



Survey of 'Important Open Land' in Proposed Main Centres and Local Centres
October 2014



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1 Introduction

- 1.1 This Survey has been prepared to inform the production of an Island Development Plan that is a formal review of the Island's existing Development Plans (the Rural Area Plan 2005 and the Urban Area Plan 2002), under the provisions of The Land Planning and Development (Guernsey) Law 2005. The review will ensure that the Island's land use planning policies respond to current and emerging issues over the ten year life of the Plan whilst complying with the States' Strategic Land Use Plan (SLUP).
- 1.2 The SLUP sets a spatial strategy for the distribution of development to which the Island Development Plan must adhere. This is: *Development concentrated within and around the edges of the urban centres of St Peter Port and St Sampson/Vale with some limited development within and around the edges of the other main parish or local centres to enable community growth and the reinforcement of sustainable centres.*
- 1.3 This has led to the identification within the draft Island Development Plan of a hierarchical structure of two Main Centres, also with 'Outer Areas', and six Local Centres. Within this framework, the Plan will provide for a range of development opportunities to meet identified need on both previously developed and undeveloped sites.
- 1.4 The SLUP states that the quality of Guernsey's natural environment is important, not simply for its inherent value, but for its contribution to quality of life and social wellbeing and to the Island's economy. The SLUP highlights the particular importance of the unique, small scale, intricate landscape which is found in the Channel Islands and that coastal landscapes, open common, managed fields, valleys and escarpments are important landscape features. The landscape character areas of Guernsey are described in the Guernsey Character Study Stage 1 (see map extract in appendix 1 of the landscape 'types'). The SLUP also highlights that the interplay between natural and manmade elements is of special significance. This Survey therefore considers what land within the Centres has value and contributes to the special significance and should have policy protection from development that would adversely affect the landscape character and visual quality of the area and detract from its value.

2 Purpose of the Survey

- 2.1 The Survey assesses land within the proposed Main and Local Centres that is currently undeveloped, referred to as 'open land', and considers the contribution that such land makes to the character and amenity of each Centre. This Survey makes a recommendation for each parcel of open land as to the importance of retaining the land as open for the period of the Island Development Plan (10 years) – whether or not land should be designated as 'Important Open Land'.
- 2.2 The Survey does not make recommendations as to whether land should be allocated for development. The Survey recommendations relate to the importance of open land to a settlement in terms of amenity and landscape character and do not consider

other relevant planning matters; a number of the sites included in this report are also assessed for their suitability for development in the Strategic Housing Land Availability Assessment.

3 Selection of Land for Survey

- 3.1 At present most open land in the Urban Area Plan has been designated as an Area of Landscape Value (ALV). This includes agricultural land, recreational land and some, generally very large, private gardens. For the area currently covered by the UAP, the Survey assesses the ALV areas only (with the addition of Candie Gardens and Amherst Road East). Land that is used for leisure and recreation has also been surveyed for its landscape and amenity importance. In considering the value of such land the Survey takes into account the findings of the Open Space and Outdoor Recreation Survey, 2013.
- 3.2 The proposed Island Development Plan Main Centre Outer Areas (MCOAs) have different boundaries to the area covered by the Urban Area Plan. On the northern edge of St Sampson some sites that were designated as Areas of High Landscape Quality in the Rural Area Plan have been included in the St Sampson/Vale MCOA but these are developed sites – with the exceptions of Tertre Lane, Braye Farm Cottage Field, Le Petit Essart and Les Mares Pellees which have been surveyed. Likewise, on the southern edge of St Peter Port some sites that were designated as Areas of High Landscape Quality in the Rural Area Plan are now incorporated within the St Peter Port MCOA and have been surveyed – La Vallette and Havelet/George Road.
- 3.3 The six proposed Local Centres in the draft Island Development Plan are currently covered by the Rural Area Plan (RAP). In some cases the proposed Local Centres include land that is an Area of High Landscape Quality in the RAP. This is highlighted in the surveys. In order to be consistent with the approach to sites in the Main Centres, the surveys of the Local Centres include all open land such as agricultural fields and some large private gardens.
- 3.4 Land is included for survey regardless of how open it is to views; an area of land does not need to be open to views to be considered important, in Guernsey many areas of attractive landscape are hidden from some immediate views by walls, buildings or other features.

4 Survey Criteria

- 4.1 The Strategic Land Use Plan states that: “The distinctive qualities and features of Guernsey’s countryside should be retained and enhanced. The Development Plans will provide an overall analysis of the Island’s landscape character and will identify priority areas for the maintenance, enhancement and / or restoration of that character and circumstances where change can be accommodated without significant adverse impact. The current condition of land does not affect the analysis of the importance of the land to Guernsey’s landscape character. Any land that is currently in an

unmanaged or degraded state could at some point in the future be enhanced to make a positive contribution to amenity”.

- 4.2 The survey criteria have been developed to consider in more detail what constitutes “the distinctive qualities and features of Guernsey’s countryside”. Stage 1 of the Guernsey Character Study (June 2013) (see appendix 1: Landscape Types) identifies the broad landscape characters in Guernsey. The Surveys identify which landscape character type each area of open land falls within and considers the contribution that each area makes to the landscape character.
- 4.3 In considering the contribution of open land to landscape character, the surveys consider the function of each area of land, its boundaries and neighbouring land uses, any features within the land and views into and over the land. The surveys aim to establish if the land has importance in terms of:
- the legibility of the landscape and local distinctiveness
 - the historic or characteristic structure of a settlement
 - defining the boundaries of a settlement
 - providing separation between settlements and their landscape context
 - providing the setting of a protected building or a Conservation Area.
- 4.4 The Survey also aims to identify the ‘amenity value’ of open land. An area of land that has amenity value would be one that is valued by residents by virtue of the contribution the land makes to visual amenity (i.e. contributes to local character or provides a pleasant open outlook) and / or recreational amenity (i.e. an area of land that can be accessed for recreation such as walking or sports). Land that has been visually open or accessible over a long period will have particular value. Land can also have value by virtue of its historical or cultural significance.

5 Summary of Survey Findings

- 5.1 The open land surveyed is set out in appendices 2 and 3. The following is a summary of the findings and addresses the value of a number of open spaces that form larger areas, or ‘swathes’, of open land.

St Peter Port

- 5.2 The landscape of St Peter Port consists of a steep escarpment on the east coast rising up to a high plateau that has a number of valleys that run through it and an escarpment to the north of Town that meets the central plain and Marais landscape of the north of the Island.
- 5.3 Within St Peter Port, areas proposed as Important Open Land include swathes of land that are not interrelated in terms of access or visual connectivity but as a group form part of a 'green wedge' in the urban landscape, and more isolated areas that the settlement has grown around that provide amenity for local residents.

- 5.4 These areas, identified as Important Open Land, define the characteristic settlement pattern of St Peter Port and are sensitive to change, particularly when experienced cumulatively and sequentially as part of the wider landscape.
- 5.5 The St Peter's Valley and Upper Plateau areas (green wedges) are extensive areas made up of a number of discreet pockets of open land that individually need to be protected to retain the strategic value of the green wedge. It is considered important to retain these green wedges as a key component in the structure of the settlement and the two types combine to create a most attractive environment to the outskirts of Town.
- 5.6 By retaining these areas as open land, the Plan will continue to separate developed areas, and in this way each area will continue to read as distinct communities; in the case of St Peter Port, a sequence of developed areas radiating out from the old town. These areas prevent communities within the environs of Town from merging into one another and are considered to have a key role in preserving the identity of the settlement. The areas include fields, wooded areas, amenity areas and public and private gardens. Private gardens contribute significantly to the character of the areas with many significant trees being privately owned.
- 5.7 St Peter's Valley includes Prince Albert Road North and South, and the Montville area and is a tract of open land that penetrates Town from the countryside to the west. The landscape here is a valley descending from the South Eastern Plateau. The rising topography increases the prominence of land within the valley. The valleys are a significant element within the character of the Town landscape, and of great value offering a unique and pleasant sense of enclosure. The buildings in this landscape are scattered in the valley and trees and roadside walls reduce their impact and predominate in the view.
- 5.8 The St Peter Port Upper Plateau includes Sausmarez Lodge Farm, Springfield, Government House, Ville Au Roi and Mount Row. These areas contribute to the open character of the Upper Plateau and this part of the Conservation Area. The gardens and fields form a swathe of generally open land that penetrates Town from the west that it would be beneficial to retain to differentiate character areas within the settlement and provide a 'green lung' in the urban area. By retaining these areas as open land, with policy protection, the Plan will continue to separate development along Mount Row from Ville au Roi and the developed area at the base of St Peter's valley. Important Open Land here would also retain the characteristic development pattern of generous space around substantial houses, which contrasts the Ville au Roi estate, the town houses along Mount Row and Kings/Queens Road and the more densely developed areas to the east around Mount Durand and Victoria Road.
- 5.9 Also within the St Peter Port Upper Plateau and at the top of the East Coast Escarpment are Amherst Road West and East, Cambridge Park, Candie Gardens and Les Cotils. These areas provide for recreation within Town. They provide a sense of openness and a setting for important buildings. Parts of the area are steeply sloped on

the escarpment - part of a large swathe of open space and tree cover climbing up the hill above St Peter Port - and are prominent in middle and long distance views, making such areas sensitive to change. The area is part of an almost unbroken corridor of green spaces running through Town from Valnord Lane to Les Cotils.

- 5.10 The St Peter Port Lower Urban Plateau and valleys through the Inland Scarp include open land at Valnord Lane, Guelles Road and Norman Ville. This area is part of an almost unbroken corridor of green spaces running through Town from Valnord Lane to Les Cotils. While this appears on the map to be a 'green wedge' through the northern part of St Peter Port, on the ground it is difficult to get a sense of there being a wedge as the spaces are broken up and are not interconnected or inter-visible. However, the open land areas here are of value as the settlement has grown around these spaces and they now form pockets of the rural landscape within the built up area and provide visual amenity.
- 5.11 To the north of St Peter Port there are areas on the Inland Scarp and where this meets the Central Plain and Marais including Mont Arrive, La Neuve Rue and Route Des Coutanchez East. Mont Arrive and La Neuve Rue form part of the setting of St Peter Port on the escarpment. Route Des Coutanchez East is part of a wider landscape - an intrinsic part of the strategically important Marais landscape. These areas are prominent features in the local townscape, their openness providing views, and forming important pockets of green space within Town that link the settlement to the rural area beyond.

St Sampson / Vale

- 5.12 An area of Important Open Land has been identified which stretches from Route Du Braye in the north to Delancey Park in the south, and forms an important strategic wedge of open land which divides the built up areas of St Sampson. Its importance is emphasised by the positioning of proposed new housing areas to the east and west of this space, which if developed will consolidate the urban character of the settlement. Although it is bounded to east and west by land within the Main Centre it is generally of a rural character. The open land surveyed is set out in appendices 2 and 3.
- 5.13 There has been longstanding policy protection for this swathe of open land and it provides a setting for two distinct developed areas. The Important Open Land designation will continue to protect the separation between a linear development along Vale Road/Route Militaire that is separate to the Bridge. This green corridor provides visual amenity, a sense of openness and a 'green lung' for the area.
- 5.14 While, because of its topography, this area is not seen as a whole from many vantage points, it forms an important corridor and its interruption would be detrimental to the character of the area. It ensures that St Sampson's continues to read as a settlement, separate from the surrounding semi-rural landscape and sits within its own landscape context. The corridor separates the higher density, 'urban' parts of the Centre to the east, from the lower density, 'suburban' areas to the west. These are sensitive sites, particularly when experienced cumulatively and sequentially as part of the wider

landscape. The corridor also includes the Hougue landscape around Delancey Park to the south which is more prominent in middle and long distance views.

- 5.15 The other areas surveyed in St Sampson / Vale are generally areas that were outside of the settlement boundary in the Urban Area Plan (UAP), and therefore in the Rural Area, and were 'washed over' with the 'Area of High Landscape Quality' designation in the Rural Area Plan (RAP). The northern boundary of the St Sampson/Vale Main Centre Outer Area in the Island Development Plan is marginally different to the boundaries of the UAP and RAP, and follows a consistent approach – please refer to the report 'Identifying Main Centres Boundaries, September 2014' for information. The areas surveyed along this boundary were considered to not meet the criteria for Important Open Land.

Local Centres

- 5.16 The Local Centres identified in the Island Development Plan are those with a sufficient range of services and facilities to be considered sustainable settlements. Six Local Centres have been included in the draft Island Development Plan. The boundaries of the Local Centres have been tightly drawn – see the report 'Identifying Local Centres Boundaries, June 2014' for information. This means that areas of surrounding open land have not been included in the Local Centres and there is only a limited amount of open land between the buildings of the settlement within the boundary. The open land surveyed is set out in appendices 2 and 3.
- 5.17 Important Open Land has been identified in St Martin and St Peter as these are larger, more dispersed Local Centres where the services are not grouped together. This means that there is open land incorporated into the boundary that would not necessarily be suitable for development. It is inherent in the spatial approach of the Strategic Land Use Plan, in proposing the designation of Local Centres, that limited growth will be permitted, that can help to sustain the Local Centres as focal points for services and facilities for the local population. Only those areas that meet some or all of the criteria for Important Open Land have been designated as such so there are some areas of land within Local Centres that could be developed in time, subject to the policies of the Island Development Plan.
- 5.18 In St Peter the area at Rue Des Brehauts forms part of its setting and includes a sports pitch, which along with the war memorial are community facilities that it would be beneficial to retain. The fields at Longfrie form a large pocket of open rural landscape within the Local Centre, with fields around having been developed over time. The land is clearly distinguishable from the surrounding built form and loss of openness here would significantly alter the structure of the Centre. The field at Rue Des Caches is open to views near the gateway to the east of the Local Centre. The field contributes to the public perception of openness within the settlement and is part of an important sequence of spaces with the store opposite and (former) chapel adjacent and in use by the community. While the Les Caches field is relatively well screened from view, it forms part of the wider landscape extending over the fields to the south, and forms part of the setting of the protected Les Caches Farm buildings.

- 5.19 In St Martin, the field next to the church forms the setting for a group of buildings around it, most of which are protected, and is important to the settlement pattern and character of the Conservation Area. A larger area around La Route Des Couture is proposed as Important Open Land as it forms a large wedge of open agricultural land which is surrounded by development within the Local Centre. It is largely undeveloped and is clearly distinguishable from the surrounding built form of St Martin. Loss of openness here would significantly alter the structure of the Centre.
- 5.20 There are some small areas on the boundary of St Martin Local Centre that were previously washed over with the AHLQ designation in the RAP that are now included within the Local Centre boundary as the boundary has been amended to more accurately follow physical features. These small areas are part of the curtilage of properties on the edge of the Local Centre and do not require a strategic Important Open Land designation. These areas do not form part of the survey.
- 5.21 Areas of open land within L'Aumone, L'Islet and Cobo were surveyed but not found to meet the criteria for Important Open Land. No areas were identified for survey within the proposed Forest Local Centre.

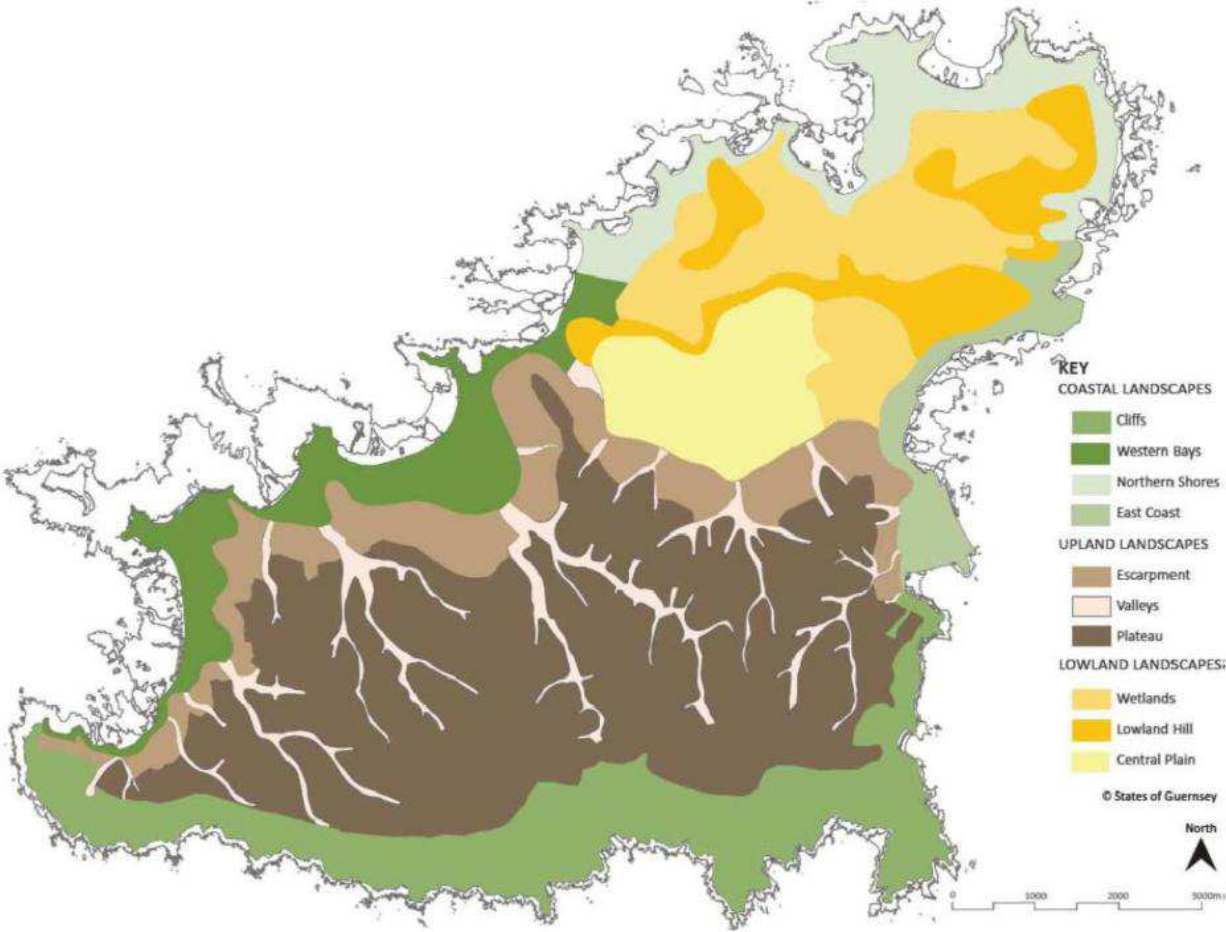
6 Conclusions

- 6.1 The Strategic Land Use Plan was approved by the States in November 2011 and sets the spatial framework for Guernsey for the next 20 years. The overarching framework is to concentrate development within and around the edges of the Main Centres of St Peter Port and St Sampson's/Vale, with some limited development within and around the edges of the other main parish or local centres to enable community growth and the reinforcement of sustainable centres.
- 6.2 The Island Development Plan will seek to define these Centres and include policies to concentrate development in them. It is therefore considered important to highlight which areas of existing open land within the Centres are not considered appropriate for development due to their landscape and / or amenity value. The Survey findings (see appendix 3) identify areas of land that should remain open in and around the Main Centres and within two of the proposed Local Centres. These areas are termed 'Important Open Land' and should be designated as such on the Island Development Plan Proposals Map and an appropriate policy approach should be drafted for them.
- 6.3 By identifying these areas the intention is to protect and enhance the landscape character and visual quality of the area. The areas of Important Open Land also ensure urban brownfield sites are targeted for development ahead of these arguably easier to develop open areas.
- 6.4 The special qualities of the Important Open Land areas need to be protected from insensitive or inappropriate development that could detract from their value and the amenity that they provide. Island Development Plan policy should seek to preserve

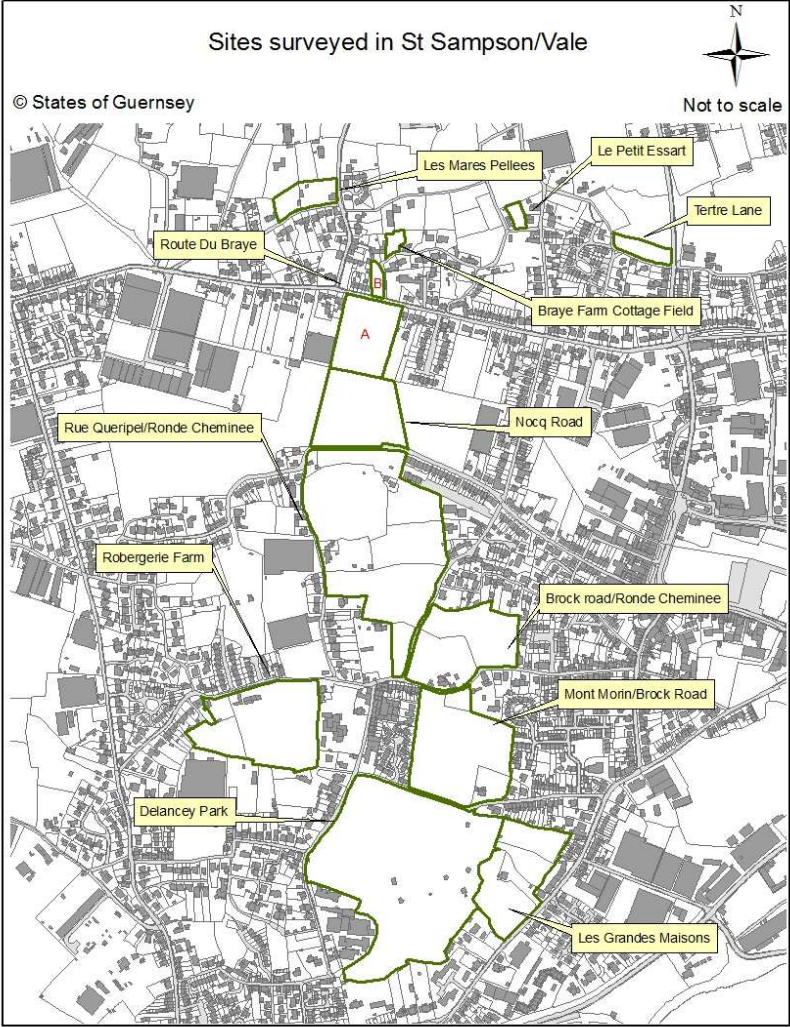
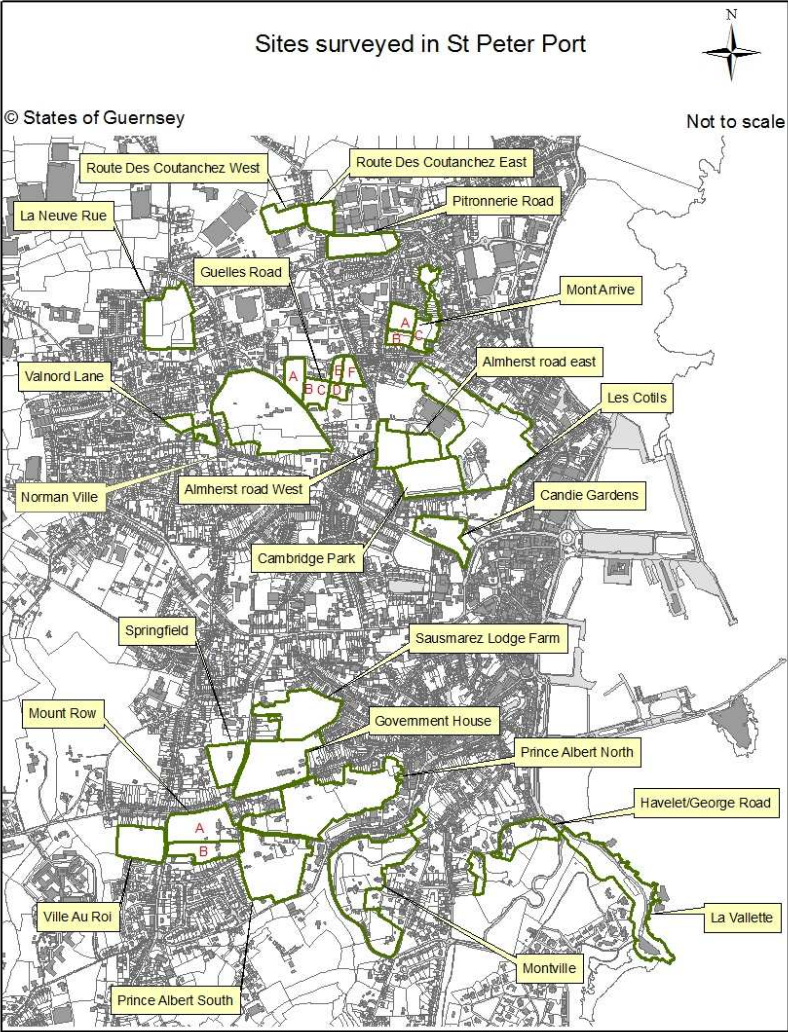
the open character of these areas and limit development, except where the work would not have any significant adverse impact on the visual quality or landscape character of the area.

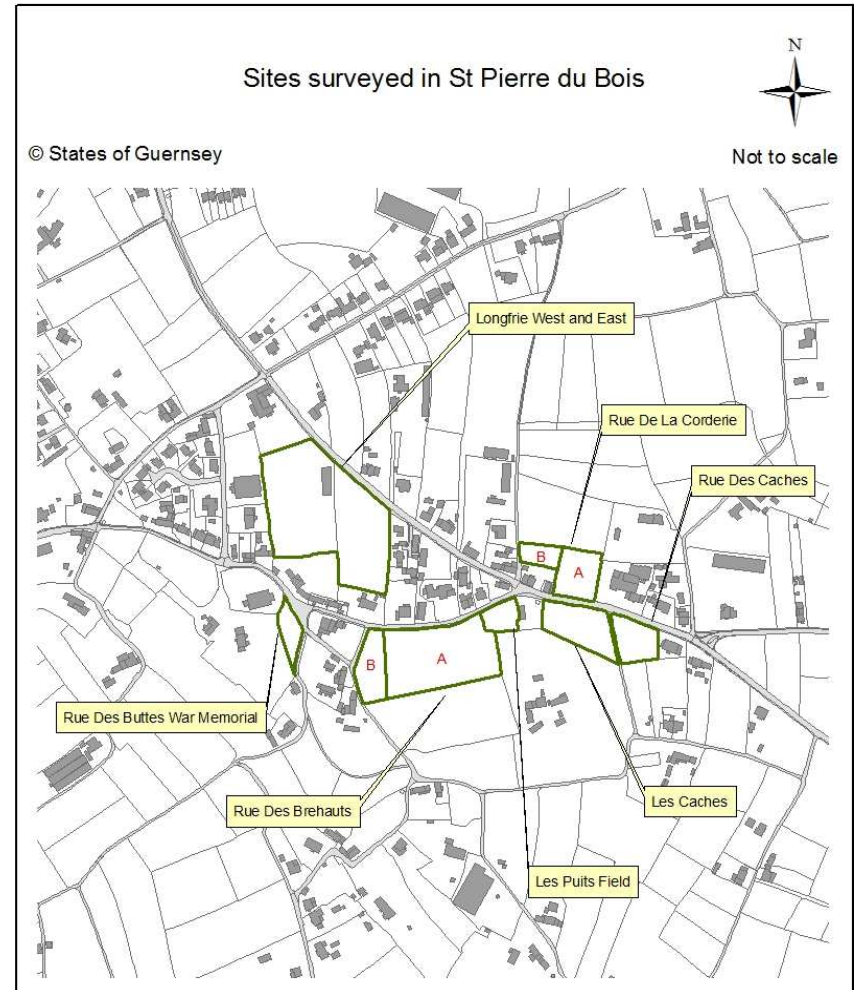
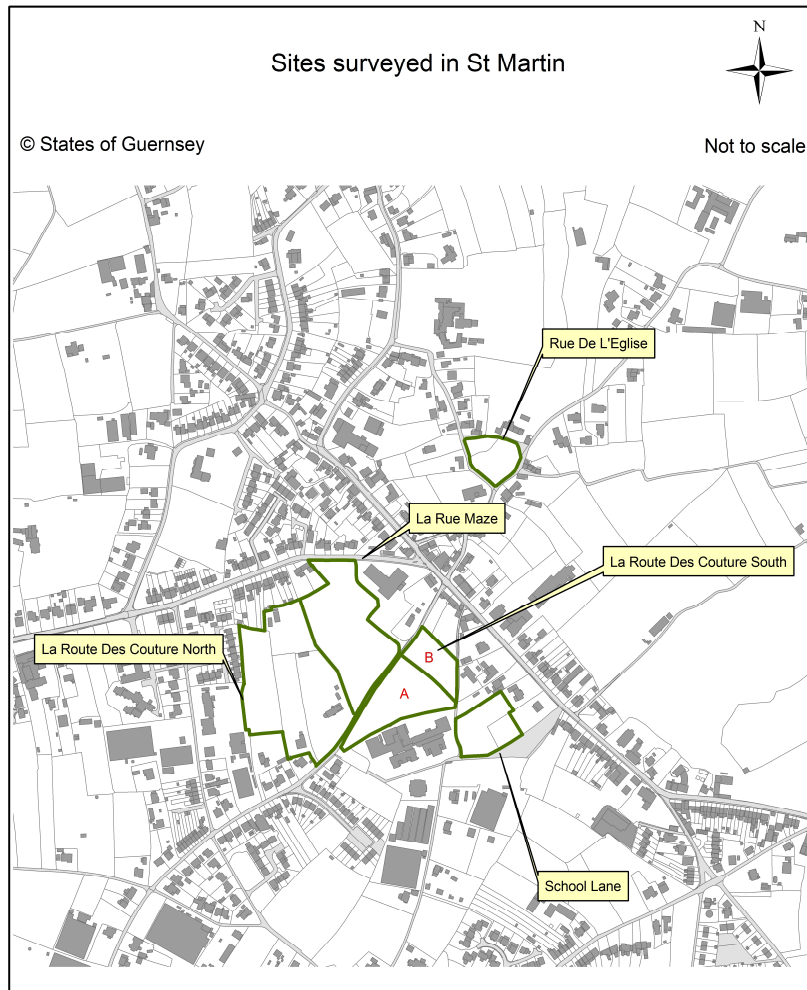
- 6.5 The Important Open Land designations should be broadly drawn and include, where appropriate, land of varying quality. The current condition of land does not affect its importance as Important Open Land in the Main Centres and Local Centres. Any land that is currently in an unmanaged or degraded state could at some point in the future be enhanced to make a more positive contribution to amenity. In some cases, the land may need to be reclaimed and enhanced in order to restore the integrity and visual continuity of the underlying landscape.

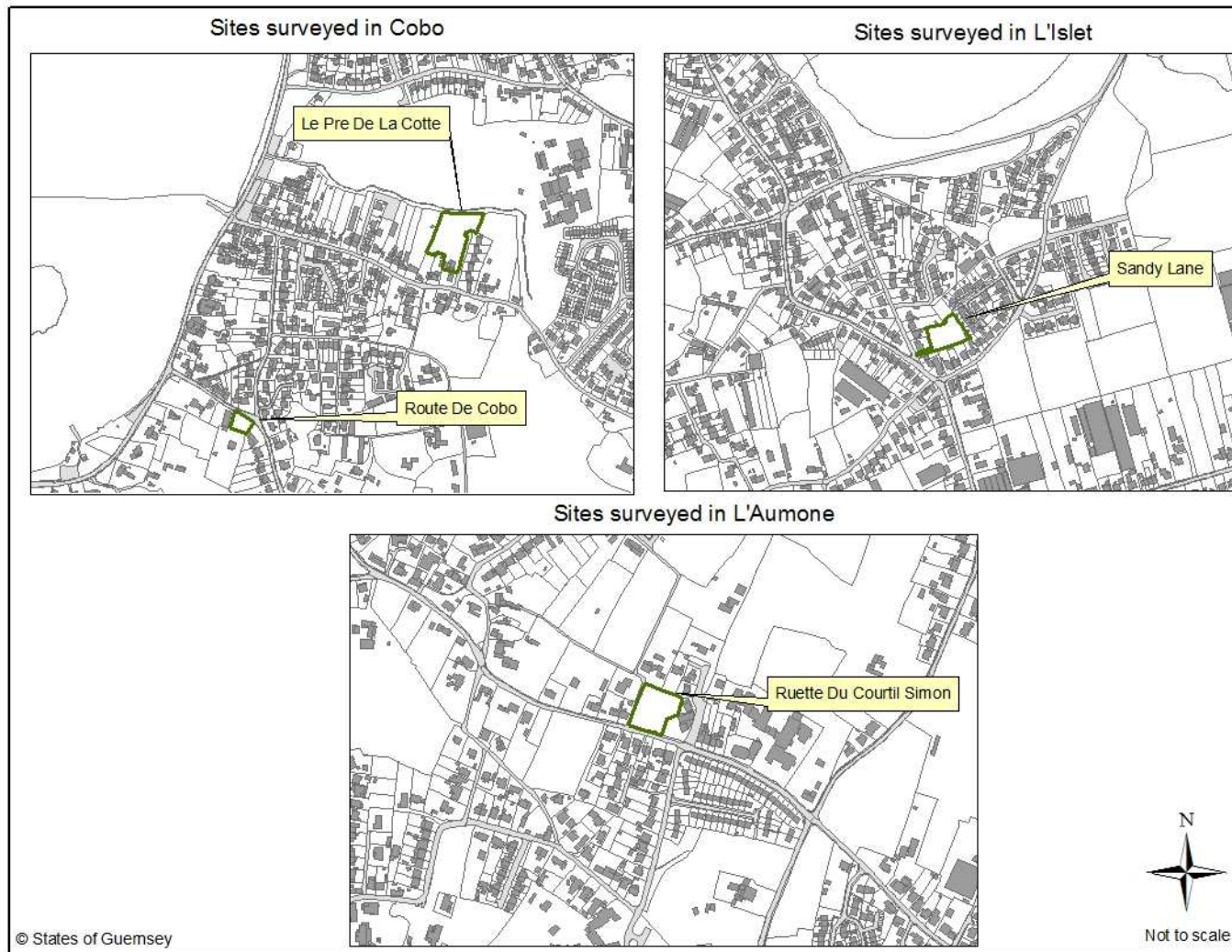
Appendix 1: Landscape Types (Guernsey Character Study, June 2013)



Appendix 2: Maps of Sites Surveyed







Appendix 3: Site Surveys

Notes:

- ALV = Area of Landscape Value – a designation used in the Urban Area Plan.
- AHLQ = Area of High Landscape Quality – a designation used in the Rural Area Plan.
- Where reference is made to a designation as a Site of Nature Conservation Importance – the surveys note which are proposed to become Areas of Biodiversity Importance in the draft Island Development Plan.
- References to Conservation Areas and their boundaries relates to the revised Conservation Areas to be proposed in the draft Island Development Plan.

St Peter Port

Valnord Lane	
Size	1.8ha
Urban Area Plan designation	ALV. Settlement area.
Function/History	Agricultural grass fields and garden ground. Street pattern evident on the Duke of Richmond map. Most of the area is a similar structure to the 1898 map.
Access	Access available to the fields. None of the land parcels are publicly accessible.
Boundaries/Neighbouring Uses	This area is made of a number of discreet elements: an agricultural field that wraps around two properties accessed from Green Lanes; the gardens of three properties accessed from Rozel Road; the garden ground of properties accessed from the junction of Rozel Road and Upper St Jacques (the area to the south of Green Lanes). These areas are bounded by a variety of landscape features including stone walls, earth banks, hedgerows and mature trees.
Features	Some mature specimen trees in garden ground. The land here slopes generally south to north toward the central plain from the lower urban plateau.
Views and prominence	The area is part of an almost unbroken corridor of green spaces running through Town from Valnord Lane to Les Cotils. Limited views of the land from public spaces. The garden ground of properties on both Rozel Road and Upper St Jacques is largely screened from view from the public roads. The field is well screened but can be glimpsed at field gates. It is overlooked by a small number of properties.
Importance	The field is an important remnant of the rural landscape in the built up area, contributing to the character of the

	Conservation Area. The remaining areas are relatively small garden areas that are well screened.
Proposal	Retain the field as open land. Do not designate the remainder as open land.
Guelles Road	
Size	2.6ha
Urban Area Plan designation	ALV. Settlement area. Part Site of Nature Conservation Importance (approximately 30%) (field A only – Fosse Andre woodland).
Function/History	Agricultural, mainly grass, fields. Street pattern evident on the Duke of Richmond map. Field pattern here has a very similar structure to that on the 1898 map.
Access	Access available from various points around the area. None of the land parcels are publicly accessible except field F, adjacent to Guelles Road, that incorporates a footpath used as an alternative to the pavement along Guelles Road, providing a safer route of particular importance to the nearby Amherst School.
Boundaries/Neighbouring Uses	This area is made of a 6 separate fields. These areas are bounded by a variety of landscape features including stone walls, earth banks, hedgerows and mature trees. The properties to the north of fields B and C have a stone wall boundary. School to the north, RAFA club to south otherwise the area is residential development.
Features	None. Generally flat landscape. Fields A and B slope to the west toward a valley. Field F slopes slightly to the north.
Views and prominence	The area is part of an almost unbroken corridor of green spaces running through Town from Valnord Lane to Les Cotils. The fields that make up this area are visually distinct with only limited views afforded between them. The area is overlooked by only a small number of properties. Area largely screened from views from public roads – Fosse Andre, Maurepas Road and Guelles Road by stone walls, earth banks and mature trees. Fields A, B, C and E overlooked by a small number of properties. Field D very well screened. Field F is well screened but has a public footpath within it which is well used and means the field is prominent within the local area.
Importance	Field F is accessible and part of the local perception of landscape character. It gives the area a characteristic semi-rural feel and a sense of openness. The remaining areas are well screened but contribute to a strategic swathe of open land that defines the character of the settlement in this part of Town and provide a remnant of rural landscape within the built up area, contributing to the character of the Conservation Area.
Proposal	Retain as open land.
Norman Ville	
Size	6.8ha
Urban Area Plan designation	ALV. Settlement area. Part Site of Nature Conservation Importance (approximately 25%) (Fosse Andre woodland).

Function/History	The area is made up of the landscaped grounds of a property known as Normandy Manor or Norman Ville (and some adjacent plots), which sits within the centre of the area and has a number of outbuildings. It will be a substantial house following redevelopment that was given planning permission in 2012. Present day structure of the Town in this location evident on the Duke of Richmond map including buildings in the location of the main house. Part of the site of the former Caledonia nursery established in the 1850s. Present day structure also evident on the 1898 map in terms of roads and groups of buildings. The grounds around Norman Ville was more subdivided than it is today with small fields.
Access	Access from Fosse Andre. Not publicly accessible.
Boundaries/Neighbouring Uses	The area is subdivided into small parcels with varying landscape features forming the boundaries.
Features	Area contains mature specimen trees. Small pond to the south west of the group of buildings. Area slopes generally south-east to north-west in a valley within the escarpment.
Views and prominence	The area is part of an almost unbroken corridor of green spaces running through Town from Valnord Lane to Les Cotils. The area is an attractive landscape setting to the expanding house. The area is not generally visible from public places. View up to the house from the driveway entrance on Foss Andre. The area provides some amenity for neighbouring properties on St Jacques and Rozel Road.
Importance	This is a large area of green space within the Conservation Area that makes a significant contribution to the character with a large number of significant trees. The area is open to glimpsed views and is overlooked. Part of the area is proposed to be designated for nature conservation (Area of Biodiversity Importance).
Proposal	Retain as open land.
Mont Arrive	
Size	2.7ha
Urban Area Plan designation	ALV. Settlement area. Part Site of Nature Conservation Importance (approximately 45% of the total area) (area C – Mont Arrive broad-leaved woodland).
Function/History	2 agriculture fields (areas A and B) (grass). Area C is garden ground and scrub grass/woodland (which has areas of former quarries at the north and south ends, cliff stabilisation has been required recently at the north). Street pattern evident on the Duke of Richmond map. Field pattern to the west (areas A+B) evident on the 1898 map. Area to the east (Site of Nature Conservation Importance area) has more complex history and contains a number of former quarries.
Access	Access to the fields available from Mont Arrive. The land is not publicly accessible.

Boundaries/Neighbouring Uses	The area is bounded by Mont Arrive to the west and the boundaries of the curtilage of predominantly residential properties elsewhere. Low stone wall to Mont Arrive boundary. Mature trees to Arculon Lane boundary.
Features	Area C - the wooded area - is a Site of Nature Conservation Importance. The area has two distinct areas: higher ground of the fields and a steep slope down to the lower wooded Site of Nature Conservation Importance. There is a slight slope south to north in the fields.
Views and prominence	Areas A and B are open to views from Mont Arrive. The boundary is a low stone wall. The areas are also discernible from the coast. The road is a well used connection between Town and the north of the Island. In an otherwise developed suburban area, the fields provide a sense of openness and connection with the countryside. Area C is well screened from public roads but is overlooked by neighbouring properties.
Importance	Areas A and B are a key feature in the structure of the settlement in this location, with residential properties that have an open view across the land. They are prominent features in the local townscape, their openness providing views beyond, being an exposed ridge line. It forms an important pocket of green space within Town, contributing to the character of the Conservation Area. Part of middle/long distance views of St Peter Port as part of the escarpment. Area C is part of the escarpment, but well screened. The landscape was partly created from quarrying activity. It is a landscape feature within the urban area and contributes to the local landscape character. The area is also overlooked by a number of properties. Area C is proposed to be designated for nature conservation (Area of Biodiversity Importance). All areas are sensitive to change.
Proposal	Retain as open land.
La Neuve Rue	
Size	2.9ha
Urban Area Plan designation	ALV. Settlement area. Part Site of Nature Conservation Importance (approximately 40%) (Neuve Rue marshy grassland).
Function/History	Agricultural fields. Street pattern and field pattern similar today to the 1898 map. On the Duke of Richmond map a lane is shown west-east through the centre of the area.
Access	Land not publicly accessible. Access available from La Neuve Rue
Boundaries/Neighbouring Uses	Hedgerows with some mature trees divide the area into five fields.
Features	Douit runs through the area. Slight slope from south to north. Southern end of Central Plain / beginning of escarpment.
Views and prominence	Glimpsed views from the public road (through mature trees and hedgerows, as viewed in Summer) and at the field

	entrance. The area is overlooked by a small number of properties.
Importance	The area is an important open space in the urban area, providing a 'green lung' and linking the settlement to the rural area beyond. The land retains an attractive open appearance when viewed from La Neuve Rue. The area is not part of a wider landscape setting or green corridor.
Proposal	Retain as open land.
Route Des Coutanchez West	
Size	1.03ha
Urban Area Plan designation	ALV. Not in the Settlement area.
Function/History	Agriculture. Grass field. Field pattern evident on the Duke of Richmond map. Previous use for glasshouses. 2 dwellings to north of the field on sites of glasshouses.
Access	Access from Route Des Coutanchez to the east and Balmoral Vinery to the west. Not publicly accessible.
Boundaries/Neighbouring Uses	Residential properties and fields to the north, field to the east, residential properties and the College of Further Education to the south. Pond to the west. Adjacent to a HTA - to the west.
Features	None.
Views and prominence	The site is visible in limited glimpsed views from the adjacent road to the east (a busy road with no footways). The field does not form part of a wider landscape, being developed on 3 sides and screened from the road or part of long distance views.
Importance	The field is well screened and separated from the wider landscape setting of St Peter Port by the topography and the neighbouring uses and is therefore not sensitive to change in any significant way. The boundary to Rue Des Coutanchez is attractive and rural in character and contributes to the 'gateway' to Town in this location.
Proposal	Do not designate as open land.
Route Des Coutanchez East	
Size	0.84ha
Urban Area Plan designation	ALV. Site of Nature Conservation Importance (The Marais marshy grassland).
Function/History	Agriculture. Low lying grassland field mainly used for grazing. Field pattern evident on the Duke of Richmond map.
Access	Access from Route Des Coutanchez to the south. Not publicly accessible.
Boundaries/Neighbouring Uses	Stone wall to public road. Mature trees to northern boundary. Residential properties and fields to the north and south, Pitronnerie Road industrial estate to the east, field and residential properties and the College of Further

	Education to the west.
Features	None.
Views and prominence	Field open to views from the public road. Overlooked by a small number of properties. It is highly visible from the higher land to the south. From La Vrangue near its junction with Rue Thomas there is a vista across open countryside which includes the Pitronnerie Road area in the foreground, this area in the middle distance and the wider landscape of the Marais beyond.
Importance	Part of a wider landscape - an intrinsic part of the strategically important Marais landscape. Area forms part of the setting of St Peter Port at the base of the escarpment. The land is prominent and important in the landscape with long distance views over the site. Adjacent industrial estate diminishes the character of the area. Part of a proposed Site of Special Significance (St Sampson's Marais & Château des Marais). There are therefore good landscape and nature conservation reasons for retaining the openness of the land.
Proposal	Retain as open land.
Pitronnerie Road	
Size	1.7ha
Urban Area Plan designation	ALV. Not in the UAP settlement area.
Function/History	Agricultural grass field. Street pattern evident on the Duke of Richmond map. On the 1989 map the field was enclosed by the road network as today and had development on the west, south and east sides.
Access	The field is not publicly accessible. Access available from Pitronnerie Road and Rue Thomas.
Boundaries/Neighbouring Uses	Bounded to the south by a low stone wall, the north by a high stone wall, to the east by business premises and the west by an earth bank with some mature trees. Industrial estate to the north, residential development to the west and south.
Features	There is a short line of trees within the centre of the field. Slight slope south to north - at the southern end of the Marais and beginning of the escarpment.
Views and prominence	The field is open to views from the public road and properties on La Vrangue to the South. The field is partially screened from short distance views from the other boundaries by the wall and earth bank.
Importance	The landscape value of the field has been significantly reduced by the industrial estate to the north and is therefore not sensitive to change in any significant way. The field is low lying and is separated and screened from the wider landscape setting of St Peter Port by the industrial estate. The field provides some visual amenity, with views over the field and the industrial estate toward the north of the Island.

Proposal	Do not designate as open land.
Amherst Road West	
Size	1.1ha
Urban Area Plan designation	ALV. Settlement area.
Function/History	Managed grass for sport and recreation. Part of an Island wide destination for sport and recreation. Road pattern similar on the Duke of Richmond map but the area extended further east than the current tree line on the eastern boundary. Extent of the space clearly distinguishable on the 1898 map.
Access	Land publicly accessible from a number of points. Small car park at southern end.
Boundaries/Neighbouring Uses	Grass area bounded by mature trees and stone walling to the west, small car park to the south, grass mounding and hedgerow to the east and fenced multi sports area to the north. Residential development to the south and west.
Features	Relatively flat area. Football pitch markings and goal posts (occasionally).
Views and prominence	Attractive and visually prominent green space. Open short distance views through the area from the public road to the west and from the car park to the south. Forms part of a large swathe of open space and tree cover climbing up the hill above St Peter Port and part of an almost unbroken corridor of green spaces running through Town from Valnord Lane to Les Cotils. Part of the Urban Plateau.
Importance	Forms part of an important and long standing recreational resource within St Peter Port. Easily reads as an accessible public park creating an attractive setting to this part of Town. It is an important landscape feature and a longstanding part of the structure of the settlement in this location, contributing to the character of the Conservation Area.
Proposal	Retain as open land.
Amherst Road East	
Size	1.1ha
Urban Area Plan designation	ALV (part only). Settlement area.
Function/History	Managed grass for sport and recreation. Part of an Island wide destination for sport and recreation. Road pattern similar on the Duke of Richmond map but western boundary was further east. Extent of the space clearly distinguishable on the 1898 map, but with an open boundary to the north.
Access	Land publicly accessible from a number of points.

Boundaries/Neighbouring Uses	Grass area bounded by mature trees and stone walling to the south, skate park to the east, hedge and mature trees to the west and generally an open boundary to the leisure centre to the north. Predominantly a residential area.
Features	Relatively flat area. Includes a baseball pitch and fencing.
Views and prominence	Attractive and visually prominent green space. Open short distance views through the area from the leisure centre and car parks. Forms part of a large swathe of open space and tree cover climbing up the hill above St Peter Port and part of an almost unbroken corridor of green spaces running through Town from Valnord Lane to Les Cotils. Part of the Urban Plateau.
Importance	Forms part of an important and long standing recreational resource within St Peter Port. Easily reads as an accessible public park creating an attractive setting to this part of Town. It is an intrinsic part of the parkland setting of this part of the Conservation Area and a longstanding part of the structure of the settlement in this location.
Proposal	Retain as open land.
Cambridge Park	
Size	2.5ha
Urban Area Plan designation	ALV. Settlement area.
Function/History	Managed grass for sport and recreation. Part of an Island wide destination for sport and recreation. Road pattern similar on the Duke of Richmond map. Extent of the space clearly distinguishable on the 1898 map.
Access	Land publicly accessible from a number of points. Small car parks at western and eastern ends.
Boundaries/Neighbouring Uses	Divided by a high granite wall and trees from Beau Sejour leisure centre to the north but part of a network of spaces around it used for sport and recreation. A tree lined avenue runs along the southern boundary (Winston Churchill Avenue). Residential development to the south and west. Les Cotils to the east.
Features	Relatively flat area. Football pitch markings and goal posts (occasionally). There are small parking areas at the west and east of the park and toilet facilities to the north east.
Views and prominence	Attractive and visually prominent green space. Open short distance views of the area from public roads to the west and south. Forms part of a large swathe of open space and tree cover climbing up the hill above St Peter Port and part of an almost unbroken corridor of green spaces running through Town from Valnord Lane to Les Cotils. Part of the Urban Plateau.
Importance	Forms part of an important and long standing recreational resource within St Peter Port. The area is easily

	recognisable as an accessible public park creating an attractive setting to this part of Town. It is an important landscape feature in the Conservation Area and a longstanding part of the structure of the settlement in this location.
Proposal	Retain as open land.
Candie Gardens	
Size	1.5ha
Urban Area Plan designation	Settlement area.
Function/History	Public gardens, Guernsey Museum and Art Gallery, cafe. A rare example of a Victorian walled pleasure garden.
Access	Access available from various points around the gardens.
Boundaries/Neighbouring Uses	High stone boundary wall to most boundaries. Fence to the east adjacent to the former brewery. Predominantly residential area. Candie Cemetery to the south.
Features	Terrace, statue, green houses, water features, path network, ornamental walls and steps, toilets.
Views and prominence	Glimpsed views at entrance points, overlooked by neighbouring properties, visible as part of the escarpment in longer distance views. Popular and attractive gardens.
Importance	Important recreational resource and a 'green lung' in Town. It is an important landscape feature in the Conservation Area and a longstanding part of the structure of the settlement in this location.
Proposal	Retain as open land.
Les Cotils	
Size	5.8ha
Urban Area Plan designation	ALV. Settlement area. Part Site of Nature Conservation Importance (approximately 30%) (Rope Walk broad-leaved woodland).
Function/History	The area forms the landscaped grounds of Les Cotils – a Christian and community resource centre and private residences. Managed grass and woodland. Street pattern evident on the Duke of Richmond map. Extent of the space clearly distinguishable on the 1898 map, although divided into smaller parcels further west.
Access	Grounds of Les Cotils are publicly accessible. The area is accessible from L'Hyvreuse, car park adjacent to the buildings.
Boundaries/Neighbouring Uses	Mature trees, hedgerows and stone walls around the boundaries. Adjacent to the Beau Sejour leisure centre, parkland and residential areas.
Features	Area includes managed grass, pathways and a tall cross. Area contains dispersed mature trees and an area of

	dense mature deciduous woodland to the north-eastern lower part of the area.
Views and prominence	Area at the edge of the urban plateau and beginning of the escarpment and prominent in views toward St Peter Port. Open short distance views of the area from public roads to the south. Forms part of a large swathe of open space and tree cover climbing up the hill above St Peter Port and part of an almost unbroken corridor of green spaces running through Town from Valnord Lane to Les Cotils.
Importance	Attractive and visually prominent green space. Area prominent in the wooded scarp hillside view of St Peter Port. The lower part of the site at Les Amballes forms an integral part of the wider scarp landscape. Creates an attractive setting to this part of Town and the Les Cotils buildings, contributing to the character of the Conservation Area. The area is prominent in views, sensitive to change, an important landscape feature and a longstanding part of the structure of the settlement in this location. Part of the area is proposed to be designated for nature conservation (Area of Biodiversity Importance).
Proposal	Retain as open land. Include areas to the immediate north of the leisure centre building.
Springfield	
Size	1.43ha
Urban Area Plan designation	ALV. Settlement area.
Function/History	Dwelling. Street pattern similar on the Duke of Richmond Map. House shown on the 1898 map, with more extensive grounds to the west.
Access	Accessed from Queens Road. Not publicly accessible.
Boundaries/Neighbouring Uses	Wall with railings to Queens Road, walls and mature trees to boundaries. Elizabeth College to the north and west boundaries. Area otherwise primarily residential.
Features	Protected building. Mature trees.
Views and prominence	Glimpsed views from Queens Road. Partially overlooked by neighbouring properties.
Importance	While generally well screened from public view, and a private garden, this area contributes to the open character of the Upper Plateau and this part of the Conservation Area. The garden is part of a swathe of generally open land that penetrates Town from the west that it would be beneficial to retain to differentiate character areas within the settlement and provide a 'green lung' in the urban area.
Proposal	Retain as open land.
Government House	
Size	3.9ha. Including buildings etc.

Urban Area Plan designation	ALV. Settlement area.
Function/History	Official residence of the Lieutenant Governor. The grounds only are ALV in the UAP, the buildings are excluded.
Access	Access from Queens Road. Footpath from Valnord Hill. Not publicly accessible.
Boundaries/Neighbouring Uses	Substantial stone wall boundary. Open to the field to the north east with mature trees. Predominantly residential area.
Features	Mature trees. Outbuildings. Tennis court. Landscape generally slopes from south to north.
Views and prominence	The property is well screened from the public road. Glimpsed view from the entrance on Queens Road and from Mount Durand. Longer distance views from properties to the north.
Importance	The grounds are intrinsic to the setting of this important building. While generally well screened from public view, and private, this area contributes to the open character of the Upper Plateau and this part of the Conservation Area. The garden is part of a swathe of generally open land that penetrates Town from the west that it would be beneficial to retain to differentiate character areas within the settlement and provide a 'green lung' in the urban area. Adjacent to a Conservation Area and part of its setting.
Proposal	Retain as open land, including the buildings for consistency.
Sausmarez Lodge Farm	
Size	2.97ha
Urban Area Plan designation	ALV. Settlement area.
Function/History	Grass field and an area of managed grass adjacent to Sausmarez Lodge. The field/garden and the structure of the settlement around it are similar to that shown on the 1898 map.
Access	Access from Queens Road and Les Petites Fontaine. Not publicly accessible. Residential development to all boundaries including Government House to the south west.
Boundaries/Neighbouring Uses	Mature trees to the boundary with Government House, open to the gardens of properties on Queens Road, some hedges and stone walls.
Features	Some mature trees adjacent to the boundary with Les Petites Fontaine. The land slopes generally west to east and forms a valley. Agricultural buildings on site.
Views and prominence	The land is visible from a short stretch of Les Petites Fontaine to the south east. The land is overlooked by properties on Les Petites Fontaine, Queens Road, Valnord Road, Valnord Hill, Victoria Road and Infinity Views.
Importance	This area is open to views and contributes to the open character of the Upper Plateau and this part of the

	Conservation Area. The field is part of a swathe of generally open land that penetrates Town from the west that it would be beneficial to retain to differentiate character areas within the settlement and provide a 'green lung' in the urban area. The field is a key part of the character of the settlement in this location, bringing an element of rural character into the otherwise developed urban area - dense development to the north and the east. Significant number of protected buildings around the field.
Proposal	Retain as open land.
Ville Au Roi	
Size	1.81ha
Urban Area Plan designation	ALV. Not in the Settlement area.
Function/History	Agriculture. 3 grass fields. Field pattern similar to that evident on the Duke of Richmond map.
Access	Access from Ville Au Roi.
Boundaries/Neighbouring Uses	Mature trees to the western boundary. Walls to other boundaries - low wall/earth bank to the east. Part of a group of fields with a further field to the south west.
Features	Derelict building within field to north east. Small number of mature trees. Flat landscape.
Views and prominence	Open to views from the public road to the east. Overlooked by a number of properties.
Importance	This area is open to views and contributes to the open character of the Upper Plateau. The field is part of a swathe of generally open land that penetrates Town from the west that it would be beneficial to retain to differentiate character areas within the settlement and provide a 'green lung' in the urban area. The field is a key part of the character of the settlement in this location, bringing an element of rural character into the otherwise developed urban area - dense development to the north, south and east. Part of the setting of a Conservation Area. Properties to the north are all protected buildings.
Proposal	Retain as open land.
Mount Row	
Size	3.49ha. A 2.14, B 1.35ha
Urban Area Plan designation	ALV. Not in the Settlement area.
Function/History	2 parts. A is The Manor House and grounds. B is Le Mont Durant and grounds. Part of B is a grass field. The structure of the settlement is similar to that shown on the 1898 map.
Access	A - access from Mount Row. B - access from Ville au Roi. Not publicly accessible.

Boundaries/Neighbouring Uses	Stone walls and mature trees to boundaries. Residential area.
Features	Mature trees, outbuildings. Pond in A. Generally flat landscape, with a slight slope toward the valley to the south east.
Views and prominence	A - glimpsed views from the entrance on Mount Row and over the low wall. B - more well screened but glimpsed view over part A from Mount Row.
Importance	While generally well screened from public view, and private gardens/land, this area contributes to the open character of the Upper Plateau and this part of the Conservation Area; part A lies within the Conservation Area. The land is part of a swathe of generally open land that penetrates Town from the west that it would be beneficial to retain to differentiate character areas within the settlement and provide a 'green lung' in the urban area.
Proposal	Retain as open land.
Prince Albert Road North	
Size	6.85ha
Urban Area Plan designation	ALV. Not in the Settlement area. Part Site of Nature Conservation Importance (approximately 11%) (Charroterie Valley broad-leaved woodland).
Function/History	Grounds of a number of substantial private residences (including Courtil Rozel and Rozel) and land associated with properties on Park Street. The structure of the settlement is similar to that shown on the 1898 map.
Access	Access from Prince Albert Road and Mount Durand. Some small areas of land associated with properties on Park Street.
Boundaries/Neighbouring Uses	Stone walls and mature trees to boundaries. Residential area with offices on La Charroterie to the south.
Features	Dwellings, outbuildings, curtilage, mature trees. The land generally slopes from north to south.
Views and prominence	The land descends from the edge of the plateau at Mount Durand to the south and east as the side of a valley. Steep bank/cliff to the rear of properties on La Charroterie and Park Street visible in glimpsed views from Prince Albert Road, La Charroterie and Mansell/Upper Mansell Street. There are views from the south and north east into the grounds of Courtil Rozel. Other areas are well screened with high stone walls. Most parts of the area are overlooked by neighbouring properties. Glimpsed views into gardens at access points.
Importance	This is an extensive area made up of a number of discreet pockets of open land that are not interrelated either in terms of access or visual connectivity. As a group however they form part of a 'green wedge' - a tract of open land that penetrates Town from the countryside to the west. The landscape here is a valley descending from the South

	Eastern Plateau. The valleys are a significant element within the character of the Town landscape, contribute to the character of the Conservation Area, and are of great value offering a unique and pleasant sense of enclosure. The buildings in this landscape are scattered in the valley and trees and roadside walls reduce their impact and predominate in the view. Part of the area is proposed to be designated for nature conservation (Area of Biodiversity Importance).
Proposal	Retain as open land.
Prince Albert Road South	
Size	4.86ha
Urban Area Plan designation	ALV. Not in the Settlement area. Part Site of Nature Conservation Importance (approximately 3%) (Charroterie Valley broad-leaved woodland).
Function/History	Grounds of a number of private residences, including the very large grounds of Manoir Du Pierre Percee. The structure of the settlement is similar to that shown on the 1898 map.
Access	Access from Prince Albert Road. Manoir Du Pierre Percee also accessed from Avenue Du Manoir.
Boundaries/Neighbouring Uses	Stone walls and mature trees to boundaries. Residential area.
Features	Dwellings, outbuildings, curtilage, mature trees.
Views and prominence	Open views into the area from Colborne Road. Overlooked by a number of neighbouring properties. Otherwise the area is generally well screened with high boundary walls to Prince Albert Road, but with some glimpsed views.
Importance	This is an extensive area made up of a number of discreet pockets of open land that are not interrelated either in terms of access or visual connectivity. As a group however they form part of a 'green wedge' - a tract of open land that penetrates Town from the countryside to the west. The landscape here is a valley descending from the South Eastern Plateau. The valleys are a significant element within the character of the Town landscape, contribute to the character of the Conservation Area, and are of great value offering a unique and pleasant sense of enclosure. The buildings in this landscape are scattered in the valley and trees and roadside walls reduce their impact and predominate in the view. Part of the area is proposed to be designated for nature conservation (Area of Biodiversity Importance).
Proposal	Retain as open land. Include Manoir du Pierre Percee and immediate grounds for consistency of approach.
Montville	
Size	6.89ha
Urban Area Plan	ALV. Part Site of Nature Conservation Importance (approximately 50%) (Charroterie Valley broad-leaved woodland)

designation	and Les Vardes un-improved grassland).
Function/History	Wooded valley hillside. Fields. Former quarry. Former mill. Residential properties and grounds. Settlement structure similar to that on the 1898 map.
Access	Area accessed from various points on Colborne Road, Les Vardes, Park Lane Steps, Montville Road and Montville Drive. Not publicly accessible.
Boundaries/Neighbouring Uses	The boundaries include stone walls and mature trees. The area is predominantly residential, with some commercial premises on La Charroterie.
Features	Small, but undisturbed areas of woodland and grassland, with mature trees (including protected trees). Grounds of protected buildings. Steep valley side landscape, flatter at the southern end on the plateau.
Views and prominence	The tree cover of the hillside is prominent in views from Colborne Road and Ruettes Brayes and La Charroterie - important routes to/from Town. Areas further away from these roads are well-screened. Longer distance glimpsed views from other parts of Town.
Importance	This is an extensive area made up of a number of discreet pockets of open land (predominantly large gardens with mature trees and large walls) that are not interrelated either in terms of access or visual connectivity. As a group however they form part of a tract of open land that forms the setting of Town to the south. This area is the eastern side of a valley that descends from the plateau down to the harbour. It is mainly broad-leaved woodland Site of Nature Conservation Importance. The area reads as the wooded side of a valley leading from a plateau, interspersed with generally large houses and grounds and small fields. The character here is different from the developed plateau above and the valley bottom of La Charroterie. The valley woodland area is a significant landscape feature and a key part of the character of the settlement and Conservation Area. The gardens and fields in this area contribute to the openness and need to remain as such. Part of the area is proposed to be designated for nature conservation (Area of Biodiversity Importance).
Proposal	Retain as open land.
Havelet/George Road	
Size	1.85ha
Rural Area Plan designation	AHLQ.
Function/History	Gardens and private houses, and a small grass field. The St Peter Port Main Centre Outer Area boundary as proposed is different to the UAP boundary and includes properties and curtilage on the east side of George Road and south side of Havelet. These properties were washed over with the AHLQ designation in the RAP. Settlement

	structure similar to that on the 1898 map.
Access	Access from Havelet and George Road. Not publicly accessible.
Boundaries/Neighbouring Uses	Generally high stone walls to the public roads and mature trees and hedges elsewhere.
Features	Dwellings. Mature trees. Steeply sloping escarpment landscape.
Views and prominence	There are glimpsed views into the area from Valle Des Terres and Havelet and longer distance glimpsed views from various points within Town and at sea. The wooded hillside is prominent as a backdrop to Town.
Importance	This is an area made up of a number of discreet pockets of land, mainly dwellings and gardens with mature trees and large walls, which are not interrelated either in terms of access or visual connectivity. As a group however they form part of a tract of land that forms the setting of Town to the south. Wooded valley sides descend from the plateau through the escarpment and are an important and distinctive feature in the character of the townscape and Conservation Area. Buildings here are more dispersed than the dense settlement structure to the north and west and this allows for open views through to the steep escarpment. The area only includes part of the larger gardens and a number of small gardens so it does not require the IOL designation. The more sensitive higher part of the escarpment is outside the settlement area. The field to the south of the area is screened behind high walls and part of the series of plots off George Road.
Proposal	Do not designate as open land.
La Vallette	
Size	4.3ha (approximately)
Rural Area Plan designation	AHLQ. Site of Nature Conservation Importance.
Function/History	Cafe, bathing pools, museum, aquarium, public gardens/spaces, Clarence Battery.
Access	Base of the cliff and roadside features accessible from La Vallette. Public footpath in the woodland. Path and steps to Clarence Battery.
Boundaries/Neighbouring Uses	Fences at the top and base of the cliff, otherwise the area is open to the sea.
Features	Mature trees on a steep cliff. Bathing pools, museum, aquarium, cafe, kiosk, public realm, historic site.
Views and prominence	Open views of the road area/pools etc and the wooded escarpment cliff from La Vallette, Castle Cornet and at sea. Views within the wooded area from the public footpath that runs through it. The wooded escarpment is prominent in views of the Island and Town from sea and other islands. Clarence Battery visible from Town and

	Castle Cornet.
Importance	This is an area that was washed over by the AHLQ designation in the RAP so has been surveyed. The area does not have the characteristics of the Important Open Land designation as envisaged in the Island Development Plan. However, the escarpment is a key landscape feature and an important and characterful part of the townscape and Conservation Area, the sensitivity of which will need to be taken into account in the proposed Local Planning Brief for the area (St Peter Port Harbour). Part of the area is proposed to be designated for nature conservation (Area of Biodiversity Importance).
Proposal	Do not designate as open land.

St Sampson / Vale

Braye Farm Cottage Field	
Size	0.1ha
Rural Area Plan designation	AHLQ
Function/History	Grass field / gardens. On the 1898 map the field was part of the field to the north, otherwise the structure of the settlement was similar to now.
Access	Access from Carriere Lane to the south. Not publicly accessible.
Boundaries/Neighbouring Uses	Low wall with trees to the south. Hedges to the north and east. Open to the property to the west. Residential to the west, south and east. Fields with glass houses to the north.
Features	None. Flat landscape.
Views and prominence	Open view into the field from the road to the south. Over looked by a small number of properties.
Importance	An area washed over by the AHLQ designation in the RAP but now included within a Main Centre Outer Area as proposed. The field is a small plot of land on the north side of a lane where similar sized plots have been developed on both sides. There are limited glimpsed views into the field. While the field is adjacent to the wider swathe of open land to the north of the settlement, it reads as part of the suburban area to the west, south and east due to the enclosure of the boundaries and the glass house to the north. It also reads as an extension to the garden ground of the adjacent house to the west.
Proposal	Do not designate as open land.
Le Petit Essart	
Size	0.1ha

Rural Area Plan designation	AHLQ
Function/History	Field in use as garden ground by adjacent property to the east (in same ownership) - Le Petit Tetre. Appears to have been used for this purpose for an extended period.
Access	Access from Le Petit Essart to the south. Not publicly accessible.
Boundaries/Neighbouring Uses	Mature trees to the north. Hedges elsewhere. Predominantly a residential area.
Features	Mature tree. Flat landscape.
Views and prominence	Glimpsed view from the south at the entrance gate from the lane. Not overlooked due to height of hedges.
Importance	An area washed over by the AHLQ designation in the RAP but now included in a Main Centre Outer Area as proposed. The field reads as garden ground in landscape terms with maintained grass and hedges. There are limited glimpsed views into the field. While the field is adjacent to the wider swathe of open land to the north of the settlement, it reads as part of the suburban area to the west, south and east due to the enclosure of the boundaries.
Proposal	Do not designate as open land.
Tertre Lane	
Size	0.28ha
Rural Area Plan designation	AHLQ
Function/History	Agriculture. Grass field. Field and the structure of the settlement around it evident on the Duke of Richmond map.
Access	Access to the field from Tertre Lane to the west. Field not publicly accessible.
Boundaries/Neighbouring Uses	High stone wall to the east. Stone wall to the south and west. Woodland to the north. Water treatment works to the east. Residential development to the west and south.
Features	None. Generally flat landscape.
Views and prominence	Open to views from the public road to the west and south. Views to the north screened by the adjacent woodland. View across the field from field entrance.
Importance	An area washed over by the AHLQ designation in the RAP but now included in a Main Centre Outer Area as proposed. The field lies within an area where the character changes from the suburban, denser, fringes of St Sampson's to the intimate winding lanes, dispersed dwellings and fields of Les Landes. Topography and tree cover separate this field from the Les Landes character area to the north. Field provides amenity for neighbouring

	properties but does not form part of a wider landscape setting.
Proposal	Do not designate as open land.
Les Mares Pellees	
Size	0.48ha
Rural Area Plan designation	AHLQ
Function/History	Grounds of Westwood and La Prima (part only), Les Mares Pellees. Field pattern established in 1898 map, with glasshouses. Glasshouses still evident on 1979 photo, later removed.
Access	Access from Les Mares Pellees. Not publicly accessible.
Boundaries/Neighbouring Uses	High stone walls to Les Mares Pellees and Sohier Road and between the properties. Hedges and fences elsewhere.
Features	Ancillary garden structures. Timber clad garage / workshop. Some mature trees. Generally flat landscape.
Views and prominence	The area is screened from view apart from glimpsed views at the access points on Les Mares Pellees.
Importance	An area washed over by the AHLQ designation in the RAP but now included in a Main Centre Outer Area as proposed. The area is well screened from view and not part of a wider landscape setting. Limited visual amenity. The gardens are not part of the setting of protected buildings. Plots along the north side of Les Mares Pellees are all developed. The boundary walls are an important component of local character.
Proposal	Do not designate as open land.
Robergerie Farm	
Size	2.65ha
Urban Area Plan designation	ALV. Not in settlement area. Part Site of Nature Conservation Importance (approximately 20%) (Robergerie broad-leaved woodland).
Function/History	Area includes a farm, currently farm buildings on site with the land subdivided into fields, with a wooded area (formerly a quarry) in the southeast corner. Robergerie Farm is identified on the 1898 map. Area also includes an adjacent field and adjacent curtilage of Pas D,nom on Robergerie.
Access	Access via Robergerie to the north. Not publicly accessible.
Boundaries/Neighbouring Uses	Predominantly residential area, school to the east, vineries (HTAs) to the north and south.
Features	Mainly covered in grass, with significant mature tree growth clustered in the south east of the site in an old quarry. Sloping site (south to north), part of a raised area of land extending to the south east.

Views and prominence	Land is part of a visually prominent area of raised land extending to the south east. The area has a semi-rural character with open fields and mature tree growth, and is relatively secluded.
Importance	It is an area of raised land with sloping sides, and is prominent in the surrounding landscape. There is significant mature tree growth, particularly on the southeast of the site, where there used to be a quarry. Part of the area is proposed to be designated for nature conservation (Area of Biodiversity Importance).
Proposal	Retain as open land.
Delancey Park	
Size	7.9ha
Urban Area Plan designation	ALV. Settlement area. Part Site of Nature Conservation Importance (approximately 10%) (Delancey Park broad-leaved woodland).
Function/History	Public park, largely laid in grass which is well maintained. Originally agricultural, then a Barracks, and on the 1898 map is shown as Delancey Park.
Access	Multiple pedestrian accesses, including vehicular access from Rue des Monts and Mont Morin.
Boundaries/Neighbouring Uses	Mature tree growth in pockets and around the boundary. There is residential development to south, east, west and northwest, with a former school to the southwest.
Features	A public park with a number of associated uses throughout. The topography of the park is undulating, with relatively steep slopes throughout. The south eastern side forms a very steep slope down toward Grandes Maison Road. Some areas of woodland and coastal grassland.
Views and prominence	Attractive and visually prominent green space. It offers a parkland character, the nature of which changes from being semi-natural in the southeast corner, to a flatter public sports area in the west, to a more arboreal character in the northern areas. The eastern side of the site holds a very prominent position and offers views across St Sampson / Vale, the east coast and St Peter Port. It is visible from St Sampson / Vale, St Peter Port and is a reference point from the sea. Overlooked by the dwellings to the west. An important and long standing recreational resource, the area is easily recognisable as an accessible public park creating an attractive setting to this part of the settlement. It is an important landscape feature and a longstanding part of the structure of the settlement in this location.
Importance	The Park is a large open space in a prominent position on the Island and forms the southernmost part of a c.1.2km long 'green corridor' of open land running through the Main Centre from Route du Braye as far as Delancey Battery. It is situated on a prominent ridge near the Delancey Monument and is part of an area of steep topography running through the Centre. In this way it is visually prominent. It is also the main public open space in

	the Centre. Part of the area is proposed to be designated for nature conservation (Area of Biodiversity Importance).
Proposal	Retain as open land.
Les Grandes Maisons	
Size	1.9ha
Urban Area Plan designation	ALV (north part only). Settlement area. Part Site of Nature Conservation Importance (approximately 4%) (Delancey Park broad-leaved woodland).
Function/History	2 fields (north field unmanaged and part used for storage of vehicles at time of survey) divided by a strip of garden ground (Stickledown). North field - glasshouses on the field between 1938-79 photos, field pattern established on 1898 map. South field - former quarry.
Access	Access from Les Grandes Maisons. Not publicly accessible.
Boundaries/Neighbouring Uses	Mature trees to most boundaries. South field has a low wall to Les Grandes Maisons. Delancey Park to the west. Residential development elsewhere.
Features	Some mature trees within the north field. Western parts of the area have a steep slope - secondary scarp - as part of a Hougue.
Views and prominence	North field - long distance views of the west part of the site. Glimpsed views from the access lane from Les Grandes Maisons. Tree line to the south and west boundaries screens the field, as does development to the north and east. Garden ground is visible in glimpsed views from the main road and forms part of the wider landscape area. South field - open to views from Les Grandes Maisons.
Importance	Some sensitivity to change, particularly the higher part to the west. Area to the north is generally well screened from views from public roads but is part of a Hougue landscape character that is important. South field is open to views and is an important part of a wider swathe of green space which extends to the north and forms a strategic 'green corridor' through the St Sampson / Vale Main Centre. Part of the area is proposed to be designated for nature conservation (Area of Biodiversity Importance).
Proposal	Retain as open land.
Mont Morin/Brock Road	
Size	2.7ha
Urban Area Plan designation	ALV. Not in settlement area. Part Site of Nature Conservation Importance (approximately 13%) (Brock Road broad-leaved woodland).
Function/History	Agriculture. Fields. Shown as farmland from the 1898 map onward. Also adjacent curtilages.

Access	Access from public road to north and south. Not publicly accessible.
Boundaries/Neighbouring Uses	Mature tree growth and hedgerows around boundaries. Predominantly greenfield to north and south, residential to west and east.
Features	Sloping west to east. Duncreggan – a dwelling on Mont Morin.
Views and prominence	Prominent and visible area of farmland from the immediately surrounding area (overlooked by adjacent dwellings), otherwise secluded. A semi-rural character landscape which connects with open land to the north and south.
Importance	The landscape is a rich, rural / agricultural landscape. Whilst not prominent in the centre or publicly accessible, it is quite extensive and visible locally. Part of the greenfield, open lands which extend to the north and south, it forms a strategic 'green corridor' through the St Sampson / Vale Main Centre. As well as being predominantly open land, it separates the higher density 'urban' areas of St Sampson / Vale to the east, from the more secluded, suburban areas to the west.
Proposal	Retain as open land.
Brock Road/Ronde Cheminee	
Size	2.1ha
Urban Area Plan designation	ALV. Not in settlement area. Part Site of Nature Conservation Importance (approximately 11%) (Brock Road broad-leaved woodland).
Function/History	Agricultural land. Shown as agricultural land, with a quarry to the south west, from 1898 onward. Also La Maison De Haut (a dwelling) and curtilage.
Access	Access from Brock Road and Ronde Cheminee. Not publicly accessible.
Boundaries/Neighbouring Uses	Mature tree growth along field divisions and hedges. Open, agricultural land to the west and south, with residential development to the north and east.
Features	Gently sloping, open, greenfield land.
Views and prominence	Fairly secluded area, with mature tree growth around the boundary as well as high stone walls. Visible from the residential areas to the north and east.
Importance	The landscape is a rich, rural / agricultural landscape. Visually, the area connects with the other open, greenfield areas to the west, northwest and south. It also forms part of a relatively unbroken 'green corridor' (of c.1.2km) through the centre of the St Sampsons / Vale Main Centre. As well as being open land, it separates the higher density 'urban' areas of St Sampson / Vale to the east, from the more secluded, suburban areas to the west.
Proposal	Retain as open land.

Rue Queripel/Ronde Cheminee	
Size	5.8ha
Urban Area Plan designation	ALV. Not in settlement area. Part Site of Nature Conservation Importance (approximately 70%) (Grosses Hougues un-improved grassland and Franc Fief marshy grassland).
Function/History	Area predominantly agricultural land. Small number of residential units. Standing water (former quarry, approx. 1.3ha). Shown as agricultural fields, with glasshouses and a quarry from 1898 onwards, prior to that, as agricultural land with a Hougue to the north where the disused quarry is now.
Access	Mainly from Ronde Cheminee to the south east, Rue Queripel to the west, and Nocq Road to the north. Land is not publicly accessible.
Boundaries/Neighbouring Uses	Mature trees and hedgerows as boundary treatments throughout. Residential development adjacent to east, west and southwest; greenfield to north and southeast. HTA adjacent to west.
Features	A large, flooded and disused quarry to the northwest adjacent to Rue Queripel that is a typical abandoned quarry with scrub surrounding deep water. The scrub is important as a breeding and roosting area for common birds. Gently sloping fields in grass, some are good examples of unimproved marshy grassland. Raised topography along Nocq Road to the north.
Views and prominence	Secluded, greenfield agricultural land with mature tree growth. Raised levels at Nocq Road reduce the prominence of the land at that point. Main sections visible from public road (along Ronde Cheminee) but relatively secluded. Visually, the area connects with the other open, greenfield areas to the north, south and west. Glimpses through land at Rue Queripel into the wider open land beyond.
Importance	Forms a large part of an area of open, greenfield land, c.1.2km in length, which runs through St Sampson / Vale Main Centre. As well as being open land, it separates the higher density 'urban' areas of St Sampson / Vale to the east, from the more secluded, suburban areas to the west. The landscape is largely rural / agricultural. It is extensive and prominent in terms of its strategic impact on land uses within the Centre. However it is not publicly accessible and only partially visible locally (predominantly from Ronde Cheminee) due to the topography, boundary treatments and location of residential units around the perimeter. Part of the area is proposed to be designated for nature conservation (Area of Biodiversity Importance).
Proposal	Retain as open land.
Nocq Road	
Size	1.9ha
Urban Area Plan	Not in settlement area.

designation	
Function/History	The area is a mixture of grassland and drained marshland incorporating reed grasses. Part of c.300 acres recovered from the sea c.1808. Previously under water, the land was drained and then divided into fields for farming.
Access	There are accesses from Nocq Road. Land is not publicly accessible.
Boundaries/Neighbouring Uses	Mature trees to northern boundary. There is residential development to the north east and southeast; greenfield to the east and west and across Nocq Road to the south, further greenfield lands, including a flooded quarry. Land to the west is the Saltpans Industrial Area, and to the east is the Saltpans HTA.
Features	Area appears to be marshland and is identified as being susceptible to flood events equivalent to 1 in 50 year flood events.
Views and prominence	Land is highly visible, as it is low-lying compared to the surrounding areas and is bounded by a public road (Nocq Road). The land has the appearance of open grassland and marshland that is semi-wild. Forms part of a wider landscape, almost a valley, that is a low-lying area, running from west of Leale's Yard to the Saltpans Industrial Estate, that corresponds to the area formerly under water at the Braye du Valle. The area is high visible and has visual amenity. It also forms part of an unbroken strip of greenfield, open land running from Delancey Battery to Route du Braye.
Importance	Taking into account the future development of land to west and east, this area of land will perform an important function in retaining a separation of the Bridge and the linear development along Route Militaire as part of an almost unbroken stretch of greenfield land or 'green corridor' running from Delancey Battery in the south to Route du Braye in the north. The IOL designation here should broadly correlate to the undeveloped stretch of Saltpans Road to the south and the area of IOL (Route du Braye) to the north, in order to retain a meaningful open land corridor through the settlement. This approach is taken in the absence of suitably defined boundaries on the ground.
Proposal	Retain part of the area as open land as described.
Route Du Braye	
Size	1.3ha
Urban Area Plan designation	ALV. Southern part is a Site of Nature Conservation Importance (Braye Road marshy grassland).
Function/History	The land comprises two areas: Field A south of Route du Braye (1.2 ha) and Field B north of Route du Braye (0.1 ha). The area is largely grassland. Part of c.300 acres recovered from the sea in 1808. Previously under water. Land was then divided up into fields for farming.

Access	There is access to Field A from La Route du Braye and Field B from Carriere Lane. The land is not publicly accessible.
Boundaries/Neighbouring Uses	There is residential development to the north, east and west; greenfield to the south. The land is also adjacent the Saltpans Industrial Estate (noting the consented but undeveloped area of the Estate) to the southwest and the Saltpans HTA to the east.
Features	The southern part is a species-rich wet meadow that is susceptible to flood events.
Views and prominence	Field A: The land is an open field in grass and appears to form part of what was once a shallow valley. Although to the west of the Bridge, the land, largely due to its openness and low-lying nature is visible and prominent. Field B: is less prominent, being a narrow strip of open land in the otherwise developed northern frontage to Route du Braye. It is open to views from the public road and is overlooked by a small number of properties.
Importance	Field A is of visual amenity value due to the low-lying grassland nature of the land. It forms part of the sloping sides of a low-lying area, running from west of Leale's Yard to the Saltpans Industrial Estate, that corresponds to the area formerly under sea at the Braye du Valle. It also forms part of an unbroken strip of greenfield, open land running through the Main Centre from Delancey Battery to Route du Braye. Field A may also play an important drainage role for the centre in conjunction with the site on Nocq Road, adjacent to the south. Part of the area is proposed to be designated for nature conservation (Area of Biodiversity Importance). Field B provides some visual amenity for neighbouring properties, but makes a limited contribution to the wider landscape, being separated by the busy public road to the south.
Proposal	Retain field A as open land. Do not designate field B as open land.

St Martin

Rue De L'Eglise	
Size	0.35ha
Rural Area Plan designation	None.
Function/History	Agriculture, grass fields. 2 fields divided by a tree line. Structure of roads and fields shown on the 1898 map.
Access	Access available at northern boundary. Footpath adjacent to northern boundary, roads to other boundaries. Not publically accessible.
Boundaries/Neighbouring Uses	Earth banks and mature trees. Higher to the south. Residential properties and church adjacent.

Features	Tree line dividing 2 fields. Slight slope from south to north.
Views and prominence	Open views available across the field from the north including views of the church - a prominent feature in the townscape and important to local character.
Importance	Field forms the setting for a group of buildings around it, most of which are protected, and is important to the settlement pattern and character of the Conservation Area.
Proposal	Retain as open land.
School Lane	
Size	0.51ha
Rural Area Plan designation	None.
Function/History	Agriculture, grass field. Scrub at time of survey. Area previously had glasshouses. No longer present on 1990 photo.
Access	Access from School Lane. Not accessible to public.
Boundaries/Neighbouring Uses	Hedgerows to residential properties. Rows of mature trees at west and east boundaries. Wire fence to car park.
Features	None. Flat.
Views and prominence	Open views across the field from the public car park. Views from surgery and school screened by trees etc. Overlooked by a small number of residential properties.
Importance	Field is one of many pockets of rural landscape within the semi-rural built-up area. It has the sense of a 'backland' and does not form an important element of townscape in the structure of the settlement and is well screened.
Proposal	Do not designate as open land.
La Rue Maze	
Size	1.41ha
Rural Area Plan designation	None. Airport Public Safety Zone.
Function/History	Agriculture. Two separate fields divided by a tree line. There is a small area of land at the north eastern corner which comprises a small pocket park open to the public. Division of fields in this location is shown as far back as the Duke of Richmond map.
Access	Has access from the public roads to the north and south. Not accessible to public.
Boundaries/Neighbouring	Abuts the Conservation Area boundary to the north.

Uses	
Features	Predominantly flat open land in grass with mature hedging and tree growth.
Views and prominence	Visible from the public roads to the north and south and also from the community centre.
Importance	Forms part of a large wedge of open land (with La Route Des Couture North and South) within the Local Centre that is clearly distinguishable from the surrounding built form of St Martin. Loss of openness here would significantly alter the structure of the Centre. The area provides a sense of openness, a green lung and a break in development in St Martin.
Proposal	Retain as open land.
La Route Des Couture North	
Size	2.13ha
Rural Area Plan designation	None. Airport Public Safety Zone.
Function/History	Grounds of private dwellings and fields. Pattern of land parcels similar to 1898 map.
Access	Access to dwellings from La Route Des Couture. Land connected to Raymond Falla House accessed via Longue Rue. Not accessible to the public.
Boundaries/Neighbouring Uses	Mature hedging and tree growth divide the land parcels. Raymond Falla House to the west is a Commerce and Employment Department building. School to the south, fields to the east, residential to the north.
Features	Predominantly flat open land in grass. Allotment type use in the field to the north west. Some mature trees.
Views and prominence	Relatively large greenfield area in a central location within St Martin, surrounded by development, but secluded with mature tree growth around the perimeter and there is little visual penetration from the surrounding area, including from the public road.
Importance	The area forms part of a large wedge of open land (with La Rue Maze and La Route Des Couture South) which is surrounded by development within the Local Centre. It is largely undeveloped and is clearly distinguishable from the surrounding built form of St Martin. Loss of openness here would significantly alter the structure of the Centre. The area provides a sense of openness, a green lung and a break in development in St Martin.
Proposal	Retain as open land.
La Route Des Couture South	
Size	1.26ha
Rural Area Plan designation	None. Airport Public Safety Zone.

Function/History	Field A is a sports pitch associated with St Martin's School. Field B is a small field in agricultural use. Division of fields in this location is shown as far back as the Duke of Richmond map. The sports field is shown on the 1979 map.
Access	Field A has access from the public road, as well as a public walkway along the southern boundary. Neither field is accessible to the public.
Boundaries/Neighbouring Uses	Mature trees and hedgerows around the boundaries. Abuts the Conservation Area boundary to the north.
Features	Sports pitch has associated structures (goal posts, bowling areas, netting and fencing). Area is flat.
Views and prominence	This is a relatively large greenfield area in a central location within St Martin Local Centre, surrounded by development. The fields are largely screened by the large hedgerows and mature trees along the boundaries. Field A is a sports pitch that is not visible from the public road but is a prominent feature within the school grounds. Field B is a secluded, well screened agricultural field.
Importance	Field A forms part of the grounds and facilities of the school and is therefore of importance to the local community. Field B is of more limited visual amenity value. The area forms part of a large wedge of open land (with La Rue Maze and La Route Des Couture North) which is surrounded by development within the Local Centre. The area is largely undeveloped and clearly distinguishable from the surrounding built form of St Martin. Loss of openness here would significantly alter the structure of the Centre. The area provides a sense of openness, a green lung and a break in development in St Martin.
Proposal	Retain as open land.

St Pierre du Bois

Longfrie West and East	
Size	0.88ha west , 0.65ha east
Rural Area Plan designation	None.
Function/History	Agriculture. Field pattern evident on the Duke of Richmond map.
Access	Access from Rue Du Longfrie. Not publicly accessible.
Boundaries/Neighbouring Uses	Earth banks, mature trees and hedgerows. Mature trees to southern boundary. Fields separated by an earth bank overgrown with bracken. Adjacent uses include community centre, pub and residential properties. Abuts the

	Conservation Area boundary to the south.
Features	Redundant glasshouse. Flat landscape.
Views and prominence	West: Field forms the foreground of glimpsed views of the church spire. Glimpsed views from pub car park - which has local recycling facilities. Views from upper floor of community centre. Partially overlooked by a small number of neighbouring residential properties. East: Glimpsed view into the field at the entrance on Route Du Longfrie. Overlooked by a small number of neighbouring residential properties.
Importance	The two fields form a large pocket of open rural landscape within the Local Centre, with fields around having been developed over time. The land is clearly distinguishable from the surrounding built form and loss of openness here would significantly alter the structure and character of the Centre. The fields have no recreational amenity value but have visual amenity value.
Proposal	Retain as open land.
Rue Des Caches	
Size	0.2ha
Rural Area Plan designation	None. Part airport public safety zone.
Function/History	Agriculture, grass field. At the time of the survey the field was planted with poppies by the Parish to mark the centenary of the start of WWI. Glasshouse shown on 1938 map until 1979.
Access	Access from south and north via public roads.
Boundaries/Neighbouring Uses	Earth bank and trees to northern boundary with the road, part hedgerow boundary to south, earth bank and trees to lane at the west and a wall to the east.
Features	None apart from poppies. Flat landscape.
Views and prominence	Glimpsed views through the hedgerow from the main road. Forms part of the setting of the adjacent former church.
Importance	Contributes to the public perception of openness within the settlement. Part of an important sequence of spaces with the store opposite and (former) chapel adjacent and in use by the community.
Proposal	Retain as open land.
Le Puits Field	
Size	0.12ha
Rural Area Plan designation	None.

Function/History	Small field adjacent to dwelling (Protected Building - converted barn).
Access	Access via grounds of the dwelling. Not publicly accessible.
Boundaries/Neighbouring Uses	Row of mature trees to south boundary, post and wire fence to east boundary, high stone wall to north, trees and hedge to the west.
Features	None.
Views and prominence	Glimpsed view through entrance for adjacent dwelling. Glimpsed view from amenity green space adjacent.
Importance	Forms part of the wider landscape extending over the fields to the south, but due to the boundary treatment and topography, the visual and physical connection with that wider landscape is disrupted. Space is important as part of the setting of the protected building, but provides limited public amenity as it is so well screened. The boundary to Rue Des Brehauts is important to the character of the Local Centre.
Proposal	Do not designate as open land.
Les Caches	
Size	0.33ha
Rural Area Plan designation	None.
Function/History	Agriculture, grass. N.B. Only part of the field is within the Local Centre boundary.
Access	From within the farm. Land not publicly accessible.
Boundaries/Neighbouring Uses	Mature trees, hedgerows and stone walls. Part of a field that extends further south. Area bounded by other open land and public roads to north and east. Le Puits to the north west.
Features	Some mature trees.
Views and prominence	Limited glimpsed views from Rue Des Brehauts and Rue Des Caches through the hedgerow and mature trees.
Importance	While the area is relatively well screened from view, it forms part of the wider landscape extending over the fields to the south, and forms part of the setting of the protected Les Caches Farm buildings. The fields contribute to the public perception of openness within the settlement. The boundary to Rue Des Brehauts is important to the character of St Peter.
Proposal	Retain as open land.
Rue De La Corderie	
Size	0.34ha
Rural Area Plan designation	AHLQ

Function/History	Part A is agriculture, has been a grass field but to be temporarily used as a compound. Part B is an allotment type space for growing food and keeping animals. Extent of the fields is shown on the 1898 map.
Access	Part A: access to road at southern boundary to be created for compound. Not accessible to the public. Part B: accessed up a short slope, via a lane from Route de Longfrie, it is not clear if it is shared or publicly accessible.
Boundaries/Neighbouring Uses	Part A - large, mature trees are dotted along the southern boundary, with other trees and hedges making up the remainder of the area boundaries. Part B has mature hedgerows and some trees around the boundary. Commercial development adjacent to the east and west.
Features	Part A has a gentle slope north to south. Part B is a relatively flat with chicken coops.
Views and prominence	Two parts are visually separate. Part A is prominent (as a result of the impact of the trees overhanging the road and impact on the settlement structure) however the field is not particularly visible from the public road. Part B is not prominent and not visible from the public road.
Importance	Part A: whilst not particularly visible, it is a pleasant meadow when glimpsed between the trees. Part B is visible from the adjacent publicly accessible lane, and is a pleasant 'allotment' type space. Whilst Part A and B form part of the landscape to the north, the connection is not strong - due to the boundary treatment and topography, the visual and physical connection with that wider landscape is disrupted. Field A is a small break in the otherwise developed road frontage through the Local Centre, loss of openness here would not adversely impact on the character or structure of the settlement. The boundary to Rue Des Brehauts does contribute to the character of St Peter.
Proposal	Do not designate as open land.
Rue Des Brehauts	
Size	1.04ha
Rural Area Plan designation	AHLQ. Part airport public safety zone.
Function/History	Part A: Amenity green space (football pitch). Shown on the 1816 map as part of a landholding stretching across the valley to the south, as a divided field as it is today on the 1898 map, and finally as a playing field adjacent the (former) school on the 1938 map. Used for amenity over a substantial period. School dates from 1897. Part B: not clear if in use as garden or for agriculture, grass.
Access	Part A: is publicly accessible with pedestrian access from Rue Des Brehauts. Part B: Access from Rue Des Raies. Not publicly accessible.
Boundaries/Neighbouring	Part A: Bounded by trees on three sides and a low stone wall and planted trees on the north side adjacent to the

Uses	road. On the edge of the settlement. Land developed to the north, west and east. Part B bounded by mature trees and hedgerows.
Features	Part A: Goal posts, slight slope north to south. Part B is relatively flat.
Views and prominence	Area forms part of a wider landscape setting of the settlement which extends to the south east of St Peter around Les Buttes. Glimpsed views between the 2 parts. Part A: Open views over the space from the road to the north to the rest of the valley to the south of which the land forms part. Space performs an important amenity function for the settlement and has been used for this function over an extended period. Attractive tree and wall boundaries. Part of the setting of the former school. Part B: is well screened. It is adjacent to a Conservation Area (to the west) which has a number of protected buildings.
Importance	Part A is used for general amenity and sports, so has an important community function. The field is an important part of the structure of the settlement in association with the former school, and is part of the wider landscape setting of St Peter with open views from the valley to the south. Part B is of some visual amenity value, providing part of the semi-rural character of the area and a foreground to the protected buildings.
Proposal	Retain as open land.
Rue Des Buttes War Memorial	
Size	0.11ha
Rural Area Plan designation	AHLQ.
Function/History	Amenity green space adjacent to church with a war memorial. Access to properties. Used for temporary parking. The space is open on the Duke of Richmond map with a similar settlement structure.
Access	Access from public road. Publicly accessible.
Boundaries/Neighbouring Uses	Stone wall and mature trees to west boundary to church and rectory. Otherwise open. Adjacent to church. Area otherwise residential.
Features	Grass area. War memorial, benches, planters, bin. Generally flat landscape.
Views and prominence	Open to views from public roads to north, east and south, and from the adjacent church grounds.
Importance	Area outside the Rural Centre in the RAP, proposed to be included in the Local Centre in the Island Development Plan. An important area for the local community providing a setting for the war memorial. A prominent landscape feature. Space contributes to the character of the Conservation Area.
Proposal	Retain as open land.

Cobo

Route De Cobo	
Size	0.09ha
Rural Area Plan designation	None.
Function/History	Scrub grass field.
Access	Access from the public road. Not accessible to the public.
Boundaries/Neighbouring Uses	Stone wall and metal gate to the road, post and wire fence to the east and south boundaries, hedge to the north.
Features	None. Flat landscape.
Views and prominence	Open views over the land from the public road (trees removed recently). Overlooked by a small number of residential properties.
Importance	Is of limited visual amenity value. Pattern of development along Route de Cobo is for large detached dwellings. Loss of openness would not undermine the character or structure of the settlement.
Proposal	Do not designate as open land.
Le Pre De La Cotte	
Size	0.48ha
Rural Area Plan designation	None.
Function/History	Scrub grass field. Informal access and parking for properties fronting Route De Carteret. Some sheds etc. Field pattern visible on Duke of Richmond map.
Access	Access from the public road. Not accessible to the public.
Boundaries/Neighbouring Uses	Earth bank, hedgerows and mature trees.
Features	A number of small trees spread throughout. Flat landscape.
Views and prominence	Land is open to glimpsed views from Le Pre De La Cotte which is a private road accessing a small number of properties. Overlooked partially by neighbouring properties. Screened from the footpath to the north by trees and hedgerows.
Importance	Field of some visual amenity value to neighbouring properties but of no recreational value. Lies on the edge of the settlement and the path and amenity land to the north. Openness is not essential to the character and structure of

	the settlement.
Proposal	Do not designate as open land.

L'Islet

Sandy Lane	
Size	0.22ha
Rural Area Plan designation	None.
Function/History	Agriculture, grass field. Horses kept. Some sheds to north east part of the area. Glasshouses on area until 1990 photo.
Access	Access along narrow lane from Sandy Lane. Not publically accessible.
Boundaries/Neighbouring Uses	Fencing to north and west, concrete wall to east, fencing and planting to south.
Features	Flat landscape.
Views and prominence	The field forms a backland to adjacent residential properties which overlook. Limited glimpsed view from Sandy Lane. Fields are adjacent to a listed monument - cists in circle, but are separated by a substantial barrier of a concrete wall with a post and wire fence above.
Importance	Backland, not important to the structure of the settlement. Field of some visual amenity value to neighbouring properties but of no recreational value.
Proposal	Do not designate as open land.

L'Aumone

Ruelle Du Courtil Simon	
Size	0.24ha
Rural Area Plan designation	None.
Function/History	Agriculture, grass field. Extent of the field (including the area of the surgery) is shown on the 1898 map.
Access	Access from the public road to the south west. Not publically accessible.
Boundaries/Neighbouring Uses	Earth bank, hedgerows and mature trees. Public road forms the southern boundary. Doctor's surgery and pharmacy to the east. Residential north and west.

Features	Flat landscape.
Views and prominence	Field is partially visible from L'Aumone through an earth bank, hedge and some trees - glimpsed view at field access. Area is open to views from the surgery. Overlooked by a small number of properties. Not part of a wider landscape setting.
Importance	The field is the remaining undeveloped plot on the L'Aumone road frontage but it is not part of a wider landscape setting for the Centre being generally well screened and surrounded by development. The field is therefore not important to the structure of the settlement. It is of some visual amenity value to neighbouring properties but does not provide any recreational amenity.
Proposal	Do not designate as open land.