocks, with associated landscape impacts.
- Visual impact of small blocks of new development and suburban edge development.

## MANAGEMENT PRIORITIES

This section should be read in conjunction with the general management guidelines identified for the Character Type: Interior Agricultural Land. The following apply specifically to the Western Plateau.

- **Restoration of the hedgerow network** is a priority in this area. Replanting should supplement existing thin/gappy hedges or reinstate old field boundaries discernible from historic maps or air photos.
- **Sympathetic hedgerow management** is required and some hedgerow trees should be allowed to grow to maturity, with management designed to enhance the habitat value of the hedges.
- **Opportunities should be taken to develop the potential of the area for quiet informal recreation** including footpath routes linking across and through the valleys leading down into St. Ouen's Bay.

## LEVELS OF PROTECTION AND CAPACITY TO ACCEPT CHANGE

**Capacity:** There is some capacity to accept new development, although it is recommended that this should be allied with measures for conservation and enhancement. Any development can have a very high impact in the long views that can be obtained with in this area. New development should generally be limited to the existing village/settlement areas.

### **Guidance:**

- A detailed appraisal of existing settlement boundaries will be required to determine the location and scale of any further development.
- Further linear infill development should not occur along the main roads which cut across the plateau (La Grande Route de St. Pierre or La Grande Route de St. Ouen). The gaps and views across the rural hinterland between the villages of St. Ouen and St. Peter are essential for maintaining the areas countryside character.
- Large scale developments (agricultural buildings and further westwards extension of Les Quennevais etc) have the potential to have a major impact on the escarpment, dunes and coastal plain of St. Ouen and will require a full environmental impact assessment.

Where developments are permitted, opportunities should be taken to achieve the environmental enhancements and management measures outlined above.