

Department of the Environment
Planning and Building Services

South Hill
St Helier, Jersey, JE2 4US
Tel: +44 (0)1534 445508



10/02/2022

Application Number PA/2022/0062

Dear Sir/Madam

Application Address:	The Brackens, Le Mont Rossignol, St. Ouen, JE3 2LN
Description of Works:	Demolish existing and construct new dwelling.

I am writing to confirm that your recent pre application advice enquiry was received on 24 January 2022. Your enquiry has been passed on to Major Team and will be dealt with in due course.

Whilst every effort is made to ensure the pre-application advice is accurate, it must be regarded as advice only and is not the same as a formal determination under the Planning and Building (Jersey) Law 2002. The advice given is the opinion of the planning officer and will not be binding in the determination of a subsequent application.

Should it be necessary to contact us regarding your pre-application enquiry, please quote the application reference number(s) as shown above.

Yours sincerely

Technical Support Team

T: 01534 445508
E: PECTSO@gov.je
W: www.gov.je

From:
To: [PEC-Planning](#)
Cc:
Subject: 957 Brackens Pre-application advice
Date: 24 January 2022 06:50:48
Attachments: [957 PREAPP -Final.pdf](#)
[220123-Preapp letter R0.pdf](#)
[220123-957-Pre Application Form 2019.pdf](#)
[220123R1-957-Design statement.pdf](#)

Dear Planning

Thank you all for all your hard work and happy new year. We do appreciate that you are all very busy.

Please find attached the following for a new project we would appreciate your advice on:

- Pre-application advice request
- Initial Design Statement
- JFA Letter
- Set of proposed drawings
- Digimap and site photos

We are hoping to present the project to JAC on the 28th January.
Please do hesitate to contact me if you have any questions.

Kind regards

Design Director

Offices in Jersey and Guernsey

T 01534

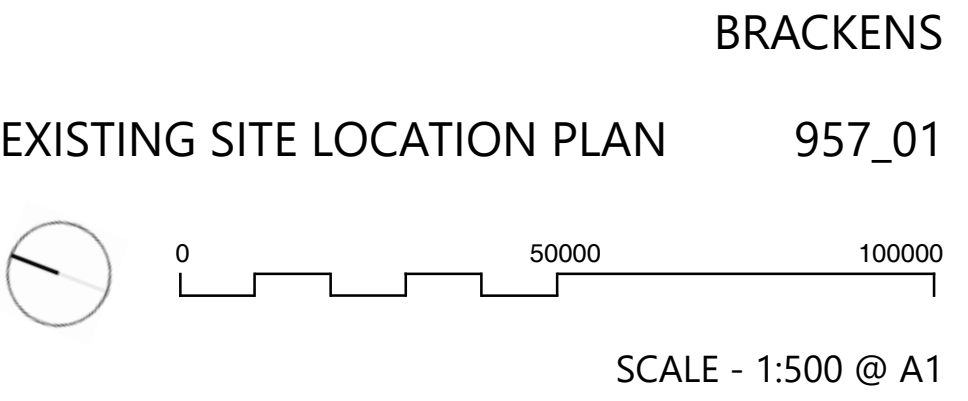
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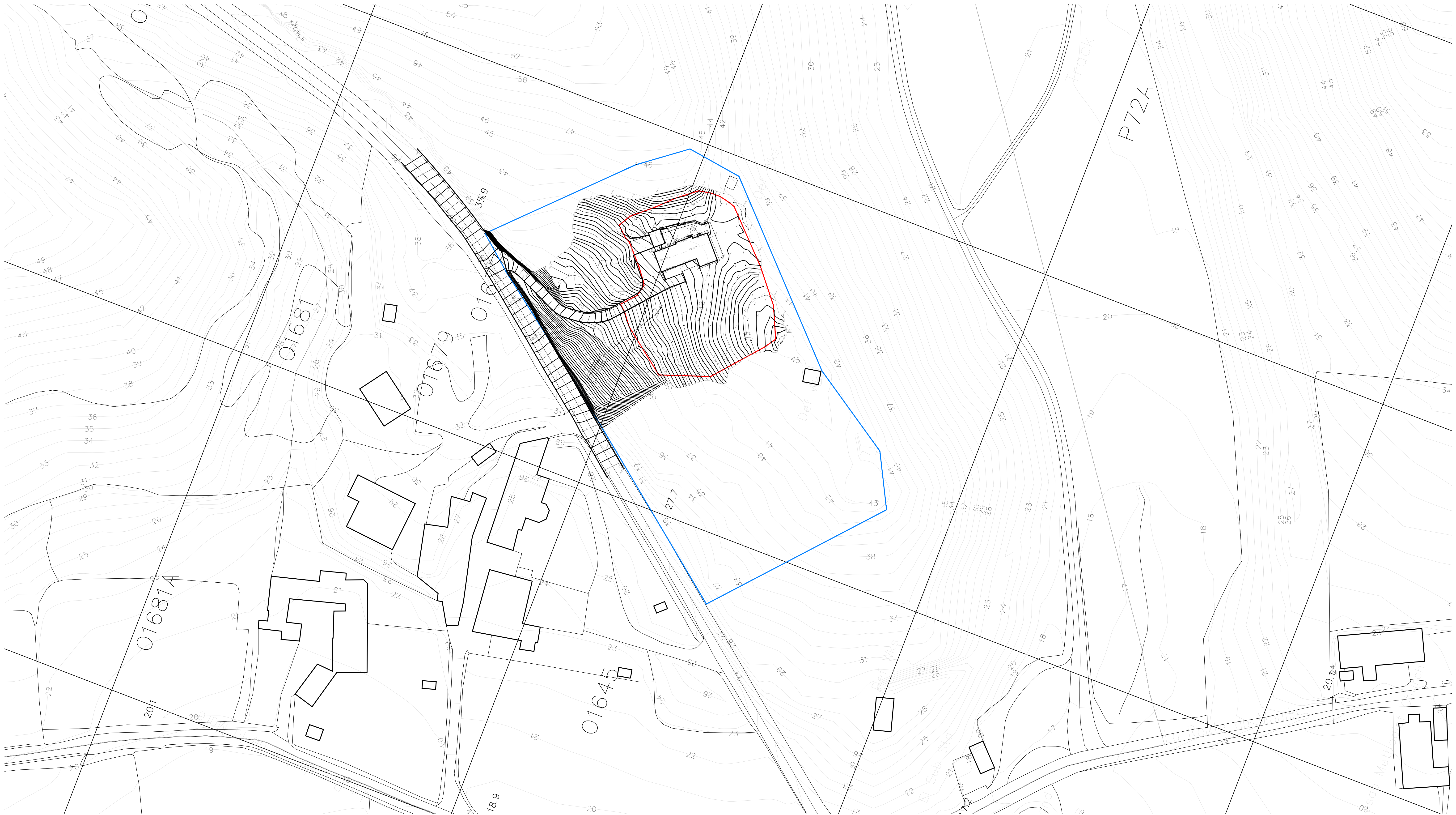


BRACKENS
Le Mont Rossignol
St. Ouen
JE3 2LN
Jersey

PREAPP

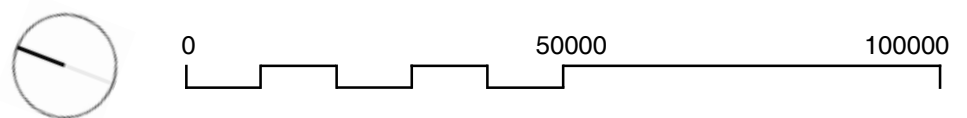
January 2022





BRACKENS

EXISTING SITE SURVEY PLAN 957_02

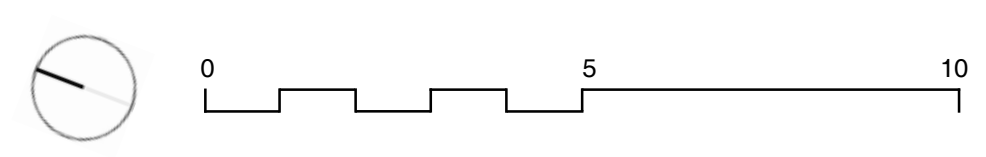


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BRACKENS

EXISTING DWELLING SURVEY 957_03



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SOUTH-WEST VIEW



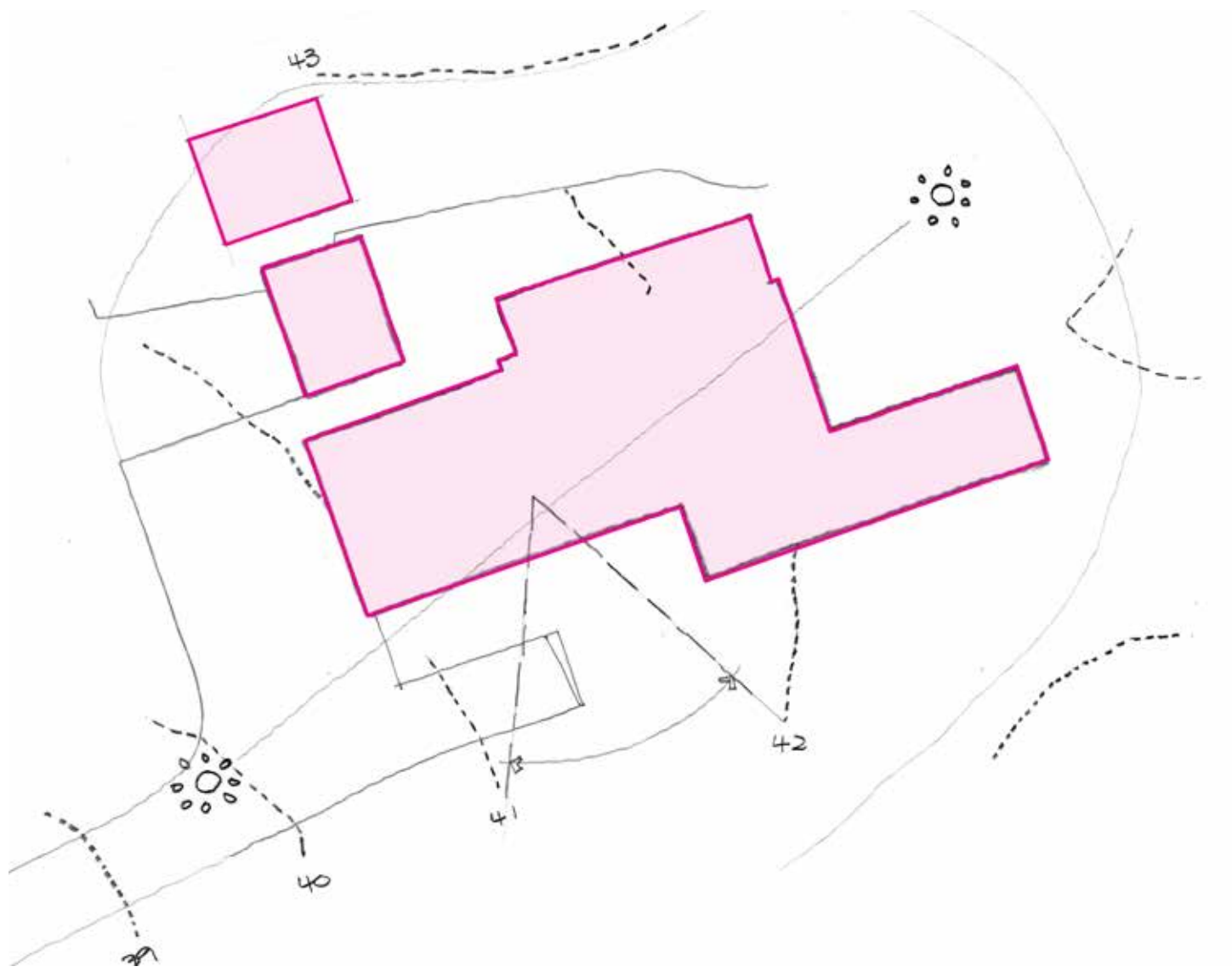
SOUTH VIEW



NORTH VIEW

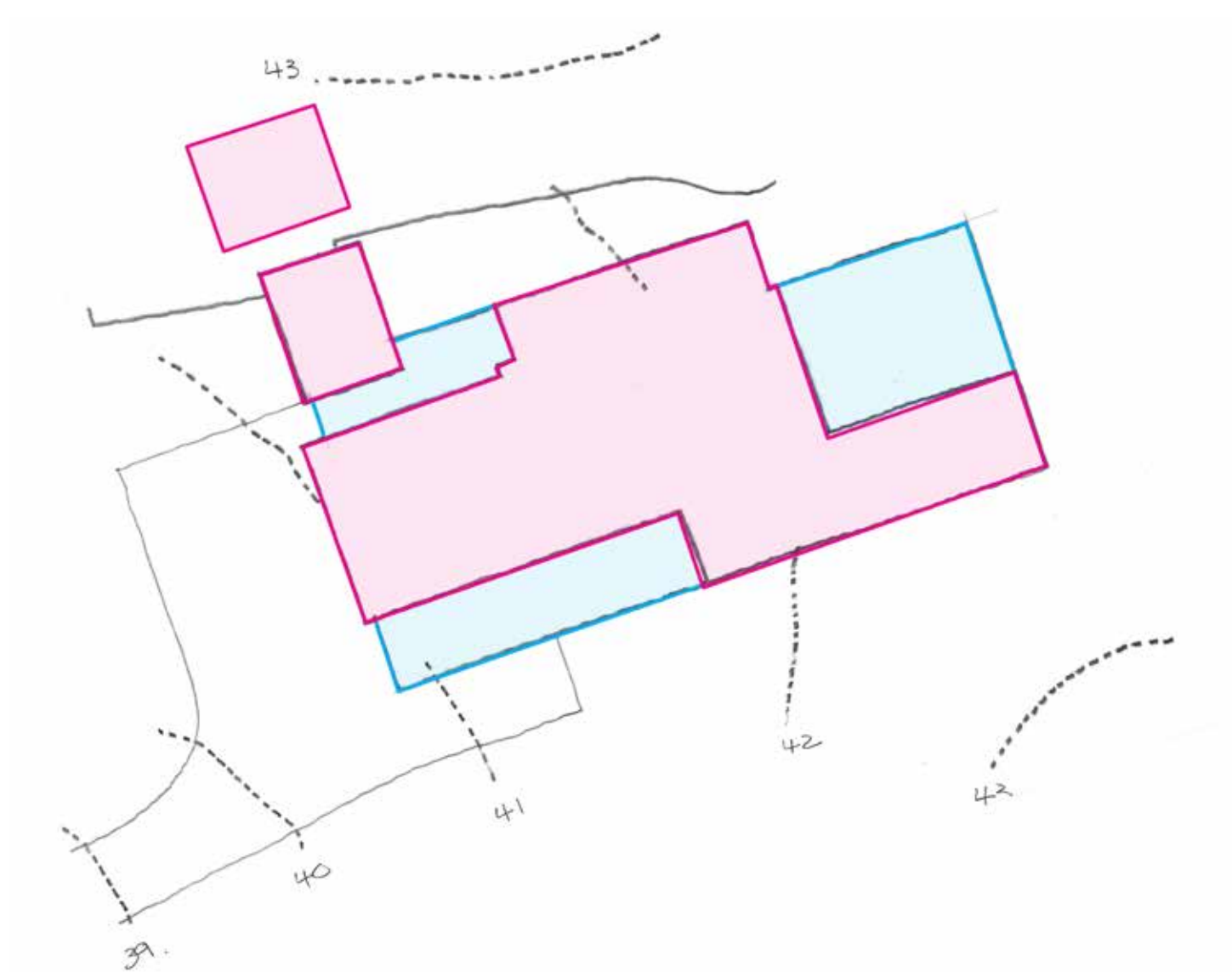


LONG VIEW FROM RESERVOIR



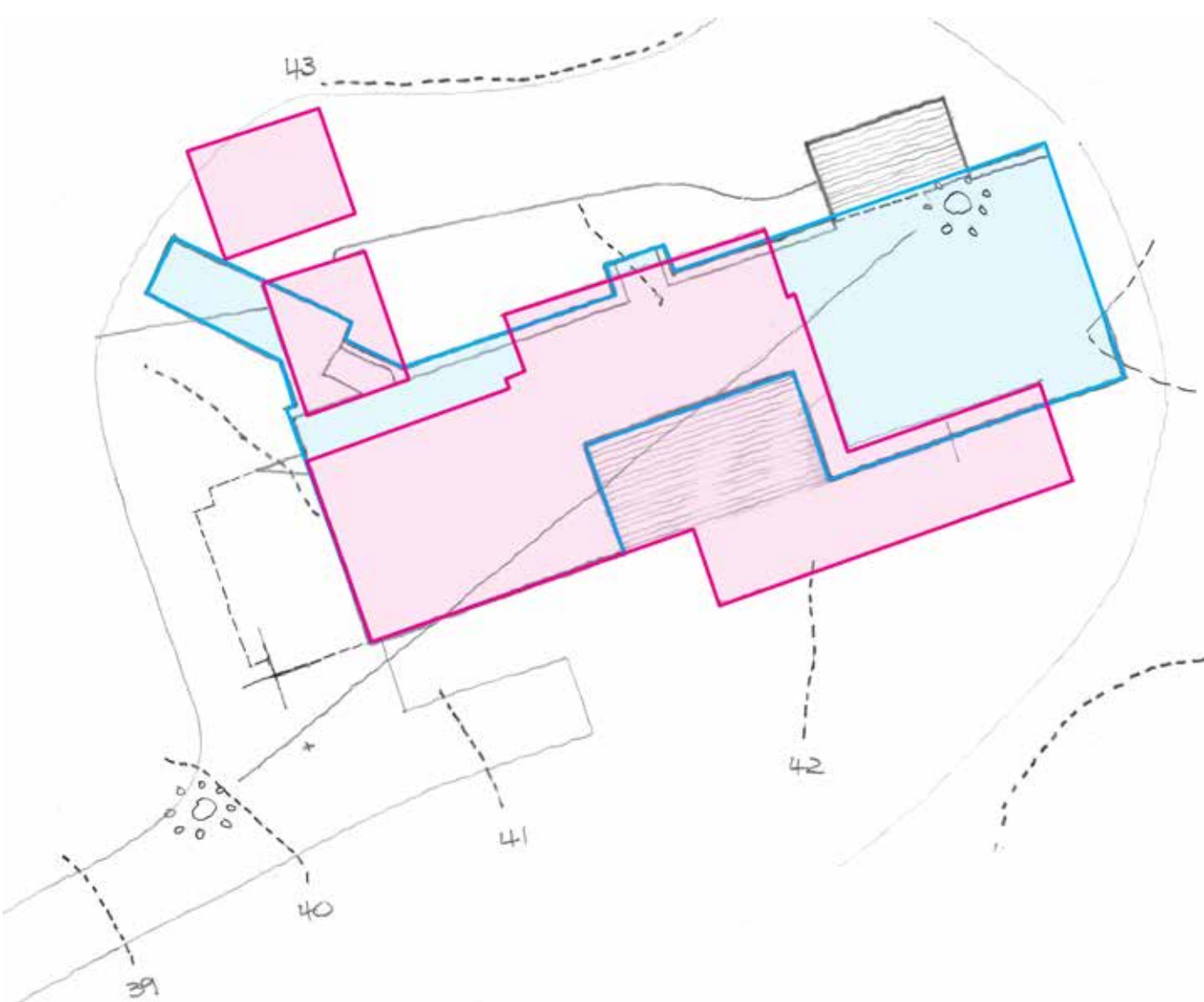
EXISTING BUILDING

Site enjoys impressive views but is exposed to the elements .
The house sits on the edge of a natural bowl.



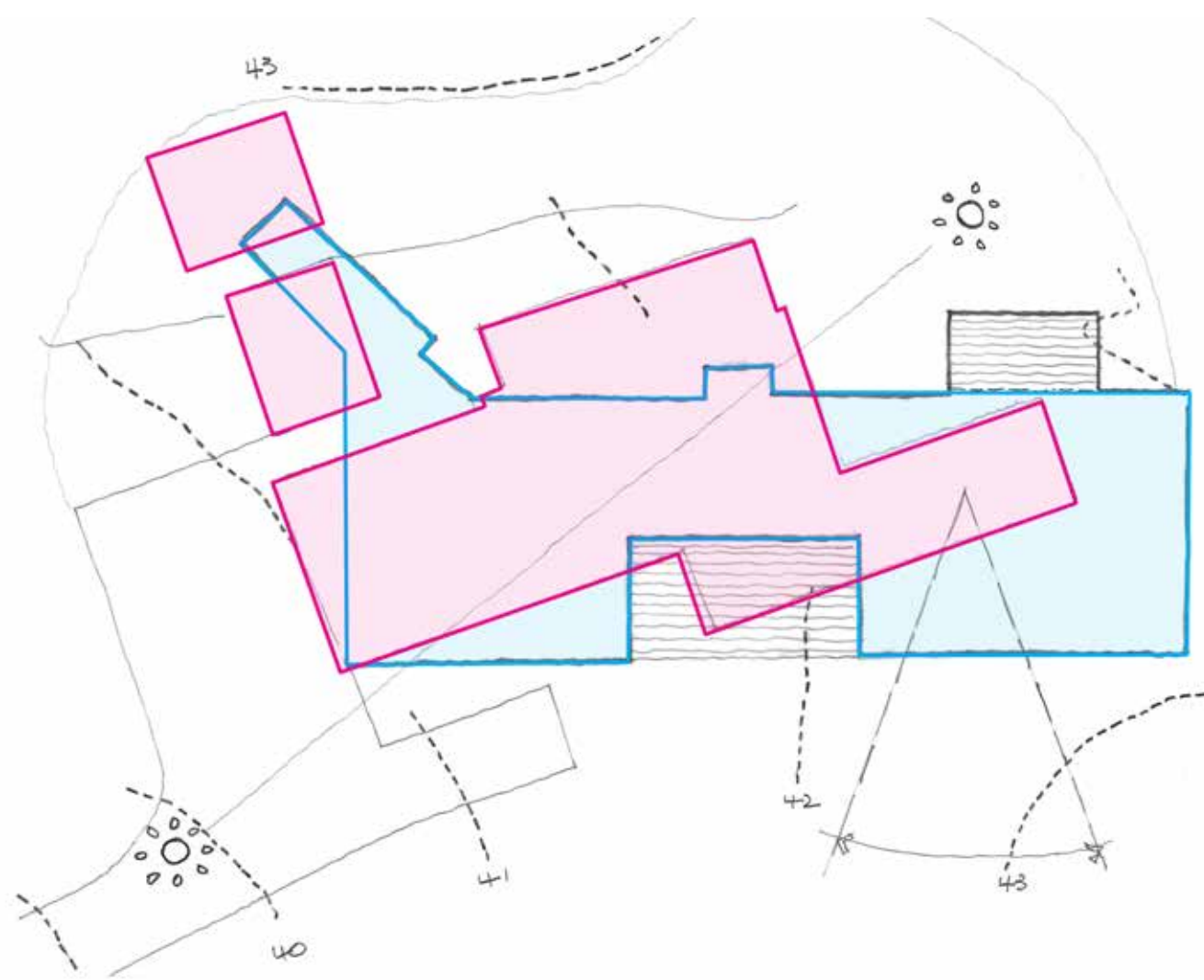
RETAIN EXISTIN BUILDING + EXTENSIONS

Interrogation of the house and Exploring the option to retain the building for a contemporary life style left little of the existing fabric.



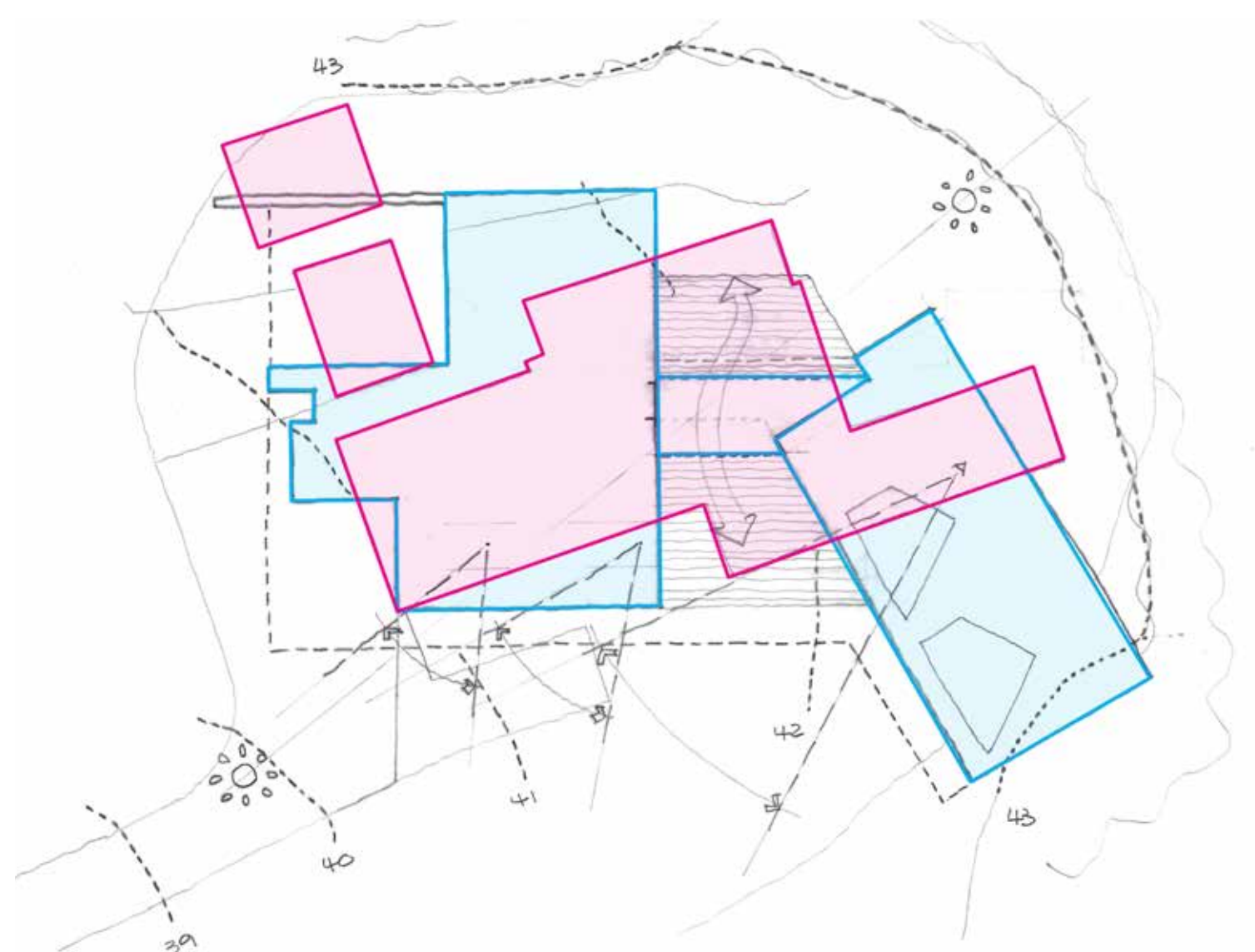
NEW BUILDING - LONG HOUSE

Long House option worked well but created a little too much circulation and did not take advantage of the views over the bay.



NEW BUILDING - LONG HOUSE WITH A TWIST

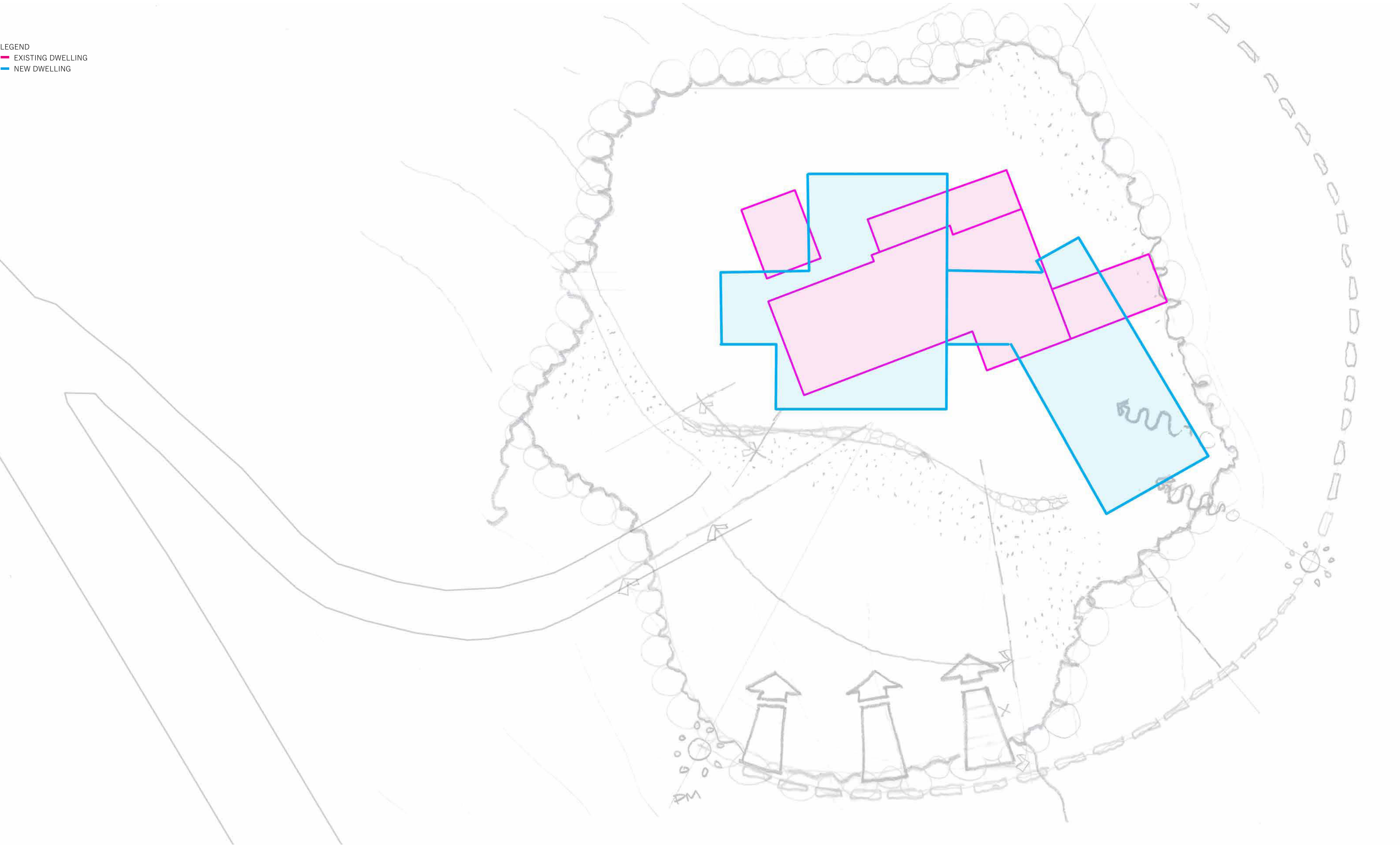
Pivoting the plan towards the view created better views.



NEW BUILDING - TWIST, SPLIT AND REDUCTION

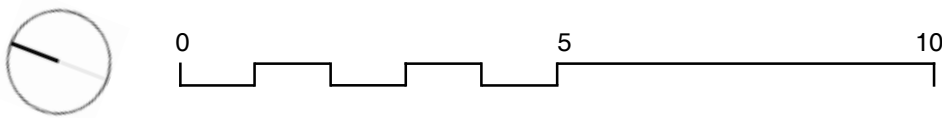
The final diagram uses the twist and breaks the plan into two single storey forms connected by a breezeway and courtyards creating a shelters house with views along the bay towards L'Etacq.

LEGEND
EXISTING DWELLING
NEW DWELLING

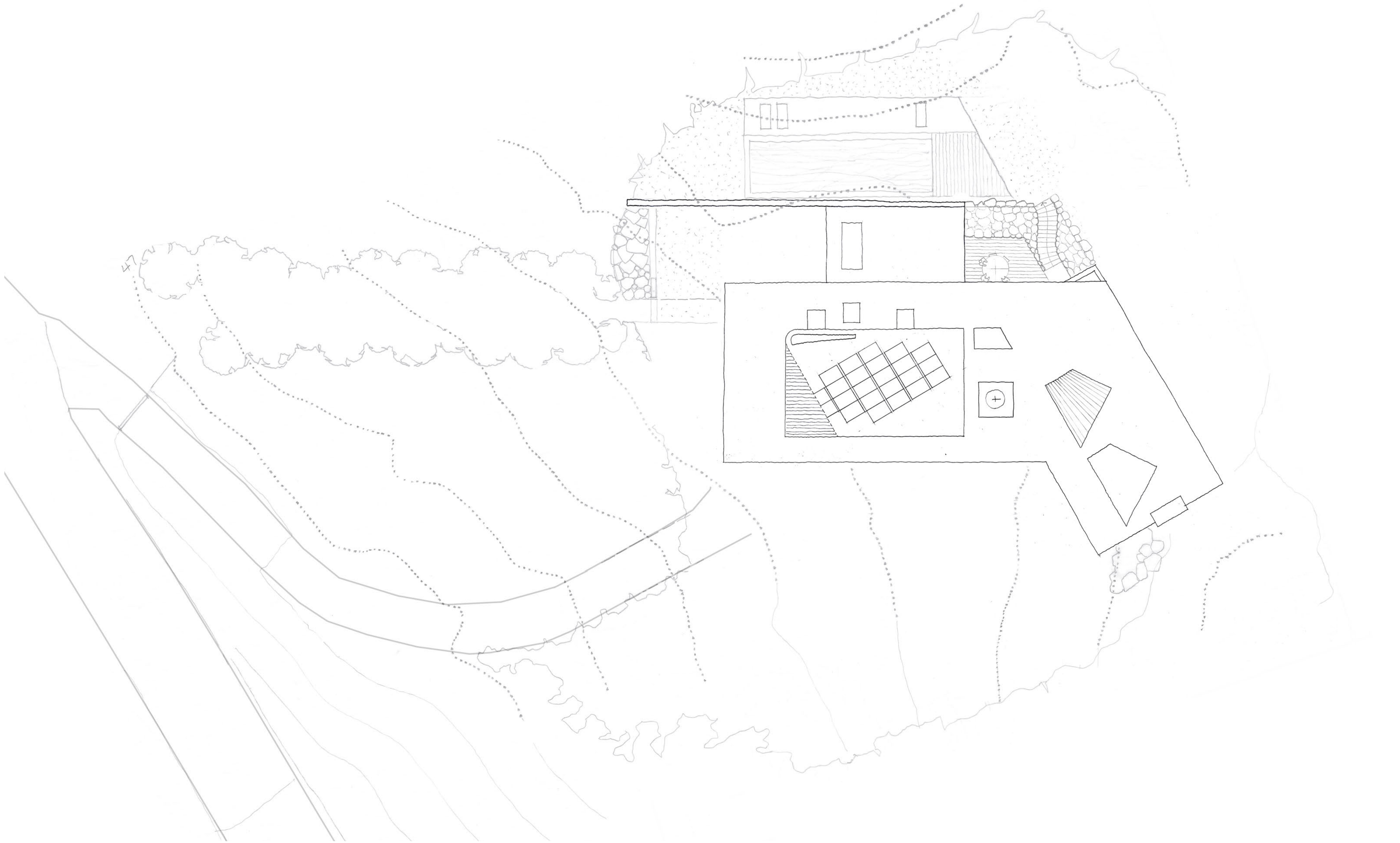


BRACKENS

PROPOSED BLOCK PLAN 957_06

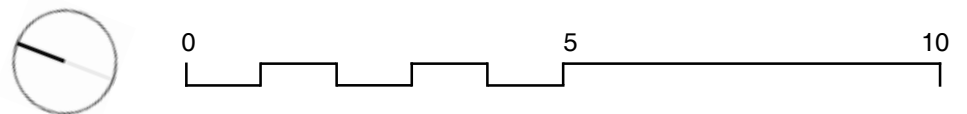


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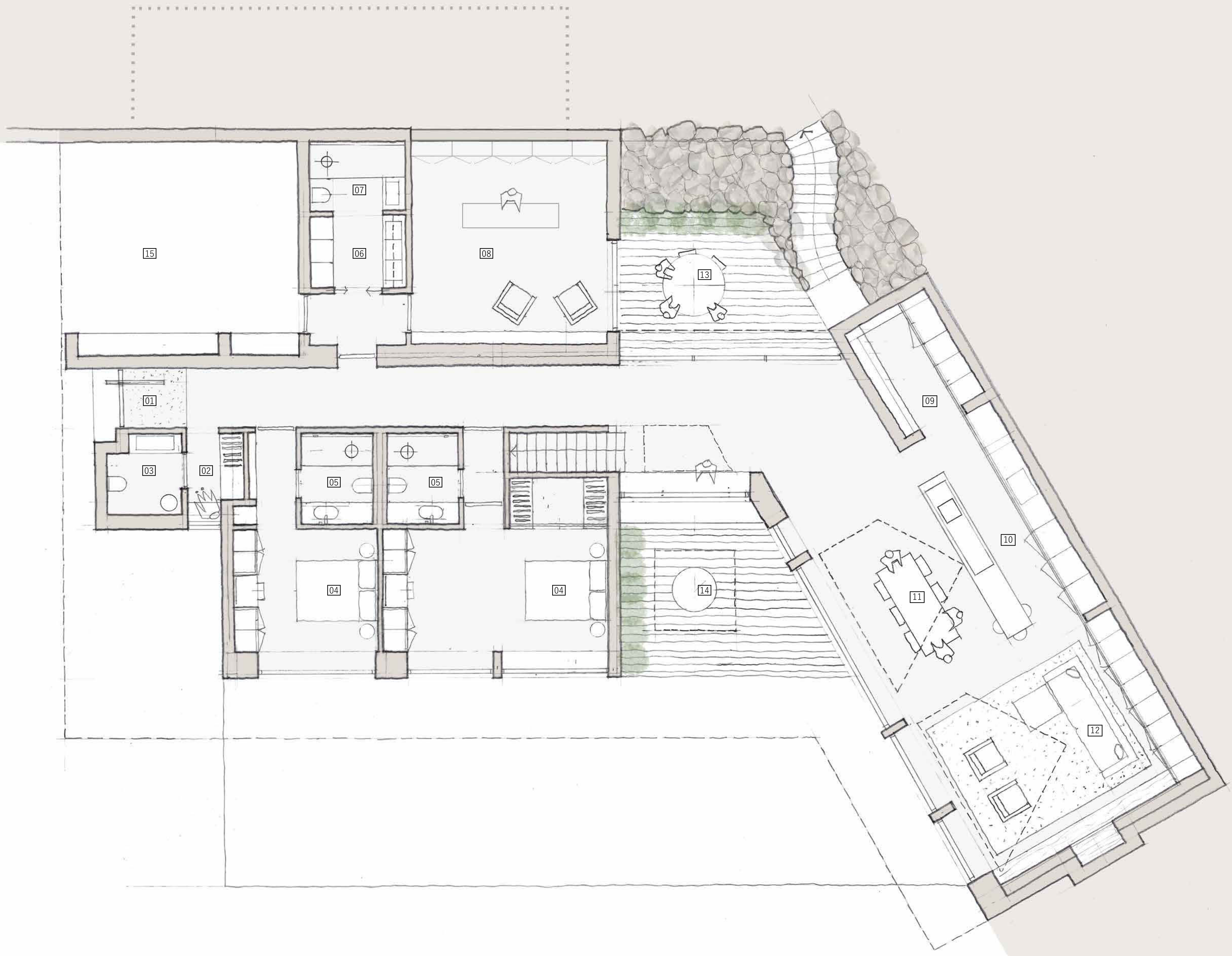
BRACKENS

PROPOSED SITE PLAN 957_07



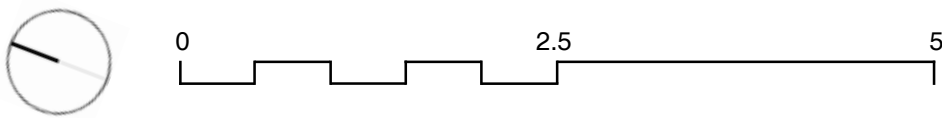
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- LEGEND
- 01. ENTRANCE
 - 02. BOOTROOM
 - 03. CLOACKROOM
 - 04. BEDROOM
 - 05. BATHROOM
 - 06. LAUNDRY
 - 07. SHOWER ROOM
 - 08. STUDY
 - 09. LARDER
 - 10. KITCHEN
 - 11. DINING
 - 12. SITTING AREA
 - 13. SHELTERED COURTYARD
 - 14. OPEN COURTYARD
 - 15. CARPORT

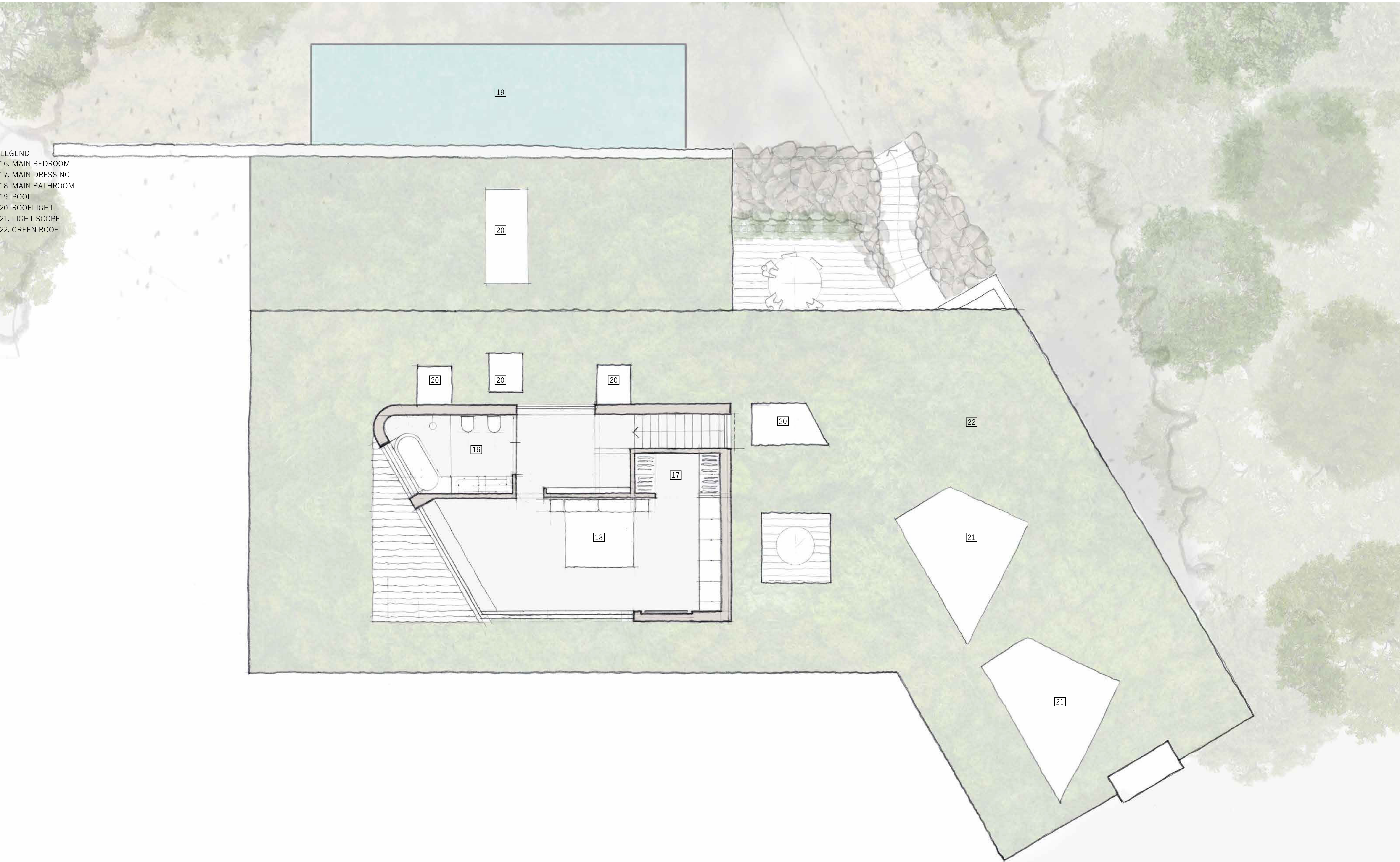


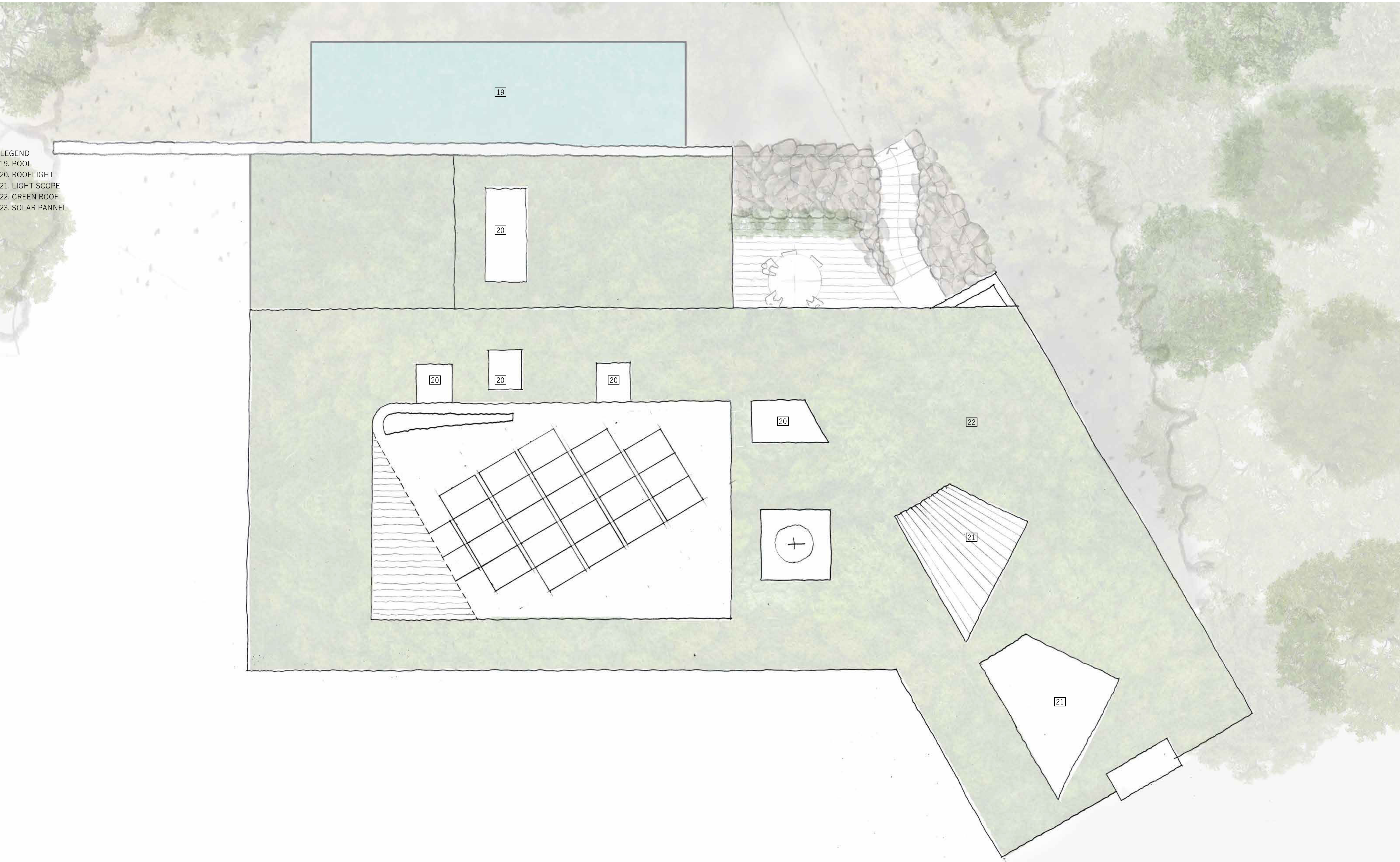
BRACKENS

PROPOSED GROUND FLOOR PLAN 957_10



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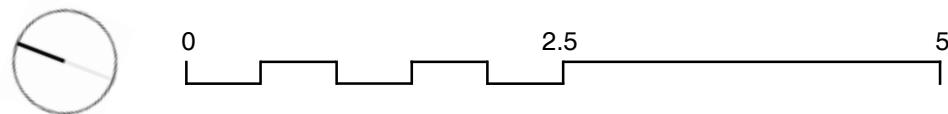




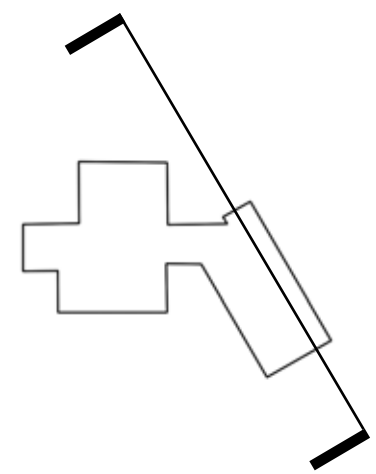
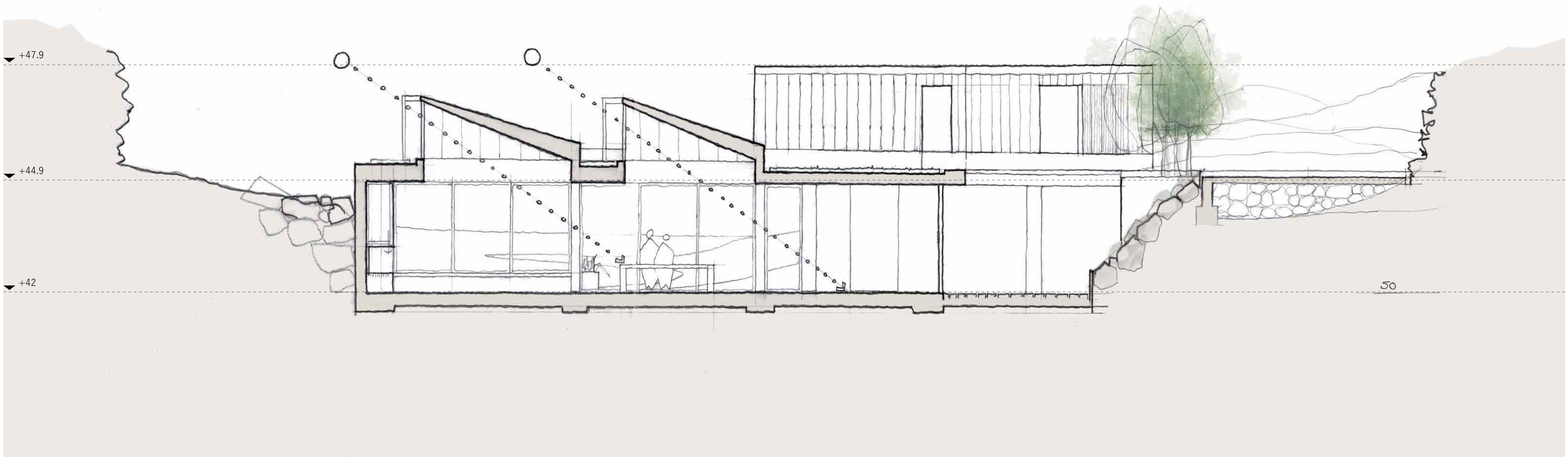
LEGEND
19. POOL
20. ROOFLIGHT
21. LIGHT SCOPE
22. GREEN ROOF
23. SOLAR PANNEL

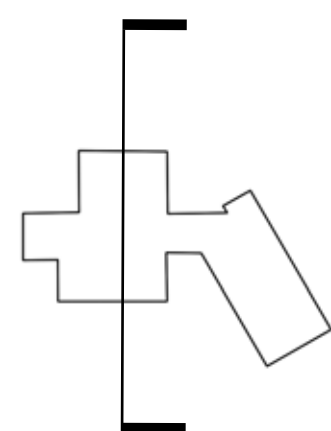
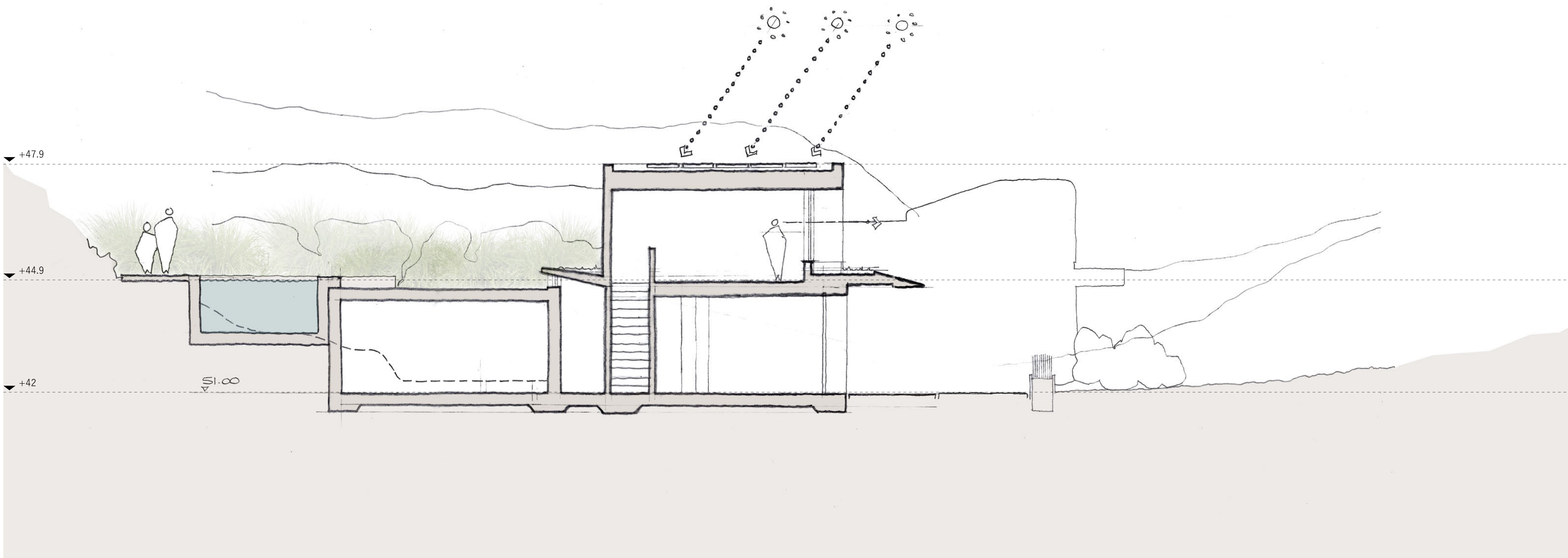
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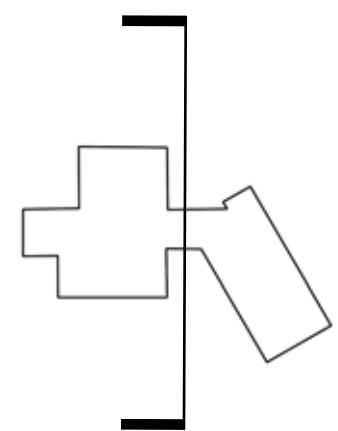
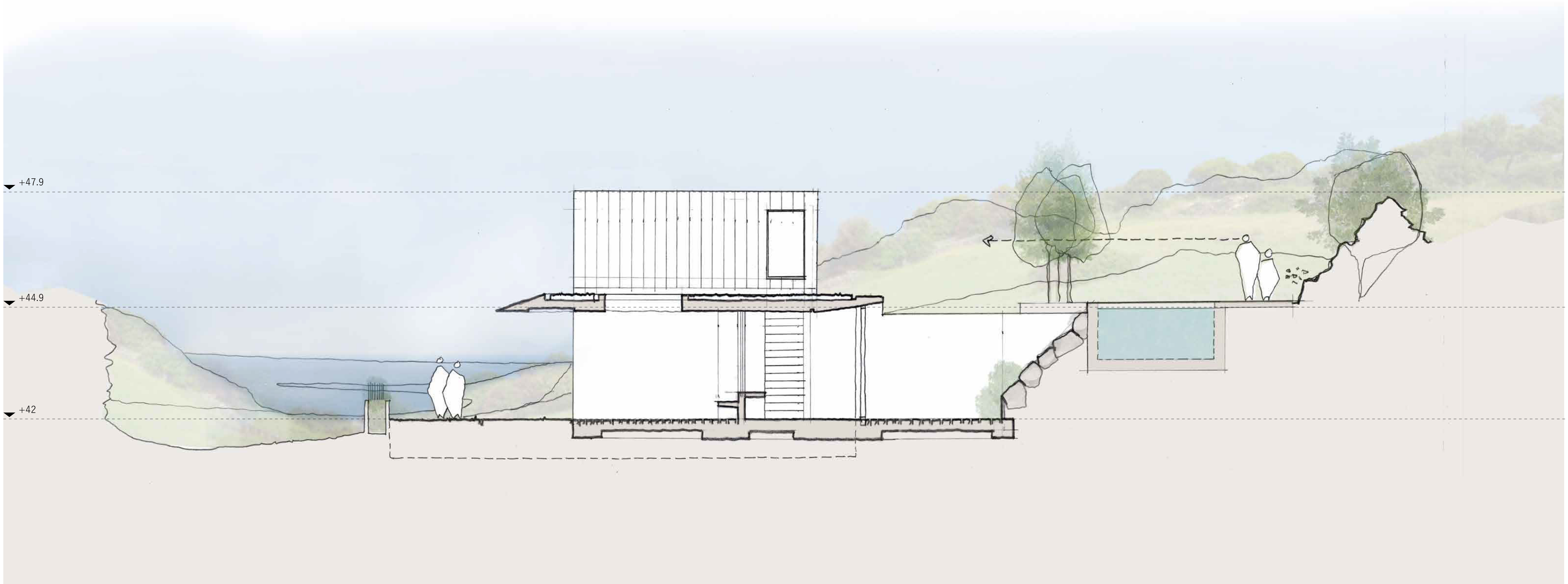
PROPOSED ROOF PLAN 957_12

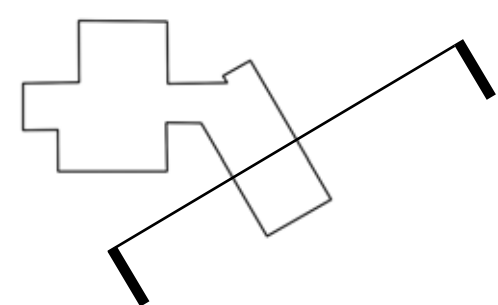
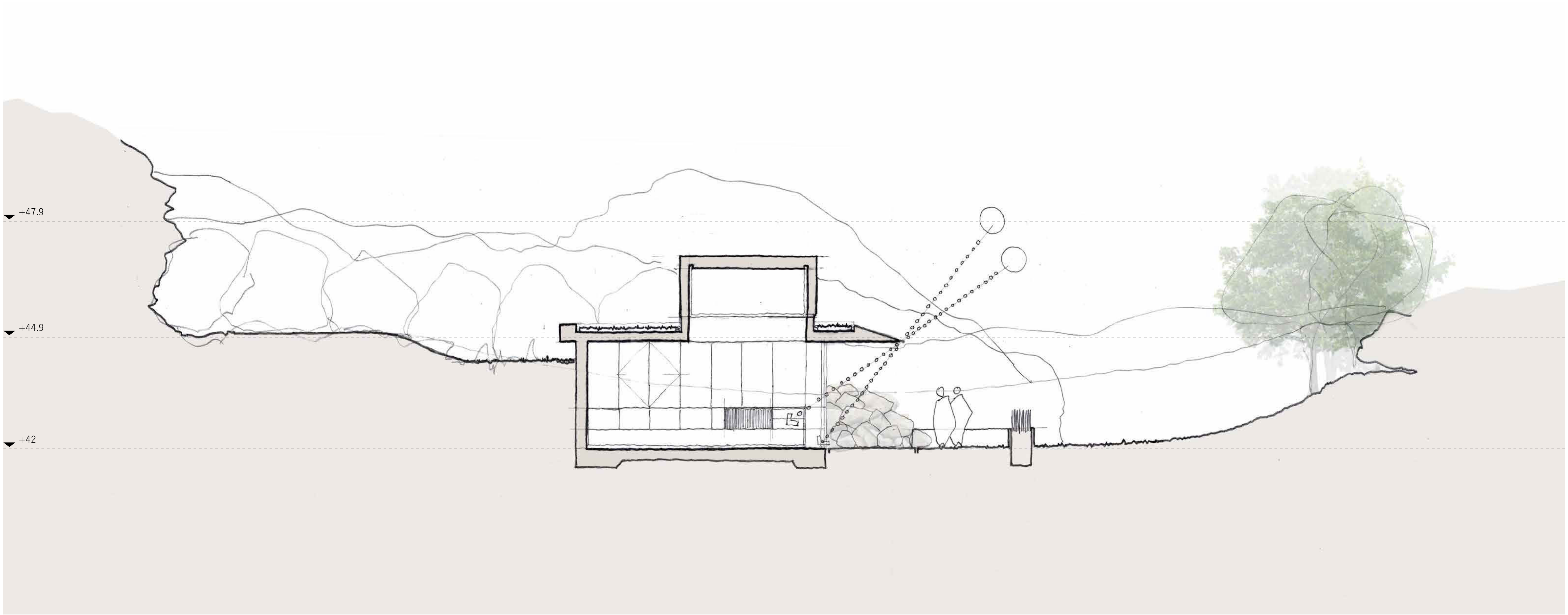


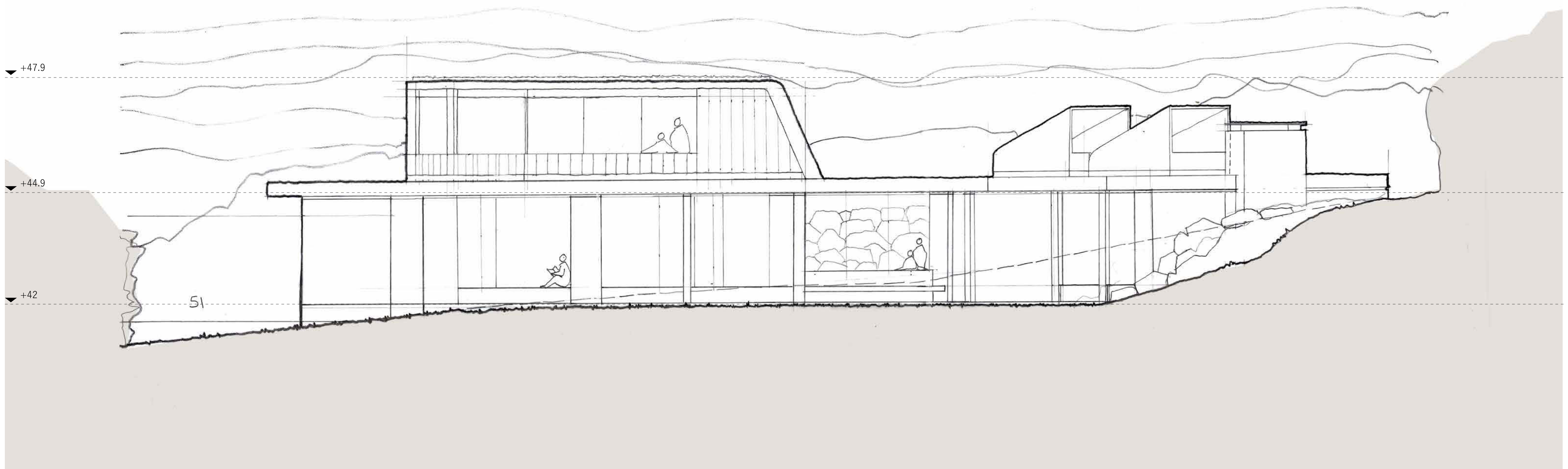
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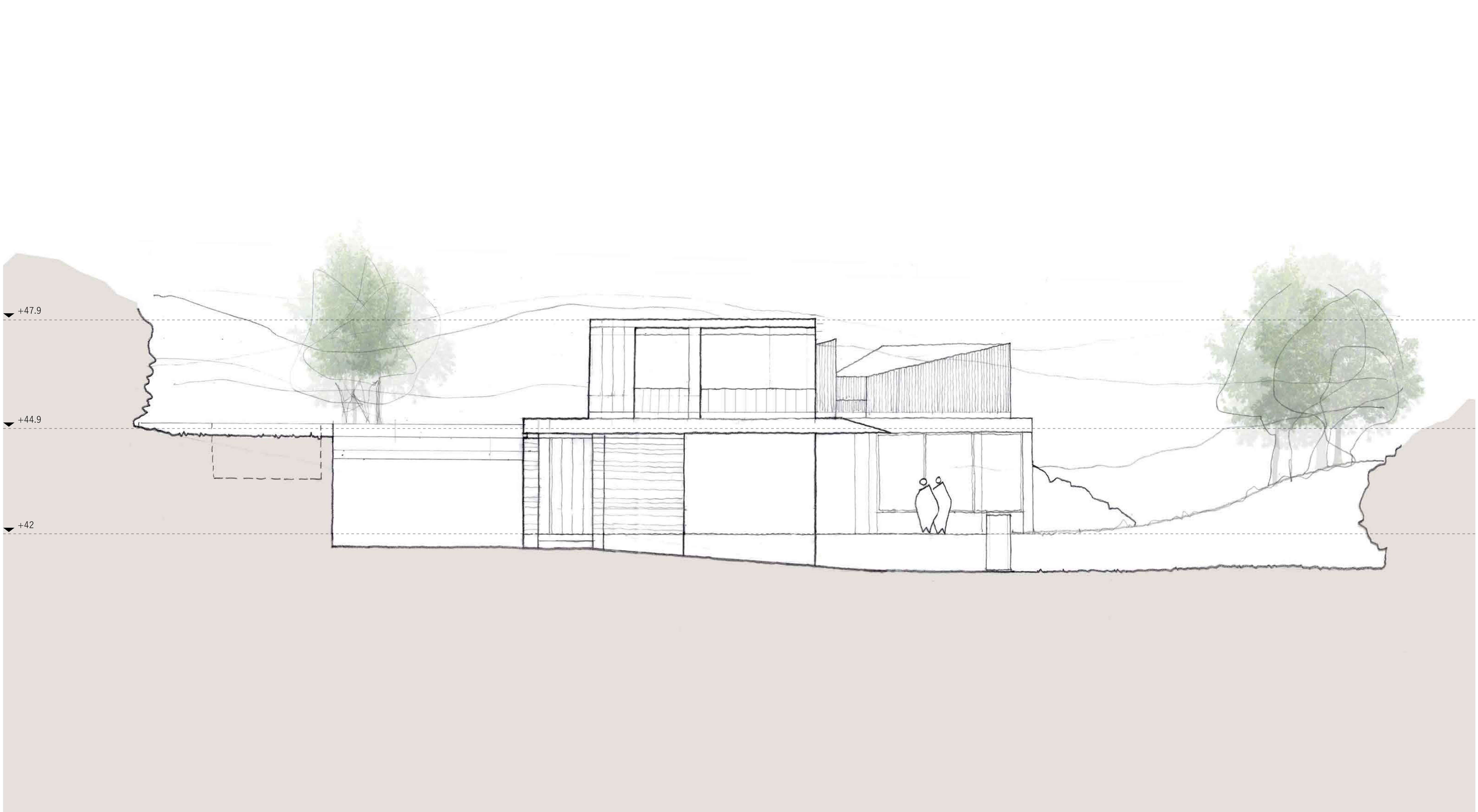


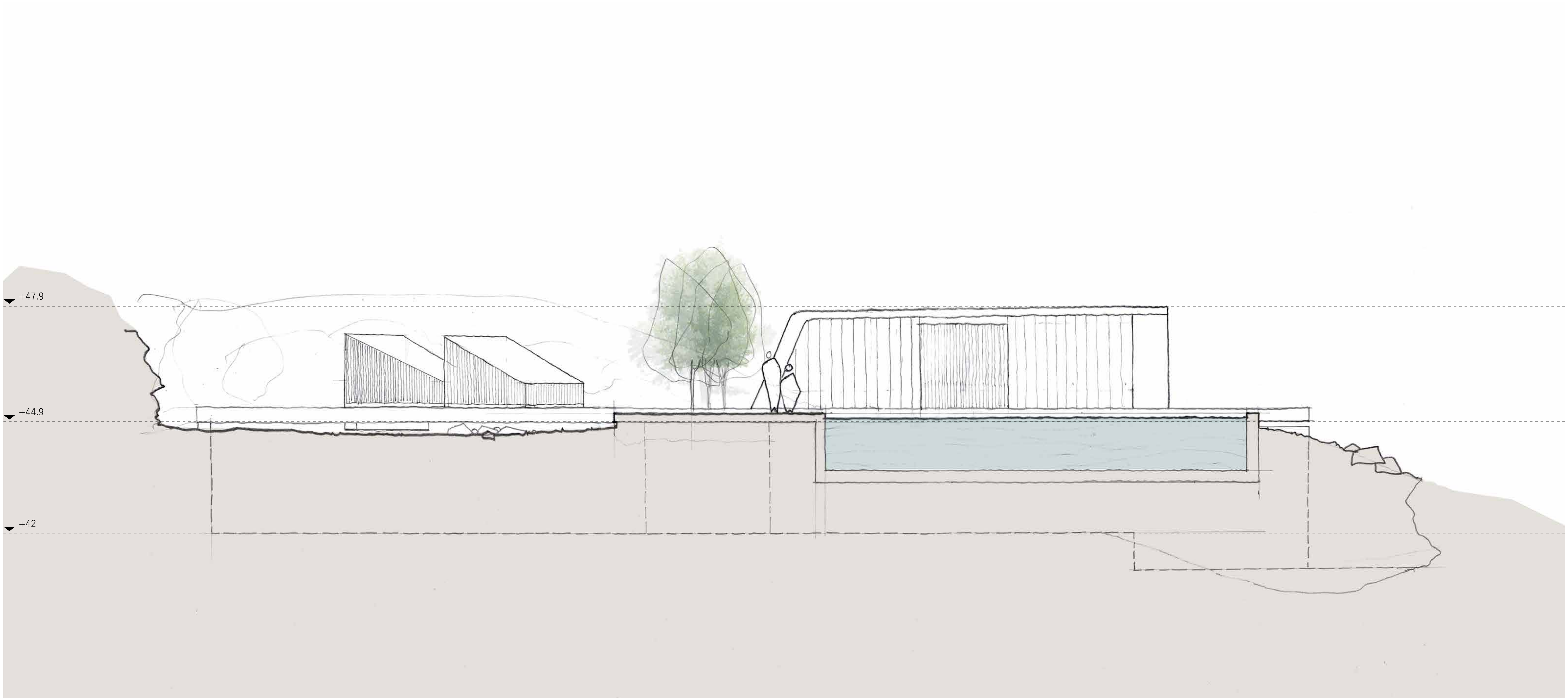












Department of the Environment
Planning and Building Services,
South Hill,
St Helier,
Jersey, JE2 4US

14th January 2022

Dear Sir/Madam,

**REFERENCE: APPLICATION FOR DEMOLITION AND REPLACEMENT DWELLING.
LOCATION: THEN BRACKENS MONT ROSSIGNOL ST OUEN JE3 2LN JERSEY
OUR CLIENTS:**

On behalf of our client , please find attached our Pre-application advice request Form and 1 copy of site photographs, site plan, digimap, our drawings and initial Design Statement, indicating the existing house, proposed demolition, and replacement dwelling concept. We are hoping to present the scheme to the JAC on 28th January.

We seek advice on the Planning policy and any concerns you initially have with our concept, which we believe meets all the criteria of and current planning policies NE6 and will continue to set a high standard for the new era of housing required to meet the islands Carbon Neutrality goals.

We confirm the following:

- Replacement dwelling built to the latest passive house measures and will contribute to the ongoing island aspiration towards carbon neutrality.
- We are in the process of finalizing the following reports - Ecological Assessment, Visual impact statement, waste management plan, landscape design proposal, Structural survey and 3D model.

If you require any further information, please do not hesitate to contact us.

Yours sincerely,

On behalf of Architecture
Enc.

1 x Pre-App advice request.

1x set of Drawings

1 x Digimap

1 x Site plan

1 x Site photographs

1 x Design Statement



Pre-Application Advice Request

Complete this form to request pre-application advice for planning applications

1. If this is relating to a previous decision, provide the reference number

2. Address of land or property

The Brackens

Mont Rossignol

St Ouen

Post Code: JE3 2LN

3. Name and address of person making the enquiry

Contact:

Telephone: 01534

Mobile:

E:mail:

Post Code:

4. Description of the proposal

Give a clear and concise description of the proposed work

Demolition of existing House and Replacement dwelling

5. Checklist

	Standard information required	Yes ✓	No ✓
2	Location plan	✓	
3	Site plan	✓	
4	Photographs of existing	✓	
5	Drawings or sketch proposals	✓	

DECLARATION

Important information

Before signing this form, read the following consent information carefully. It explains how your information will be used and provides a brief description of your rights under Jersey's Data Protection Law. For further information on how the department handles personal data visit www.gov.je/howweuseyourinfo

Your consent

I am aware of and agree to the information supplied in this form, together with any other accompanying information, being used for the purpose(s) of providing pre-application advice prior to submitting an application for permission or consent as defined in the Planning and Building (Jersey) Law 2002.

I am aware of and agree that the information supplied in this form, together with any other accompanying information may also be disclosed to other departments and relevant authorities so that you can consult with them about my proposals.

This includes my name, copies of any accompanying drawings, plans and supporting letters and documents. I understand that all of the information I supply will be processed in accordance with Jersey's Data Protection Law.

I understand that as a public authority you are subject to the provisions of the Freedom of Information (Jersey) Law 2011 and that under this Law you may be required to disclose information you hold, including the contents of this form and any other information I provide to you, unless the information is protected from disclosure by an exemption under the Law or any other enactment, including the Data Protection (Jersey) Law 2018.

Your rights

Under Jersey's Data Protection Law you have the right to:

- Withdraw your consent to the further processing of your information. However, this may cause delays or prevent us delivering a service to you or cause you to be in breach of other legal requirements
- Request that the processing of your personal data is restricted in instances where you believe the information being processed is inaccurate, out of date, or there are no legitimate grounds for the processing
- Challenge the accuracy of the information we hold about you and request that that it is corrected where necessary
- Complain about the way in which your personal data is being used
- Ask for a copy of the information we hold about you

Should you wish to exercise one of your rights contact +441534 445508 or planning@gov.je for further information.

Signature..... Date **23/01/22**

FULL NAME(S) IN BLOCK LETTERS.....

The Bracken, Mont Rossignol, St Ouen, JE3 2LN



BRACKENS I JAC SUMMARY

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2. Existing Site
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5. Existing dwelling
6. Planning
7. Site analysis
8. Design Concept
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10. Massing
11. Layouts
12. Materials and form
13. Sustainability
14. Visual impact
15. Conclusion

1. THE PROPOSAL

The Preapplication seeks advice prior to seeking approval to demolish the existing building and replace it with a 4-bedroom dwelling within a newly formed landscape that wraps around and protects the building.

The proposal will also improve the access on to Mont de Rossignol.

The Brackens is located within the Coastal National Park wherein the redevelopment of existing residential are permissible exceptions to the strong presumption against all forms of new development, providing the proposal meets certain guidelines including reducing the visual impact; improved design and appearance of the land and buildings and gives rise to demonstrable environmental gains, contributing to the repair and restoration of the landscape character.

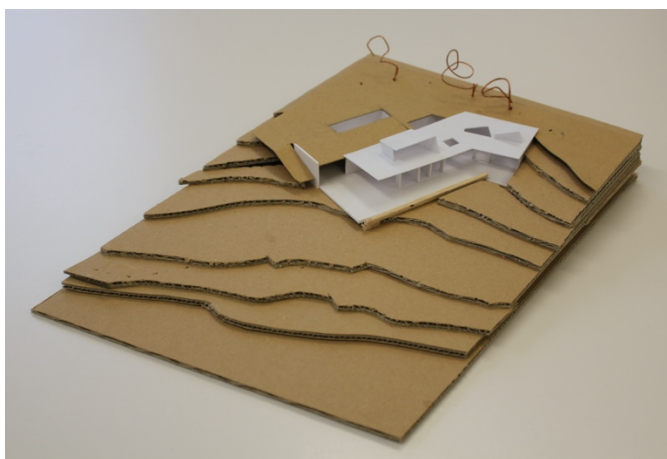
The proposal seeks to replace the existing residential accommodation comprising 4 bedrooms and significant environmental improvements including

- Reduction in height
- An improvement in the design, use of materials and overall visual impact.
- Enhanced views to the distant shoreline
- Reduction of height
- Repair and Restoration of landscape character
- Enhancement of setting

The application will be reviewed by the Jersey Architecture Commission. The client has also begun engagement with neighbours, the Constables of St. Ouen, and the National Trust.

Accompanying our initial investigation, are several supporting documents which will form part of the application, Landscape and Visual Impact appraisal, a design and access Statement, Ecological assessment report, a landscape statement and management plan and a Condition Survey Report.

In summary, it is considered that the existing building is no longer fit for purpose for habitation. The building is too compromised, unsightly, and costly to repair or refurbish and demolition and replacement is therefore justified. The replacement building will be well designed, more sustainable, and the proposed landscaping is an entirely appropriate response to the Coastal National Park Policy and delivers an appropriate form, scale and design building which will sit comfortably in a significantly landscaped context.



Concept Model

2. EXISTING SITE



Aerial photo of St Ouen

The site of the existing Brackens is located within the western extent of the parish of St Ouen below the line of the plateau and Reservoir, off Mont Rossignol with panoramic view over the bay. The site rises from the entrance on the west +35m to the rear of the site at +45m.

The existing house is on the northern edge of a natural bowl between the contours of +40m to +43m. The site is relatively hidden from most vantage point by existing foliage.

Our idea is to utilise the natural level changes to minimize the visual impact of our proposal, reduce the noise from the airport and take advantage of the views over the bay towards L'Etacq towards the west.

3. EXISTING TOPGRAPHICAL SURVEY

The red line defines the application site for the purposes of this preapplication and includes:

- The Dwelling Brackens and ancillary buildings
- Land used for domestic purposes including access and amenity space.



Topographical survey with TBM of +50.00

4. LANDSCAPE CHARACTER

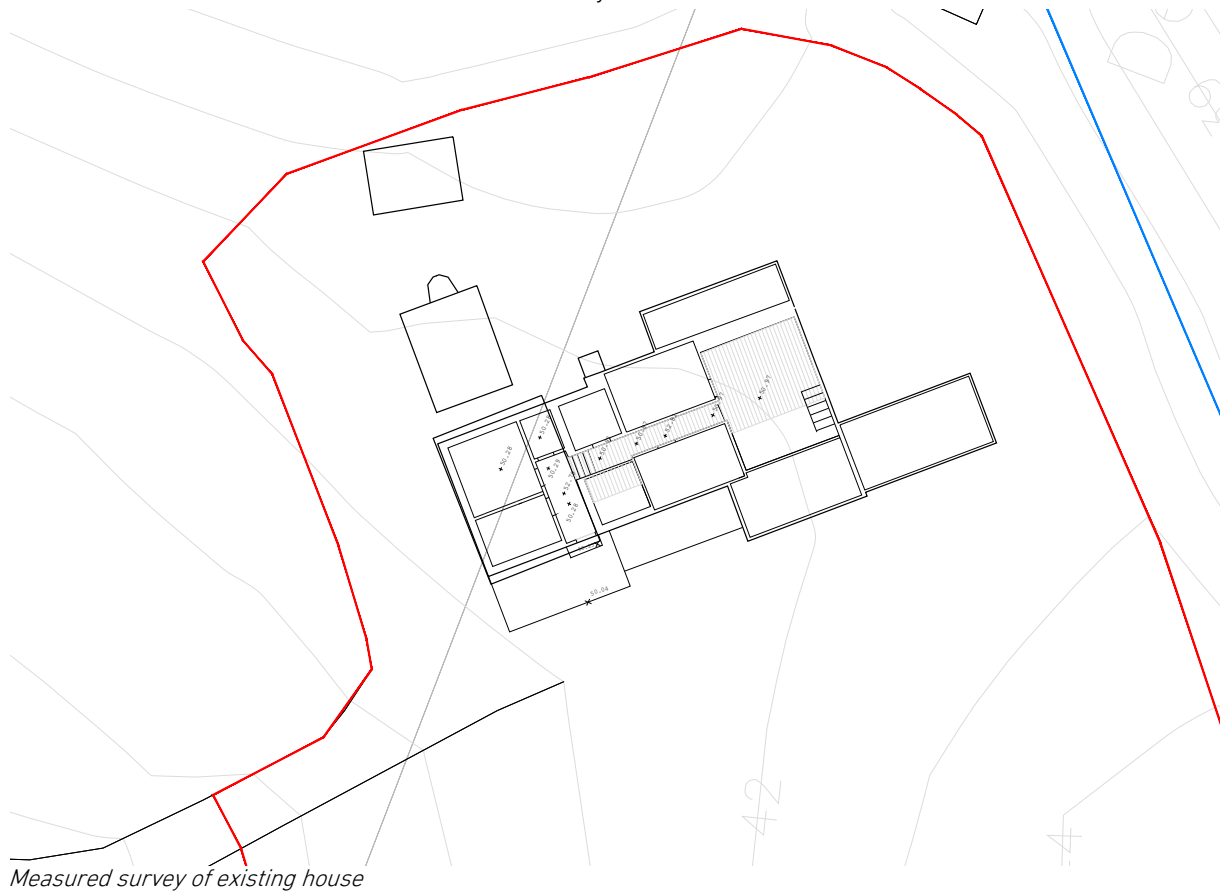


Aerial photo of St Ouen

The site is located just below the plateau on the western edge of the coast which forms part of the National Coastal Park in the parish of St. Ouen. The existing house is relatively hidden and set amongst native vegetation on the upper slope above the bay.

COE Design are working on the landscape appraisal which will form part of the wider study of this site and surrounding landscape.

5. EXISTING DWELLING – Measured Survey



Site Photo looking North into the natural bowl



Aerial photo site looking towards St Ouen

6. PLANNING POLICY

Island Plan 201 - National Coastal Park NE6

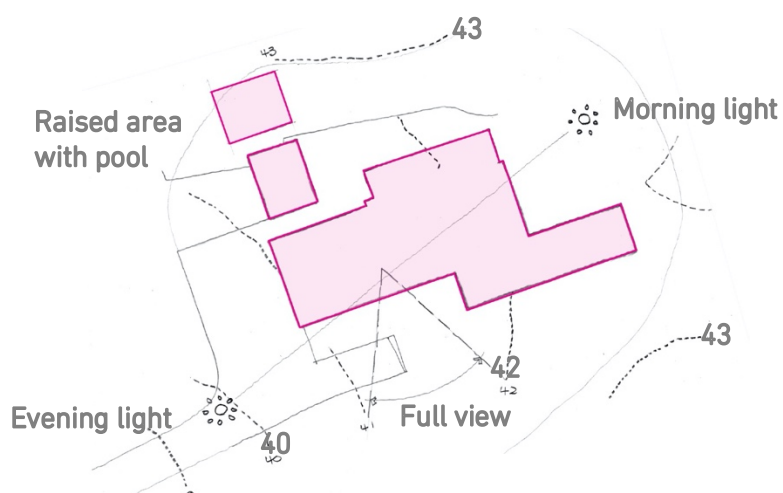
Other reports and documents which will form part of a wider investigation and study of the project will include Ecology report, a structural report, cost appraisal and consultation with Neighbours and the Constables.



Island Plan 2011

7. SITE ANALYSIS

The site enjoys impressive panoramic views across St. Ouen towards L'Etacq. The existing poorly built house is exposed to the prevailing winds and sits on the edge of a natural shallow bowl which make the house difficult to spot from the coast.



8. DESIGN CONCEPT

The diagram has evolved through the interrogation of the existing building, it's possible refurbishment through to a narrow plan new dwelling twisted and adjusted on site to shelter and take full advantage of its aspect and location.

The design comprises of two single storey forms connected via a breezeway between a morning and evening courtyard opening the house to it's wider landscape and covered with a unifying green roof with garden pavilion over. The light scopes capture and filter the day light around the family spaces whilst solar panels capture energy. A small, quiet, sustainable architecture setting new standards as we head towards carbon neutrality.

Diagram 01 - Existing House

The existing house sits high on the site and is exposed to the elements, with a number of poorly constructed additions over time.

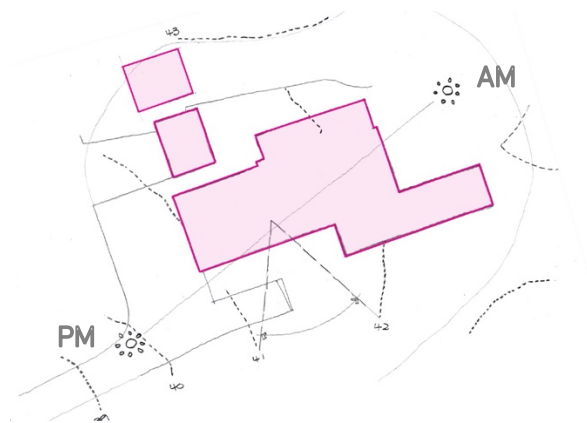


Diagram 02 - Alterations and extension of existing

Investigation of the work required to extend and alter the building for contemporary living, left much of the existing building altered or removed compromising any gains, as we head towards Carbon Neutrality in 2030.

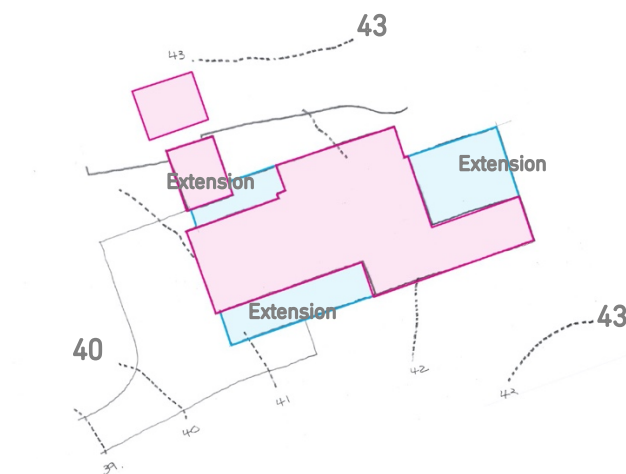


Diagram 03 - New Build – Long House

Well-designed new build Long house on a similar footprint to the existing house.

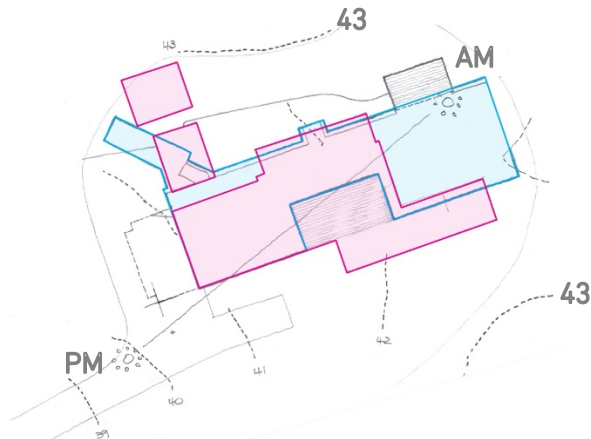


Diagram 04 – New Build - Long house with a twist

The twist allows the house to take some advantage of the view towards L'Etacq, Kempt Tower and the Wetland centre.

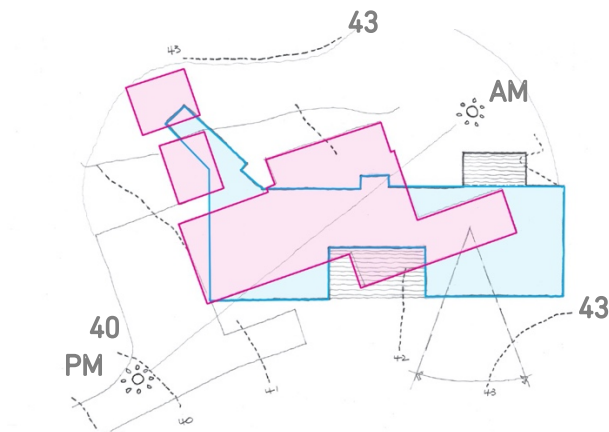
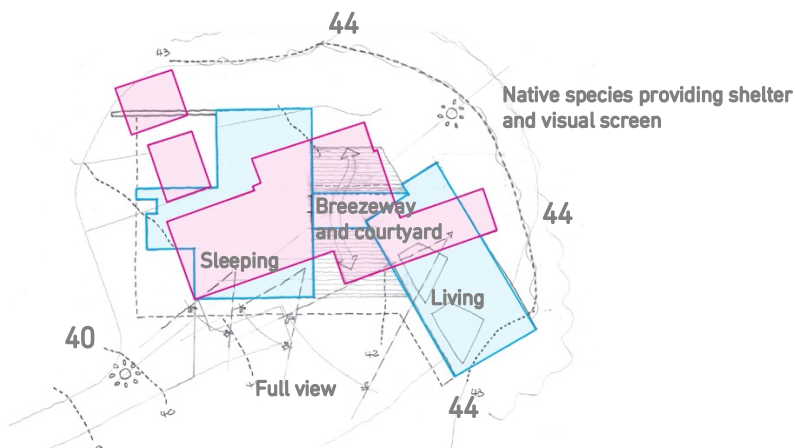


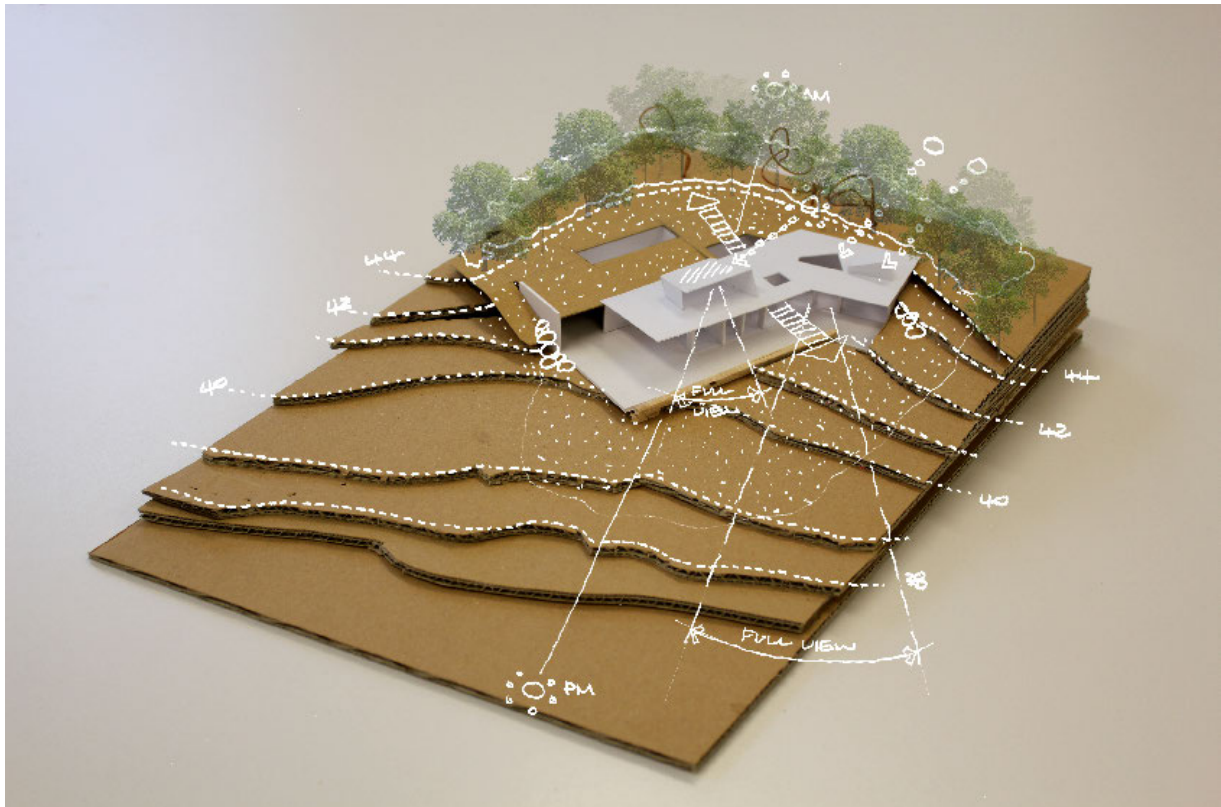
Diagram 05 - Twist, split and reduction

The introduction of the breezeway and courtyards defines public and private, sleeping and living, services and living, quiet and loud. The new footprint takes full advantage of the natural bowl effect of the site, allowing the landscaping to wrap around the house to further protect and shelter the occupants from the harsh elements whilst still taking full advantage of the views along the coastline. These enhanced landscaping devices will make the dwelling almost invisible from public view, enhancing the wider landscape within the coastal National Park.



Site Concept model

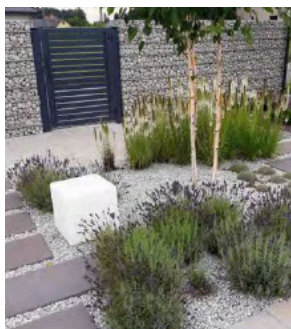
- Footprint of new house buried into existing natural bowl
- Enhanced landscape features provide shelter and visual protected backdrop to the house.
- Green roof, light scoops, and garden pavilion utilise the southern aspect and views
- Solar panels capture and convert the sun's power.



Site model

9. LANDSCAPE DESIGN

The principle idea behind the landscape scheme is one of repair, an understated light touch approach, using native species and vegetation surrounding the building, reducing the hard areas to a minimum and providing much needed shelter from the harsh elements. We believe the landscape design will be integral to our approach. A detailed landscape appraisal and proposal will follow from COE Design.

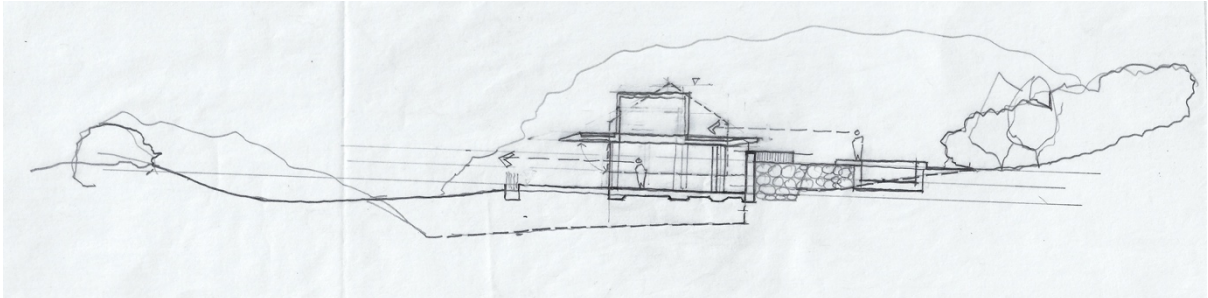


Native species



10. MASSING

Our proposal reduces the mass of the existing form. Our concept literally hunkers down into the natural bowl that exists on site and reinforces the protection towards the airport noise and cold North easterly winds. This will also provide protection from the prevailing winds off the shoreline.



Site Cross section



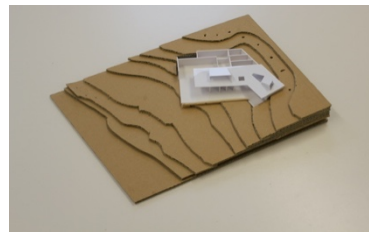
Sunken courtyard



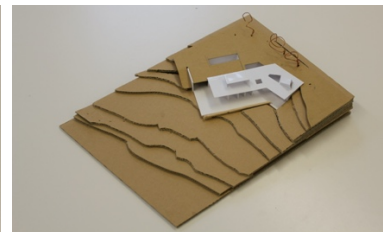
Bunker architecture



Ground floor set in bowl



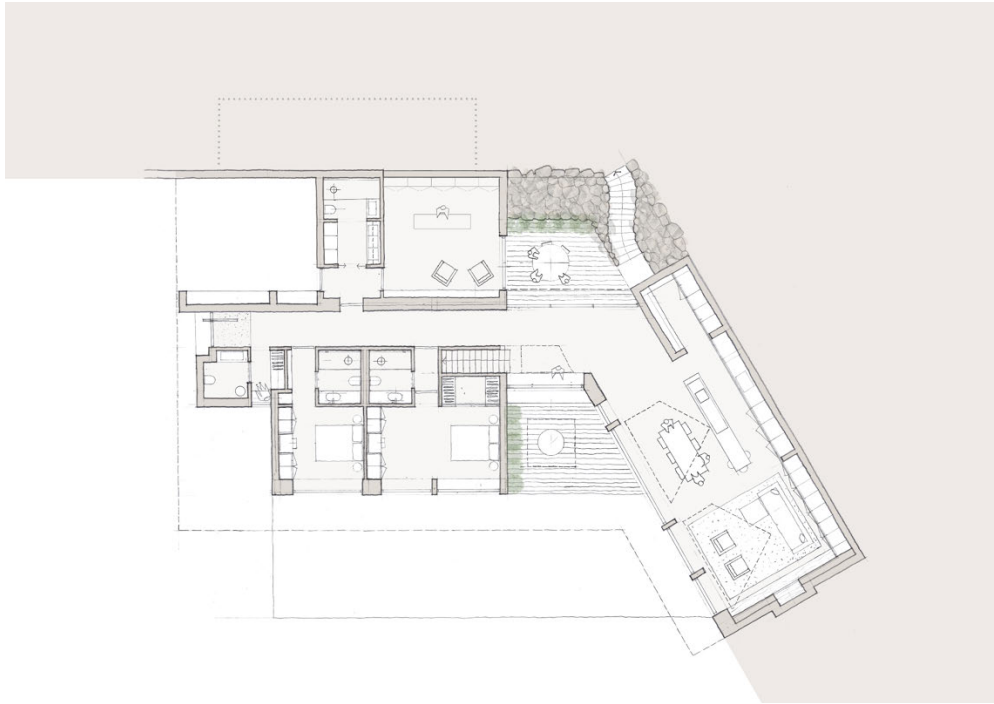
Green roof and light scoop



Landscaped backdrop

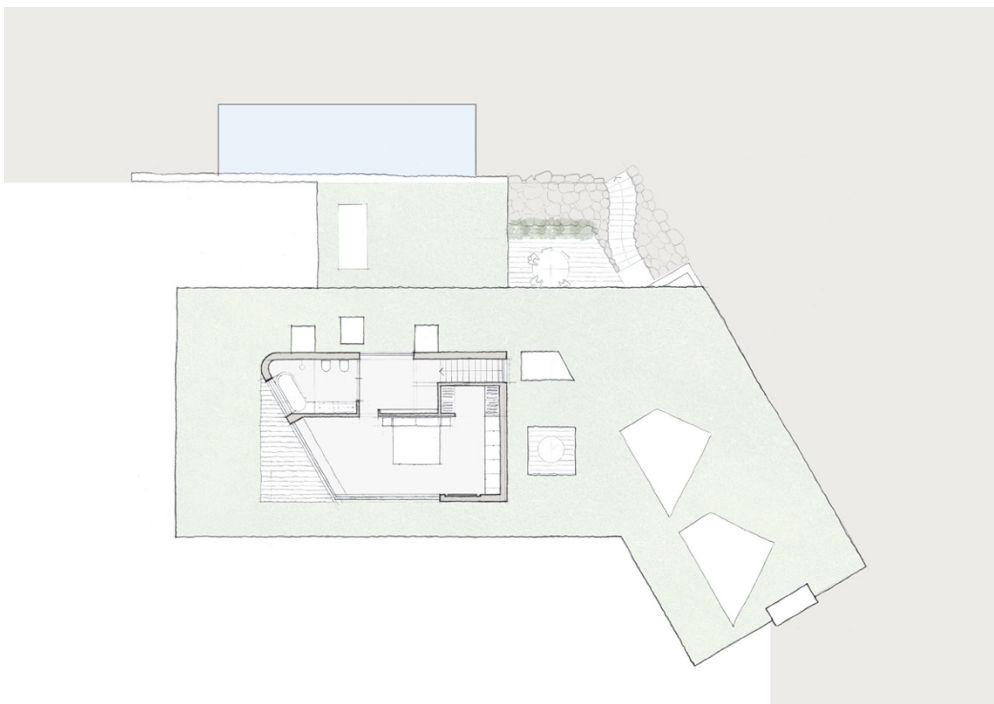
11. LAYOUTS

Ground floor – Set in the centre of the natural bowl, the two elements sleeping and living separated by a breezeway and courtyards, connect the sunken form to the wider landscape, views and sun path from morning to night, marking the daily rituals of this rugged and exposed site, whilst providing shelter under the overhanging insulated roof.



Ground floor

First floor – A green roof with garden pavilion takes advantage of the panoramic views with light scoops and solar panels capturing the solar energy, light and warmth of the winter sun.



First floor plan

12. MATERIALS AND FORM

We have introduced a robust tough palette of materials which respect and respond to the rugged coastline and will allow the building to blend into its informal natural landscape setting, using a combination of CLT, Concrete, Corten, glass and native species.



Concrete glass courtyard and green roof

13. SUSTAINABILITY

The design aspiration for the new Brackens dwelling is for the house to be a small understated low-energy home which sets new standards for others to follow.

The design team have undertaken preliminary design work using Passivhaus design techniques and using specialist software have sought to ensure the design, orientation and scale of the building aligns with low-energy design principles.

Part of the benefit of replacement dwelling is its overall efficiency in terms of energy usage. No Heat Loss/SAP assessment has been completed of the existing property; however, it is likely that the property would achieve a band E to G rating based on the UK Energy Performance Certificate rating system.

The new property will be designed to low energy design standards with a target to achieve a 75% reduction in energy use compared to the existing based on passive design techniques. Using Passivhaus standards will reduce energy consumption in the new dwelling to such a low level that the building hardly requires any heating, cooling, humidification, or dehumidification to meet the predetermined climate and comfort conditions.

The new Brackens dwelling has been designed to achieve:

- Excellent thermal insulation and a thermal bridge free construction.
- An air and wind tight envelope.
- Passive solar benefits ensuring winter solar gain and avoiding overheating in summer months.
- A high-performance MVHR ventilation unit ensuring exhaust heat is recovered and reused.
- Adapted heating and cooling systems and energy-efficient electrical installations.
- High-Performance double-glazed windows
- Sedum Green roof

The design will integrate active low energy / renewable energy solutions in addition to passive measures which will enable the proposed house to achieve an optimised low-energy rating.

Among the passive measures, the most substantial contribution is made by the thermal insulation of the building. Most of the heat demand in winter can be covered by passive heat sources, such as the sun, the occupants, house-hold appliances, and the heat extracted from exhaust air.

The thermal insulation also helps to reduce heat gains inside the building in summer.

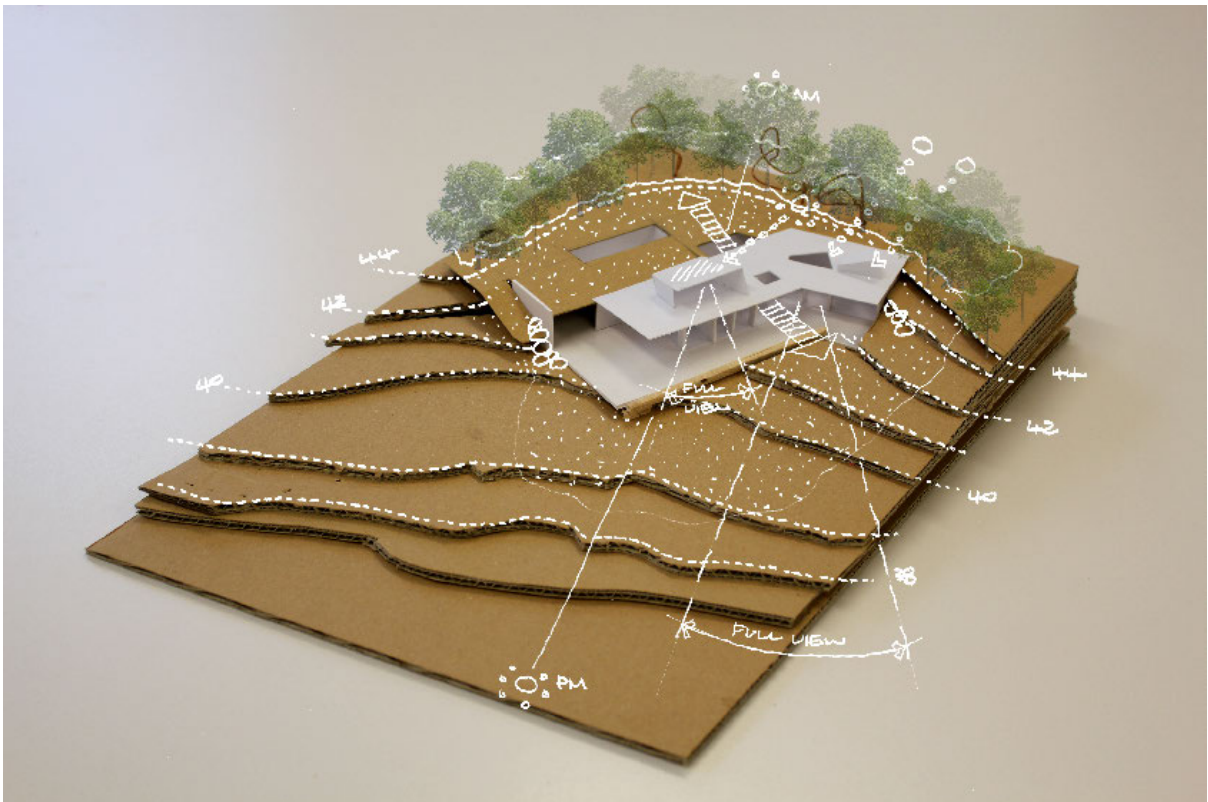
Further passive measures, such as shading devices, natural ventilation, easily accessible storage mass, as well as a system reduction of internal heat loads will be integrated to ensure that the building is kept cool without ventilation or able to reduce the cooling load sufficiently so very little energy is used.

14. VISUAL IMPACT

The new house will be almost invisible from the Reservoir Public footpath and Coastline. A full visual appraisal and 3D renders will be provided to show how the new screening will reduce the impact of the proposal.



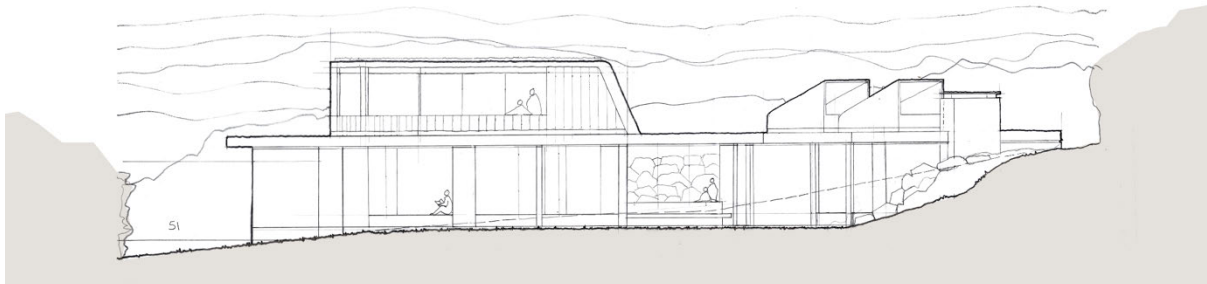
Existing View from Reservoir footpath



Site Model

APPENDIX A PRE-APPLICATION DRAWINGS

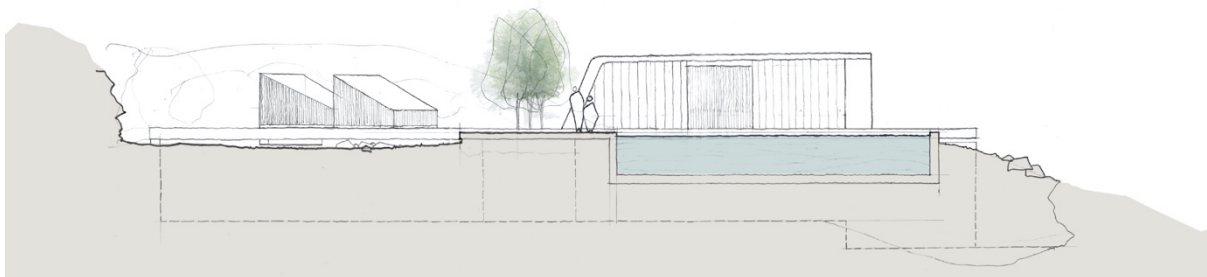
ELEVATIONS



South Elevation

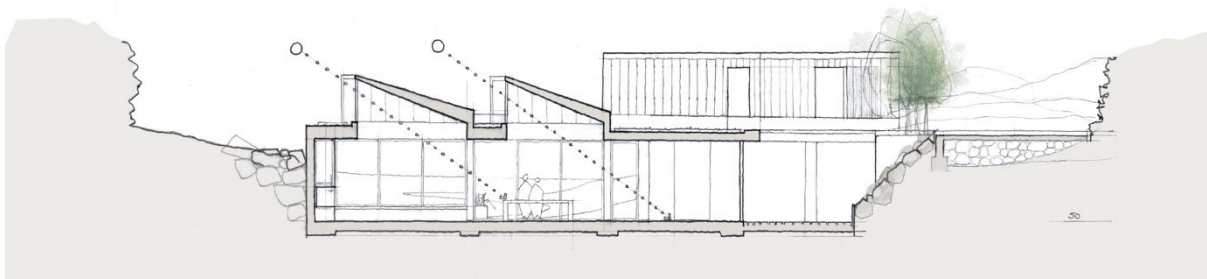


West Elevation

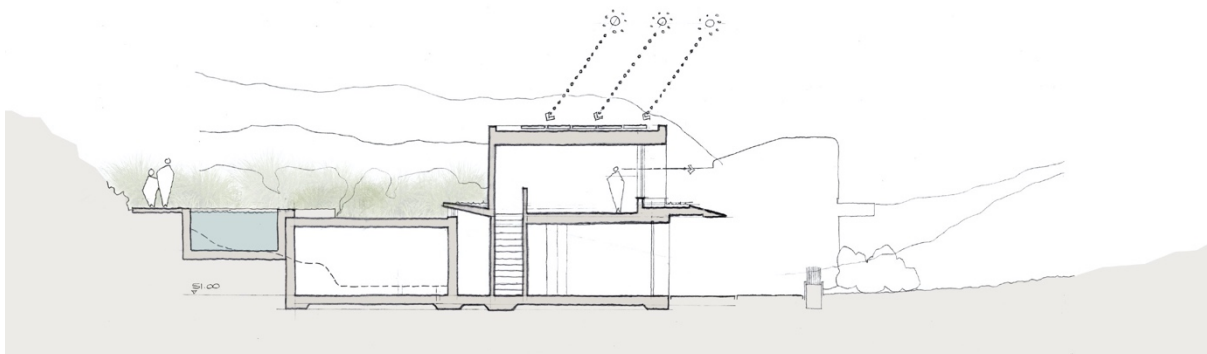


North Elevation

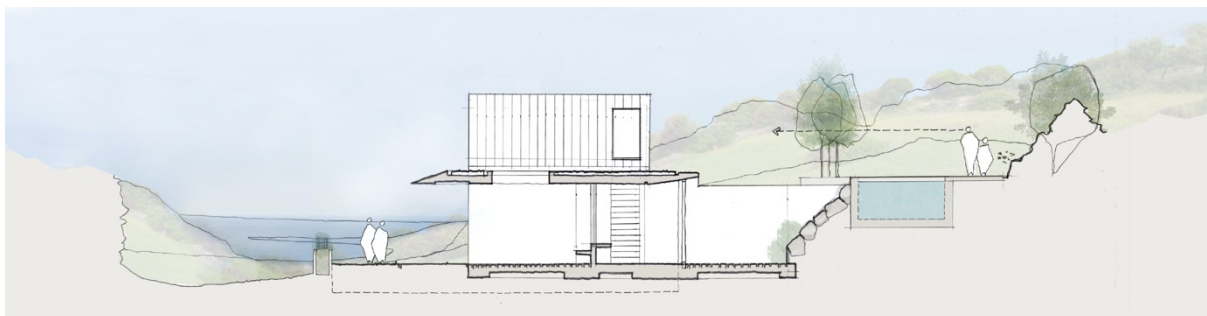
SECTIONS



Family Space Section



Short Section



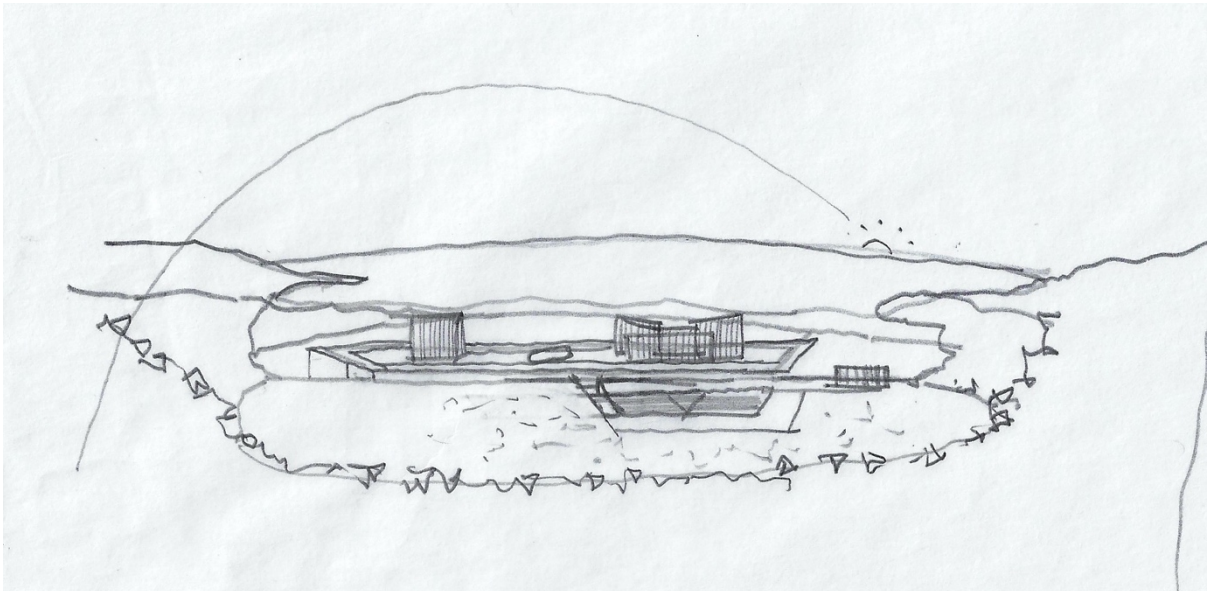
Courtyard Section

15. CONCLUSION

The concept successfully brings together the site, its landscape and architecture to form a discreet and sustainable home bedded into its site within the natural sheltered bowl.

The new footprint set within the existing contours harmoniously merges the house and surrounding rugged nature. The proposed dwelling and landscaping seek in every aspect to respect its context and position in the Coastal National Park. It is a recessive scheme through its articulation, reduced massing, reduction of hard areas, integration of the native landscaping that surrounds the property and using the natural palette which allows the new dwelling to become part of the landscape setting rather than an element that stands in contrast to its surroundings [as the existing]

A small, quiet, sustainable architecture, setting new standards, as together we all as a community head towards carbon neutrality in 2030.



Aerial view of concept

17/02/2022

Application Number PA/2022/0062

Dear

Application Address: The Brackens, Le Mont Rossignol, St. Ouen, JE3 2LN.

Description of Work: Demolish existing and construct new dwelling.

[Click [here](#) to begin]

You can view details of all applications on the planning register at www.gov.je

Yours sincerely

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 decision. 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.

**Infrastructure, Housing and Environment
Regulation**

PO Box 228
St Helier, Jersey, JE4 9SS
Tel: +44 (0)1534 445508



17/02/2022

Application Number PA/2022/0062

Dear Sir / Madam

Application Address:	The Brackens, Le Mont Rossignol, St. Ouen, JE3 2LN.
-----------------------------	---

Description of Work:	Demolish existing and construct new dwelling.
-----------------------------	---

The above application has been determined. Having taken into account all the information submitted in connection with the proposal, the application has been APPROVED. A copy of the decision notice and the officer's report can be viewed online at the planning register on www.gov.je

If you made a written representation to an application that has been granted permission and you have an interest in land or are resident on land within 50 metres of the application site, you can make an appeal against the decision through the Judicial Greffe. Notice of appeal must be received by the Greffier no later than the end of the period of 28 days beginning with the date of the decision. An independent inspector will consider your case.

The permission will not have effect for 28 days from the date of the decision to allow for an appeal to be made. If an appeal is made, the permission cannot be acted upon until the appeal is decided.

Information on how to do this is set out by the Judicial Greffe, Royal Court House, Royal Square, St Helier.

Yours sincerely

Technical Support Team

T: 01534 445508
E: planning@gov.je
W: www.gov.je

From:
To:
Subject: PA/2022/0062 - The Brackens
Date: 28 February 2022 16:32:00
Attachments: [image001.png](#)
[Brackens.DOC .pdf](#)

Dear

Please find attached pre-application advice for: PA/2022/0062 – The Brackens.

Regards.

Senior Planner | Development Control (Interim)

Direct +44 (0)1534

Infrastructure, Housing and Environment | Regulation
PO Box 228 | St. Helier | JE4 9SS



**Infrastructure, Housing and Environment
Regulation**

PO Box 228
St Helier, Jersey, JE4 9SS
Tel: +44 (0)1534 445508



28/02/2022

Ref: PA/2022/0062

Statement of Pre-application Advice

Address: The Brackens, Le Mont Rossignol, St. Ouen, JE3 2LN.

Proposal: Demolish existing and construct new dwelling.

Overarching policy constraints:

GD1 - General development considerations:

General development considerations

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

1. contributes towards a more sustainable form and pattern of development in the Island in accord with the Island Plan strategic Policy SP 1 'Spatial strategy'; Policy SP 2 'Efficient use of resources'; and Policy SP 3 'Sequential approach to development'; and in particular it;

a. will not replace a building that is capable of being repaired or refurbished

NE6 - Coastal National Park:

In support of these purposes, the Coastal National Park, (CNP) as designated on the [Proposals Map](#), will be given the highest level of protection from development and this will normally be given priority over all other planning considerations.

In this area there will be the strongest presumption against all forms of development, including but not limited to:

- the development of a new dwelling (other than as a replacement under 2 and 7);

Residential:

2. the redevelopment of an existing dwelling and/or an existing ancillary residential building and/or structure, involving demolition and replacement, but only where the proposal would:

- a. not be larger in terms of any of gross floorspace, building footprint or visual impact than the building being replaced;
- b. not facilitate a significant increase in occupancy; and
- c. give rise to demonstrable environmental gains, contributing to the repair and restoration of landscape character.

In respect of the above Policies sufficient justification for the demolition of the dwelling must be made taking into account the criteria of the Strategic Policies referenced. Further, there is a presumption against all forms of development within the CNP therefore, if development is to be supported the above tests: **2. a.** and **b.** are not negotiable in terms of first accepting the principle of development in the CNP.

I note from the submission that the proposals will increase the number of storeys from one to two (albeit the first floor is of a minor scale when compared to the ground floor level). Also, whilst the scheme will be recessed into the ground it seems likely that overall the gross floor space will increase.

Although not yet adopted the Draft Bridging Island Plan (DBIP), is an emerging document – soon to be adopted and I would therefore point your attention to Policies GD5-Demolition and replacement of buildings (requirement for a Environmental or Sustainability Statement) to demonstrate that the benefits of the new development outweigh the retention of the existing building.

If the proposals pass the tests referenced - landscape environmental gains of NE6 – 2.93; (IP-2011); Passivhaus standards & 20% reduction rates in target energy (DBIP), will all need to be delivered in line with the emerging criteria of the (DBIP) 2022-2025.

Further, consideration of the landscape and design guidance offered within the Jersey Integrated Landscape and Seascape Character Assessment (JILSCA) for this Character Type - Escarpment: C4: St Ouen's Bay should be included as part of the Design Statement for this site. Particularly as the site is located within and near to: Ecological site of Special Interest+ Environmentally Sensitive Area.

Design:

It is noted that the scheme will be presented to the Jersey Architects Commission (JAC) for critique and I would therefore encourage, at this early stage of the process, that a strong emphasis is made to define the site boundary using green infrastructure. An overview of the site suggests a less than well-defined curtilage at present. Further, Design quality will remain a key consideration which will need to demonstrate 'green credentials' and landscape setting as outlined in Policies NE6 & PL5 (DBIP).

Summary:

As with the current CNP criteria the emerging DBIP places great importance on the protection of landscape character, (habitats, biodiversity net gains, geodiversity, green infrastructure and networks). The conservation and enhancement of the natural beauty, wildlife and cultural heritage of the park will be an overriding consideration for the scheme moving forward.

At this stage of the enquiry it is suggested that landscape setting and eco credentials are being considered and once the JAC have commented on the design aspects of the scheme there will be a clearer steer for you in Policy terms. My real concern at the moment is whether you can pass the first tests of Policy NE6 in terms of the changes proposed to the foot print and gross floor space of the scheme.

This pre-application advice statement is given in good faith by the department and will be considered as part of the assessment of any future planning application. However, all department advice is without prejudice to any future decision, which involves a formal application process and statutory public consultation.

Senior Planner | Development Control (Interim)

Direct +44 (0)1534

**Infrastructure, Housing and Environment
Regulation**

PO Box 228
St Helier, Jersey, JE4 9SS
Tel: +44 (0)1534 445508



28/02/2022

Ref: PA/2022/0062

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Senior Planner | Development Control (Interim)

Direct +44 (0)1534

From:
To:
Cc:
Subject: RE: Jersey Architecture Commission 25th March 2022 - The Brackens, Le Mont Rossignol, St Ouen - PA/2022/0062
Date: 16 March 2022 10:27:42
Attachments: [image001.png](#)

Dear ,

Further to my last I can confirm that The Brackens is on the agenda for the Commission on 25th March 2022 which will be held at the Regulation team's office in The Parade, St Helier. There will be options to link to a large TV screen to present the scheme.

10.30 – 11.00 Presentation: The Brackens, Le Mont Rossignol, St Ouen
11.00 – 11.30 Clarification/ Questions
11.30 – 12.00 JAC Discussion

We would ask you and your client if they wish, to present the scheme to the Commissioners for half an hour. The Commissioners will then ask questions and seek clarifications. They will then offer feedback on the scheme. There may be a later in camera discussion but, if issues arise that have not been discussed with you I always follow this up with a call to discuss further. Following the meeting there will be formal Notes issued by the Commission which will have been drafted and agreed with the Commissioners present. Should there be a future planning application these notes are likely to be published as part of the application documents. However, all discussions with the Commissioners will remain confidential at pre application stage.

The Commissioners will have visited the site prior to the review to help them understand the context.

Regards

Principal Planner Historic Environment

Direct: 01534
Mobile:

Government of Jersey
Strategic Policy, Planning and Performance
19-21 Broad Street | St Helier | Jersey | JE2 3RR



From:
Sent: 25 January 2022 11:32
To:
Cc:
Subject: Re: The Brackens, Le Mont Rossignol, St Ouen - JAC

Hello

Thank you for taking the time to set out the guidelines and parameters for me. I appreciate your concise explanation of the process and will keep this in mind for the future.
We have hopefully considered all the policy context and site constraints but appreciate it would waste valuable time if the project does not pass muster.

I will contact planning to establish when it will be registered and revert to you in due course.

Kind regards

Design Director

Offices in Jersey and Guernsey

T 01534

M

On Tue, 25 Jan 2022 at 08:51,

wrote:

Dear

Thank you for your e-mail. If a project does not meet the policy context it may be unacceptable and therefore would not be approved by the planning process then there is no point in carrying out a review on design and landscape matters. In addition we ask the Case Officer to set out the policy context and their assessment as part of the review to ensure the Commission are aware of and take account of the policy constraints of a site. This helps manage the design response and the ambitions of schemes to account for sensitive settings, neighbour amenity, green zone, green backdrop zones and many other policy issues.

I hope that helps explain the process.

Regards

Principal Planner Historic Environment

Direct: 01534

Mobile:

Government of Jersey
Strategic Policy, Planning and Performance
19-21 Broad Street | St Helier | Jersey | JE2 3RR



From:

Sent: 24 January 2022 12:52

To:

Cc:

Subject: Re: The Brackens, Le Mont Rossignol, St Ouen - JAC

Hello

Thank you for the email and apologies for any misunderstandings.

I am a little confused why the two cannot run concurrently.

The JAC provide guidance which is really useful to drive the quality of a scheme and the planning officer can use this too. I understood it's good to present as early as possible to be able to use the advice without it being a final scheme. We have tried to provide as much information as possible. Feedback would have been great at this moment. We would also wait for the pre-app advice but appreciate that planners are all under pressure.

Waiting another two months slightly stifles the process.

Is there not an opportunity to see the JAC the day before in the form of a design surgery or has this not been taken up as an idea?

Thank you in advance.

Kind regards

Design Director

Offices in Guernsey and Jersey

T

M

On 24 Jan 2022, at 10:25,

wrote:

Dear

I have been in contact with [redacted] who tells me your pre application has been submitted today. As mentioned in our past correspondence, I had assumed that [redacted] was in hand and submitted some time ago and that you were awaiting a case officer. As you know we don't want to put schemes before the Commission that have not had the benefit of a planning check – to ensure that any that would fail at this hurdle are not encouraged for progression at a design review.

Sadly, on that basis, I do not believe we able to review The Brakens this Friday. Our next Commission is on 25th March, and once I have liaised with the pre application case officer I am content to move this project to that date.

I helpful please feel free to give me a call if you wish to discuss further.

Regards

Principal Planner Historic Environment

Direct: 01534

Mobile:

Government of Jersey
Strategic Policy, Planning and Performance
19-21 Broad Street | St Helier | Jersey | JE2 3RR



From:

Sent: 24 January 2022 10:08

To:

Subject: Re: The Brackens, Le Mont Rossignol, St Ouen - JAC

Dear

Please see attached the following:

- JAC Summary of design intent.
- Set of Proposal drawings

Please let me know if you are planning to visit the site on the morning of the 28th. Nobody lives there but there may be some fencing that needs to be opened for you.

Can you also let me know how many A3 sets of drawings you would like me to print and where the Commission are meeting.

Many thanks in advance. We will continue working on the presentation for

Friday.

Kind regards

Design Director

Offices in Jersey and Guernsey

T 01534

M

On Mon, 24 Jan 2022 at 09:05,

wrote:

Dear

Please can you send the information to me.

Thank you

Regards

Principal Planner Historic Environment

Direct: 01534

Mobile:

Government of Jersey
Strategic Policy, Planning and Performance
19-21 Broad Street | St Helier | Jersey | JE2 3RR



From:

Sent: 24 January 2022 08:48

To:

Subject: Re: The Brackens, Le Mont Rossignol, St Ouen - JAC

Hello

Hope you have a good weekend.

We have all the information ready to print and deliver. We are also happy to send it to the commissioners.

Thank you for your help.

Kind regards

Design Director

Offices in Jersey and Guernsey

T 01534

M

On Tue, 18 Jan 2022 at 15:35,

[e>](#) wrote:

Dear

Thank you for your last on this. We have this scheme on the Commission's agenda for next Friday. Sadly this will have to be an online meeting. We would appreciate the information you wish to send to the Commissioners to be received by this Friday if at all possible. I note you await a case officer to be allocated.

Regards

Principal Planner Historic Environment

Direct: 01534

Mobile:

Government of Jersey
Strategic Policy, Planning and Performance
19-21 Broad Street | St Helier | Jersey | JE2 3RR



From:

Sent: 17 January 2022 14:52

To:

Subject: Re: The Brackens, Le Mont Rossignol, St Ouen - JAC

Dear

Thank you for your email. I hope to have an allocated Planning Officer in the next few days. What date would you like the information sent to you prior to the JAC meeting on the 28th January? I would as ever like to make sure we provide as much as possible so the later the better for us.

Kind regards

Design Director

Offices in Jersey and Guernsey

T 01534

M 3

On Mon, 10 Jan 2022 at 14:18,

wrote:

Dear ,

Happy New Year!

The next JAC is planned for 28th January now. I am hoping this will be a physical meeting but will need to make a call on whether this is possible next week. Do you have a Case Office allocated for your Pre Ap so I can let them know, assuming you are available on 28th.

Regards

Principal Planner Historic Environment

Direct: 01534

Mobile:

Government of Jersey
Strategic Policy, Planning and Performance
19-21 Broad Street | St Helier | Jersey | JE2 3RR



From:

Sent: 16 December 2021 13:29

To:

Subject: Re: The Brackens, Le Mont Rossignol, St Ouen - JAC

Hello

Understood. thank you

Kind regards

Design Director

Offices in Jersey and Guernsey

T 01534

M

On Thu, 16 Dec 2021 at 13:26,

wrote:

Thanks , just after you lodging it as a pre application so we have a case officer for the JAC – if the Case Officer things it is a no go then better for us all to know that before a design review.

Regards

Principal Planner Historic Environment

Direct: 01534

Mobile:

Government of Jersey
Strategic Policy, Planning and Performance
19-21 Broad Street | St Helier | Jersey | JE2 3RR



From:

Sent: 16 December 2021 13:21

To:

Subject: Re: The Brackens, Le Mont Rossignol, St Ouen - JAC

Hello

Thank you for the email.

The third week would be great for us but not sure I will have a response from planning. from and I will be working on this together so I am sure she will not let me step out of line in terms of policy. I will see if I can obtain a response from planning before then just in case you have a spare slot.

We can always be on the waiting list if there are no shows.

Seasons greetings and have a restful break.

Kind regards

Design Director

Offices in Jersey and Guernsey

T 01534

M

On Thu, 16 Dec 2021 at 13:11,

wrote:

Dear

Thank you we are still finalising dates for next year but likely to be the third week of January. I normally ask that any scheme has been to Development Control to ensure there is a planning policy check prior to submission to the JAC. This ensures the schemes do not fall at the first hurdle.

Regards

Principal Planner Historic Environment

Direct: 01534

Mobile:

Government of Jersey
Strategic Policy, Planning and Performance
19-21 Broad Street | St Helier | Jersey | JE2 3RR



From:

Sent: 14 December 2021 13:06

To:

Subject: The Brackens, Le Mont Rossignol, St Ouen - JAC

Dear

We do hope you are well and seasonal greetings.

We would like to present another project to the JAC for their advice on certain aspects of the design.

Could you let us know when the next meeting is and we can provide the relevant information.

Kind regards

Design Director

Offices in Jersey and Guernsey

T 01534

M

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From:
To:
Subject: RE: PA/2022/0062 - The Brackens
Date: 12 October 2022 16:03:00
Attachments: [image001.png](#)
[image002.png](#)

Hello

If you could please upload the pre-app. information to the portal that would be good.

Thanks very much.

Senior Planner | Manager Minor Team | DC

Direct +44 (0)1534
Mobile:

Infrastructure, Housing and Environment | Regulation
PO Box 228 | St. Helier | JE4 9SS



From:
Sent: 12 October 2022 09:38
To:
Subject: Re: PA/2022/0062 - The Brackens

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello

Hope you are well.

We are ready to submit our pre-application information. Would you like a set printed or would you be happy for us to upload it onto the portal with the above reference?

Kind regards

Architect

On 12 Jul 2022, at 13:34,

wrote:

Hello

Many thanks for the email.

On Tue, 12 Jul 2022 at 12:32,

wrote:

Hello

In the first instance can you please forward any design revisions to me to review following which a meeting can be set up if needed.

Thanks and regards.

Senior Planner | Development Control

Direct +44 (0)1534

Mobile:

Infrastructure, Housing and Environment | Regulation
PO Box 228 | St. Helier | JE4 9SS

image001.png



From:

Sent: 11 July 2022 11:25

To:

Subject: PA/2022/0062 - The Brackens

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear

We are just about there with our updated information. Can I send you all the information via email or print a set of information for you and hand deliver it to you?

Can I ask if you are available over the next few weeks? It would be great to pencil a meeting in your diary if possible?

Care : If you have received this email and it was not intended for you, please reply to the sender, and then delete it. Please treat our information in confidence. This communication may contain legal advice which is confidential and/or privileged. It should not be forwarded or copied to anyone else without the prior permission of the sender.

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