

APPENDIX F

CONSULTATION RESPONSES

Department of the Environment

Natural Environment Team

Howard Davis Farm, La Route de la Trinite
Trinity, Jersey, JE3 5JP
Tel: +44 (0)1534 441600

Reference: P/2017/0805

18/07/2017

Response Type: More Info

Retreat Farm, La Rue des Varvots, St. Lawrence

Non-Standard Response – Ecological Survey Report

We refer to the Ecological Survey Report dated October 2016 (ref NE/ES/TP.02) which was submitted in respect of the previous application for the wider site known as Retreat Farm, ref. P2016/1483.

We also refer to the Team's consultation response in respect of this Survey Report dated 9th November 2016, in which certain revisions to the preliminary Species Protection Plan were required to be made prior to determination of the application.

It is noted that the current application only affects a proportion of the previous application site. Nevertheless, the implementation of certain of the mitigation measures (principally Measures 2, 3, 7, 8 and 10) that are given in the Species Protection Plan included within the Survey Report is still required in so far as they apply to the current application site, in order to avoid any negative impacts that the proposals may have on protected species and habitats.

The following amendments to the Species Protection Plan are required to be made:

Measure 2 Tool Box Talk – this should be the procedure to be followed if protected species or their dens/nests are found on site. It is accepted that individual animals may be 'rescued' by hand and placed into suitable surrounding periphery habitat, however if more than 3 animals are found in any small area then work must stop and the consultant ecologist contacted for further advice.

Measures 7-10 Landscaping

As previously required, more detailed measures have yet to be submitted in the form of a scheme of landscaping, a proportion of which will be relevant to the current application site.

This scheme of landscaping should provide details of the following;

- i) all existing trees, hedgerows, vegetation and other soft landscape features which it is proposed to retain on the site;
- ii) the measures to be taken to protect existing landscape features to be retained;
- iii) all existing landscape features to be removed;

- iv) the position of all new trees, shrubs and other new landscape features;
- v) a schedule of planting to include species of plant(s)/tree(s) to be planted, their size, number and spacing and the means to be used to support and protect them;
- vi) other landscape treatments to be carried out including any changes in levels, excavation works, surfacing treatments, or means of enclosure;
- vii) the presence of any invasive plant species on site, and if present, a detailed method statement for the removal and long-term management/ eradication of the species; and
- viii) A programme for the implementation, completion and subsequent management of the landscaped areas.

Once agreed, the approved scheme shall be implemented in full and thereafter retained and maintained as such

Once revised as required above, the measures outlined in the Species Protection Plan shall be implemented prior to the commencement of development, continued throughout the phases of development (where applicable) and thereafter retained and maintained as such. Any variations that may be required as a result of findings on site are to be agreed in writing by the Department of the Environment prior to works being undertaken.

Relevant Legislation & Policy

- Island Plan Policy NE1, NE2, NE3, NE4
- Conservation of Wildlife (Jersey) Law 2000 ('Wildlife Law')
- Jersey Biodiversity Strategy
- Jersey Biodiversity Species Action Plans

Note to agents/ applicants:

It is the responsibility of the applicant to inform all site workers of the possibility of protected species on site and the implications under the Wildlife Law and advised that it is their responsibility under the Law to stop work and notify the Environment Department immediately should any species be found.

The applicant should understand that the provisions of the Conservation of Wildlife (Jersey) Law 2000 are separate to any decisions made in respect of the planning conditions needed for these works and that any resulting damage caused to a protected species may result in prosecution.

Any comment on this consultation response must be addressed to the relevant Planning Officer and not to the Natural Environment Team.

A full reading of the legislation referred to above is recommended to avoid prosecution under the law.

Department of the Environment

Natural Environment Team

Howard Davis Farm, La Route de la Trinite
Trinity, Jersey, JE3 5JP
Tel: +44 (0)1534 441600

Reference: P/2017/1023

08/09/2017

Response Type: More Info

Retreat Farm, La Rue de la Frontiere, St. Lawrence/St. Mary

More Information Required

The Initial Ecological Assessment (NE/ES/RF.01), dated 20th July 2017 requires further survey in order to determine the value of certain features on site and to provide appropriate mitigation. This information should be submitted and approved prior to the determination of the application.

As indicated in the IEA, the mature trees contain features which may support protected species and further information in regard to those, should be submitted prior to any work taking place on them.

Basis of comment

The Jersey Island Plan 2011 policies place a high level of importance on the protection and enhancement of the natural environment, supported by the Conservation of Wildlife (Jersey) Law 2000. These policies include the requirement to demonstrate measures to safeguard protected wildlife and habitats from the impacts of development.

This request for additional ecological information to accompany this application has been made because the development proposals meets one or more criteria indicating that protected wildlife or natural features of importance may be affected. Criteria include the nature of the development proposals, or the presence of protected wildlife or protected/priority habitats or near the site.

Protected wildlife include wild animals, birds and plants listed under the schedules of the Conservation of Wildlife (Jersey) Law 2000; natural features include ecological and geological Sites of Special Interest and key habitats identified through Jersey's Biodiversity Strategy.

Relevant Legislation & Policy

- Island Plan Policy NE1, NE2, NE3, NE4
- Conservation of Wildlife (Jersey) Law 2000 ('Wildlife Law')
- Jersey Biodiversity Strategy
- Jersey Biodiversity Species and Habitat Action Plans

Note to agents/ applicants:

It is the responsibility of the applicant to inform all site workers of the possibility of protected species on site and the implications under the Wildlife Law and advised that it is their responsibility under the Law to stop work and notify the Environment Department immediately should any species be found.

The applicant should understand that the provisions of the Conservation of Wildlife (Jersey) Law 2000 are separate to any decisions made in respect of the planning conditions needed for these works and that any resulting damage caused to a protected species may result in prosecution.

Any comment on this consultation response must be addressed to the relevant Planning Officer and not to the Natural Environment Team.

A full reading of the legislation referred to above is recommended to avoid prosecution under the law.

Department of the Environment

Natural Environment Team

Howard Davis Farm, La Route de la Trinite

Trinity, Jersey, JE3 5JP

Tel: +44 (0)1534 441600



Reference: P/2017/0805

07/11/2017

Response Type: More Info

Retreat Farm, La Rue des Varvots, St. Lawrence

Non-Standard Response – Initial Ecological Assessment

We refer to the Initial Ecological Assessment dated 9th August 2017 (ref NE/ES/RF.03) submitted in respect of this application by Nurture Ecology Ltd.

We also refer to the Team's previous consultation response in respect of this application dated 18th July 2017, in which further information was required.

We are satisfied that the findings of the ecological assessment of the application site are sufficient to enable an evaluation of the potential impacts of the development works on protected species and habitats and that no further survey is required at this stage.

In addition, provided that the mitigation and compensation measures given in the Species Protection Plan are implemented in their entirety, the Team is satisfied that these are sufficient in seeking to avoid, minimize and replace negative impacts caused by the development works to protected species and habitats within the site.

However if during the development works large numbers (that is, more than 3 individuals of any one species) are found, further survey effort may be required in order to confirm the suitability of the agreed mitigation measures.

Species Protection Plan (4.2)

We note the mitigation measures (2 and 3) to be put in place to ensure protection of the tree/hedge habitat to the south and east of the CDA boundary. We also understand that the ornamental trees within the CDA are to be removed, subject to prior inspection for the presence of nesting birds or roosting bats.

Whilst these details partially address our previous comment dated 18th July 2017, we have yet to have sight of detailed landscaping proposals for the development as previously requested.

Once revised as required above, the measures outlined in the Species Protection Plan shall be implemented prior to the commencement of development, continued throughout the

phases of development (where applicable) and thereafter retained and maintained as such. Any variations that may be required as a result of findings on site are to be agreed in writing by the Department of the Environment prior to works being undertaken.

Relevant Legislation & Policy

- Island Plan Policy NE1, NE2, NE3, NE4
- Conservation of Wildlife (Jersey) Law 2000 ('Wildlife Law')
- Jersey Biodiversity Strategy
- Jersey Biodiversity Species and Habitat Action Plans

Note to agents/ applicants:

It is the responsibility of the applicant to inform all site workers of the possibility of protected species on site and the implications under the Wildlife Law and advised that it is their responsibility under the Law to stop work and notify the Environment Department immediately should any species be found.

The applicant should understand that the provisions of the Conservation of Wildlife (Jersey) Law 2000 are separate to any decisions made in respect of the planning conditions needed for these works and that any resulting damage caused to a protected species may result in prosecution.

Any comment on this consultation response must be addressed to the relevant Planning Officer and not to the Natural Environment Team.

A full reading of the legislation referred to above is recommended to avoid prosecution under the law.

Department of the Environment

Natural Environment Team

Howard Davis Farm, La Route de la Trinite

Trinity, Jersey, JE3 5JP

Tel: +44 (0)1534 441600



Reference: P/2017/1023

14/11/2017

Response Type: More Info

Retreat Farm, La Rue de la Frontiere, St. Lawrence/St. Mary

More Information Required

We refer to our previous consultation response to this application dated 8th September 2017 in which further survey information was requested based on the findings of the Initial Ecological Assessment Report dated July 2017, ref. NE/ES/RF.01, submitted by Nurture Ecology Ltd.

For clarification, the further survey identified is evaluate the likely impacts of the proposed works affecting the mature trees identified in Section 3.7 of the Report, on bats and protected bird species. If such further survey identifies the presence of protected species or their dens, roosts or nests, then appropriate mitigation and/or compensation proposals will need to be submitted for approval.

Amended Plans

The amended site plan for this application appears to incorporate the southern corner of the site that was previously part of planning application ref. P/2017/0519. A consultation request concerning the latter application was submitted by this Team in May 2017 seeking further ecological information prior to determination of such application.

The current Report makes reference to a separate report ref. NE/ES/RF.02 and this needs to be submitted for evaluation as part of the current application.

Preliminary Environmental Protection and Biodiversity Enhancement Plan

Action 11 makes reference to a Habitat Management Plan which remains to be submitted for approval.

Subject to all of the above comments being satisfactorily addressed, we are prepared to accept that the measures outlined in Section 5 of the Report are broadly sufficient in seeking to avoid, minimize and replace negative impacts caused by the development works to protected species and habitats within and adjacent to the site.

Basis of comment

To ensure the protection of all protected species in accordance with Policies NE1, NE2 and

NE4 of the Adopted Island Plan 2011 (Revised 2014)

The ecological assessment carried out at this site have identified that the development has the potential to impact upon protected species and their roosts/dens/nests. Fruther survey effort and the implementation of appropriate mitigation and/or compensation is required to avoid/minimize harm to protected species during the works and to compensate for unavoidable impacts.

Note to agents/ applicants:

It is the responsibility of the applicant to inform all site workers of the possibility of protected species on site and the implications under the Wildlife Law and advised that it is their responsibility under the Law to stop work and notify the Environment Department immediately should any species be found.

The applicant should understand that the provisions of the Conservation of Wildlife (Jersey) Law 2000 are separate to any decisions made in respect of the planning conditions needed for these works and that any resulting damage caused to a protected species may result in prosecution.

Any comment on this consultation response must be addressed to the relevant Planning Officer and not to the Natural Environment Team.

A full reading of the legislation referred to above is recommended to avoid prosecution under the law.

Planning Consultation Response

To: **From:** Natural Environment

Subject: P2017/1023 and P/2017/0519
Retreat Farm St Lawrence/St Mary **Date:** 23rd January 2018

Non-Standard Response

We write further to consultation response dated 14th November 2017 and to the further information submitted by e-mail (attached) dated 28th November 2017, from Nurture Ecology.

Secondary Tree Inspection Results Report for Bats & Birds (15th December 2017, ref. NE/ES/RFTA.01)

We note that the secondary inspection of three mature trees was not able to confirm absence or presence of bats. In addition evidence of nesting birds within all four trees was noted. Consequently, recommendations are made (Section 3) for further inspection for bat presence immediately prior to felling, as well as timing of the works to avoid the breeding season for birds.

These recommendations need to be supplemented by a method statement specifying how the proposals will be carried out, to ensure no harm is caused to protected species and their roosts/nests through the removal of the trees. This method statement should be submitted to the Department for approval prior to commencement of any works to the trees.

Initial Ecological Assessment of Land previously part of P/2017/0519

This land is identified outlined in yellow in Report reference NE/ES/RF.02, dated 28th July 2017.

We are satisfied that the survey findings submitted within this Report are sufficient to enable an evaluation of the potential impacts of the development works on protected species in this area of the site and that no further survey is required at this stage.

Species Protection Plan (Section 4.2)

Action 6. (Sign Off of Mitigation) – Sign off should be extended to cover Actions 3 and 4 to ensure that mitigation is carried out appropriately.

Action 5 Water Pollution Prevention Method Statement

It is accepted that pollution control is addressed within the CEMP (September 2017) submitted with application P2017/1023.

Environmental Protection and Biodiversity Enhancement Plan (Section 5.1, IEA 20th July 2017, P/2017/1023)

Action 6. (Sign Off of Mitigation) – Sign off should be extended to cover Actions 4 and 5 to ensure that mitigation is carried out appropriately.

Action 11. (Landscape Strategy) In response to our consultation comment we note that a detailed habitat management plan will be submitted on confirmation of the detailed landscape strategy. This is accepted and agreed.

Conditions

Should this application be approved, the following conditions should apply:

The measures outlined in the Environmental Protection and Biodiversity Enhancement Plan (Section 5.1, Initial Ecological Assessment ref. NE/ES/RF.01, 20th July 2017), P/2017/1023), Species Protection Plan (Section 4.2, Initial Ecological Assessment, ref. NE/ES/RF.02, 28th July 2017) and Secondary Tree Inspection Report method statement to be supplied ref. NE/ES/RFTA.01, 15th December 2017) shall be implemented prior to the commencement of development, continued throughout the phases of development (where applicable) and thereafter retained and maintained as such. Any variations that may be required as a result of findings on site are to be agreed in writing by the Department of the Environment prior to works being undertaken.

Basis of Comment

To ensure the protection of all protected species in accordance with Policies NE1, NE2 and NE4 of the Adopted Island Plan 2011 (Revised 2014).

Note to agents/ applicants:

It is the responsibility of the applicant to inform all site workers of the possibility of protected species on site and the implications under the Conservation of Wildlife (Jersey) Law 2000 ('Wildlife Law') and advised that it is their responsibility under the Law to stop work and notify the Department of the Environment immediately should any species be found.

The applicant should understand that the provisions of the Wildlife Law are separate to any decisions made in respect of the planning conditions needed for these works and that any resulting damage caused to a protected species may result in prosecution.

Any comment on this consultation response must be addressed to the relevant Planning Officer and not to the Natural Environment Team.

A full reading of the legislation referred to above is recommended to avoid prosecution under the law.



Dear 

Please find detailed below further comments as requested in the Planning Consultation Response, dated 14th November 2017 (document attached), in respect of the Planning Application (Ref: P/2017/1023) for Retreat Farm.

- The client has agreed to undertake the secondary bat & bird roost assessment, and we will be undertaking this assessment to all mature trees along the western boundary of Field 772, which have been assessed as moderate and / or high suitability for roosting birds and nesting birds (Section 3.7 of Nurture Ecology report; NE/ES/RF.01). This will assess in more detail the likely suitability of the potential roosting features already identified and look for any evidence of birds and bats. We will be able to submit the results of this assessment, and any appropriate mitigation and / or compensation measures to you in due course.
- I have attached our final report "NE/ES/RF.02", which relates to the pending planning application P/2017/0519, and addresses the NET consultation response produced in May 2017.
- The full details for the landscaping strategy are not yet available, and thus we are unable to produce a Habitat Management Plan at this stage. We are seeking to produce this document post planning approval, prior to any works commencing on site.

Please do not hesitate to contact me if you require any more information.

Best regards,


Assistant Ecologist

**Department for Infrastructure
Transport**

Beresford House, Bellozanne Road
St Helier, Jersey, JE4 8UY
Tel: +44 (0)1534 445509



Reference: P/2017/0805

23/06/2017

Response Type: More Info

Retreat Farm, La Rue des Varvots, St. Lawrence

Further to the above Planning Application taken for comments yesterday, prior to any formal comments on the acceptability or not of this proposal, the Department for Infrastructure (DfI) requires further information on the following:

1. How many car parking spaces are available to the public currently in the existing car park off Rue Des Varvots?
2. How often and how many vehicles use the car park where the access is proposed to be widened, and for what purpose?
3. Where is the public access to the main entry to the Park itself? Is it still off Varvots?
4. How will deliveries and general servicing be accommodated for the Park?

Senior Transport Planner

Memorandum

To:	Development Control, DoE – Planning & Building Services	From:	Transport Policy, Dept. for Infrastructure
FAO:	██████████	Contact	██████████
c.c.		Ext:	██████
Your Ref:	P/2017/1023	Date:	16 th August 2017

Subject: Demolish glasshouse and ancillary structures in Field 770. Construct 13 No. two bed and 14 No. three bed self-catering accommodation units and ancillary structures with associated hard and soft landscaping. Change of use of resulting agricultural field to car park, including hardstanding and associated works. Widen La Rue de la Frontiere and alter vehicular access. Construct bus shelter and form footpath to South-West of site. Construct terraced seating area to North of existing café. 3D model available.

Address: Retreat Farm La Rue de la Frontiere St. Lawrence/St. Mary JE3 3EG

Dear ██████████

I am writing regards the above planning application taken for comment on 1st August 2017.

The proposal is to construct 27 holiday lodges in the area of the overspill car park, and relocate the existing car park from La Rue des Varvots to that overspill car park, providing associated access improvements to include a bus shelter, a drop off facility for northbound passengers, and also a footpath link to and from the bus shelters off-road.

The site is located on a 40mph road for which the Department for Infrastructure (Dfi) is responsible.

Whilst Dfi are supportive of the proposal in principal, given there will be significant improvement in opportunities to travel to the attraction by bus which also enhance safety compared to the existing bus stop situation near the junction with La Rue des Varvots, and unsuitable volumes of traffic will be removed from La Rue des Varvots, as the road is a 40mph road we require 73metres of visibility exiting the site in both directions. Currently from the information submitted, only 50metres has been achieved.

Given this, Dfi objects to the proposal on the basis of road safety:

Policy GD 1: General development considerations that states,

"Development proposals will not be permitted unless the following criteria are met such that the proposed development

5. contributes, where appropriate, to reducing dependence on the car, in accord with Policy SP 6

'Reducing dependence on the car', and in particular:

b. will not lead to unacceptable problems of traffic generation, safety or parking;

c. provides a satisfactory means of access, manoeuvring space within the site and adequate space for parking,

d. developments to which the public has access must include adequate arrangements for safe and convenient access for all and in particular should meet the needs of those with mobility difficulties",

For information, further information would also be required regards the bus shelter construction and details of intended ownership. Any such works affecting the highway would have to be agreed by Dfi

and subject to a suitable agreement based upon agreed and appropriate site survey including confirming the specification and details of construction, full road safety audit, and associated fees.

Yours faithfully

A solid black rectangular box used to redact the signature of the sender.

Senior Transport Planner

Memorandum

To:	Development Control, DoE – Planning & Building Services	From:	Transport Policy, Dept. for Infrastructure
FAO:	[REDACTED]	Contact:	[REDACTED]
c.c.:		Ext.:	[REDACTED]
Your Ref:	P/2017/0805	Date:	31 st October 2017

Subject: Demolish glasshouses to Field No. L78. Alter vehicular access onto La Rue de la Frontiere. Construct 1 No. four bedroom single storey house, detached three car garage and swimming pool to car park South of Field No. L78 with associated landscaping and parking 3D MODEL AVAILABLE.

Address: Car Park and Field No. L78, Retreat Farm La Rue des Varvots

Dear [REDACTED]

Further to the above Planning Application taken for comment and my previous comments of 23rd June, 2017, it is my understanding that the Applicant wishes that this Application runs alongside P2017/1023 based upon the Planning Statement submitted with this latter Application. However, whilst there is sufficient highway information within that separate Application upon which to provide comment, given the lack of highway information within P/2017/0805, the Department for Infrastructure (DfI) does not support this proposal and Application due to the problems that would be associated with making the main access and car park to the attraction via La Rue de la Frontiere, including an access incapable of supporting safe access and egress for visitors by vehicle or on foot, lack of safe and appropriate access to bus stops from the main road, and substandard access design.

Given the above, DfI objects to the proposal on highway safety grounds, highlighting it is contrary to Island Plan Policy on highway safety grounds, and in particular:

Policy SP 6 Reducing dependence on the car

Applications for development, such as housing, shopping, employment, health, education or leisure proposals, must be able to demonstrate that they will reduce dependence on the private car by providing for more environmentally-friendly modes of transport. In particular, a proposal must demonstrate that:

2. it does not give rise to an unacceptable increase in vehicular traffic, air pollution or parking on the public highway; and
3. it is well related to the primary road network; and
4. appropriate provision is made for car and cycle parking; and
5. measures are incorporated to control traffic speeds and provide appropriate priority and a safe environment for pedestrians and cyclists; and

Planning applications for significant levels of development where the type and/or level of traffic generation is an issue must be accompanied by evidence of the likely traffic impact on the public highway.

Policy GD 1 General development considerations

Development proposals will not be permitted unless the following criteria are met such that the proposed development;

5. contributes, where appropriate, to reducing dependence on the car, in accord with Policy SP 6 'Reducing dependence on the car', and in particular;
 - a. is accessible by pedestrians, cyclists and public transport users, including those with mobility impairments;
 - b. will not lead to unacceptable problems of traffic generation, safety or parking;
 - c. provides a satisfactory means of access, manoeuvring space within the site and adequate space for parking.
 - d. developments to which the public has access must include adequate arrangements for safe and convenient access for all and in particular should meet the needs of those with mobility difficulties.

Policy GD 4 Planning obligations

Where, as a direct consequence of a proposed development, additional infrastructure or amenities are required, the Minister for Planning and Environment will negotiate the provision of appropriate facilities with the developer through the use of planning obligations, where it is necessary and appropriate to do so.

Where necessary, the provision of financial contributions to off-site infrastructure and facilities, including the provision of amenity space, public parking, measures to assist public transport, cyclists or pedestrians, or to alleviate traffic impacts, will be sought from the developer through the use of planning obligations, where it is necessary and appropriate to do so.

Development proposals that do not make satisfactory provision for infrastructure or amenities that are required as a direct result of the proposed development will not be permitted.

Policy TT5 requires adequate road safety for all road users.

Regarding the proposed new house itself, as this is a Parish Road, we have no comment, however, the reduction in traffic from the closure of the park's car park at the junction of La Rue de la Frontiere and La Rue des Varvots would be welcomed were a suitable alternative access arrangement for the attraction provided, given it would reduce potential for road traffic collisions and road user conflicts at a blind bend where pedestrians access bus stops.

However, were you minded to grant the Applicant a Permit for undertaking their proposals, DfI require that strict Conditions be attached to any Permit as follows:

1. The Plan, 17003-139 Revision 03 as per Planning Application P/2017/1023 submitted by this same Applicant and same Agent, must be delivered in full pre-commencement.
2. The existing car park for Tamba Park accessed from La Rue des Varvots must not be extinguished or taken out of use as the primary attraction car park prior to all improvements specified in 1 above being completed and then approved by DfI;
3. All works on or within 2 metres of the highway will require a full road safety audit and the signing of a suitable agreement with DfI pre-commencement, including to cover all aspects including reinstatement of kerb edging, footway and carriageway, as well as drainage if appropriate. The area of highway will be across the frontage of the site access and to no less than 5 metres beyond the extent of the area highlighted in orange on Plan 17003-139 Revision 03, over the entire width of both carriageways.

No surface discharge from the site onto the carriageway is permissible.

All costs including fees incurred by DfI and / or its representatives in executing the agreement, including the transfer of land ownership, as well as design fees, to be payable by the Applicant.

It should be noted that following discussions with the Highway Engineer at DfI, the agreement would need to be supported by a technical drawing showing full detail of any works thereby agreed.

Any works within this area must be delivered by a suitably qualified Contractor approved by this Department, or, by this Department, all at the expense of the Applicant,

4. A clear unobstructed footway at least 1.8metres in width from the carriageway in front of the bus shelter to 2.5metres beyond the field access across just inside the proposed new access which it passes with priority located, to be constructed pre-opening;
5. The bus shelter shall be installed and maintained by the Applicant;
6. Within the area of the visibility splay, nothing above 900mm in height shall be permitted

Yours faithfully


Senior Transport Planner

Formal comments

To:	Development Control, DoE – Planning & Building Services	From:	Transport Policy, Dept. for Infrastructure
FAO:	[REDACTED]	Contact:	[REDACTED]
c.c.		Ext:	[REDACTED]
Your Ref:	P/2017/1023	Date:	31 st October 2017

Subject: Demolish glasshouse and ancillary structures in Field 770. Construct 13 No. two bed and 14 No. three bed self-catering accommodation units and ancillary structures with associated hard and soft landscaping. Change of use of resulting agricultural field to car park, including hardstanding and associated works. Widen La Rue de la Frontiere and alter vehicular access. Construct bus shelter and form footpath to South-West of site. Construct terraced seating area to North of existing café. 3D model available.

Address: Retreat Farm, La Rue de la Frontiere, St. Lawrence/St. Mary, JE3 3EG

Dear [REDACTED]

Further to my previous comments of 16th August 2017, I am writing regards the above planning application and further information received.

Revised plan 17003-139 Revision 03 shows the necessary visibility for vehicles exiting the site is achieved to address the previous concerns expressed by the Department for Infrastructure (DfI). Further, significant road realignment is proposed over the Applicant's own land which will improve safety for road users at all times.

The proposed new bus infrastructure on both sides of the road is also welcomed, and offers much improved benefits for passengers on the carriageway, and, combined with pedestrian improvements again on the Applicant's land between the site and the new bus shelter, all being designed according to DfI requirements developed at an earlier site meeting with all relevant parties, will offer significant improvement and betterment to all road users.

Therefore, DfI is satisfied that the proposal will work safely, effectively and efficiently, meeting the demands placed upon the access by new trips from all types of road users as well as ensuring the interests of existing road users are safeguarded and without detriment. DfI are thus supportive in principle of the proposal given the information considered within the submitted Transport Assessment and DfI's own highway data. This includes the measured speed and volume of traffic using the road, its direction of travel, the frequency and timings of bus services, predicted trip generation of the proposal, and visibility for all traffic, as well as the proposed mitigation to be delivered by the Applicant.

The improvement scheme is to be fully at the Applicant's expense, including securing of a suitable agreement with DfI to work on the highway and a full road safety audit. The agreement will cover all matters relating to works on the highways, including the technical details of additional warning signing on both approaches to the access, and, the build of the new carriageway over that land to be ceded to us plus the reinstatement of the existing carriageway which will require resurfacing to extend at least 5 metres beyond the extent of that area shown in orange, across the whole carriageway, in order to provide a suitable, safe, and level carriageway structure on completion. All legal costs associated with the highway are to be covered in full by the Applicant.

Within the visibility splay, there shall be no obstruction above 900mm high.

The bus shelter is on the Applicant's land and is to be delivered and maintained by them. The hardstanding is 4.98m by 2.42m and the proposed shelter is 4.06m by 1.85m. However, despite the shelter being open-fronted with end panels of around 1.5m, there is insufficient room to walk past it with a pram, or even a wheelchair. We would recommend that the shelter is reduced to 3m and / or the footpath is widened to ensure a minimum of 1.8m is achieved into the site itself. It is also noted that on the site, between the access and the building entrance, the pedestrian route is under 1.5m in places, and risks being further reduced depending on the vehicle and its overhang, as well as the quality of parking.

The footpath for at least 5metres to the north side of the shelter location should be of hard compact surface, as should the area in front to the edge of the carriageway.

The pedestrian access should take priority over the existing field access and remain level.

Were your Department minded to grant a Planning Permit, DfI request that the following Conditions are secured with that Permit:

1. A Construction and Environmental Plan to be approved by DfI 3 month's pre-commencement, to properly address all construction and logistical aspects associated with this proposal in a manner that safeguards the interests of the highway and its users;
2. All works on or within 2 metres of the highway will require a full road safety audit and the signing of a suitable agreement with DfI pre-commencement, including to cover all aspects including reinstatement of kerb edging, footway and carriageway, as well as drainage if appropriate, across the frontage of the site and to 5 metres beyond the extent of the area highlighted in orange on Plan 17003-139 Revision 03 across both carriageways

No surface discharge from the site onto the carriageway is permissible.

All costs including fees incurred by DfI and / or its representatives in executing the agreement, including the transfer of land ownership, as well as design fees, to be payable by the Applicant.


It should be noted that following discussions with the Highway Engineer at DfI, the agreement would need to be supported by a technical drawing showing full detail of any works.

Any works within this area must be delivered by a suitably qualified Contractor approved by this Department, or, by this Department, all at the expense of the Applicant;

3. A clear unobstructed footway at least 1.8metres in width from the carriageway in front of the bus shelter to 2.5metres beyond the field access across just inside the proposed new access which it passes with priority located, to be constructed pre-opening;
4. Within the area of the visibility splay, nothing above 900mm in height shall be permitted.

Finally, whilst the provision of facilities such as cycle parking at the building entrance is welcomed and can be part of the overall package of tools to help widen choice of travel to this site, little thought would appear to have been given as to how those cyclists, be it staff, visitors, or guests at the new lodges will access the cycle parking. Currently they must go a long way round and mix car park traffic.

Yours faithfully


Senior Transport Planner

Formal comments

To: Development Control, DoE – Planning & Building Services From: Transport Policy, Dept. for Infrastructure
FAO: [REDACTED] Contact: [REDACTED]
c.c Ext: [REDACTED]
Your Ref: P/2017/1023 Date: 12th December 2017

Subject: Demolish glasshouse and ancillary structures in Field 770. Construct 13 No. two bed and 14 No. three bed self-catering accommodation units and ancillary structures with associated hard and soft landscaping. Change of use of resulting agricultural field to car park, including hardstanding and associated works. Widen La Rue de la Frontiere and alter vehicular access. Construct bus shelter and form footpath to South-West of site. Construct terraced seating area to North of existing café. 3D model available.

Address: Retreat Farm La Rue de la Frontiere St. Lawrence/St. Mary JE3 3EG

Dear [REDACTED]

Further to my previous comments of 31st October 2017 in support of the proposal subject to Conditions, I am writing regards the above planning application and further information received today.

Revised plan 17003-129 Revision 05 shows the necessary footway required from the bus stop to inside the attraction.

As before:

- The improvement scheme is to be fully at the Applicant's expense, including securing of a suitable agreement with DfI to work on the highway and a full road safety audit. The agreement will cover all matters relating to works on the highways, including the technical details of additional warning signing on both approaches to the access, and, the build of the new carriageway over that land to be ceded to us plus the reinstatement of the existing carriageway which will require resurfacing to extend at least 5 metres beyond the extent of that area shown in orange, across the whole carriageway, in order to provide a suitable, safe, and level carriageway structure on completion. All legal costs associated with the highway are to be covered in full by the Applicant.
- Within the visibility splay, there shall be no obstruction above 900mm high
- The bus shelter is on the Applicant's land and is to be delivered and maintained by them. The hardstanding is 4.98m by 2.42m and the proposed shelter is 4.06m by 1.85m.
- The footpath for at least 5metres to the north side of the shelter location should be of hard compact surface, as should the area in front to the edge of the carriageway.

Were your Department minded to grant a Planning Permit, DfI request that the following Conditions are secured with that Permit:

1. A Construction and Environmental Plan to be approved by DfI 3 month's pre-commencement, to properly address all construction and logistical aspects associated with this proposal in a manner that safeguards the interests of the highway and its users;
2. All works on or within 2 metres of the highway will require a full road safety audit and the signing of a suitable agreement with DfI pre-commencement, including to cover all aspects including reinstatement of kerb edging, footway and carriageway, as well as drainage if

appropriate, across the frontage of the site and to 5 metres beyond the extent of the area highlighted in orange on Plan 17003-129 Revision 05 across both carriageways.

No surface discharge from the site onto the carriageway is permissible.

All costs including fees incurred by DfI and / or its representatives in executing the agreement, including the transfer of land ownership, as well as design fees, to be payable by the Applicant.

It should be noted that following discussions with the Highway Engineer at DfI, the agreement would need to be supported by a technical drawing showing full detail of any works.

Any works within this area must be delivered by a suitably qualified Contractor approved by this Department, or, by this Department, all at the expense of the Applicant;

3. Within the area of the visibility splay, nothing above 900mm in height shall be permitted.

Yours faithfully



Senior Transport Planner

[REDACTED]

From: [REDACTED] (Planning)
Sent: 19 January 2018 11:06
To: [REDACTED]
Subject: FW: Retreat Farm - P/2017/0805

Dear [REDACTED]

Please can the DfI Highway comment below be indexed and published to the web site for me please.

Thanks

[REDACTED]

[REDACTED]

Senior Planning Officer | Compliance Manager | Development Control | Department of the Environment Planning and Building Services, South Hill, St. Helier, Jersey JE2 4US

[REDACTED]

The content of this correspondence and any other advice from an Officer or the Department is given in good faith, but WITHOUT PREJUDICE to the formal consideration of planning matters and any future decisions. These decisions include, but are not limited to, formal planning applications. In all cases, formal decisions are subject to the full planning process, which may include public and statutory consultation. Consequently, the final decision on any planning matter may not reflect the initial advice given. The purchaser and/or vendor of a property transaction should not rely upon any such informal advice.

-----Original Message-----

From: [REDACTED]
Sent: 17 January 2018 16:18
To: [REDACTED] (Planning) <C.Jones2@gov.je>
Cc: [REDACTED]
[REDACTED] Stephanie Steedman [REDACTED]
Subject: RE: Retreat Farm - P/2017/0805

Dear [REDACTED]

This would appear to confirm the conversation I had with the Applicant's representatives some time ago, and of course overcomes our objection to 0805 securing it via P10A to the main Application in which improved access and bus arrangements have been provided as part of the Plans.

Regards

[REDACTED]

Department for Infrastructure | Transport

[REDACTED]

[REDACTED]

Department of the Environment

Environmental Protection

Howard Davis Farm, La Route de la Trinité

Trinity, Jersey, JE3 5JP

Tel: +44 (0)1534 441600



Reference: P/2017/1023

03/10/2017

Response Type: COMMNT

Retreat Farm, La Rue de la Frontiere, St. Lawrence/St. Mary

The proposed development will only be acceptable if the following conditions are attached to any planning permission:

COMC004

Waste management shall be implemented in full accordance with the approved Waste Management Strategy. Any variations shall be agreed in writing by the Department of the Environment prior to the commencement of such work.

COMC005 Remediation strategy – following Phase 1

No part of the development hereby approved shall be occupied until the levels of potential contaminants in the ground have been investigated, any risks to human health or the wider environment assessed and mitigation measures proposed in a remediation strategy to be submitted to and approved in writing by the Department of the Environment. The approved remediation strategy shall be implemented in full, in accordance with the requirements of Supplementary Planning Guidance Planning Advice Note 2 - Development of Potentially Contaminated Land, as amended. Any changes to the strategy require the express written consent of the Department of the Environment prior to the work being carried out.

COMC007 Contaminated Land Completion for all

No part of the development hereby approved shall be occupied until a completion report and contaminated land completion certificate demonstrating completion of the works and the effectiveness of any remediation set out in the approved scheme, is submitted to and approved in writing by the Department of the Environment. Where required by the Department the completion report shall also include a plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the Department.

COM008

Prior to commencement of the development hereby approved, a Demolition/Construction Environmental Management Plan shall be submitted to and approved by the Department of the Environment. The Demolition/Construction Environmental Management Plan shall be thereafter implemented in full until the completion of the development and any variations agreed in writing by the Department prior to such work commencing. The Plan shall secure an implementation programme of mitigation measures to minimise the adverse effects of the

proposal on the environment, and shall include but not be limited to:

- A. A demonstration of compliance with best practice in controlling, monitoring, recording and reporting on any emissions to the environment (such as noise and vibration, air, land and water pollution);
- B. Details of a publicised complaints procedure, including office hours and out of hours contact numbers;
- C. Details of any proposed crushing/ sorting of waste material on site;
- D. Specified hours of working;

The applicant is advised of the following:

SUDS

EP notes that the design will incorporate rainwater harvesting and attenuation of surface water. EP welcomes the incorporation of SUDS into the design in accordance with Island Plan policies NR1, NR2 and LWM 3. [Nonstandard informative]

Asbestos

Any asbestos identified on site should be dealt with in accordance with the provisions of the Waste Management (Jersey) Law, 2005. [Nonstandard informative]

Fuel tank

The applicant/developer should ensure that the fuel tank and associated pipework are decommissioned in an appropriate manner so as not to cause any risk to the wider environment of spillages or soil contamination. [Nonstandard informative]

**Department of the Environment
Environmental Protection**

Howard Davis Farm, La Route de la Trinite
Trinity, Jersey, JE3 5JP
Tel: +44 (0)1534 441600



Reference: P/2017/1023

08/01/2018

Response Type: COMMNT

Retreat Farm, La Rue de la Frontiere, St. Lawrence/St. Mary

Thank you for the opportunity to comment on this application.

Environmental Protection have no further comments to add to our response of 03/10/17

Department of the Environment

Environmental Protection

Howard Davis Farm, La Route de la Trinite
Trinity, Jersey, JE3 5JP
Tel: +44 (0)1534 441600



Reference: P/2017/0805

08/01/2018

Response Type: COMMNT

Retreat Farm, La Rue des Varvots, St. Lawrence

Thank you for the opportunity to comment on this application.

Environmental Protection have no further comments to add to our response of 03/10/17 for P/2017/1023 which applies to the same site.

Department of the Environment

Environmental Protection

Howard Davis Farm, La Route de la Trinite
Trinity, Jersey, JE3 5JP
Tel: +44 (0)1534 441600



Reference: P/2017/0805

08/01/2018

Response Type: COMMNT

Retreat Farm, La Rue des Varvots, St. Lawrence

Duplicate, comment already sent.

Department of the Environment

Environmental Health

Maison Le Pape, The Parade
St Helier, Jersey, JE2 3PU
Tel: +44 (0)1534 443712

Reference: P/2017/0805

27/06/2017

Response Type: No Objection

Retreat Farm, La Rue des Varvots, St. Lawrence

Thank you for the opportunity to comment on this application.

Based on the information submitted I advise that the proposed development will only be acceptable if the following condition is attached to any planning permission:

COMC007 Contaminated Land Completion

Recommendations contained within the Geotechnical Investigation should be implemented

Please ensure the following informatives are attached to any planning permission:

COM101 Asbestos

Be aware of the possible presence of ASBESTOS within the development site. It is recommended that further advice is sought from a suitably qualified professional prior to the commencement of development so as to reduce the risk to public health.

COM103 Dust control

Refer to the guidance on The Control of Dust and Emissions from Construction and Demolition, which can be found online at:

http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp

COM106 Noise control for construction sites

Refer to the guidance contained in the documents 'Guidelines on Noise Control for Construction Sites' which is available online at:

<http://www.gov.je/Industry/Construction/Pages/ConstructionSite.aspx> and 'British Standard BS5228:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites'

The applicant should note that even if Planning permission is granted it does not defend the applicant from potential Nuisance action. If nuisance complaints are received in the future, the matter may be investigated and considered under the Statutory Nuisances (Jersey) Law 1999 and further mitigation measures may then be required.

 Environmental Health Officer | Environmental Health

Department of the Environment, Maison Le Pape, The Parade, St Helier JE2 3PA



Department of the Environment

Environmental Health

Maison Le Pape, The Parade

St Helier, Jersey, JE2 3PU

Tel: +44 (0)1534 443712

Reference: P/2017/1023

07/08/2017

Response Type: More Info

Retreat Farm, La Rue de la Frontiere, St. Lawrence/St. Mary

Thank you for the opportunity to comment on this application.

More information needs to be included in the CEMP on the potential effect of vibrations during the construction phase.

More information needs to be provided on the lighting to be used at the site.

Based on the information submitted I advise that the proposed development will only be acceptable if the following condition is attached to any planning permission:

COMC007 Contaminated Land Completion

Recommendations contained within the Geotechnical Investigation should be implemented

Please ensure the following informatives are attached to any planning permission:

COM101 Asbestos

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http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp

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<http://www.gov.je/Industry/Construction/Pages/ConstructionSite.aspx> and 'British Standard BS5228:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites'

The applicant should note that even if Planning permission is granted it does not defend the applicant from potential Nuisance action. If nuisance complaints are received in the future,

Department of the Environment

Environmental Health

Maison Le Pape, The Parade

St Helier, Jersey, JE2 3PU

Tel: +44 (0)1534 443712

Reference: P/2017/0805

25/10/2017

Response Type: No Objection

Retreat Farm, La Rue des Varvots, St. Lawrence

Thank you for the opportunity to comment on this application.

Based on the information submitted I advise that the proposed development will only be acceptable if the following condition is attached to any planning permission:

COMC007 Contaminated Land Completion

Recommendations contained within the Geotechnical Investigation should be implemented

Please ensure the following informatives are attached to any planning permission:

COM101 Asbestos

Be aware of the possible presence of ASBESTOS within the development site. It is recommended that further advice is sought from a suitably qualified professional prior to the commencement of development so as to reduce the risk to public health.

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The applicant should note that even if Planning permission is granted it does not defend the applicant from potential Nuisance action. If nuisance complaints are received in the future, the matter may be investigated and considered under the Statutory Nuisances (Jersey) Law 1999 and further mitigation measures may then be required.

██████████ Environmental Health Officer | Environmental Health
Department of the Environment, Maison Le Pape, The Parade, St Helier JE2 3PA
██████████

Department of the Environment

Environmental Health

Maison Le Pape, The Parade

St Helier, Jersey, JE2 3PU

Tel: +44 (0)1534 443712

Reference: P/2017/1023

25/10/2017

Response Type: No Objection

Retreat Farm, La Rue de la Frontiere, St. Lawrence/St. Mary

Thank you for the opportunity to comment on this application.

Based on the information submitted I advise that the proposed development will only be acceptable if the following condition is attached to any planning permission:

COMC007 Contaminated Land Completion

Recommendations contained within the Geotechnical Investigation should be implemented

Please ensure the following informatives are attached to any planning permission:

COM101 Asbestos

Be aware of the possible presence of ASBESTOS within the development site. It is recommended that further advice is sought from a suitably qualified professional prior to the commencement of development so as to reduce the risk to public health.

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The applicant should note that even if Planning permission is granted it does not defend the applicant from potential Nuisance action. If nuisance complaints are received in the future, the matter may be investigated and considered under the Statutory Nuisances (Jersey) Law 1999 and further mitigation measures may then be required.

██████████ | Environmental Health Officer | Environmental Health

Department of the Environment, Maison Le Pape, The Parade, St Helier JE2 3PA

██

Department for Infrastructure
Operational Services - Drainage
Beresford House, Bellözanné Road
St Helier, Jersey, JE4 8UY
Tel: +44 (0) 1534 445509



Reference: P/2017/0805

20/07/2017

Response Type: More Info

Retreat Farm, La Rue des Varvots, St. Lawrence

There is a public foul sewer available in La Rue des Varvots that has the capacity for the drainage from a single domestic dwelling. Any new connection to the public sewer will be provided at cost upon application.

It should be noted that the public foul water pumping station located on La Rue des Varvots to the east of this proposed site has reached its design capacity and will require upgrading funded by the developer, if further development of the Retreat Farm/Tamba Park site is proposed.

It is noted that in the absence of a public surface water sewer run-off from the dwelling will be directed to soakaway and this must include all hard paved areas in that part of the proposal.

In regard to the new car park area, no run-off from this area of the proposal must enter the public highway as the main road to the north-west already floods on high rainfall events. A drainage scheme directing surface water back into the site must be in place on, or near, to the junction of the car park and main road. Details for the drainage of the car park area will require to be submitted for approval from DfI Drainage before further comment can be made and on that basis we will defer the application awaiting further details.

Department for Infrastructure

Operational Services - Drainage

Beresford House, Bellozanne Road

St Helier, Jersey, JE4 8UY

Tel: +44 (0) 1534 445509



Reference: P/2017/1023

21/08/2017

Response Type: Objection

Retreat Farm, La Rue de la Frontiere, St. Lawrence/St. Mary

There are public foul water pumping stations located on La Rue des Varvots to the east of this proposed site and also on La Rue de la Frontiere to the west of the site but it is unclear from this proposal to which station foul water will drain. Both pumping stations have reached their design capacities and will require upgrading funded by the developer if further development of the Retreat Farm/Tamba Park site is proposed.

It is noted from page 23 of the Planning Statement document under 'Policy LWM2 – Foul sewerage facilities' that "the development would be connected to the public foul sewer which has been confirmed as having capacity for the proposed development, subject to it being to a controlled flow." We strongly object to this statement for the capacity reasons of the pumping stations stated above.

In the absence of a public surface water sewer, it is noted that rainwater run-off will be used as grey water within the site, stored for later use and attenuated in a pond for gradual release to the natural water course that runs through the site in an east to west direction. This final discharge to the watercourse must ensure that flows do not exceed that of the existing to prevent flooding of downstream property.

In regard to the new car parking areas, no run-off from these areas of the proposal must enter the public highway as the main road to the north-west already floods on high rainfall events. A drainage scheme directing surface water run-off back into the site must be in place on, or near, to the junction of the car park and main road.

In the light of previous applications for this site, especially those for the extension of Tamba Park, and their impact on the foul drainage system in the area, and until we have agreed and formalised in advance required upgrades to the public foul water pumping stations, we must strongly object to this proposal.

Department for Infrastructure

Operational Services

PO Box 412, Beresford House,
Bellozanne Road, St Helier,
Jersey, JE4 8UY
Tel: +44 (0)1534 445509



4 January 2018

[REDACTED]
Senior Planner Compliance Manager
Planning and Building Services,
Department of the Environment,
South Hill,
St Helier,
Jersey,
JE2 4US

Our ref: [REDACTED]

Dear [REDACTED]

**17 003 Tamba Park – Proposed foul drainage route for proposed holiday lodges.
Planning Application reference P/2017/1023**

I have reviewed the proposed foul and surface water drainage proposals as set out on drawing 17003 141 revision 05 status planning, and I can confirm that they have addressed the objections that we the Sewer Authority had to their previous drainage proposals and we now have no objection to the drainage proposals as detailed.

As we the Sewer Authority will not be adopting the sewer and it shall remain a 'private sewer' in a public road, the applicant will have to apply to the highway authority for a licence (under Article 4 of the Highway (Jersey) Law 1956) prior to any work being undertaken.

Yours sincerely

[REDACTED]
Manager – Network Operations
[REDACTED]

Department for Infrastructure

Operational Services - Drainage

Beresford House, Bellozanne Road

St Helier, Jersey, JE4 8UY

Tel: +44 (0) 1534 445509



Reference: P/2017/0805

29/01/2018

Response Type: No Objection

Retreat Farm, La Rue des Varvots, St. Lawrence

Further to our comment submission of 20th July 2017 we would wish to add the following;

The Department has now completed investigation work into both the public and private foul water drainage that discharges to our pumping station on Rue des Varvots. This has identified a number of issues with both the public and private drainage whereby ground and surface waters are entering the system causing surcharging of the station on high levels of rainfall. The Department will now initialise a programme of works to eradicate this excess of clean water making the station more able to take extra flow of foul water. It should be pointed out that although we have no objection to this proposed single property connecting to the foul sewer in Rue des Varvots, the proposed larger development of the site of self-catering units will require foul water drainage to be pumped to the St Mary's Village foul water system.

Our previous comments for this application were and still are;

There is a public foul sewer available in La Rue des Varvots that has the capacity for the drainage from a single domestic dwelling. Any new connection to the public sewer will be provided at cost upon application. It should be noted that the public foul water pumping station located on La Rue des Varvots to the east of this proposed site has reached its design capacity and will require upgrading funded by the developer, if further development of the Retreat Farm/Tamba Park site is proposed.

It is noted that in the absence of a public surface water sewer run-off from the dwelling will be directed to soakaway and this must include all hard paved areas in that part of the proposal.

In regard to the new car park area, no run-off from this area of the proposal must enter the public highway as the main road to the north-west already floods on high rainfall events. A drainage scheme directing surface water back into the site must be in place on, or near, to the junction of the car park and main road. Details for the drainage of the car park area will require to be submitted for approval from DfI Drainage before further comment can be made and on that basis we will defer the application awaiting further details.

Department of the Environment

Environmental Land Control

Howard Davis Farm, La Route de la Trinite

Trinity, Jersey, JE3 5JP

Tel: +44 (0)1534 441600

Reference: P/2017/1023

11/09/2017

Response Type: Objection

Retreat Farm, La Rue de la Frontiere, St. Lawrence/St. Mary

Thank you for the opportunity to comment on the above application.

Field MY770 measures approximately 14 vergées and has the following agricultural restrictions imposed by the Agricultural Land (Control of Sales and Leases) (Jersey) Law 1974.

(a) that my770, shall not, without the consent of the Planning and Environment Minister, be occupied by anyone other than a bona fide inhabitant of the Island specifically approved by the Minister who is wholly or mainly engaged in work of an agricultural nature in Jersey for his own benefit and profit;

(b) that my770 is used for agricultural or horticultural purposes only; this excludes the grazing of equine animals and the growing of trees without the written consent of the Planning and Environment Minister

The land controls and agricultural developments section object to this current application due to the permanent loss of agricultural land.

Subject:

FW: Re: Retreat Farm/Tamba Park, St Lawrence - planning applications for 27 self-catering units and new car-park and single dwelling - P/2017/0805 and P/2017/1023

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

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]

www.gov.je | **Twitter:** [follow](#)

Working for a better environment

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Community and Constitutional Affairs

Jersey Fire & Rescue

Fire Service Headquarters, P.O. Box 509
Rouge Bouillon, St Helier, Jersey, JE4 5TP
Tel: +44 (0)1534 445906

Reference: P/2017/1023

01/08/2017

Response Type: COMMNT

Retreat Farm, La Rue de la Frontiere, St. Lawrence/St. Mary

The proposed development may fall within the confines of the Tourism (General Provisions) (Jersey) Order 1990. Should it fall within the Order this department will require the applicant to comply with the fire safety requirements imposed by this department.

The owner/occupier is advised to forward copies of all plans to this department once approved by the Planning Department and at the same time as the building bye law application.

Community and Constitutional Affairs

Jersey Fire & Rescue

Fire Service Headquarters, P.O. Box 509
Rouge Bouillon, St Helier, Jersey, JE4 5TP
Tel: +44 (0)1534 445906

Reference: P/2017/1023

15/12/2017

Response Type: COMMNT

Retreat Farm, La Rue de la Frontiere, St. Lawrence/St. Mary

Part of the proposed development may fall within the confines of the Tourism (General Provisions) (Jersey) Order 1990. Should it fall within the Order this department will require the applicant to comply with the fire safety requirements imposed by this department.

Note Jersey Fire & Rescue do not accept window escapes and escape from a sleeping room through a day room in tourist accommodation; unless a sprinkler system is provided.

**Economic Development, Tourism,
Sport and Culture Department**

Tourism Regulation

8-13 Central Market

St Helier, Jersey, JE2 4WL

Tel: +44 (0)1534 448132



Reference: P/2017/1023

17/08/2017

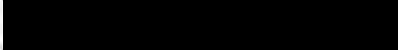
Response Type: Support

Retreat Farm, La Rue de la Frontiere, St. Lawrence/St. Mary

The department supports the application subject to it being compliant with the requirements of the Tourism (General Provisions) (Jersey) Order 1990.

Hospitality and Leisure Manager

Department of Economic Development, Tourism, Sport and Culture



**Economic Development, Tourism,
Sport and Culture Department**

Tourism Regulation

8-13 Central Market

St Helier, Jersey, JE2 4WL

Tel: +44 (0)1534 448132



Reference: P/2017/1023

24/11/2017

Response Type: No Objection

Retreat Farm, La Rue de la Frontiere, St. Lawrence/St. Mary