

**Michael Felton Ltd
Witness Statement
- for -
Plemont Public Inquiry

31 August 2012**

The Purpose of this statement is to review the submitted landscape scheme against relevant Planning Policies contained in the 2011 Island Plan. The Landscape drawings initially issued in May 2009 for the original 30 House scheme were subsequently amended to incorporate the Planning Department requirements. Our landscape proposals for the current 28 House scheme are included in the Core Documents referenced CD1-BI to CD1 BL inclusive. I enclose our Landscape Strategy with listed schedule of proposed plants as Appendix 1 herein.

In reviewing the latest **Island Plan** document particular reference is made to section 2, covering the '**Natural Environment**' represented in this context by Countryside and Coast. Earlier documents in 1987 and 2002 established guidelines and policies in order to safeguard rural areas.

The recent document calls for greater emphasis on the need for active management to support conservation measures, improve Biodiversity and in particular identify Environmentally Sensitive Areas (E.S.A's). Parts of the north coast are classified as key habitat areas¹.

Development in the countryside includes proposals for redevelopment and consideration of existing land use and buildings. In this instance new homes in the countryside are proposed to replace the former tourist facility overlooking the north coast.

Policy NE1 of the Plan calls for the need to balance economic activity with environmental protection in accordance with the principles of sustainable use and careful use of resources.

Objective NE1 of the Policy calls for protection and promotion of Biodiversity and maintaining and enhancing both land and sea habitats in particular coastal eco-systems. Enhancement extends also to maintaining the quality, character, diversity and distinctiveness of landscape, coast and sea.

¹ *In particular inter-connecting areas between coastal grassland, maritime cliff vegetation, and heathland.*

Meeting NE1 Objectivities

Detailed studies by the project Design Team include Landscape and Visual Assessment, Ecological and Biodiversity reports². These extend to liaison with the Department of Environment and Countryside Management Team and are ongoing in order to produce a co-ordinated approach to inform the landscape design.

Key protected species have been identified and measures have been taken to safeguard and enhance their long-term future as part of the programme.

Developing Conservation and Enhancement Measures

In accordance with Clause 2.28 relating to developing conservation and enhancement measures consideration of the redevelopment proposals and their impact on wildlife values has been assessed:-

1. Ecological Statement, Biodiversity and Nature Conservation report Michel R Hughes May 2009
2. Habitat and Protected species survey (ongoing) by Nurture Ecology June – Sept 2012

In accordance with Clause 2.29 the landscape scheme acknowledges the limited biodiversity value of the site and aims to build on improving this value by increasing species diversity within the designated areas of public accessible open space. These improvement measures include:-

1. Protection of ancient roadside, field walls and banques.
2. Removal of invasive and 'out of character' plant species.
3. Introduction of new native planting of hedgerows and thickets.
4. Control on encroaching Bracken and Bramble scrub.
5. Grassland management and creating an associated species rich dwarf/shrub habitat.
6. Introduction of a wetland habitat comprising Reedbeds for 'grey water', cleansing and recycling.
7. Formation of a permanent receptor site for protected species and mitigation measures to maintain these species in the long-term.

² *Biodiversity is defined as the variety of life forms we experience all around us including birds, mammals, reptiles, insects, plants and micro-organisms including fungi and lichens.*

The landscape scheme seeks to extend the habitat potential by:-

1. Creation of new dry boundary walls and native hedges to separate smaller areas of domestic curtilage from the substantial areas of publically accessible areas of open space. These semi-natural restored areas will provide significant benefits for the wider community as well as home owners.
2. A new cutting regime to encourage a move to species rich grassland (in accordance with 5 above) is to be included in the Management Plan recommendations.

Protected Species

Policy NE2 concerning protected species highlights that the Conservation of Wildlife (Jersey) Law 2000 provides protection for a number of birds, mammals and plants including their nests and dens. Identified protected species of reptile and amphibian species found on site comprise the following:-

- a) Green Lizard
- b) Common Toad
- c) Slow worm

Further protected bird species include the Whitethroat, Dartford Warbler and Stonechat that rely heavily on gorse habitat for protection, roosting and breeding. Bats have been recorded within the existing complex and appropriate mitigation measures will be agreed with the Environment Department.

Nurture Ecology are currently completing their assessment of most appropriate mitigation methods following late summer and early autumn recording of protected species in collaboration the Countryside Management section of the Environment Department.

Wildlife Corridors

Clause 2.36 of **Policy NE3** relating to wildlife corridors refers to linear features in the Island landscape which are considered routes which link key habitats and main areas of similar eco-systems. This includes pockets of vegetation and open space not necessarily physically linked.

The landscape proposals show an extension of grassland and dwarf shrub habitat to replace the holiday camp 'footprint' of outbuildings connected to improved amenity grassland on the former camp recreation field that separates the three clusters of dwellings.

Other features include extension of existing dry granite boundary walls and planting of new hedgerows and thickets as components of the structure planting bordering the site. This will enable species to travel more freely and extend their distribution. This allows greater interchange and potential breeding thereby maintaining and enhancing biodiversity.

Removal of the Holiday Camp structures along the skyline will enable with suitable management an uninterrupted restoration of natural landscape vegetation across areas where the northern chalet blocks, swimming pool, central amenity block and tennis court currently stand. In accordance with Policy NE3 the landscape scheme ensures continuation and enhancement of corridors for wildlife.

Trees and Boundary Features

In relation to **Policy NE4** extensive tree planting is not appropriate on this site. Tree planting is limited to localised areas around the development clusters in the lee of the buildings and within the new areas of thicket which will provide low level protection to aid establishment. This replicates the pattern of limited tree groups that exist in the countryside and fields surrounding the site.

Historic field boundaries comprising dry walls and banques along the south boundary and approach road will be retained and extended to enclosed garden areas. These will be supplemented by the planting of native hedgerows and thicket to provide screening, enhance biodiversity and provide appropriate micro-climates.

Coast and Countryside Character

A primary consideration of the Island Plan is to 'protect and enhance the character of the Islands coast and countryside'. The landscape development proposals have been considered in the context of Area E1, Interior Agricultural Land – North-West Headland (St Ouen).

The designated character type is 'Interior Agricultural Land' which allows scope for re-development of existing brownfield sites. (See also Clause 4.16 & 4.20 of Ecological Statement pages 24 & 25³)

Green Zone Status

The Policy NE7 identifies that the former Holiday Village is classified as a 'brownfield site' within the Green Zone. Here the landscape character has been created mainly through human intervention.

Clause 2.78 indicates that within the Green Zone that 'it would be unreasonable to preclude all forms of development in the future'. Policy allows 'exceptions to the general presumption against development 'where development does not serve to detract from or harm the distinctiveness of the landscape character types of this zone'. (See also Clause 4.23 of Ecological Statement, page 25³)

Landscape Management Strategy

Clause 2.86 highlights maintaining landscape character requires an active management programme where the restoration of character has become degraded and enhancement measures are necessary. In line with current legislation a permanent receptor site for protected species of reptile and amphibians is included in the north-west sector of the site on existing semi improved grassland. The scheme includes the removal of invasive and inappropriate decorative planting elements, a number of which have survived and flourished. I enclose the draft proposals for the receptor site and removal of invasive species as Appendix 2 herein.

It is proposed following demolition non-indigenous hedges and associated ornamental plantings will be removed in favour of native vegetation types associated with acidic coastal grassland, e.g. Western Gorse and Prostrate Broom plants, which are more in keeping with the surrounding landscape.

³ *Michel Hughes Associates Ecological Assessment, May 2009*

Associated grassland management to improve habitat potential within Field 44 is also envisaged. The States of Jersey Ecologist and Countryside Management Team have indicated their willingness to cooperate with Nurture Ecology and the Landscape Architect in the formation of a detailed 10 Year Management Regime for landscape restoration. This open natural landscape across 2/3^{rds} of the site will be ceded to Public of the Island in perpetuity. The Environment section proposes to manage, review and monitor the publicly accessed areas at intervals to aid successful establishment.

Access and Awareness

In accordance with Policy NE8 the current proposal allows for approximately 2/3^{rds} of the site as publicly accessible open space.

This includes a network of informal footpaths from the public car park through the restored areas linking with the higher ground towards the ridgeline linking with the coastal path.

This Witness Statement (excluding Cover Page, Headings & Footnotes) contains 1,472 words.

Witness Statement of:-
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Dated 31 August 2012

Appendix 1 - Landscape Strategy 27th May 2009, Revision 3

The Landscape Plan shows an outline planting scheme which responds not only to the coastal influences but also to the influences of the agricultural interior.

Planting is robust with species selection chosen to best accommodate or integrate the proposed redevelopment into both settings. These can be classified under two headings.

The primary area encompasses native planting on and around the most exposed north and north-west areas including the ridgeline and new coastal meadow which replaces the existing Holiday Camp complex.

The secondary area includes the communal public open space which acts as a buffer between the dwelling clusters and enables some of the informal screen planting and hedges inland to benefit from protection afforded by the lee of the proposed buildings.

Following a thorough examination of existing species within the locality and advice from the Environment Department it is proposed that a proportion of the existing grassland within the southern field will be lifted as large sections of turf and translocated to the reclaimed northern sector.

In advance it will be necessary to prepare the receptor site following demolition and levelling out including introduction of an appropriate soil mix* as a growing medium for coastal grassland. This technique with overseeding using a fine grass seed mix will assist in the early re-establishment of the area and go some way to maintaining local provenance.

The proposals aim to retain and extend the series of earth 'banques' and dry stone walls which in conjunction with the restored grassland and buffer planting will provide new habitats for both flora and fauna.

The success of the landscape scheme depends on the adoption of a suitable Landscape Management Plan and regime of activities to ensure initial establishment and a long term future. A Landscape Management Plan summarizing the broad principles and a Matrix of timed seasonal maintenance activities is included with this submission together with a list of proposed plants and seed mix.

It is envisaged that technical specifications and a detailed Planting Plan for future owners to follow in order to take care of the land can be conditioned in the Planning Permit.

Footnotes;

[*In the absence of locally adequate topsoil from a similar coastal source it may be necessary to make up a special mix, ie a free draining sandy loam with a very low organic content. Topsoil to be free of contaminants arising from the demolition work].

[The existing topsoil/subsoil material on site may be mixed with the imported to provide the organic element. A ph range of between 3.5-5.5 with low levels of nitrates and phosphorus is required].

LIST OF PROPOSED PLANTS AND SEED MIX

1) Trees - Broad Leaved	Trees - Evergreen
Ash (<i>Fraxinus excelsior</i>)	Pine * (<i>Pinus nigra/maritima</i>)
Common Oak (<i>Quercus robur</i>)	Evergreen Oak * (<i>Quercus ilex</i>)
Sycamore * (<i>Acer pseudoplatanus</i>)	Holly (<i>Ilex aquifolium</i>)
Sweet Chestnut * (<i>Castanea sativa</i>)	Monterey cypress* (<i>Cupressus macrocarpa</i>)

Shrubs/Hedging:

2) Common Name	Latin Name
Hawthorn	<i>Crataegus oxycantha / monogyna</i>
Tamarisk *	<i>Tamarix gallica</i>
Blackthorn *	<i>Prunus spinosa</i>
Gorse *	<i>Ulex europaeus</i>
Broom	<i>Cytisus scoparius</i>
Common Elder *	<i>Sambucus nigra</i>
Field Maple	<i>Acer campestre</i>
Euonymus	<i>Euonymus japonicus</i>
Privet *	<i>Ligustrum ovalifolium</i>

Reed Bed Surrounds:

3) Common Name	Latin Name
Yellow Flag	<i>Iris pseudacorus</i>
Bulrush	<i>Typha latifolia</i>
Pond Sedge	<i>Carex</i>
Water Mint	<i>Mentha</i>
Purple Loosetrife	<i>Lythrum</i>
Soft Rush	<i>Juncus</i>

4) Grass Seed Mix –Coastal Grassland Areas	
20% Chewings Fescue	
20% Slender Creeping Red Fescue	
30% Strong Creeping Red Fescue	
25% Hard Fescue	
5% Brown top Bent	

* existing, i.e. found nearby

27th May 2009

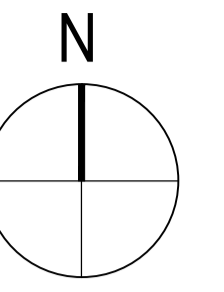
Revision 3







Appendix 2 – Ecological Enabling Works – Draft Proposals

Receptor Layout drwg. no. 1456/204/P2

Receptor Site Section drwg. no. 1456/206/P1

Invasive Species Survey drwg. no. 1456/205/P0



-  Existing trees
-  Existing bracken
-  Existing gorse
-  Existing agricultural field
-  Existing shrubs
-  Restored grassland

Section line A-A': refer to MFL drawing no 1456-206

P2	Exclusion fence line adjusted	DBD	23.08.12
P1	Bank dimensions reduced	DBD	23.08.12
P0	Preliminary issue	DBD	07.08.12
Issue	Revision	Initial	Date

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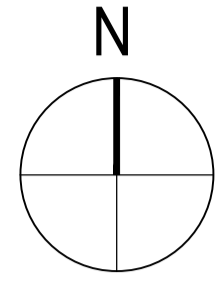
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
Project
**Plemont Bay Holiday Village
 Plemont 28 House Development**

Client
Plemont Estates Ltd

Title
**Ecological Enabling Works
 Receptor Site Layout**

Date	JUNE 2011	Scale	1:200 @ A1
Drawn	MF/DD	Checked	
Job No.	1456	Drawing No.	204
		Rev.	P2

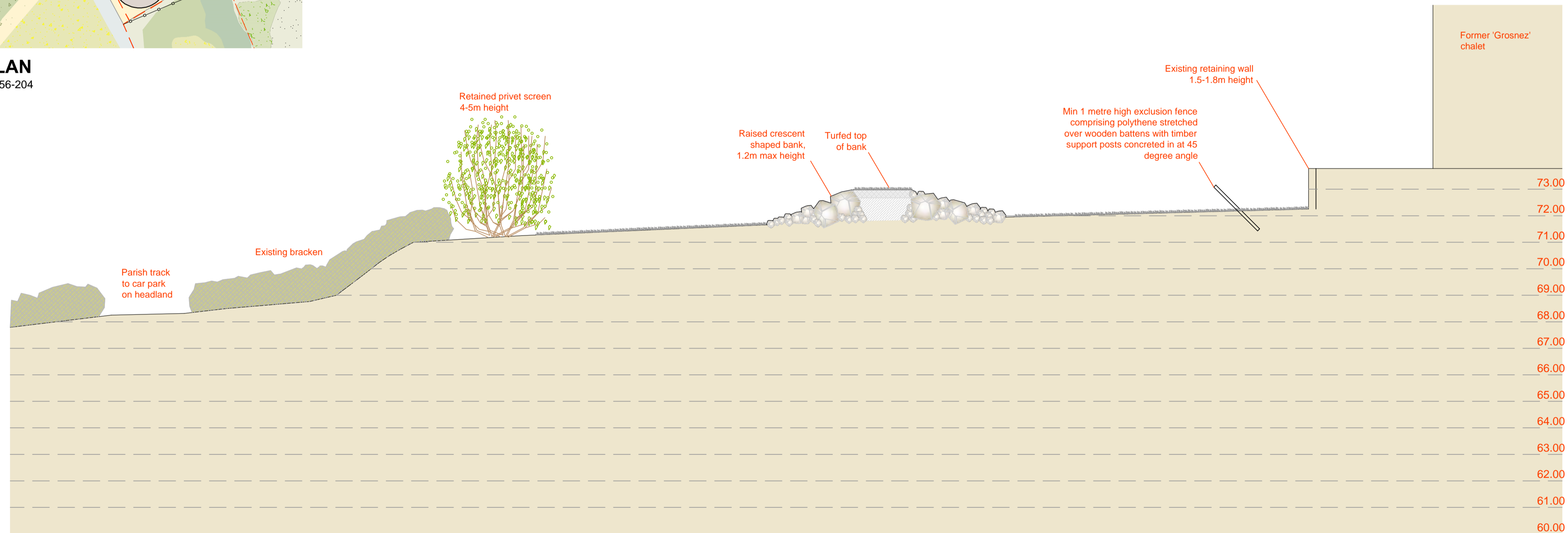


-  Existing trees
-  Existing bracken
-  Existing gorse
-  Existing agricultural field
-  Existing shrubs
-  Restored grassland

PRIMARY AREA:
Currently un-managed tall grassland and isolated shrubs / hedging

SECONDARY AREA:
Grey chippings and bramble / russian vine

LOCATION PLAN
Refer to MFL dwg no 1456-204



RECEPTOR SITE SECTION
Refer to MFL dwg no 1456-204

P1	Text additions	DBD	29.08.12
P0	Preliminary issue	DBD	23.08.12
Issue	Revision	Initial	Date

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Project
**Plemont Bay Holiday Village
Plemont 28 House Development**

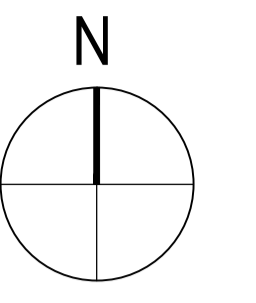
Client
Plemont Estates Ltd

Title
**Ecological Enabling Works
Receptor Site Section**

Date AUG 2012 Scale 1:100 @ A1

Drawn MF/DD Checked

Job No.	Drawing No.	Rev.
1456	206	P1



- CS Cotoneaster spp
- HF Hottentot Fig (*Carpobrotus edulis*)
- MB Montbretia (*Crococsmia* spp)
- VC Virginia Creeper (*Parthenocissus quinquefolia*)
- PG Pampass Grass (*Cortaderia selloana*)
- RV Russian Vine (*Fallopia baldschuanica*)

- Existing trees
- Existing bracken
- Existing gorse
- Existing agricultural field
- Existing shrubs
- Existing grass

P0	Preliminary issue	DBD	09.09.12
Issue	Revision	Initial	Date

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Project
**Plemont Bay Holiday Village
 Plemont 28 House Development**

Client
Plemont Estates Ltd

Title
**Invasive Species Record
 Site Inspection 07/08/12**

Date	AUG 2012	Scale	1:500 @ A1
Drawn	DBD	Checked	

Job No.	Drawing No.	Rev.
1456	205	P0

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