

**Plémont Bay Holiday Village – P/2011/1673
Public Inquiry**

**Answer from Plémont Estates Ltd.
to Inspectors Question on ‘Site Area’ dated 13 September 2012**

Inspectors Question

“Area of the former Holiday Village. In Mr Thorne’s Statement of Case at paragraph 1.3 the site is stated to be 39,471 sq m. The Planning Department’s Statement at paragraph 1.1 says that the former Holiday Village occupies some 11.75 acres (26.4 vergées). When converted to the same units these areas differ significantly? I am aware of the parcel of grassland on the opposite side of the roadway and also exclusion of the disputed area. One or both of these factors may explain the difference but could agreed areas for the Holiday Village/Site be provided please?”

Applicants Answer

1. Paragraph 1.3 of the Statement of Case states the Site Area excluding the grassland (the “western grassland”) on other side of the roadway, the Parish roadway and disputed land outside the application. This corresponds with the figure of 39,471 m² being the Site Area (excluding the western grassland, parish roadway and disputed land) stated in the Inquiry Core Document CD1-CU (*Schedule of Existing and Proposed Land Areas*) under Item 1A.
2. Although the western grassland is included in the application (because it will be ceded to the Public of the Island along with all the other land outside the boundary of the three housing clusters) the application does not propose any alterations to this land.
3. Paragraph 1.1 of the Planning Department’s Statement actually includes these excluded areas (apparently being taken from earlier applications) as follows:-
 - a) Site Area excluding western grassland, parish roadway and disputed land being 39,471 m² (reference CD1-CU Item 1A).
 - b) Western grassland being 2,367 m² (reference CD1-CU Item 1B, called the “Open Public Land” therein).

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- c) Disputed land being 5,654 m² (reference CD1-CU Item 1C), which lies outside of the application area.

- d) Parish roadway being 202 m² (reference CD1-CU Item 1D), which lies outside of the application area.

The total of these areas comes to 47,694 m² (reference CD1-CU Item 1E), which closely approximates to the land area of some 11.75 acres (47,552 m²) / 26.4 vergee’s (47,483 m²) given in paragraph 1.1 of the Planning Department’s Statement.

4. The Applicant has consulted with the Planning Department and mutually agree the agreed total area of the application comprises:-

- a) Site Area excluding western grassland, parish roadway and disputed land being 39,471 m² (reference CD1-CU Item 1A).

- b) Western grassland being 2,367 m² (reference CD1-CU Item 1B, called the “Open Public Land” therein).

Totalling 41,838 m² (10.34 acres / 23.26 vergees), being the ‘red line’ area shown on submitted Site Location Plan reference CD1-A drawing no. 1871-08-62 rev. C.

Answer submitted for Applicant by:-

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Dated: 17 September 2012