

Protected and natural spaces: assessment of sites

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ISLAND PLAN
REVIEW



Government of
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Introduction

This report has been prepared as part of the evidence base for the Island Plan Review.

The basis for it sits with the 'call-for-sites' process where islanders were invited to highlight sites, or areas of land, which they considered worthy of protection from development.

The purpose of this report is to consider how these particular proposals have been assessed. This is set out in the following sections:

- **Section one** – provides the context for this work and sets out how sites have been assessed including those proposed for both protection and also development; and
- **Section two** – sets out the methodology that has been used to determine the potential protection of these sites.

Appendix 1 follows this and sets out the outcome of each site assessment.

Section one: context

Call for sites

In order to inform the development of a supply of land and development opportunities as part of the Island Plan Review a 'call for sites' was initiated whereby landowners, developers and others were able to register sites to be considered for development in the Island Plan. For the first time, this process also invited islanders to nominate sites for protection too, and it is this aspect that is the subject of this report.

The call for sites process, which ran from December 2019 to February 2020, generated over 400 individual submissions, the majority of which put forward sites for consideration for future housing development. A number of sites were, however, put forward for some form of employment land or community-related use. In some instances, the same sites have been put forward for both development and protection.

Where sites have been put forward for more than one use, each use has been assessed separately. The consideration of sites for the development of homes, community use or employment land is set out in the following reports: **Housing land availability and assessment of site; Employment land assessment of sites;** and **Community facilities and open space: assessment of sites.**¹

The subject of this report is only to consider the proposed use of these sites for protection.

Section two: methodology

Successive Island Plans have sought to protect the island's landscape character. This Island Plan Review has afforded an opportunity to review our understanding of value throughout the island's natural environment and work was commissioned to review the original assessment of the island's landscape character (Countryside Character Appraisal, (1999)²), resulting in the publication of the Jersey integrated Landscape and Seascape Character Assessment³ (ILSCA). This has provided a renewed understanding of the value of island's landscape; how its character has changed; and its sensitivity and capacity to accommodate change.

Work has also been undertaken, as an integral part of the IPR, to review the boundary of the Coastal National Park (CNP)⁴. The CNP was established in the 2011 Island Plan, its boundaries informed by the CCA, and limited to those most sensitive and valued landscapes in Jersey. This most recent work has proposed revision to the CNP boundaries, involving their expansion, both terrestrially and also embracing parts of the marine environment, to better protect Jersey's best landscape and seascapes.

The output from all of this work has helped to inform the assessment of sites proposed for protection where they have been assessed relative to:

- their existing designation, under the 2011 Island Plan, relative to their location in the Coastal National Park (CNP), the green zone (GZ); or the built-up area (BUA), including the green backdrop zone (GBZ);

¹ Housing land availability and assessment of site; Employment land assessment of sites; and Community facilities and open space: assessment of sites: see [IPR core evidence base](#)

² [Countryside Character Appraisal, \(1999\)](#)

³ [Jersey integrated Landscape and Seascape Character Assessment \(2020\)](#)

⁴ [Coastal National Park Review Boundary Review](#)

- the assessment of their landscape character, as set out in ILSCA, and their capacity to accommodate change. Where sites are located the built-up area of St Helier, their assessment has been undertaken relative to the St Helier Urban Character Appraisal⁵; and
- their location relative to the proposed Coastal National Park boundary review.


Each assessment has primarily involved desk-based GIS analysis. The outcome from the site assessment process is presented at appendix 1.


⁵ [St Helier Urban Character Appraisal](#)

Appendix 1: site assessments


Important note:

It is important to note that the inclusion of a site in this assessment, or a recommendation that it be protected in the draft Island Plan, does not indicate that it will be allocated for this purpose.

PARISH: ST. HELIER		Ref: IP-164752591	
SITE: Fields: H1551-H1552 - Westmount Road			
Zoning: (2011 IP/ Rev. 2014): Green Zone	Current Use: Agricultural land designation	Suggested use/ designation: Part of: Our Hospital site Selection: Overdale	Site Area: 1.3 hectares
Character Type: 10. Town Edges & Slopes (WMUD)	Character Area: St. Helier UCA - Review: 2021 (WMUD)		
Map: Scale 1:2500			
			
<p>Assessment:</p> <p>These agricultural fields are within the built-up area boundary edge of the Town of St. Helier. The fields have been assessed as part of the Call for Sites: Protected and Natural Space process but as a result of the, Our Hospital site selection: Overdale, the fields will be safeguarded and, therefore, redesignated and as part of the wider site assembly of the new hospital.</p> <p>Site selected as part of: Our Hospital site selection: Overdale: (See attached link): - https://statesassembly.gov.je/assemblypropositions/2020/p.123-2020.pdf</p>			

PARISH: ST. CLEMENT		Ref: IP-173362350	
SITE: Field: C124 - Le Clos de Rocquebert			
Zoning: (2011 IP/ Rev. 2014): Green Zone	Current Use: Agricultural land designation	Suggested use/ designation: Retain as agricultural land	Site Area: 1.93 hectares
Character Type: B. Coastal Plain (JILSCA)	Character Area: B2. St. Clement- St. Saviour-Coastal Plain (JILSCA)		
Map: Scale: 1:2500			
			
<p>Assessment:</p> <p>This is an agricultural field which is adjacent to the built-up area boundary edge. There are further open fields to the, north; south; east and west of the site. The field is located within the, Coastal Plain Character Type (Character Area B2: St. Clement – St. Saviour coastal plain) of the Jersey Integrated Landscape and Seascape Character Assessment.</p> <p>There are specific policies within the Island Plan which are in place to protect designated agricultural land and therefore additional designations to protect this field are not required.</p> <p>Field C124 will therefore remain as agricultural land within the green zone designation and Rural Economy policy protection provided by the Island Plan.</p>			

PARISH: ST. OUEN		Ref: IP-160415368	
SITE: Field: O718 – Field view Cottage, La Rue de l'Etocquet			
Zoning: (2011 IP/ Rev. 2014): Green Zone	Current Use: Agricultural land designation	Suggested use/ designation: Retain as agricultural land	Site Area: 0.2 hectares
Character Type: E. Interior Agricultural Plateau (JILSCA)	Character Area:E1. W Coasts & Headlands Farmland (JILSCA)		
Map: Scale: 1:2500			
			
<p>Assessment:</p> <p>This agricultural field is next to a hamlet of housing within the built-up area boundary edge and other open fields are located to the, north, east and west of the site. The field is located within the, Interior Agricultural Plateau Character Type (Character Area E1: Western Coasts and Headlands Farmland) of the Jersey Integrated Landscape and Seascape Character Assessment.</p> <p>The submission highlighted a general concern about development in the countryside across the island. The Island Plan Spatial Strategy seeks to ensure, however, that whilst development may take place outside of the built-up area, it should only occur where its location can be adequately justified.</p> <p>There are specific policies within the Island Plan which are in place to protect designated agricultural land in respect of development in the countryside. Therefore, additional designations to protect this field and the wider countryside are not required.</p> <p>Field O718 will therefore remain as agricultural land within the green zone designation and Rural Economy policy protection provided by the Island Plan.</p>			
PARISH: ST. JOHN		Ref: IP-160761089	

SITE: Field: J1075 - La Rue du Poivre & Field No. J1076 - La Rue du Hougettes			
Zoning: (2011 IP/ Rev. 2014): Green Zone	Current Use: Agricultural land designation	Suggested use/ designation: Retain as agricultural land	Site Area: 1.90 hectares
Character Type: E. Interior Agricultural Plateau (JILSCA)	Character Area: E4. Southern Plateau & Ridges Far (JILSCA)		
Map: Scale: 1:2500			
			
<p>Assessment:</p> <p>These agricultural fields are adjacent to pockets of development along the north and south boundaries of the built-up area edge. There are further open fields to the north, west and east of the site. The fields are located within the, Interior Agricultural Plateau Character Type (Character Area E4: Southern Plateau & Ridges Farmland) of the Jersey Integrated Landscape and Seascape Character Assessment.</p> <p>There are specific policies within the Island Plan which are in place to protect designated agricultural land. Therefore, additional designations to protect these fields is not required.</p> <p>Fields J1075 & J1076 will therefore remain as agricultural land within the green zone designation and Rural Economy policy protection provided by the Island Plan.</p>			

PARISH: GROUVILLE	Ref: IP-178647845
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SITE: Fields: - G706-G707-G707A - Le Clos de la Bataille, La Rue du Boulivot
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Zoning: (2011 IP/ Rev. 2014): Green Zone	Current Use: Agricultural land designation	Suggested use/ designation: Retain as agricultural land	Site Area: 3.33 hectares
Character Type: E. Interior Agricultural Plateau (J)	Character Area: E4. Southern Plateau & Ridges Farmland (JILSCA)		

Map: Scale: 1:2500





Assessment:


These agricultural fields are adjacent to the northern boundary of the built-up area. There are further open fields to the, north; east; west and south of the site. The fields are located within the, Interior Agricultural Plateau Character Type (Character Area E4: Southern Plateau & Ridges Farmland) of the Jersey Integrated Landscape and Seascape Character Assessment.


There are specific policies within the Island Plan which are in place to protect designated agricultural land and therefore additional designations to protect this field are not required.

Fields G706-G707-G707A will therefore remain as agricultural land within the green zone designation and Rural Economy policy protection provided by the Island Plan.


PARISH: TRINITY		Ref: IP-167597225	
SITE: Field: T569 - Trinity Grange, La Rue du Presbytere			
Zoning: (2011 IP/ Rev. 2014): Green Zone	Current Use: Open field	Suggested use/ designation: Retain as natural open space as part of the Green Zone	Site Area: 0.50 hectares
Character Type: E. Interior Agricultural Plateau (J	Character Area: E2. North Coast Farmland (JILSCA)		
Map: Scale: 1:2500			
			
<p>Assessment:</p> <p>This land is adjacent to the built-up area boundary edge and there are open fields to the west of the site and the Parish Church grounds to the south. The land is located within the, Interior Agricultural Plateau Character Type (Character Area E2: North Coast Farmland) of the Jersey Integrated Landscape and Seascape Character Assessment.</p> <p>There are specific policies within the Island Plan which are in place to protect designated green zone land and therefore additional designations to protect this field are not required.</p> <p>Field T569 is not classed as agricultural land and will be retained within the existing green zone designation and the policy protection provided by the Island Plan.</p>			

PARISH: TRINITY		Ref: IP-168908513	
SITE: Field: T1404 - La Grande Route de St. Jean			
Zoning: (2011 IP/ Rev. 2014): Green Zone	Current Use: Agricultural land designation	Suggested use/ designation: Retain as agricultural land	Site Area: 0.47 hectares
Character Type: E. Interior Agricultural Plateau (J	Character Area: E4. Southern Plateau & Ridges Farmland (JILSCA)		
Map: Scale: 1:2500			
			
<p>Assessment:</p> <p>This is an agricultural field which is adjacent to the built-up area boundary edge. There are further open fields to the east and south of the site. The field is located within the, Interior Agricultural Plateau Character Type E (Character Area E4: Southern Plateau & Ridges Farmland) of the Jersey Integrated Landscape and Seascape Character Assessment.</p> <p>There are specific policies within the Island Plan which are in place to protect designated agricultural land and therefore additional designations to protect this field are not required.</p> <p>Field T1404 will therefore remain as agricultural land within the green zone designation and Rural Economy policy protection provided by the Island Plan.</p>			

PARISH: ST. BRELADE		Ref: IP-172162462	
SITE: Field: B418 - Le Mont du Petit Port			
Zoning: (2011 IP/ Rev. 2014): Green Zone	Current Use: Agricultural land designation	Suggested use/ designation: Retain as agricultural land	Site Area: 0.33 hectares
Character Type: E. Interior Agricultural Plateau (J	Character Area: E1. Western Coasts and Headlands Farmland (JILSCA)		
Map: Scale: 1:2500			
			
<p>Assessment:</p> <p>This is an agricultural field which is adjacent to the built-up area boundary edge and coastal headlands. The field is located within the, Interior Agricultural Plateau Character Type E (Character Area E1: Western Coasts and Headlands Farmland) of the Jersey Integrated Landscape and Seascape Character Assessment.</p> <p>There are specific policies within the Island Plan which are in place to protect designated agricultural land and therefore additional designations to protect this field are not required.</p> <p>Field B418 will therefore remain as agricultural land within the green zone designation and Rural Economy policy protection provided by the Island Plan.</p>			

PARISH: ST. BRELADE		Ref: IP-172875242	
SITE: The Railway walk – St. Aubins to Corbiere			
Zoning: (2011 IP/Rev. 2014): Built-Up-Area; Green Zone; Coastal National Park	Current Use: Public Footpath & Cycle Route Network	Suggested use/ designation: Retain as natural space	Site Area: Interior & Coastal:- St. Aubin- Corbiere
Character Types: BUA/GZ/CNP	Character Areas: Tree lined pathway		
Map: NTS			
			
<p>Assessment:</p> <p>The railway-walk and cycle route network extends' through the built-up area; green zone and Coastal National Park boundaries. Along the route there is a wide range of mixed development types and uses including: protected land; coastal headlands; countryside; agricultural fields and residential housing.</p> <p>There are specific policies within the Island Plan which are in place to protect, not only the railway walk and cycle route network, but to also manage the wide variety of development located along the boundary edges.</p> <p>It is considered that the route is sufficiently managed and protected by the policy regime provided by the Island Plan and therefore additional designations are not required.</p>			

PARISH: ST. BRELADE	Ref: IP-178256399; IP-178814383
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SITE: Field: B644A - La Ruelle du Clos du Parcq, La Route de Noirmont			
Zoning: (2011 IP/ Rev. 2014): Green Zone	Current Use: Agricultural land designation	Suggested use/ designation: Retain as agricultural land	Site Area: 0.87 hectares
Character Type: E. Interior Agricultural Plateau (JILSCA)	Character Area: E1. Western Coasts & Headlands Farmland (JILSCA)		
Map: Scale: 1:2500			
			
<p>Assessment:</p> <p>This agricultural field is adjacent to the built-up area boundary edge and nearby footpaths which lead to Ouaisné Common and beach. The surrounding landscape also features heathland and small parcels of agricultural land. The field is located within the, Interior Agricultural Plateau Character Type E (Character Area E1: Western Coasts and Headlands Farmland) of the Jersey Integrated Landscape and Seascape Character Assessment.</p> <p>There are specific policies within the Island Plan which are in place to protect designated agricultural land and therefore additional designations to protect this field are not required.</p> <p>Field B644A will therefore remain as agricultural land within the green zone designation and Rural Economy policy protection provided by the Island Plan.</p>			


PARISH: ST. BRELADE		Ref: IP-177315120	
SITE: Biarritz Hotel, Le Mont Sohier			
Zoning: (2011 IP/ Rev. 2014): Built-Up Area; Protected Open Space (2021)	Current Use: Natural open space	Suggested use/ designation: Re-zone as Coastal National Park	Site Area: 0.1 hectares
Character Type: St. Brelade's Bay-Urban Area	Character Area: St. Brelade CA – 2021 (WMUD)		
Map: Scale: 1:2500			

An aerial photograph showing a coastal area. On the left is a sandy beach. To the right of the beach is a built-up area with several buildings, including a large hotel complex. A blue line highlights a strip of land between the hotel and a large green field. The field is labeled 'B310'. In the bottom right corner, there is a logo for the 'Government of Jersey'.

Assessment:

This strip of natural open space is located within the built-up area and is immediately adjacent to the Coastal National Park boundary edge (new designation proposed under the bridging Island Plan Proposals Map). Further, as part of the IPR, the site will have an additional designation as Protected Open Space on the Proposals Map.

There are specific policies within the Island Plan which are in place to protect natural open spaces and, as noted, the Proposals Map, will include this site as a designated Protected Open Space under the policy protection provided by the Island Plan.

PARISH: ST. BRELADE Ref: IP-178298068; IP-178654359; IP-178941608; IP-178451774			
SITE: Fields: B161, B162, B163, B164, B165, B167; B168, B168A, B169, B170, B170A, B171, B174, B175, B176, B177 – Le Clos de l'Atlantique; La Route Orange, La Petite Commune & La Rue de La Sergente.			
Zoning: (2011 IP/ Rev. 2014): Green Zone & CNP	Current Use: Agricultural land designation	Suggested use/ designation: Retain as agricultural land	Site Area: 5.3 hectares
Character Type: E. Interior Agricultural Plateau (J	Character Area: E1: Western Coasts and Headlands Farmland (JILSCA)		
Map: Scale: 1:5000			
			
<p>Assessment:</p> <p>These agricultural fields and woodlands are adjacent to the built-up area boundary edge railway track and cycle route network. The fields are located within the Interior Agricultural Plateau Character Type – (Character Area E1: Western Coasts and Headlands Farmland) of the Jersey Integrated Landscape and Seascape Character Assessment.</p> <p>There are specific policies within the Island Plan which are in place to protect designated agricultural land and woodlands therefore additional designations to protect these fields are not required.</p> <p>Fields: B161, B162, B163, B164, B165, B167; B168, B168A, B169, B170, B170A, B171, B174, B175, B176, B177, will therefore remain as agricultural land and woodland within the green zone and Coastal National Park designations and policy protection provided by the Island Plan.</p>			
PARISH: ST. BRELADE		Ref: IP-178936956	


SITE: The Treehouse Restaurant & Bar, La Marquanderie			
Zoning: (2011 IP/ Rev. 2014): Green Zone & Coastal National Park (2021)	Current Use: Commercial-car park	Suggested use/ designation: Re-zone to Green Backdrop Zone	Site Area: 0.39 hectares
Character Type: D. Enclosed Valley (JILSCA)	Character Area: D2. St. Brelade's Valleys (JILSCA) & St. Brelade CA – 2021		
Map: Scale: 1:2500			



Assessment:

This site is currently located within the green zone adjacent to woodland and the nearby built-up-area boundary edge. Currently the site is in a commercial use as a restaurant/bar with extensive surface car parking to the south. The site is located within the Enclosed Valleys Character Type (Character Area D2- St. Brelade's Valley) of the Jersey Integrated Landscape and Seascape Character Assessment.

As part of the bridging Island Plan it is proposed that the CNP is extended and this would serve to embrace this site within the revised Coastal National Park boundary on the Proposals Map and thus extend the policy protection provided by the Island Plan.

PARISH: ST. LAWRENCE		Ref: IP-170424030	
SITE: Fields: L752 & L753 - La Verte Rue			
Zoning: (2011 IP/ Rev. 2014): Green Zone	Current Use: Agricultural land designation	Suggested use/ designation: Retain as agricultural land	Site Area: 2.08 hectares
Character Type: E. Interior Agricultural Plateau (J	Character Area: E4. Southern Plateau & Ridges Farmland (JILSCA)		
Map: Scale 1:2500			
			
<p>Assessment:</p> <p>These agricultural fields are adjacent to the built-up area boundary edge to the north. There are open fields to the south and east. The fields form part of the Interior Agricultural Plateau Character Type (Character Area - E4. Southern Plateau & Ridges Farmland) of the Jersey Integrated Landscape and Seascape Character Assessment.</p> <p>There are specific policies within the Island Plan which are in place to protect designated agricultural land and therefore additional designations to protect these fields are not required.</p> <p>Fields L752 & L753 will therefore remain as agricultural land within the green zone designation and policy protection provided by the Island Plan.</p>			

PARISH: ST. LAWRENCE

Ref: IP-177739518

SITE: Garden of Cambray, Le Mont Cambrai

Zoning: (2011 IP/ Rev. 2014): Green Zone	Current Use: Garden (residential use)	Suggested use/ designation: Rezone within Green Backdrop Zone	Site Area: 0.1 hectares
Character Type: E. Interior Agricultural Plateau (JILSCA)	Character Area: E4. Southern Plateau & Ridges Farmland (JILSCA)		

Map: Scale: 1:1000

Assessment:

The land is located to the immediate north of the built-up area boundary edge and is currently in a residential use – serving as the garden for the property known as: Cambray. A request has been received to consider re-zoning the land from a Green Zone designation into a Green Backdrop Zone designation. The request is based on the Policy position which sets a strong presumption against development. However, it is considered that the current designation should remain unaltered.

The land / garden will therefore remain within the current green zone designation and policy protection provided by the Island Plan.


PARISH: ST. LAWRENCE

Ref: IP-177559335

SITE: Field: L866 - Le Pré Cadoret, La Rue de Haut

Zoning: (2011 IP/ Rev. 2014): Green Zone	Current Use: Agricultural land designation	Suggested use/designation: Retain as agricultural land	Site Area: 1.12 hectares
Character Type: B. Coastal Plain (JILSCA)	Character Area: B3 - St. Aubin's Bay Coastal Plain (JILSCA)		

Map: Scale: 1:2500



Assessment:

This is an agricultural field which is adjacent to the built-up area boundary edge with residential development on three sides of the site. The field forms part of the Coastal Plain Character Type (Character Area B3 – St. Aubin's Bay Coastal Plain) as defined by the Jersey Integrated Landscape and Seascape Character Assessment.

There are specific policies within the Island Plan which are in place to protect designated agricultural land and therefore additional designations to protect these fields are not required.

Field L866 will therefore remain as agricultural land within the green zone designation and policy protection provided by the Island Plan.


PARISH: ST. MARY

Ref: IP-178636460; IP-178740593; IP-178802982

SITE: Field: MY966 - La Rue Bechervais

Zoning: (2011 IP/ Rev. 2014): Green Zone	Current Use: Agricultural land designation	Suggested use/designation: Retain as agricultural land	Site Area: 3.9 hectares
Character Type: E. Interior Agricultural Plateau (JILSCA)	Character Area: E4. Southern Plateau & Ridges Farmland (JILSCA)		

Map: Scale: 1:2500



Assessment:

This site has been proposed for both protection and for development (related to minerals extraction).

The assessment of the use of the site for mineral extraction site is set out in the employment land: site assessment report, and its use for this purpose is supported by the [Minerals, Waste and Water Study](#). Clearly, its use for this purpose is related to the exiting location of an operational quarry and the fact that winnable reserves have been identified in this area which will help to secure on-island supply of primary aggregate for the next 20 to 30 years.

On this basis, the use of the site for this purpose is considered to be in the island’s strategic interest and it is proposed to be safeguarded for use as a mineral extraction site.

Proposals for extended extraction at La Gigoulante Quarry, into Field MY966 will only be supported where environmental and other impacts can be successfully limited or mitigated.