

SECTION 5: COUNTRYSIDE

INTRODUCTION

- 5.1 The character and quality of the countryside is a crucial part of Jersey's signature. It provides the community with a living and working environment of great distinction as well as helping support the economy through agriculture, tourism and recreation.
- 5.2 The factors that contribute to the character of the Jersey countryside were investigated in a comprehensive study of the Island in 1998: *Jersey Island Plan Review: Countryside Character Appraisal*. This examined geology, landscape, wildlife, culture and history, and contemporary rural land-use and management. The study identified five countryside character types:
- cliffs and headlands, including the headlands in the Parish of St Brelade, the heath land of the north coast and the wooded low cliffs in St Martin;
 - the coastal plains found in Grouville and St Clement, between St Helier and St Aubin and St Ouen's Bay;
 - inland escarpments enclosing the coastal plains in Grouville and St Clement, around St Aubin's Bay, St Brelade's Bay and the escarpment defining St Ouen's Bay;
 - the interior agricultural land situated on a wide plateau dipping broadly to the south; and
 - numerous enclosed valleys incised into the plateau and draining largely to the south.
- 5.3 In addition three primarily coastal character types were identified which were:
- edges of cliffs adjacent to deep sea, including the north and south-west cliffs;
 - bays with inter-tidal flats and reefs, including St Ouen's Bay, St Brelade's Bay, St Aubin's Bay and parts of the south-east coast; and
 - offshore reefs and islands including Les Écréhous and Le Plateau des Minquiers.
- 5.4 The definition of these countryside character types and areas has strongly influenced the development of policies for conservation and management in the countryside in the new Island Plan.
- 5.5 The 1987 Island Plan established principles and policies to help safeguard and manage countryside resources. These are seen to have been largely successful, particularly with regard to the protection of the countryside from unnecessary intrusive development, although less so in facilitating active management. The fundamental need for the wise use of resources and for ensuring the sustainability of countryside activities has not changed over the Plan period. In fact there has been increasing awareness of these needs and they continue to be the basis for policy making within the new Island Plan.

- 5.6 The appearance of the countryside is largely a product of mans' intervention, mainly through farming. Agriculture has been going through changes for several decades due to changing technologies and economic forces. Opinions vary on the future of farming in Jersey. A major policy review has been undertaken by the Agriculture and Fisheries and Policy and Resources Departments. To inform the review, a study has been completed by Oxford Policy Management and ADAS to assist in determining strategies for the future development of Jersey's arable, dairy, horticultural and fishing sectors.
- 5.7 Agriculture – growing Jersey Royals, dairying, market gardening and horticulture – is not, however, the sole activity in the countryside facing change. Tourism is targeting a 'greener', more discerning visitor and leisure and recreation are making new demands on the rural parishes. Furthermore, changing lifestyles place greater pressure on rural settlements and the countryside for housing and employment. The key issues facing the countryside are summarised below.

Agriculture

- 5.8 Farming has undergone a transition from a traditional mixed agriculture of livestock and crops to specialised herds and cropping units. In 1997 it represented only 5% of Gross National Product (GNP) but accounted for some 54% of the total land area – a significant land-use in the Island that has shaped, and will continue to shape, the character of the countryside.
- 5.9 The structural transition through which agriculture is going is reflected in a significant decline in the number of land holdings, a fragmentation of holdings and an increase in farm sizes. Favourable growing conditions, large orders from UK supermarkets and the declining viability of other traditional crops are among the many factors which have led farmers to concentrate on the Jersey Royal potato crop. To meet deadlines and standards, they have used pesticides, irrigation and polythene sheeting. Field sizes have been increased and hedgerows have been lost. The number of dairy herds has gone down but the size of the remaining herds has increased and there is an increased tendency for cattle to be kept indoors and fed with fodder and silage crops rather than the more traditional outdoor grazing. All this has affected the appearance of the countryside. Organic farming has yet to become a significant element of agriculture in Jersey although supermarket demands could accelerate this activity. Funds are already available for conversion to organic farming. Finally, the changes in agriculture have led to poorer quality land being marginalised and subject to pressure for development.
- 5.10 The growing of fruit, vegetables and flowers under glass and polythene tunnels has a direct impact on the countryside character. Modern glasshouses tend to be large and thus prominent in the landscape. Many older glasshouses have become redundant and derelict and even the larger commercial glasshouse operations are facing uneconomic trading conditions. Changes in agriculture over recent decades have also led to demands for new staff accommodation and for larger, industrial style sheds. At the same time, many existing farm buildings have become redundant.

Landscape and Biodiversity

- 5.11 The traditional landscape and biodiversity of the Island is largely a product of the intervention of man through farming. With the industry in transition, landscape and biodiversity are under threat, manifest through the actual and potential loss of character and features of interest. The zoning policies of the Island Plan have only partial control over agricultural activities and cannot, alone, safeguard landscape and biodiversity.
- 5.12 The examples of threats to the landscape and biodiversity are manifold: the loss of small fields and meadows; the loss of hedgerows; the intrusion of industrial style buildings and materials; the pollution of watercourses and damage to food chains. More positively, there is a growing awareness of the issues affecting the countryside and increasingly there is support for countryside management. A wide range of actions have been taken to prevent further degradation. These include land acquisitions, the designation of biological Sites of Special Interest, research and monitoring, land management, tree planting, access improvements and education.

Rural Development

- 5.13 The Jersey countryside is one of its most prized assets but the scarcity of land in the Island has resulted in it being subject to considerable pressure for development. To some extent this pressure is related to the over-spill of development from urban areas but it is also to meet the needs and aspirations of those living and working in the countryside. Development includes housing and industry, rural development associated with farm units, the requirements for diversification of the agricultural industry and demand for tourism and leisure activities. All of these, to a greater or lesser extent, can threaten landscape character and biodiversity. They require careful control in order to protect landscape character and biodiversity while meeting the needs of the Island's residents.

Tourism and Recreation

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

5.15 In summary, the main issues to be faced in policy making for the countryside are:

- the loss of landscape character and features through agricultural change and rural development;
- the loss of biodiversity through agricultural practices;
- the safeguarding of agricultural land;
- the lack of planning control over many of the changes and practices referred to above;
- the adequacy of the existing landscape protection designations and their boundaries;
- incremental urbanisation of villages, farmsteads and agricultural buildings;
- the adequacy of resources for appropriate countryside management; and
- the future rôle of tourism and recreation in the Island's unique countryside.

Relationship to the Vision and Objectives

5.16 The Vision for Jersey sees the Island as a 'distinctive place where everyone is able to enjoy a high quality of life, in a way which respects the environment and culture of the Island and keeps it special for future generations. It will be an Island which has a high quality environment, safe and secure and protected from pollution, and where the wildlife, landscape and physical resources are sustained not compromised.'

5.17 The new Island Plan objectives relating to the countryside include:

- to manage natural resources wisely to avoid depletion and irreversible damage;
- to protect the character of the coast and countryside; and
- to protect and promote biodiversity and maintain and enhance the Island's ecosystems.

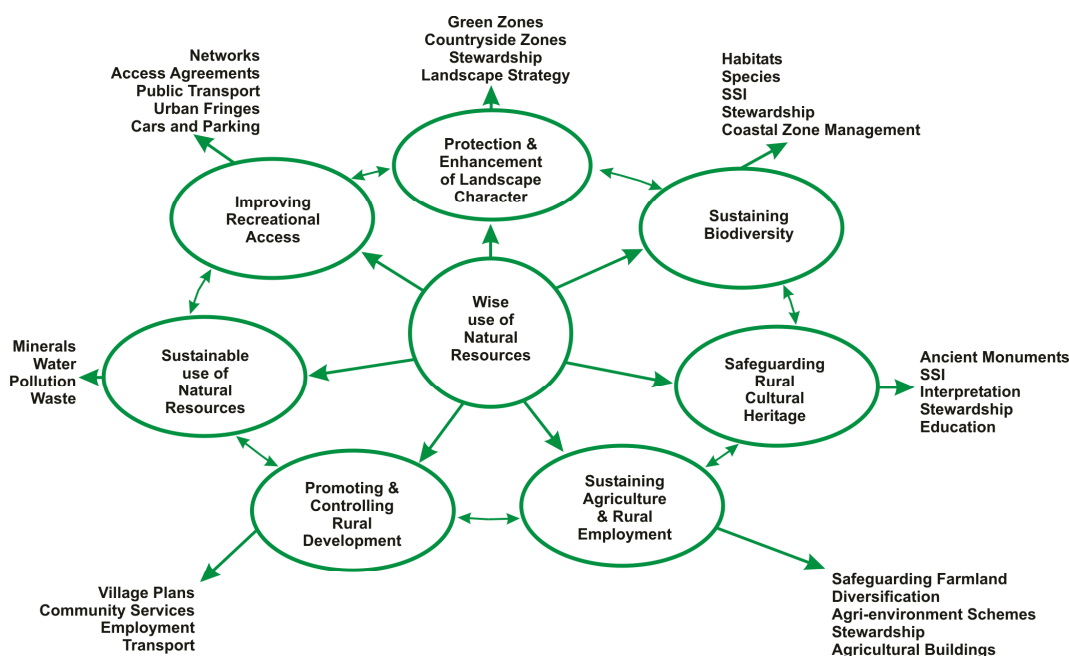
Approach

5.18 Meeting the objectives for the countryside requires an holistic and resource based approach, which expresses the interdependence between all its aspects, as illustrated in Figure 5.1. It also requires a greater awareness of these inter-dependencies in those committees and agencies active in the countryside to effect a comprehensive and co-ordinated approach. The lead might be taken from initiatives in Europe where various stewardship schemes are in place, or being considered, which enable farmers to protect the countryside. The policies set out in this section show how such trends could be used to the benefit of the unique Jersey countryside.

5.19 The new Island Plan looks forward to an environment based on the wise use of rural resources and an environment that is sound, healthy and sustainable in terms of:

- landscape and biological diversity;

- farming and horticulture;
- community life;
- economic activity and enterprise;
- culture and heritage;
- tourism and recreation;
- natural resources; and
- access and movement.



Interdependence in the Countryside Figure 5.1

5.20 The principles established as the approach to policy making for the countryside are to:

- maintain and enhance the quality, character, diversity and distinctiveness of the Island landscape and its contributory features, natural and cultural;
- safeguard, sustain and enrich the diverse biology of Island flora and fauna through sound environmental management;
- protect agricultural land and encourage a sustainable, diverse and non-polluting agricultural industry which, in turn, helps manage the environment, creates employment and supplies high quality produce;
- ensure the long-term, sustainable use of natural resources;
- avoid potential pollution through controls and safeguards;
- support and provide communities with improved access to jobs, services and housing;
- develop a strong foundation of opportunity and enterprise through economic diversification;
- safeguard, enhance and interpret Island resources of archaeological and cultural significance;
- create a rewarding setting for outdoor recreation and tourism through

- improved management of access, facilities, information and rural attractions; and
- accommodate the pressures for development and other activities through the wise and sustainable use of rural land and buildings.

5.21 The approach of this section is to view the countryside in an holistic way, appreciating the relationships between the whole range of resources and activities and evolving integrated policies. The over-arching theme is the wise stewardship of countryside resources.

POLICIES AND PROPOSALS

5.22 Policies for the countryside cover the whole territory of the Island above Mean High Water, excluding the built-up area which comprises the town of St Helier and the urban and rural settlements. All other hamlets, farms, groups of buildings and gardens, farmland, woodland, scrub, heath and semi-natural land are covered by these policies. The policies also include the offshore reefs and islands above Mean High Water.

Sustainability and Stewardship of the Countryside

5.23 The cornerstone of all policies for the countryside is to ensure that the countryside is sustained not compromised, as outlined in the States' Environmental Charter and embraced within the Sustainable Vision for Jersey. All countryside policies are designed to achieve this aim. In the use of countryside resources for all purposes, including conservation, management and development, the long-term wise use of resources – stewardship – is required in order to sustain the special character of the countryside.

POLICY C1 – SUSTAINABILITY AND STEWARDSHIP OF THE COUNTRYSIDE

The Planning and Environment Committee, in conjunction with the Agriculture and Fisheries Committee, will support the sustainable use and stewardship of the countryside.

Countryside Character

5.24 The character and quality of the Jersey countryside has been investigated and recorded in an objective study leading to a set of recommendations on the protection and management of the Jersey landscape. The findings are presented in the report 'Jersey Island Plan Review: Countryside Character Appraisal' 1998, referred to in paragraph 5.2. It recognises that the countryside is the Island's environmental 'capital' and that a comprehensive approach is needed towards its protection.

5.25 The countryside and coast of Jersey has been divided into eight broad character types based on common, uniform, physical and natural features and attributes. These have been further broken down into constituent, discrete character areas, each with distinctive local identity. They are set out in Table 5.1.

Table 5.1: Countryside Character Types and Areas

Character Type		Character Area	
A	Cliffs and Headlands	A1 A2 A3	North Coast Headland South-west Headlands North-east Low Wooded Edge
B	Coastal Plain	B1 B2 B3 B4 B5	Grouville St Clement – St Saviour South Coast – urban Quennevais Dunes St Ouen’s Bay
C	Escarpment	C1 C2 C3	Grouville – St Saviour South Coast St Ouen’s Bay Escarpment and Valleys
D	Enclosed Valleys	D1 D2 D3 D4 D5	Main Interior Valleys Eastern Plateau Valleys St Brelade’s Valleys North Coast Valleys St Martin’s Valleys
E	Interior Agricultural Land	E1 E2 E3 E4 E5 E6 E7 E8	North-west Headland (St Ouen) South-west Headland (St Brelade) North-east (St Martin) North Coast Central Plateau Ridges Central Plateau Valley Heads Eastern Plateau Western Plateau
F	Cliff Edge with Deep Sea	F1	North and South-west Cliffs
G	Bays with Inter-tidal Flats and Reefs	G1 G2 G3 G4 G5	St Ouen’s Bay St Brelade’s Bay St Aubin’s Bay South-east Coast St Catherine’s and Anne Port
H	Offshore Reefs and Islands	H1 H2	Les Écréhous Le Plateau des Minquiers

5.26 The Countryside Character Appraisal emphasises the need to relate development control decisions to the landscape context of the site, and wherever possible, to link planning permission with measures to conserve or enhance the local landscape character. This is important because widespread, incremental enhancements and restorations of landscape character will add to the Island’s environmental capital.

POLICY C2 – COUNTRYSIDE CHARACTER

The Planning and Environment Committee will promote the conservation, management, enhancement and restoration of the Island’s countryside character. Development proposals and land management should be informed by, be sympathetic to, and wherever possible, restore the local landscape context and local character.

Biodiversity

- 5.27 The approach to stewardship of the countryside, contained in other policies in this section, cannot be divorced from the aims of biodiversity for habitats and species. An integrated approach involving all interests is essential.
- 5.28 The States of Jersey is committed to sustaining the Island's natural environment through the Convention on Biological Diversity framed at the Earth Summit in Rio de Janeiro in 1992. An outcome of this commitment is the Biodiversity Strategy for Jersey prepared by the Environmental Services Unit. The Strategy sits alongside the new Island Plan and is integrated with it through the aims of sustainable resource management and wise land-use planning.

POLICY C3 – BIODIVERSITY

In the interests of sustaining and enhancing biodiversity, the Planning and Environment Committee will integrate the aims of the Biodiversity Strategy with the aims of enhancing landscape character and stewardship set out in the countryside and agricultural policies.

Countryside Planning Zones

- 5.29 The 1987 Island Plan set out a system of development control zones for the countryside including, for example, the Green Zone and the Agricultural Priority Zone. These have become an important and widely accepted part of the planning process for the countryside. There have however, been some problems with the definition and criteria for the zones. The new Island Plan offers the opportunity to further define and develop the concept of zoning, the nature of the policies and the zonal boundaries.
- 5.30 Development control zones are intended to give different levels of protection from potentially undesirable developments. The levels of protection reflect the sensitivity, significance or scarcity of the countryside resources comprising each zone. For example, a unique system of sand dunes or stretch of cliffs and heaths requires greater safeguarding from development than a similarly sized area of mixed farmland, which is less scarce as a resource, and is less sensitive or less significant seen in the wider countryside context.

- 5.31 The judgment of the degree of ‘significance’ which may be attributed to an area requires a comprehensive understanding of all the components that comprise ‘countryside’. This is provided by the Countryside Character Appraisal and its conclusions, together with decisions by the Planning and Environment Committee to upgrade certain areas as a result of the responses to the Consultation Draft Island Plan, form the foundation to the countryside planning zones in the new Island Plan. Of particular importance in the Countryside Character Appraisal report are the recommendations with regard to policies for the levels of protection and the types of management required to achieve the wider aims of managing the countryside to conserve and enhance distinctiveness and diversity.
- 5.32 The comprehensive appraisal of Jersey and its marine areas looked at natural influences, such as geology and soils, landform, climate, land cover and biodiversity. It examined cultural influences such as archaeology and past land use, settlement and building character and current land use and management. Out of these arise the landscape character types and their significance which, in turn, leads to policy formulation.
- 5.33 The appraisal identified four levels of protection, defined character areas at each level and established the broad policies with regard to their capacity for change, the approach to the location, scale and design of new development and landscape management priorities.
- 5.34 The levels of protection in the appraisal have been translated into three planning zones in the new Island Plan which are (in order of degree of protection to be afforded):
- Zone of Outstanding Character;
 - Green Zone; and
 - Countryside Zone.
- 5.35 Table 5.2 identifies the character areas included within each zone. The areas are then explained in the following policy sections.

Table 5.2: Countryside Character Areas and Planning Zones

Countryside Planning Zone	Character Types	Character Areas
Zone of Outstanding Character	Cliffs and Headlands	A1: North Coast Headland A2: South-west Headlands A3: North-east Low Wooded Edge
	Coastal Plain	B4: Quennevais Dunes
	Cliff Edge with Deep Sea	F1: North and South-west Cliffs
	Bays with Inter-tidal Flats and Reefs	G1: St Ouen’s Bay G2: St Brelade’s Bay G3: St Aubin’s Bay G4: South-east Coast G5: St Catherine’s and Anne Port

Countryside Planning Zone	Character Types	Character Areas
Zone of Outstanding Character	Offshore Reefs and Islands	H1: Les Écréhous H2: Le Plateau des Minquiers
Green Zone	Coastal Plain	B5: St Ouen's Bay
	Escarpment	C1: Grouville – St Saviour C2: South Coast C3: St Ouen's Bay Escarpment and Valleys
	Enclosed Valleys	D1: Main Interior Valleys D2: Eastern Plateau Valleys D3: St Brelade's Valleys D4: North Coast Valleys D5: St Martin's Valleys
	Interior Agricultural Land	E1: North-west Headland (St Ouen) E3: North-east (St Martin) E4: North Coast
Countryside Zone	Coastal Plain	B1: Grouville
	Interior Agricultural Land	E2: South-west Headland (St Brelade) E5: Central Plateau Ridges E6: Central Plateau Valley Heads E7: Eastern Plateau E8: Western Plateau

Zone of Outstanding Character

5.36 Parts of the Jersey coast and countryside are of national and international importance. They merit the highest levels of protection as shown in Table 5.2. They are termed Zone of Outstanding Character and designated on the Island Proposals Map. They include:

- the cliffs and heath land of the north coast and the south-western headlands with their spectacular coastal scenery and sense of wilderness, geological and geomorphological features, birdlife and exceptional habitats, archaeological sites, common land, modern fortifications and high recreational value;
- the Quennevais dune system with its fresh and saltwater wetland and sand dune habitats supporting exceptional birdlife and wildlife, distinguished landscapes and high recreational value; and
- the north-east wooded edge with its lower, gentler coastline, cut by wooded valleys and with numerous sheltered creeks and coves along the north and backing the wide sandy bays of St Catherine's and Anne Port along the eastern side.

- 5.37 The exceptional quality of the natural environment defines the character of this zone and the Planning and Environment Committee will seek to protect and enhance it. This will take priority over all other planning considerations and accordingly there will be the strongest possible presumption against new development and the extension and/or intensification of existing development. To ensure the retention and, where possible, the enhancement of this zone's outstanding character, the redevelopment of existing buildings will only be permissible where environmental benefit is secured. This might be the case where, for example, the scale and mass of a non-residential building is reduced through redevelopment thereby lessening its impact in the landscape. This consideration will not apply to proposals to redevelop any modern agricultural buildings in this zone on the basis that they would have been given permission originally because of their importance to agriculture: if they are no longer required for agricultural purposes they should, in this most visually sensitive of zones, be removed.
- 5.38 Any proposals for development that may have a significant effect on the character of the Zone of Outstanding Character will need to be the subject of an Environmental Impact Assessment (Policy G5).

POLICY C4 – ZONE OF OUTSTANDING CHARACTER

The natural beauty and distinctive character of the Zone of Outstanding Character as designated on the Island Proposals Map will be given the highest level of protection and this will be given priority over all other planning considerations. In this zone there will be the strongest presumption against development.

Proposals for the redevelopment of existing residential properties in this zone will only be permitted where they are within the same or lesser-sized footprint of the existing dwelling where any such proposal makes a positive contribution to the character of the area and where it is in accordance with all other principles and policies of the Plan.

There is a presumption against the redevelopment of existing non-residential buildings for residential and other uses in this zone. Exceptions to this general presumption may only be permitted where it is demonstrated, to the satisfaction of the Committee, that the redevelopment would give rise to substantial environmental gains and a significant contribution to the character of the area. It is expected that such improvements would arise, in particular, from significant reductions in the mass and scale of built floorspace, changes in the nature and intensity of use, careful consideration of siting and design and a restoration of the landscape character.

There will be a presumption against the redevelopment of modern agricultural buildings and, where redundant, the Committee will seek to encourage their removal in this zone.

Extensions to existing buildings will not normally be permitted and any other forms of development will be strongly resisted unless

they are proven to be in the Island interest.

All proposals in this zone will be subject to rigorous examination of their environmental implications and the Planning and Environment Committee will require an Environmental Impact Assessment to be carried out for any development likely to have a significant effect on the environment. In appropriate circumstances, the Planning and Environment Committee may attach conditions relating to landscape conservation.

Green Zone

- 5.39 The concept of the Green Zone is already well established and familiar to Island residents and has now been brought forward into the new Plan. However, its boundaries have been modified to include those areas of the countryside identified by the Countryside Character Appraisal as having an intact character and comprising an important range of environmental features needing a high level of protection. These areas include:
- the St Ouen's Bay coastal plain;
 - the main escarpments of St Clement, Grouville, Ouaisné, St Brelade's and St Ouen's Bay and the wooded valleys of St Peter's, Waterworks, Bellozanne, Grands Vaux, Vallée des Vaux, Fern and Queen's Valleys, amongst others; and
 - the agricultural landscapes of the north coast.
- 5.40 Collectively, these special rural environments, whose character remains largely intact as a rich range of humanised landscapes with a pattern of fields, enclosures and lanes of great interest, woodlands, meadows, parkland and wetlands, geological sites, archaeological and more recent cultural monuments, and distinctive rural scenery.
- 5.41 These areas are designated as Green Zone on the Island Proposals Map. The landscape character types of this zone have been created mainly through human intervention and their quality and distinctiveness makes them particularly sensitive to the effects of intrusive development. Accordingly, there will be a strong presumption against any new development to retain this quality and distinctiveness and to ensure that the character of the zone remains intact.
- 5.42 It is, however, acknowledged that as a landscape largely created by human intervention, it would be unreasonable to preclude all forms of development in the future. There may, therefore, be exceptions to the general presumption against development but only where this does not serve to detract from or harm the distinctiveness of the landscape character types of this zone. As in the Zone of Outstanding Character, to ensure the retention and, where possible, the enhancement of the character of the Green Zone the redevelopment of existing buildings will only be permissible where environmental benefit is secured. This might be the case where, for example, the scale and mass of a non-residential building is reduced through redevelopment thereby lessening its impact in the landscape. This consideration will not apply to proposals to redevelop any modern agricultural buildings in this zone on the basis that they would have been given permission originally because of their importance to

agriculture: if they are no longer required for agricultural purposes they should be removed or re-used, but only where any new use would not detract from the character of the Green Zone, having regard to Policy C19.

- 5.43 For any exceptions to the general presumption against development to be made, the applicant will be required to justify the basis for development in the Green Zone. Furthermore, the applicant will also be required to demonstrate why the proposed development could not be accommodated within the built-up area or the Countryside Zone and will be expected to produce evidence of having investigated alternative sites for the proposed development outside the Zone of Outstanding Character and the Green Zone, as appropriate.
- 5.44 Any proposals for development that may have a significant effect on the character of the Green Zone will need to be accompanied by an Environmental Impact Assessment (Policy G5).

POLICY C5 – GREEN ZONE

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

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

- (i) domestic extensions and alterations;**
- (ii) limited ancillary or incidental buildings within the curtilage of a domestic dwelling;**
- (iii) conversions of existing buildings to appropriate and non-intrusive residential, community, cultural, tourism, recreational and commercial uses;**
- (iv) new development on an existing agricultural holding which is essential to the needs of agriculture and which is in accordance with Policies C16 and C17;**
- (v) suitable proposals for diversification in the agriculture industry in accordance with Policy C15;**
- (vi) extensions to existing tourist accommodation in accordance with Policy TR1;**
- (vii) small-scale proposals for new or extended cultural and tourism attractions which are sensitively related to the distinctive landscape character and heritage of the area and which are in accordance with Policy TR3;**
- (viii) small-scale proposals for the development of new cultural and recreational resources which are sensitively related to the distinctive landscape character and heritage of the area and which are in accordance with Policy TR5;**

- (ix) cemeteries;**
- (x) development that has been proven to be in the Island interest and that cannot practically be located elsewhere.**

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

In all cases, the appropriate tests as to whether a development proposal will be permitted will be its impact on the visually sensitive character of this zone and whether it accords with the principles of sustainability which underwrite the Plan.

For the avoidance of doubt:

- (a) large scale developments will be strongly resisted, unless they are proven to be in the Island interest;**
- (b) there will be a presumption against the redevelopment of modern agricultural buildings;**
- (c) there will be a presumption against the redevelopment of other commercial buildings. Exceptions may only be permitted where it is demonstrated, to the satisfaction of the Committee, that the redevelopment would give rise to substantial environmental gains and a significant contribution to the character of the area. It is expected that such improvements would arise, in particular, from significant reductions in mass, scale and built floorspace, changes in the nature and intensity of use, careful consideration of siting and design and a restoration of landscape character;**
- (d) there will be a presumption against the approval of extensions to commercial properties other than extensions to tourist accommodation and tourist attractions. However, limited extensions may be permitted in exceptional circumstances where the proposals are designed to improve the appearance of the properties and enhance their surroundings;**
- (e) applications which seek to extend a dwelling to house a dependent relative will only be permitted where the Committee is satisfied that the development:**
 - is for a genuine extension to the property and not for a unit of accommodation that can be independently sold or let;**
 - would form a subsidiary part of the main dwelling; and**
 - can be reintegrated as additional accommodation within the main dwelling when it is no longer required for its original purpose;**
- (f) applications for the development of new dwellings will not normally be permitted unless it is demonstrated, to the satisfaction of the Committee, that the development is essential to meet agricultural needs and cannot reasonably be met within the built-up area or from the conversion/modification of an existing building.**

The Planning and Environment Committee will require an Environmental Impact Assessment to be carried out for any development likely to have a significant effect on the environment, in accordance with Policy G5.

Countryside Zone

- 5.45 The Countryside Character Appraisal also identified the remaining areas of countryside, largely distinctive, historic, farmed landscapes and coastal plains, as of value and requiring protection. This interior agricultural landscape covers the greater part of the plateau and part of the coastal plains. It presents a rich background including an attractive and intricate pattern of small fields, enclosures and lanes, an ecologically rich network of hedgerows, verges and banques, many cultural sites and a wealth of typical Jersey granite vernacular buildings. The ridges and skylines of the plateau are particularly sensitive to the visual impact of development.
- 5.46 The new Countryside Zone will largely replace the former Agricultural Priority Zone, Special Landscape Area of Agricultural Priority Zone and small areas of the Green Zone, which were designated in the 1987 Island Plan. These areas are designated as Countryside Zone on the Island Proposals Map.
- 5.47 As in the Green Zone, the landscape character types of this zone have been created mainly through human intervention, however, the quality and distinctiveness of the Countryside Zone has begun to be eroded due to new development and changing agricultural practices. Accordingly, there will be a strong presumption against any new development in order to prevent the further erosion of the quality and distinctiveness of the Countryside Zone.
- 5.48 It is, however, acknowledged that as a landscape largely created by human intervention, it would be unreasonable to preclude all forms of development in the future. There may, therefore, be exceptions to the general presumption against development but only where this does not serve to further detract from or harm the distinctiveness of the landscape character types of this zone. In view of the erosion of some of this zone's quality and distinctiveness there is a greater requirement for restoration of the landscape. Accordingly, the redevelopment of existing buildings in the Countryside Zone will only be permissible where environmental benefit and restoration of the landscape character is secured. This might be the case where, for example, the scale and mass of a non-residential building is reduced through redevelopment thereby lessening its impact in the landscape. This consideration will not apply to proposals to redevelop any modern agricultural buildings in this zone on the basis that they would have been given permission originally because of their importance to agriculture: if they are no longer required for agricultural purposes they should be removed or re-used, but only where any new use would not detract from the character of the Countryside Zone, having regard to Policy C19.
- 5.49 For any exceptions to the general presumption against development to be made, the applicant will be required to justify the basis for development in

the Countryside Zone.

- 5.50 Any proposals for development that may have a significant effect on the character of the Countryside Zone will need to be the subject of an Environmental Impact Assessment (Policy G5).

POLICY C6 – COUNTRYSIDE ZONE

The area outside the Zone of Outstanding Character, the Green Zone and the built-up area is designated as Countryside Zone. This zone will be given a high level of protection and there will be a general presumption against all forms of new development for whatever purpose.

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

- (i) domestic extensions and alterations;
- (ii) limited ancillary or incidental buildings within the curtilage of a domestic dwelling;
- (iii) conversions of existing buildings to appropriate and non-intrusive residential, community, cultural, tourism, recreational and commercial uses;
- (iv) new development on an existing agricultural holding which is essential to the needs of agriculture in accordance with Policies C16 and C17;
- (v) suitable proposals for diversification in the agriculture industry in accordance with Policy C15;
- (vi) extensions to existing tourist accommodation in accordance with Policy TR1;
- (vii) small-scale proposals for new or extended cultural and tourism attractions which are sensitively related to the distinctive landscape character and heritage of the area and which are in accordance with Policy TR3;
- (viii) small-scale proposals for the development of new cultural and recreational resources which are sensitively related to the distinctive landscape character and heritage of the area and which are in accordance with Policy TR5;
- (ix) cemeteries;
- (x) development that has been proven to be in the Island interest and that cannot practically be located elsewhere.

In all cases, the appropriate tests as to whether a development proposal will be permitted will be its impact on the character of this zone and whether it accords with the principles of sustainability which underwrite the Plan. Wherever possible, new buildings should be sited next to existing ones or within an existing group of buildings.

For the avoidance of doubt:

- (a) large scale developments will be strongly resisted, unless they are proven to be in the Island interest;
- (b) there will be a presumption against the redevelopment of modern agricultural buildings;
- (c) there will be a presumption against the redevelopment of other commercial buildings. Exceptions may only be permitted where it is demonstrated, to the satisfaction of the Committee, that the redevelopment would give rise to substantial environmental gains and a significant contribution to the character of the area. It is expected that such improvements would arise, in particular, from significant reductions in mass, scale and built floorspace, changes in the nature and intensity of use, careful consideration of siting and design and a restoration of landscape character;
- (d) there will be a presumption against the approval of extensions to commercial properties other than extensions to tourist accommodation and tourist attractions. However, limited extensions may be permitted in exceptional circumstances where the proposals are designed to improve the appearance of the properties and enhance their surroundings;
- (e) applications which seek to extend a dwelling to house a dependent relative will only be permitted where the Committee is satisfied that the development:
 - is for a genuine extension to the property and not for a unit of accommodation that can be independently sold or let;
 - would form a subsidiary part of the main dwelling; and
 - can be reintegrated as additional accommodation within the main dwelling when it is no longer required for its original purpose;
- (f) applications for the development of new dwellings will not normally be permitted unless it is demonstrated, to the satisfaction of the Committee, that the development is essential to meet agricultural needs and cannot reasonably be met within the built-up area or from the conversion/modification of an existing building.

The Planning and Environment Committee will require an Environmental Impact Assessment to be carried out for any development likely to have a significant effect on the environment in accordance with Policy G5.

St Ouen's Bay Planning Framework

- 5.51 St Ouen's Bay has long been recognised for the unique character of its natural and built environment. It is the closest the Island comes to having a national park. It is so important that a special planning framework has been put in place to help manage change and the pressures of human activity. The framework aims to sustain and enhance the Bay by taking an holistic approach to planning issues within the area. The framework is

integrated into the principles and policies of the new Island Plan and any development proposals within the defined area of St Ouen's Bay will be determined on the basis of both the St Ouen's Bay Planning Framework and the Island Plan, as appropriate.

POLICY C7 – ST OUEN'S BAY PLANNING FRAMEWORK

The planning policies set out in the St Ouen's Bay Planning Framework are adopted by the Planning and Environment Committee for the purposes of development control and integrated management within the area. The area of St Ouen's Bay is defined on the Island Proposals Map.

Landscape Management Strategy

- 5.52 The maintenance of landscape character requires more than simply the protection from development by the designation of zones in the countryside. It needs active management: for the conservation of exceptional landscapes; the management and enhancement of countryside that remains largely intact; and the restoration of landscape character where it has become degraded.
- 5.53 The Countryside Character Appraisal, referred to earlier in this section, sets out the management requirements and priorities for each landscape character type and area. The character areas have become the basis for the three zones designated for the protection of the countryside and it is proposed to use these to guide the stewardship of the landscape. In summary, the three zones comprise:
- the landscape character types that collectively form the **Zone of Outstanding Character** including cliffs, headlands, heaths and dunes, which require a conservation based approach needing sensitive management and the monitoring of resources;
 - the landscape character types that comprise the **Green Zone** such as valleys, escarpments, the northern farmland and parts of the undeveloped coast and coastal plains, whose character remain largely intact as humanised landscapes and require careful management to retain their distinctiveness; and
 - the **Countryside Zone**, which is the remaining farmed landscapes of the plateau and coastal plains that have begun to lose their distinctive character due to built developments and changes in agricultural practice and may require landscape enhancement and, on occasion, restoration to their earlier character.
- 5.54 The Committee will prepare a landscape management strategy for these areas. Clearly, this is an ambitious programme and will require considerable resources. Implementation of such a strategy will involve the Department of Agriculture and Fisheries and other committees, agencies and interest groups as well as landowners and farmers.
- 5.55 The concept of comprehensive landscape management is an aspect of 'stewardship' introduced in Policy C1. Much of the impetus for stewardship will come from the Department of Agriculture and Fisheries, particularly with regard to financial support for agri-environment schemes,

and this is addressed in Policy C14 Stewardship in Agriculture.

- 5.56 The Biodiversity Strategy developed by the Environmental Services Unit will be an integral part of a landscape management strategy with its aims of conserving, managing, enhancing and restoring habitats for wildlife.
- 5.57 The range of management topics that a landscape strategy might comprise include:
- management and recreation of heath land;
 - broadleaf woodland restoration, planting and management, scrub management, amenity tree planting;
 - woodland screening to intrusive development;
 - hedgerow management and planting, restoration of hedgerow networks;
 - management for the red squirrel;
 - planting of orchards and energy crops;
 - protection of historic field systems and landscapes;
 - maintenance of agricultural landscapes including some arable cotils;
 - lower intensity, mixed farming schemes and management of field margins;
 - habitat creation for farmland birds;
 - management of field boundaries including walls, fosses and banques;
 - restoration of wetland habitats, wet grassland, creation of ponds, management of waterside habitats;
 - management of dunes and cliff faces;
 - improved recreational access; and
 - removal of eyesores and redundant structures.

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

- 5.58 Following the production of the Landscape Management Strategy, the Planning and Environment Committee will establish an Island-wide strategy and programme of action for landscape conservation, management, enhancement and restoration. The Planning and Environment Committee will consult with other committees, other agencies and interest groups, landowners and farmers in the preparation of the Strategy, which will allocate financial and human resources and target priority issues, areas and tasks for action.

POLICY C8 – LANDSCAPE MANAGEMENT STRATEGY

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

Trees and Woodlands

- 5.59 Trees and woodlands are important elements in the Jersey countryside providing wildlife habitats and a setting for much rural development. Planting can also screen intrusive development and help absorb carbon dioxide. Their survival and enhancement is essential for the health of the countryside. Policy G14 addresses the issue of protection of important trees. The Planning and Environment Committee will expect developers to retain trees and woodlands as part of proposals and, where possible, include planting as part of proposed landscape works.
- 5.60 A woodland management scheme is necessary and this will be developed in collaboration with the Public Services Committee, the Agriculture and Fisheries Committee, the Jersey Tree Advisory Council and other interested agencies, to provide advice, labour, materials and/or financial assistance.

POLICY C9 – TREES AND WOODLANDS

The Planning and Environment Committee will seek to retain and enhance the contribution of trees and woodland areas to the landscape character and biodiversity of the Island by:

- **developing and maintaining a list of protected trees;**
- **initiating and supporting the preparation of local ‘Trees and Woodland Conservation and Management Plans’;**
- **encouraging woodland management and participation in tree and hedgerow planting schemes by landowners, farmers and others;**
- **a sympathetic approach to enterprises that help sustain and manage woodland areas; and**
- **requiring landscape schemes to be carried out in connection with new developments.**

Development proposals that would result in the significant loss of trees and woodland areas will not normally be permitted.

Walls, Fosses, Banques and Hedgerows

- 5.61 The historic field boundaries of the Island and the small fields they enclose are of early origin and represent a unique aspect of the Jersey landscape. Their visual, ecological and cultural value is exceptional and their conservation and, in places, restoration is of the greatest importance. The Island Landscape Management Strategy will assist in setting priorities for the repair and restoration of such features. Proposals for development will be expected to retain these features where possible.

POLICY C10 – WALLS, FOSSES, BANQUES AND HEDGEROWS

The Planning and Environment Committee will assist where possible in the retention, repair and restoration of historic field boundary walls, fosses, banques and hedgerows. Where a development site contains, or is bounded by historic field boundary walls, fosses, banques or hedgerows, whatever their condition, every effort should be made to retain and restore them as part of the development proposal. Development proposals which seek to remove these features will not normally be permitted.

Countryside Access and Awareness

- 5.62 The Jersey coast and countryside offer exceptional opportunities for both residents and visitors to enjoy outdoor recreation. For the most part this takes place along the coast and footpaths, on open land, on the coastal footpath or on the Island's network of lanes. These activities, by foot, cycle or by horse, are likely to intensify with the increasing interest in, and promotion of, green tourism.
- 5.63 There are opportunities to enhance and expand the recreational base through increased access by agreement, better integration of networks, new bridleways, small well located car parks, facilities for the disabled and discreet interpretation. However, new countryside paths must not be urban in character.
- 5.64 Much of this could be integrated with the wider concepts of stewardship and agricultural diversification and the Planning and Environment Committee will work with others in this field to achieve a comprehensive access, recreation and education strategy.
- 5.65 Some of this may be achieved on publicly owned land but much will depend on establishing agreements with landowners and farmers. Funding may be made available for agreements, capital works and ongoing recreational management.

POLICY C11 – COUNTRYSIDE ACCESS AND AWARENESS

Proposals for improved access to the countryside for informal recreation, tourism and enjoyment will be supported by the Planning and Environment Committee, subject to their not having a significant adverse impact on the character of the countryside and meeting all other planning principles and policies. The following types of proposals will be encouraged:

- suitably located facilities for informal recreation;
- small, carefully sited and landscaped parking facilities;
- footpath networks including circular walks based on parking facilities and villages;
- facilities for people with disabilities including viewpoint parking facilities and easy walks;
- the enhancement of existing recreational sites and paths;
- the integration of walks with public transport routes;
- cycle routes using green lanes and other safe routes;
- bridleway networks planned to avoid busier roads; and
- discreet environmental interpretation and education.

Tourism and Recreation Support Facilities in the Countryside

- 5.66 The quality of the countryside is a key asset to the tourism industry. Primary consideration needs to be given to the protection of the countryside, both in terms of the impact from supporting facilities and from associated visitor use. The provision of support facilities, however, such as car parks, toilets, cafés and kiosks, can assist access to the countryside by visitors and local residents, improve the experience and assist visitor management.

POLICY C12 – TOURISM AND RECREATION SUPPORT FACILITIES IN THE COUNTRYSIDE

Proposals for tourism or recreation support facilities including public conveniences, cafés and kiosks will normally be permitted where the proposal:

- (i) promotes informal recreational activities appropriate to the sensitivity of the countryside and its communities;
- (ii) will not unreasonably affect the character and amenity of the area;
- (iii) will not have an unacceptable visual impact;
- (iv) will not have an unacceptable impact on a Site of Special Interest or Building of Local Importance;
- (v) makes use of existing buildings where possible;
- (vi) is appropriate in scale, form, massing, density and character to the site and its context;
- (vii) will not lead to unacceptable problems of traffic generation, safety or parking;
- (viii) is accessible by pedestrians, cyclists, public transport users including those with mobility impairments; and

(ix) is in accordance with other principles and policies of the Plan.

In all cases the primary consideration will be the protection and conservation of the environment.

There will be a general presumption against the provision of tourism and recreation support facilities in the Zone of Outstanding Character except for minor improvements to enhance public enjoyment of the coast and countryside.

Safeguarding Farmland

- 5.67 The 1987 Island Plan had a robust policy for the safeguarding of agricultural land, which has proved reasonably effective; less than one percent of land has been taken out of agriculture over the Plan period.
- 5.68 It is important to Island life that agriculture is supported to remain viable. The Oxford Policy Unit report 'Study of the Agriculture and Fisheries Industry in Jersey' includes in its Vision the view that *'Jersey's wider social, environmental and economic interests call for an agricultural sector that is viable, that supports the livelihoods of those engaged in farming and in other sectors and that contributes to the improved management of Jersey's natural environment.'* An important aspect of this is ensuring that land is safeguarded for agricultural uses.
- 5.69 There are demands on agricultural land from outside the industry, such as for housing and recreation. There will be changes within the industry, such as diversification. However, it is wise to employ the 'precautionary principle' and continue to safeguard farmland for all but essential community or economic purposes or for reversible uses such as woodland.

POLICY C13 – SAFEGUARDING FARMLAND

There will be a presumption against the permanent loss of agricultural land for development or other purposes. Where exceptions are proposed, the nature of the proposed use and the impact on the viability of the agricultural holding will be taken into account.

Stewardship in Agriculture

- 5.70 A major theme of the countryside policies is the need for a sense of the stewardship of land. This is a broad term for the wise use of rural resources and is illustrated in Figure 5.1. Agriculture is the key player in land stewardship with over half the area of the Island in the management of farmers or rural landowners. Elsewhere in Europe stewardship has developed through a range of 'agri-environment' initiatives. These include:
- 'environmentally sensitive areas' where farmers are grant aided to help protect landscape and biodiversity in an extensive area of special interest;
 - 'countryside stewardship' schemes where farmers are grant aided to enhance and restore specific landscape features and habitat and create public access;
 - 'whole farm plans' where farmers are grant aided to enhance the countryside on an individual farm basis; and
 - other schemes include: the promotion of woodland through conversion from agriculture; the encouragement of organic farming; and the opening up of access through management agreements.
- 5.71 In Jersey the environment is of such importance and in need of appropriate management that, combined with the opportunities for farmers to diversify, the potential for stewardship is particularly strong. Clearly, such an approach is largely the remit of the Agriculture and Fisheries Committee, which has direct contacts with farmers and the appropriate budgets and fiscal systems to assist them. Nevertheless, stewardship of the countryside is, by definition, an holistic approach and will involve the Planning and Environment Committee. Support will, in general, reflect the overall targeting of resources in the Island Landscape Strategy.

POLICY C14 – STEWARDSHIP IN AGRICULTURE

The Planning and Environment Committee will be supportive of schemes for the better stewardship of the Jersey countryside including agri-environment schemes, environmentally sensitive areas, agri-forestry projects, countryside stewardship schemes, and whole farm plans.

Diversification of Agriculture

- 5.72 Changes in the structure of agriculture, some uncertainty with regard to the future and the economic possibilities of alternative uses for land are leading farmers in many parts of Europe to consider the benefits of diversification. This can be within the industry and might include organic production, energy crops or low intensity farming. Alternatively, it can be diversification to appropriate countryside activities outside farming such as recreation, crafts and product processing or environmental management. The Planning and Environment Committee will generally support these activities where they do not introduce unwanted disturbances and impacts and help support the farming community. The new Island Plan envisages the countryside retaining the unique rural character it has built up over hundreds of years.

POLICY C15 – DIVERSIFICATION OF AGRICULTURE

The Planning and Environment Committee will support proposals for diversification in the agricultural industry, provided that the development:

- (i) is complementary to the agricultural operations on the holding;
- (ii) does not conflict with policies for the safeguarding of countryside character, nature conservation and the control of development in the countryside;
- (iii) does not adversely affect the best and most versatile agricultural land;
- (iv) where possible, re-uses existing redundant farm buildings;
- (v) is located within or adjacent to an existing group of buildings and sited and designed to fit into the landscape;
- (vi) will not unreasonably affect the character and amenity of the area;
- (vii) will not have an unreasonable impact on neighbouring uses and the local environment by reason of noise, odour, pollution, visual intrusion or other amenity considerations;
- (viii) will not have an unacceptable visual impact;
- (ix) will not lead to unacceptable problems of traffic generation, safety or parking;
- (x) will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area;
- (xi) includes for the provision of satisfactory mains drainage and other service infrastructure; and
- (xii) is in accordance with other principles and policies of the Plan.

Proposals which do not satisfy these criteria will not normally be permitted.

New Agricultural Buildings and Extensions

- 5.73 With changes and developments in farming and horticulture there has been a continuing need for new buildings for agriculture in recent decades. The need may well continue and requires addressing in policy terms. In 1996 the Planning and Environment Committee set out the policy on this matter in Planning Policy Note No.4: Modern Agricultural Buildings. A main concern was the need to protect and enhance the Jersey countryside whilst recognising the need for modern, large buildings and extensions, which are difficult to assimilate into the landscape. The Policy Note sets out criteria for the siting and design of agricultural buildings and the recommended procedure for those wishing to construct them. This policy should be read in conjunction with the Policy Note.

POLICY C16 – NEW AGRICULTURAL BUILDINGS AND EXTENSIONS

There will be a presumption against proposals for new agricultural buildings and extensions to existing agricultural buildings unless it is demonstrated to the satisfaction of the Planning and Environment Committee that the proposed development:

- (i) is essential to the needs of agriculture; and
- (ii) cannot be met in existing buildings elsewhere.

Where the Committee accepts the justification for new building, it shall:

- (i) be located within or adjacent to an existing group of buildings, unless it can be demonstrated that a more isolated location is essential to meet the needs of the holding;
- (ii) not unreasonably affect the character and amenity of the area;
- (iii) not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area;
- (iv) not have an unreasonable impact on neighbouring uses and the local environment by reason of noise, odour, pollution, visual intrusion or other amenity considerations;
- (v) include the provision of satisfactory drainage and other service infrastructure;
- (vi) not lead to unacceptable problems of traffic generation, safety or parking; and
- (vii) be in accordance with other principles and policies of the Plan.

Proposals which do not satisfy these criteria will not normally be permitted.

New Dwellings for Agricultural Workers

- 5.74 Many farms require accommodation for agricultural workers on site and such workers may be housed in single dwellings within the farm complex, conversions of farm buildings or the provision of temporary blocks for seasonal/temporary workers. This can be a difficult issue because of the aim of restricting sporadic housing development in the countryside and the risk of abuse, with consents for agricultural worker dwellings later becoming general housing.

- 5.75 Policy H14 in Section Eight – Housing, addresses the provision of all types of staff accommodation. The policy emphasises that accommodation for agricultural workers should generally be within existing buildings or through temporary accommodation. It may sometimes be necessary, however, to develop buildings specifically as dwellings for agricultural workers. These applications will be judged on the basis of need and, before granting consent, the Planning and Environment Committee will want to know if there is an alternative solution. Proposals for new dwellings for agricultural workers should be in accordance with Codes of Practice set out by the Health and Social Services and Housing Departments and with housing standards.

POLICY C17 – NEW DWELLINGS FOR AGRICULTURAL WORKERS

There will be a presumption against proposals for dwellings for agricultural workers in new and permanent buildings, unless it is demonstrated to the satisfaction of the Planning and Environment Committee that the proposal:

- (i) is essential to the proper function of the farm holding;**
- (ii) cannot be provided on a site within the boundary of the built-up area and still meet the functional need;**
- (iii) cannot be provided by rearranging, subdividing or extending an existing building on the holding;**
- (iv) where possible is located within or adjacent to the existing farmstead, or other farm buildings on the holding;**
- (v) is of a size appropriate to its functional need;**
- (vi) will not unreasonably affect the character and amenity of the area;**
- (vii) will not have an unacceptable visual impact;**
- (viii) will not have an unacceptable impact on a Site of Special Interest or a Building of Local Importance;**
- (ix) will not have an unreasonable impact on neighbouring uses and the local environment by reason of visual intrusion or other amenity considerations;**
- (x) includes the provision of satisfactory mains drainage and other service infrastructure; and**
- (xi) is in accordance with other principles and policies of the Plan.**

Proposals which do not satisfy these criteria will not normally be permitted.

Where consent is granted for agricultural worker's accommodation, the Committee will attach a condition to limit occupation to persons employed in agriculture. For as long as there is a need, the Committee will not relinquish agricultural occupancy conditions.

Change of Use and/or Conversion of Traditional Farm Buildings

- 5.76 Traditional farm buildings include granite barns and other buildings of traditional construction. Such buildings may become redundant because they:
- are inefficient for modern farming and have been replaced;
 - have fallen out of use due to changes of ownership or tenancy;
 - are not part of a group any longer used for farming; or
 - are not used due to farm consolidation elsewhere.
- 5.77 Many traditional farm buildings are Sites of Special Interest or are Registered Buildings. Others may not be buildings of great architectural merit but are important parts of the built texture of the Jersey countryside.
- 5.78 It is important that traditional buildings are suitably used in order to help ensure their survival. Ideally such buildings should not be lost to agriculture but traditional farm buildings may also suit uses such as housing or tourist accommodation. In proposals for the change of use and conversion of buildings to non-agricultural uses, it will be incumbent upon the applicant to prove that the buildings are redundant both to the farm operations and to agriculture as a whole. The Agriculture and Fisheries Committee will need to evaluate the applicant's assessment.
- 5.79 Supplementary guidance on these issues is contained in Planning Policy Note No.2: The Future Use of Jersey's Traditional Farm Buildings and Planning Design Guide No.2: The Conversion of Jersey's Traditional Farm Buildings. The Planning and Environment Committee takes the view that traditional farm buildings should retain their general appearance and distinctive agricultural identity after conversion.

POLICY C18 – CHANGE OF USE AND/OR CONVERSION OF TRADITIONAL FARM BUILDINGS

Applications for the change of use and/or conversion of traditional farm buildings to other appropriate commercial and community uses, residential and holiday accommodation or the sale of fresh local farm produce, will normally be permitted, provided the building:

- (i) is redundant for agricultural use;**
- (ii) is appropriate in materials and character to the building and its context;**
- (iii) safeguards or enhances the character and amenity of the surrounding area;**
- (iv) will not have an unreasonable impact on neighbouring uses and the local environment by reason of noise, odour, pollution, visual intrusion or other amenity considerations;**
- (v) will not have an unacceptable visual impact;**
- (vi) will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area;**
- (vii) will not lead to unacceptable problems of traffic generation, safety or parking;**

- (viii) includes for the provision of satisfactory mains drainage and other service infrastructure; and**
- (ix) is in accordance with other principles and policies of the Plan.**

Proposals which do not satisfy these criteria will not normally be permitted.

The redundancy of the building to both the farm unit and to agriculture as a whole must be proved by the applicant. The Agriculture and Fisheries Committee will be requested to assist the Planning and Environment Committee to evaluate the applicant's assessment of redundancy.

Where permission is granted the Committee will, as appropriate, impose conditions relating to external storage of materials, parking, landscaping and visual improvements to the building.

Change of Use and/or Conversion of Modern Farm Buildings

- 5.80 Modern agricultural buildings, including large, multi-span metal clad sheds and earlier concrete block structures, may become redundant due to restructuring of holdings and changes in the industry. Many of these buildings are located in isolated areas and are visually intrusive in the countryside. They were granted permission because of the special importance of agriculture and it might be argued that, if they are now redundant, they should be removed.
- 5.81 The change of use of agricultural buildings will only be considered where the redundancy of the building to the owner and to the agricultural industry is proven by the applicant to the satisfaction of the Agriculture and Fisheries Committee and the Planning and Environment Committee. Of course, some of the more recent, larger-scale agricultural buildings may be judged to be of strategic importance to the industry and their loss will generally be resisted in the event of them falling into disuse.
- 5.82 In considering proposals for an alternative use such as storage or light industry, the Planning and Environment Committee will take into account the building's proximity to main roads and the nature of what is being proposed. Moreover, it is important that the building has been used for agricultural purposes for at least five years; this will help to deter proposals for the construction of new agricultural buildings with a view for conversion later to non-agricultural uses.

POLICY C19 – CHANGE OF USE AND/OR CONVERSION OF MODERN FARM BUILDINGS

Applications for the change of use and/or conversion of modern farm buildings will normally be permitted where they are at least five years old, the redundancy to both the farm unit and to agriculture as a whole is proven by the applicant to the satisfaction of the Planning and Environment Committee, the building is not of strategic importance to the agricultural industry and provided that the development:

- (i) is an appropriate use of the building, such as industry, warehousing and distribution uses;
- (ii) relates to a redundant building where the applicant has demonstrated that, over a period of twelve months, he has tried unsuccessfully to find an appropriate alternative user for agricultural purposes;
- (iii) will not create a demand for a new replacement building;
- (iv) will not unreasonably affect the character and amenity of the area;
- (v) will not have an unreasonable impact on neighbouring uses and the local environment by reason of noise, odour, pollution, visual intrusion or other amenity considerations;
- (vi) will not have an unacceptable visual impact;
- (vii) will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area;
- (viii) will not lead to unacceptable problems of traffic generation, safety or parking;
- (ix) includes for the provision of satisfactory mains drainage and other service infrastructure; and
- (x) is in accordance with other principles and policies of the Plan.

Proposals which do not satisfy these criteria will not normally be permitted.

Where permission is granted the Committee will, as appropriate, impose conditions relating to external storage of materials, parking, landscaping and visual improvements to the building.

Redundant Glasshouses

- 5.83 Changes in the horticultural industry have led to many glasshouses falling into disuse and eventual disrepair and dereliction. Many owners and growers consider such circumstances might enable development to be permitted on the site. However, glasshouses are regarded as temporary structures related to the basic horticultural use of the land and subject to the policies for the countryside at large.

- 5.84 The dereliction of glasshouses blights the landscape in many parts of Jersey and sterilises the land for other agricultural uses. Only in exceptional circumstances will such derelict sites be appropriate for non-agricultural development and it is the intention of the Planning and Environment Committee that appropriate means are introduced to encourage or assist landowners and horticulturists to remove these eyesores and enhance the countryside.
- 5.85 Any redevelopment of glasshouse sites should be considered on the planning merits of each individual site, judged against a range of criteria identified in the new Island Plan policies. These will include the degree to which the development can be successfully integrated with the existing built-up area, its accessibility, and the capacity of the local physical infrastructure and environment to accommodate any such redevelopment.

POLICY C20 – REDUNDANT GLASSHOUSES

There is a presumption against the development of redundant and derelict glasshouses for non-agricultural purposes. In exceptional circumstances the development of redundant glasshouse sites for non-agricultural purposes may be permitted, provided that the development:

- (i) can be successfully integrated with the built-up area of St Helier, or an urban or key rural settlement;**
- (ii) will not have an unacceptable visual impact or unreasonably affect the character and amenity of the area;**
- (iii) will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area;**
- (iv) will not lead to unacceptable problems of traffic generation, safety or parking;**
- (v) is appropriate in scale, form, massing, density and character to the site and its context;**
- (vi) includes for the provision of satisfactory mains drainage and other service infrastructure; and**
- (vii) is in accordance with other principles and policies of the Plan.**

Proposals which do not satisfy these criteria will not normally be permitted.

Where no alternative use of the redundant glasshouse site is appropriate the Planning and Environment Committee in conjunction with the Agriculture and Fisheries Committee will seek to encourage and assist in their removal and restoration of the land. Where applications are approved for new glasshouses they will be accompanied by a condition requiring their removal, at the owners cost, if the use becomes redundant.