

STATES OF JERSEY



ISLAND PLAN 2011: APPROVAL (P.48/2011): TWENTY-THIRD AMENDMENT

Lodged au Greffe on 26th April 2011
by the Deputy of St. Mary

STATES GREFFE

PAGE 2 –

After the words “the revised draft Island Plan 2011” insert the words “except that the Proposals Map forming part of the Plan be amended to include the following area as part of the Coastal National Park –

‘Wolf’s Caves car park and former cafe/bar, and after the words ‘D5: St Martin’s Valleys’ on page 92 add, as a separate bullet point ‘Wolf’s Caves car park and former cafe/bar’ as shown on the plan at the Appendix’ ”;

And to consequentially amend Map 2.4: Coastal National Park on page 93, accordingly.

DEPUTY OF ST. MARY

REPORT

This amendment serves to protect our north coast from inappropriate development.

I copy below 2 brief extracts from the Countryside Character Appraisal, prepared for the Planning and Environment Committee in 1999 and still the definitive statement of the value of Jersey's coastal landscapes.

On page 40 –

“EVALUATION

Integrity of Character: The north coast heathlands have a very strong, positive, intact character. This is created by the collection of important environmental features, which together represent a considerable part of the Island's total environmental capital. In addition, the sheer rugged cliffs, long sea views and almost total absence of development all combine to make the north coast the area most prized for wilderness and remoteness. All these features are of great importance and are not substitutable. It is essential that they are protected and conserved.

Key Environmental Capital

- Highly valued for their diverse geology which is exposed on the coastal edge including eleven geological conservation sites, many of which are of International importance.
- The area is probably the richest archaeological zone of the Island and contains nine proposed Ancient Monument SSI, a number of which are considered to be of International importance.
- Contains the most extensive area of contiguous heathland habitat on the Island, a habitat with importance recognised at the European level. Includes three proposed heathland SSI.
- The cliffs are of Channel Islands Importance for breeding sea birds.”;

and on page 42 –

“LEVELS OF PROTECTION AND CAPACITY TO ACCEPT CHANGE

It is recommended that the north coast heathlands should have the highest level of protection.

Capacity: There is no capacity to accept further development. In this area, even small scale isolated developments can have a major impact on the sense of wilderness, isolation and remoteness which are important, although diminishing qualities in Jersey.

Guidance: Any change such as the creation of new footpath links should be subject to a full environmental assessment, as should any developments

adjacent to the character area which could have a visual, aural or other impact on the north coast heathlands.”.

<http://www.gov.je/SiteCollectionDocuments/Planning%20and%20building/R%20CountrysideAppraisalCharacterTypesAreasTerrestrialPartB%2020091007%20SH.pdf>

The Car Park and former café/bar at Wolf’s Caves should not be developed for residential use.

By designating this area as Coastal park, this becomes impossible.

The issue is whether we are prepared, as the government of the Island, to protect this site for the public.

A private dwelling or two, on the Wolf’s Caves site, which has been talked about in the past, would seriously detract from the character of the coast at that point, and also make impossible continued use of the car park by walkers intending to make the lovely trip along the cliff path and down to Bonne Nuit. Is the coast a private fief, or is it for the benefit of all?

Financial and manpower implications

There are no financial or manpower implications for the States arising from this amendment.

