

From: [REDACTED] >
Subject: RE: SM - Re: Retreat Farm - planning application for 27 self-catering units and new car-park for Tamba Park
Date: 4 January 2018 at 09:35:28 GMT
To: [REDACTED]

My comments apply to the application as a whole.

[REDACTED]

From: [REDACTED] **Sent:** 04
January 2018 09:34 **To:** [REDACTED] **Subject:**
Re: SM - Re: Retreat Farm - planning application for 27 self-catering units
and new car-park for Tamba Park

Dear [REDACTED]

Many thanks for your supportive comments regarding the development proposals at Retreat Farm.

You have not referenced the application that returns F78 to agriculture and proposes a house on the existing Tamba Park car-park.

Please can you advise if your supportive comments can extend to this planning application also.

Please let me know if you would like to discuss to understand more detail about the background - the car-park has planning permission and the application restores F78 to a beneficial agricultural use.

Kind Regards,

[REDACTED]

On 15 Dec 2017, at 14:57, [REDACTED]
wrote:

Good afternoon [REDACTED]

Thank you for meeting with me on the 14th Dec 2017 to discuss:

Retreat Farm - planning application for 27 self-catering units and new car-park for Tamba Park

I agreed to give you some feedback from a Rural Economy, Economic Development and Environmental point of view.

The ambition of the States of Jersey is to achieve environmentally sustainable, productivity-led economic growth, providing rewarding job opportunities and rising living standards across society and I believe that this application contributes to this ambition.

Our Land Controls team has confirmed the site has been advertised for rent more than once and elicited no interest from the ag/hort industries. Further, although the glass at Retreat Farm is not 'old' there is more modern glass available that is failing to attract occupants, so it is fair to say that it is unlikely this unit will return to ag/hort use in the immediate or medium term.

The unit is concrete based so a return of the planned accommodation site and the second field site to green field status with surrounding tree plantings represents an environmental improvement over the current condition.

I am pleased to hear that Ecoscape Ecology have been involved from the start and should the application move forward it would be encouraging to know that their professional opinion on tree species mix and landscaping for the benefit of wildlife is being placed front and foremost.

The Department of the Environment also has a skilled team that can offer

advice should you require it.

All businesses on the Island need to improve productivity, which is about finding new and innovative activities and offerings and this is the most likely way to achieve and sustain higher incomes for Islanders in the longer term.

There is no doubt that agricultural businesses on the Island have to respond to a range of challenges, many of which drive the need for diversification as in the case of this site.

This requires innovation, efficiency, good business data and professional advice all of which have been evidenced by the applicant.

There is a risk that we miss opportunities to increase productivity, which will be the key determinant of the Island's future economic growth in the rural economy and in the economy as a whole. Therefore government needs to prioritise actions that will deliver this growth by driving improvements allowing the Island to generate better returns from its resources, which includes land, labour and capital. This will require amongst other things, a coordinated, sensible and pragmatic approach towards appropriate, fit for purpose development in the countryside and a reasonable balance being struck between economic, environmental and planning considerations.

The Island Plan is clear that it will support such diversification activities where they do not conflict with nature conservation or countryside character. This of course is all about balance and Government backing sustainable proposals: in my view we should be very cautious about development in the Green Zone, however, this application achieves the right balance in my view, particularly in light of removal of the concrete bases and replacement with a much greener site. Jersey's continued success is based upon it being an entrepreneurial island. This application epitomises this philosophy, supporting new, well thought through development, designed to grow an existing business with an excellent track record of delivery, into a gap in the market where there is a recognised demand, and which will undoubtedly raise the bar within the sector.

It is worth reiterating that as traditional markets become more challenging, there is an increasing trend in Jersey towards adding greater value to activities taking place within the countryside.

Adding value to rural settings has been a factor in broadening the rural economy to encompass a greater variety of businesses including in the service sector and tourism.

As such the application has my full support.

[Redacted]

[Redacted]

**Acting Director for Rural Economy & Head of Plant Health
Department of the Environment** [Redacted]

[Redacted]

Working for a better environment

 Be ECO-ACTIVE, Please don't print this e-mail unless you really need to.

From: [REDACTED] **Sent:** 05
December 2017 09:38 **To:** [REDACTED]

Subject: Re: SM - Re: Retreat
Farm - planning application for 27 self-catering units and new car-park for
Tamba Park

Good morning [REDACTED]

Although comments need to be provided to Planning
Department/Inspector no later than Friday 5th January 2018, it would be
very helpful to have an understanding of what comments your
Department will be making before then to help with the preparation of
other material needed for the inquiry.

I would be grateful to speak to you. Please can you let me know when is
a good time to try and call?

Kind Regards,

[REDACTED]

On 5 Dec 2017, at 09:29, [REDACTED] wrote:

[REDACTED] – [REDACTED].

Can you give an idea of when you need an opinion from my office?

Best wishes

[REDACTED]

[REDACTED]
Acting Director for Rural Economy & Head of Plant Health
Department of the Environment [REDACTED]

Working for a better environment

 Be ECO-ACTIVE, Please don't print this e-mail unless you really need to.

From: [REDACTED]

[REDACTED]
Subject: SM - Re: Retreat Farm - planning
application for 27 self-catering units and new car-park for Tamba Park

Dear [REDACTED]

Many thanks.

It will be useful to understand how far you are able to consider the economic benefits from the self-catering proposal, which is being proposed as the glasshouses at Retreat Farm are redundant.

I know that [REDACTED] has referred this to you, but I am hoping that the wider island-wide economic benefits of supporting the island's tourism economy, which has suffered from declining bed numbers in recent years, is something that the island's government can support.

The scheme will also have the site specific benefits of introducing enhanced landscape boundaries and generate funds for managing the countryside within [REDACTED] ownership.

██████████ is providing considerable investment into the island's economy through this proposal and has said that if the tourism use fails then ██████████ is prepared to return the land to agriculture.

The self-catering lodges have been deliberately designed to minimise their disturbance of the ground through construction.

Please let me know if you need any further information for your meeting tomorrow and as already suggested we are very happy to meet with you to discuss further.

Kind Regards,

██████████

On 3 Oct 2017, at 08:58, ██████████ wrote:

Good Morning ██████████

I have a meeting with my Land Control Officers tomorrow where we will begin to consider our stance on the application.

Officers will be in touch following this.

Best wishes,

██████████

From: ██████████

██████████

Subject: Fwd: Retreat Farm - planning application

for 27 self-catering units and new car-park for Tamba Park

Dear [REDACTED]

[REDACTED] has referred my enquiry to you.

The planning applications at Retreat Farm are current and the Minister for the Environment has confirmed that they will be considered at a public inquiry.

In view of these current processes I would like to understand as soon as possible whether you will be able to make a contribution to support the applications.

[REDACTED]
[REDACTED] Your early attention would be really helpful for my planning of the public inquiry process on [REDACTED] behalf.

Please let me know if it would be easier to arrange a meeting to discuss.

Many thanks and,

Kind Regards,

[REDACTED]

Begin forwarded message:

From: [REDACTED]
Subject: RE: Retreat Farm - planning application for 27 self-catering units and new car-park for Tamba Park
Date: 27 September 2017 at 12:40:10 GMT+1
To: "[REDACTED]"

Cc: [REDACTED]

Good afternoon [REDACTED] I would suggest that in the first instance this is a matter for you to discuss with [REDACTED]. I have cc'd [REDACTED] in order that he can call you in due course to get the conversation started. [REDACTED] [REDACTED] [REDACTED] Head of Service|Department of Economic Development, Tourism, Sport and Culture [REDACTED]

[REDACTED] Working for a better environment Be ECO-ACTIVE, Please don't print this e-mail unless you really need to -----Original Message----- From:

[REDACTED] Sent: 22 September 2017 14:58 [REDACTED]

[REDACTED] Subject: Retreat Farm - planning application for 27 self-catering units and new car-park for Tamba Park

Dear [REDACTED], I am making contact on behalf of my client [REDACTED], the owner of Tamba Park and Retreat Farm. You may be aware that planning applications (P/2017/0805, P/2017/1023 and P/2017/0519) have been submitted to replace the glasshouses (vacated by Jersey Choice) with 27 self-catering units and a new car-park for Tamba Park. Proposals also include the redevelopment of the existing Tamba Park car-park (accessed from La Rue de Varvots) with a single dwelling and removing glasshouses on Field L78 to the north to return the land to agriculture. A staff dwelling for Tamba Park is proposed on land to the north-west of the site. There is significant public opposition to the scheme. The Minister for Environment has requested a public inquiry to assist with the decision-making of planning applications P/2017/0805 (new dwelling and Field 78) and P/2017/1023 (self-catering units and new car-park). [REDACTED] has asked me to manage and co-ordinate the public inquiry process. I am making contact to ask: 1. Would you be prepared to write in support of the applications - particularly P/2017/1023 (self-catering and new car-park).

Your Hospitality and Development Manager has provided a short consultation response supporting the application, which is greatly appreciated, however doesn't address the wider economic benefits of providing self-catering accommodation for the island. 2. About the possibility of you providing more detailed evidence to assist us with the public inquiry. I would be grateful if you could give me a call to discuss. Many thanks and, Kind Regards,

[Redacted signature block]

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**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]