

Retreat Farm (Tamba Park)

Proof of Evidence on Architecture and Design

P/2017/0805: Retreat Farm, La Rue des Varvots, St Lawrence

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. AMENDED DESCRIPTION: Additional plans and documents received in support of submission and in response to representations received. AMENDED PLANS RECEIVED

P/2017/1023: Retreat Farm, La Rue de la Frontiere, St Mary

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. AMENDED DESCRIPTION: Additional plans and documents received in support of submission and in response to representations received. AMENDED PLANS RECEIVED. Environmental Impact Statement (EIS) submitted. FURTHER AMENDED DESCRIPTION: Additional plans received in response to previous Department for Infrastructure highway comments. FURTHER AMENDED PLANS RECEIVED

Prepared by Mark Dennis RIBA on behalf of JAJ Properties Limited

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Summary

My name is Mark Dennis. I am the principal at ORIGIN Architectural Studio. I am a Chartered Architect (ARB) and hold a BA (Hons) from the University of Plymouth and a Dip Arch from the Mackintosh School of Architecture in Glasgow. I am a member of the Royal Institute of British Architects (RIBA).

I have over 20 years of experience in the design and delivery of residential and commercial projects on and off island, including projects which integrate buildings within their landscape context, and have referenced a number of these in this PoE.

I have been involved in the development of the concept and detailed design for the proposed new dwelling and the self-catering accommodation on this site since the project outset.

A concise summary of the main points discussed within my evidence is provided below:-

- This PoE sets out the Policies of the Island Plan that are relevant to the Application Site and that have impacted the design development for this project.
- The analysis of the site and its environs has informed the development of the architectural solution in relation to landscape character, site access and site circulation, infrastructure and services, scale and massing in context, sustainability and design influences.
- The evidence set out in this document demonstrate that the design proposals accord with the key Island Plan policies.
- The evidence referenced in this document has demonstrated that the design drivers of Policy and Context have influenced and defined the design solution for the new dwelling in P/2017/0805 and the new self-catering accommodation in P/2017/1023.

It is my professional opinion that the the proposals contained within the two planning application P/2017/0805 and P/2017/1023 represent a balanced and comprehensive environmental solution with significant planning gains removing the redundant glasshouses and remediating the land and defining a new economically viable diversification supporting the Island Economy, guaranteed by the Applicant through a planning obligation and erection of a single new dwelling for Mr Ruff in an improved setting to the Retreat Farmhouse in place of a existing busy car park.

I confirm that the opinions expressed within this evidence are my true and professional opinions.

Signed: **Mark Dennis**

1.0 Author - Qualification and Experience

Mark Dennis

- 1.1 My name is Mark Dennis. I am the principal at ORIGIN Architectural Studio (hereafter referred to as ORIGIN). I am a Chartered Architect (ARB) and hold a BA (Hons) from the University of Plymouth and a Dip Arch from the Mackintosh School of Architecture in Glasgow. I am a member of the Royal Institute of British Architects (RIBA).
- 1.2 I have over 20 years of experience in the design and delivery of residential and commercial projects on and off island, including projects which integrate buildings within their landscape context. I note a number of projects I have been involved with here for reference:
- Glasgow Science Centre - new Museum on reclaimed industrial shipyard required sensitive urban landscaping to public spaces adjacent to the river Clyde.
 - Criaglockhart Campus, Edinburgh - new Business School to extend existing listed building with integrated landscaping to provide 21st Century image for University.
 - Broadlands, St Peter, Jersey - Waste Management Recycling Centre/ Reinstatement of residential properties post fire - sensitive mix of site use required designed landscape approach for appropriate segregation.
- 1.3 I have been involved in the development of the concept and detailed design for the proposed new dwelling and the self-catering accommodation on this site since the project outset.
- 1.4 The evidence which I have prepared and provide for this Inquiry in this Proof of Evidence (PoE) is to the best of my knowledge accurate and true.

Role on the project

- 1.5 ORIGIN have provided the lead architectural role on the project developing the design from concept to detailed design, for both the proposed new residential dwelling and the self-catering accommodation. As principal of the practice I have prepared the concept proposals, acknowledging the clients brief to remove the existing glasshouses, to create a new focused parking area for the existing Park and to create a large extent of space for the proposed self-catering lodges that could further support the Park and the wider Island tourism industry.

- 1.6 ORIGIN has developed design proposals for a new dwelling of architectural distinction whilst recognising the context and constraints of the existing site, a design that reacts and acknowledges its physical and visual context.
- 1.7 ORIGIN has developed bespoke design proposals utilising a modular system build manufactured self-catering lodge and set these into a more locally appropriate natural landscape to achieve a more contextual landscape character, whilst recognising and acknowledging the physical and visual site context.
- 1.8 ORIGIN has considered in detail the site's unique potential to deliver accommodation for both the new dwelling and the self-catering lodges and the physical landscape itself in a manner that achieves sustainability, maximum energy efficiency with minimum impression upon the site, as a means to illustrate an exemplar for 'Green Design', within a scheme that delivers landscape restoration and enhancement.

2.0 Scope of Proof of Evidence

- 2.1 This proof of evidence is submitted in support of two Planning Applications, P/2017/0805 and P/2017/1023 in respect of the proposed new dwelling and self-catering accommodation adjacent to Tamba Park at Retreat Farm and removing redundant commercial glasshouses.
- 2.2 This Proof of Evidence (PoE) will explain:
 - 2.21 The development of the design for the residential dwelling (P/2017/0805) and the design for the self-catering accommodation in their remediated setting (P/2017/1023).
 - 2.22 The design drivers to achieve a sustainable and minimal imprint solution to the delivery of both the construction of the new dwelling and the self-catering accommodation lodges.
 - 2.23 The relevant responses to Planning Policy Guidance that have informed the above.

Links with Other Proofs

- 2.3 Details of assessments undertaken and reported by other expert witnesses are covered in their respective PoE's
- 2.4 A Summary is included with this document.

3.0 Scope and Nature of the development proposals for Tamba Park

- 3.1 The Application site lies in the countryside in Jersey that is categorised as “Green Zone”. Ms Steedman in her PoE addresses landscape and policy matters in more detail and I give an overview here of the defining policies of the site that have influenced the design process.

Planning Policy context drivers for the Site

- 3.2 **Island Plan SP1(2), Spatial strategy**, requires that:

Development will be concentrated within the Island’s Built-Up Area, in particular the Town of St Helier. Outside the Built-up Area, planning permission will only be given for development:...

2. of brownfield land, which meets an identified need, and where it is appropriate to do so...

- 3.3 **Island Plan SP 4, Protecting the natural and historic environment**, requires that:

A high priority will be given to the protection of the Island’s natural and historic environment. The protection of the countryside and coastal character types; and the Island’s heritage assets which contribute to the and define its unique character and identity will be key material considerations in the determination of planning applications ...

- 3.4 **Policy SP7, Better by Design**, requires that:

All development must be of high design quality that maintains and enhances the character and appearance of the area of Jersey in which it is located.

The various components of development, including:...

- *External elements and landscaping ...*

Will be assessed to ensure that the development proposed make a positive contribution to the following urban design objectives:

- *Local character and sense of place...*

- 3.5 **Policy GD1, (2)** requires that proposed development will not “seriously harm the Island’s natural and historic environment, in accord with Policy SP 4” and in particular:

a) *Will not have an unreasonable impact on the character of the ... countryside ...or heritage assets and includes where appropriate measures for the enhancement of such features and the landscaping of the site ... and*

c) *will not unreasonably affect the character and amenity of the area, having specific regard to the character of the ... countryside (... Green Zone) and the built environment ...*

- 3.6 **Policy HE1** requires proposals to preserve or enhance the setting of a listed building.
- 3.6 **Policy NE7**, requires that the Green Zone, as designated..., *will be given a high level of protection from development..... permitting development only where they do not cause serious harm to the landscape character.*
- 3.7 **The Countryside Character Appraisal** adds further context to the protection of landscape character relative to this site and is summarised below.

The Character and Appearance of the Countryside - Character Type and Character Area

Character Type

- 3.8 The current Revised 2011 Island Plan (amended 2014), Table 2.1, categorises the vicinity of the Site as “Interior Agricultural Land” Type E, and within that Type the locality as “Central Plateau Valley Heads” Character Area E6. The Countryside Character Appraisal (1999) (pursuant to Proposal 5 of the Island Plan) explains that, as a whole:

This character type comprises all the enclosed agricultural land which lies across the central plateau of the Island. The prime influence on the character of the area relates to human use of the land over the millennia and in particular the pattern of field.

NATURAL INFLUENCES

The enclosed agricultural land is located on the higher exposed land of the central plateau. It embraces all the main hard rock types on the Island, including the Jersey Shale Formation, the granites and the volcanic rocks. The central plateau is characterised by deep drift deposits of loess which create rich soils for farming. The sheltered environment of the enclosed land has considerable ecological value.

The intricate and dense hedgerow network is an important wildlife habitat and farmland birds such as skylark and Cirl bunting, have until recently been common. Intensification in farming practices has had a major impact on the biodiversity of the farmland and within this area the roadside walls, verges and banques now provide an important refuge for flora and fauna.

CULTURAL INFLUENCES

...It is the subsequent evolution of farming systems, which have been responsible for shaping the character of the interior of Jersey. The predominant influence on the present

character of the agricultural interior land was the growth in orchards, to supply the cider industry in the seventeenth century and the attendant enclosure created to provide shelter on this barren, windswept plateau...

...The pattern of enclosure combined with the system of land inheritance is responsible for the intimate landscape of small rectangular fields. Today these fields comprise a mix of arable and dairy, and despite some regional specialisation this intricate 'patchwork' remains a highly distinctive feature of the Jersey landscape. The highly manicured nature of the hedges in the interior region arises out of the ancient custom of branchage which requires every landowner to cut their roadside hedges in July and September every year to a stipulated clearance height. This custom which persists today creates the very tall but heavily side pruned hedges which are a very distinctive feature of the agricultural landscape...

...The dispersed pattern of settlement is one of the particular characteristics of Jersey's interior. Isolated houses and fragmented land holdings were linked to each other and the resources of the coastal edge by an intricate network of narrow, winding lanes most of which remain today, and are an attractive feature of the interior...

3.09 **Character Areas**

The Appraisal outlines eight character areas:

Character Areas: *The enclosed agricultural land is subdivided into eight distinctive character areas. The differences between areas are created by the topography, geology (and consequent fertility of the soils) and aspect and degree of shelter and by differences in the nature and construction of the field boundaries.*

3.10 The Application Site lies in Character Area E6 and is further summarised below:

Character Area E6: Central Plateau-Valley Heads

This character area forms the northern part of the interior plateau. The northern boundary is formed by the main north coast road. To the south, are the ridges between the valleys. The boundary between the valley heads and ridges is difficult to define on the ground as it occurs at the point where the valleys become shallower and the ridges open out to form a wider plateau. It is roughly defined by the change in geology from the softer shales to the harder igneous rocks.

NATURAL INFLUENCES

Geology and Soils: *Hard granites and rhyolites underlie the area and these are blanketed by thick deposits of loess creating rich soils for agriculture. There are no Geological SSI.*

Landform: *The land is relatively high forming the watershed which drains down long, gentle slopes to the south. One of the principal defining features of this character area is the landform which is gently undulating and open, lacking the topographic variation of the deep valleys and ridges which lie to the south. The area is intersected by the upper branches and tributaries of the valleys, which appear as shallow, rush-filled, depressions. The open landform allows long views across the interior.*

CULTURAL INFLUENCES

... Patterns of Enclosure: *This landscape of this area is the product of enclosure during the seventeenth century to provide shelter for the apple orchards which virtually covered the entire area. The pattern of small fields enclosed by mixed hedges of elm scrub, hazel, field maple, oak, blackthorn and hawthorn remain with willow and alder also common around the valleys. A particular feature is the lines of tightly flailed and pollarded trees which are very visible in the long views which can be obtained in this area.*

Settlement and Building Character: *This character area has been historically one of the most attractive places for settlement on the Island. By the start of the Dark Ages the woodland of the Island interior had been cleared. The interior plateau offered some degree of shelter as the gently undulating topography provides protection from the winds which affect the exposed north and north-west of the Island. This area also offered good access to the bulk of the arable land which lay across the northern plateau in the Medieval period and was also situated close to sources of water at the heads of the valleys. Settlement was aided by the abundance of springs and the house name "Fontaines" is very common in this area. The settlements of St. Ouen, St. John, Trinity and St. Mary which are clustered around their respective parish churches and manors all occupy positions at the heads of valleys. Settlement has continued to concentrate in these village centres, although the area has also seen scattered modern developments. These have tended to be in small groups as opposed to large blocks of new development.*

Current Land Use and Management: *The area remains in very mixed agricultural use, with an intimate 'patchwork' mix of arable and pasture. There has been substantial 'improvement'*

of the farmland involving drainage of the wet grassland which would, traditionally, have characterised much of the area. Wet grassland is now largely confined to the valley bottoms. As part of the move towards agricultural intensification a large number of farm irrigation reservoirs have been constructed in the upper catchment.

3.11 The EVALUATION includes:

Integrity of Character: *This forms part of the rural heartland of Jersey. It is, on the whole, an intact, productive agricultural landscape with a characteristic 'patchwork' mix of arable land and pasture. A distinctive feature of the area are the very long views that can be obtained, across the interior and a consequent sense of 'openness' which differentiates this area from the more enclosed ridges to the south. The area is also distinctive for the clusters of settlement that it contains at the four village centres. The church spires and steeples create very prominent landmarks in the long views. Overall, the area retains a positive character, although with some evidence of degradation. The general strategy is for conservation with restoration and management of specific features.*

3.12 **Key Environmental Capital** includes:

...The hedgerow network has potential as key environmental capital.

3.13 **Threats to Local Character** include:

- *Improvement and drainage of agricultural land and loss of remaining areas of wet grassland.*
- *The creation of a large number of small farm reservoirs within this area which are poorly designed, both in terms of local landscape 'fit' and potential value as habitats.*
- *The character of many of the traditional, vernacular farm buildings has been destroyed by inappropriate conversion, extensions etc.*
- *Further loss of hedgerows and hedgerow trees or the amalgamation of fields, which, in this area has the potential to open up very long views, often encompassing development and roads.*
- *Damage to roadside walls, verges and banques along the narrow lanes, by both*
 1. *inappropriate management and traffic.*

3.14 **The Management Priorities for the Area** include:

- **Recreation of wet grassland habitat:** *The wet rushy grassland in the valleys are a distinctive feature of valley heads. In some areas there maybe an opportunity to extend these areas of wet grassland in the intervening areas across the watershed. This will require further study of hydrology.*
- **Guidance on design of farm reservoirs** *to achieve better landscape fit and enhance their habitat value.*
- **Restoration of the hedgerow network** *is a priority. Replanting should supplement existing thin/gappy hedges or reinstate old field boundaries discernible from historic maps or air photos.*
- **Sympathetic hedgerow management** *is required and some hedgerow trees should be allowed \all lines of flailed and pollarded hedgerow trees are a characteristic feature of the Jersey landscape particularly in this open area, and some should be retained.*

3.15 The Levels of Protection and Capacity to Accept Change includes:

Capacity: *There is limited capacity to accept any new development and it is recommended that this area should have high levels of protection. Any development can have a very high impact in the long views that can be obtained within this area. New development should be limited to the existing village areas at Trinity, St. John, St. Mary and St. Ouen.*

Guidance:

- *A detailed appraisal of the village boundaries will be required to determine the location and scale of any further development.*
- *Further linear infill development should not occur along the north coast road which links the main settlements. Individual villages must retain their compactness and unity.*

Where developments are permitted, opportunities should be taken to achieve the environmental enhancements and management measures outlined above.

3.16 The Character Appraisal of the Type and Area in the vicinity of the Site can be summarised as:

- Relatively high landform forming watershed;
- Gently undulating and open landform;
- Sense of 'openness';
- Intimate landscape of small rectangular fields;

- Intricate and dense hedgerow network;
- Small fields enclosed by mixed hedges of elm scrub, hazel, field maple, oak, blackthorn and hawthorn;
- Patchwork mix of arable and pasture; Artificial reservoirs;
- Settlements in clusters;
- The hedgerow network has potential as a key environmental asset;
- Restoration of hedgerow network is a priority;
- Some, but limited, capacity for development;
- Where development is permitted, opportunities for environmental enhancement and measures should be taken.

The Existing Site

3.17 The Application Site, as highlighted within the Location Plan(s) submitted with the planning applications, are both typical and atypical of the Character Appraisal Type and Area. The glasshouses are located between a scattered arrangement of houses and former farmstead (Retreat Farm) and on a raised part of the land. The Retreat Farm building is a two storey, granite, and is listed Grade 3 (reference LA0083) (see Heritage Assessment, September 2017). Assessment section 6.0 describes the historical context and landscape of the Application area and that the area was laid out for arable and orchard uses and was relatively heavily populated by dwellings. The Assessment considers that “the wider historic countryside setting of all the heritage assets has been effected, detrimentally by the quantum and architectural quality of post-1945 development. In particular, any intended views across the Site have been altered by the scale and mass of development that now exists”. Assessment Figures 1 – 4 show this progressive harm to the existing landscape over time. Section 7 of the Assessment notes that, owing to topography, the existing glasshouses are only readily visible from La Rue des Varvots and through the main access off La Rue de la Frontiere. In relation to Retreat Farm, a granite building, its significance is not reliant on views over the Site (see Assessment, section 9(3)). However. Its setting north and west has been compromised by modern development. The historical agricultural landscape that would have surrounded the Farm house at the time of its construction no longer exists and is now a car park also and the glimpses of the permitted existing car park do not contribute positively to the setting of the Farm house building. The only reminder of the car park’s historic use as agricultural land is the position of the boundary with the road. (section 9(3)).

- 3.18 Unlike other parts of the Area, the Application Site is very enclosed and views of it are very limited. The structure of intimate fields remains partly present, but, instead of open fields two very large glasshouses stand in place of each field and there are extensive tracts of concrete and hard standing to the west and south of these. The Application Site is situated partially within the Parish of St Lawrence and partly in the Parish of St Mary, situated to the east of and contained by the primary north-south highway artery of La Rue de la Frontiere to the west, and La Rue des Varvots (a 'Green Lane') that wraps around the south and west of the application site. A further 'Green Lane' that of La Rue de la Prairie makes up the final public road that borders the physical site of Tamba Park to the north-east.
- 3.19 The site topography of the two planning application site areas is similar because both are relatively flat areas. However, the site area for P/2017/0805 the residential dwelling is a generally flat site with a small gradual fall to the north, the surrounding landscape is generally level with that of the application site. The topography of the site for P/2017/1023 is generally centrally level but maintains a steep sloping incline to the north-west addressing La Rue de la Frontiere, internally within the site a steep embankment falls away northwards from the level platform of the existing west glasshouse down to the lower area of Tamba Park containing the existing attenuation lake.
- 3.20 The Application Sites are adjacent to a small hamlet comprised of former farm buildings, including 'Retreat Farm' and close by residences, scattered around the south/south eastern edge of La Rue des Varvots where it intersects with La Rue de la Frontiere. The neighbouring built context to the site is limited to a small number of residential properties to the north, along La Rue de la Prairie and to the west along the western side of La Rue de la Frontiere. Remaining residential properties are more distant and sporadic and set within the context of adjacent farms/fields.
- The residential context to the north is elevationally lower than that of the existing glasshouses, establishing their linear mass as the dominant impact on the skyline at this point. The dwellings located to the western face of La Rue de la Frontiere are again elevationally lower than the Application Site and so have limited, if any, views towards the Site due to the existing higher topography and heavy landscape screening.
- The residential context located just to the south west of the existing site entrance to Tamba Park is elevationally level with that of the park and provides the more significant physical built context relative to the Application Site. Refer **Appendix 01**, for site boundary photographs.
- 3.21 The neighbouring physical context is a mixture of residential styles loosely termed 'traditional' and 'rural', encompassing generally two storey massing with pitched roofs and a composition of either granite stone or render wall detailing.

- 3.22 The existing site maintains a significant landscaped border with a mix of heavy tree planting to defined areas with interspersed lower shrub planting to the site perimeter, significant trees are present along the north, north-western boundary, the western boundary and the south-eastern edge. Whilst this perimeter screen is quite dominant in the main, gaps exist which demonstrate the physical presence and visual impact of the glasshouses to the site aspect. Very little 'green' is presented within the borders of the site. An assessment of the existing public exterior presentation of the site is provided within this document (**Appendix 01**), illustrates a series of site photographs to demonstrate the actual presentation of the existing site on the surrounding public realm and the physical screening provided by the existing landscape and to highlight the areas where this screen is presently locally perforated, affording views into the application areas.
- 3.23 Instead of intimate open fields, the Application Site is presently covered in the main with two large redundant glasshouses fixed to concrete bases, and parking areas either constructed from concrete or granular hogging. (Refer to as existing drawing 17003 118 for extent). As a consequence of these constructions and the nature of their use, the Site comprises very heavily compacted ground finishes and sub layers which will have impacted the existing subsoil layers and rendered these sub-layers as effectively organically or agriculturally inert. See the Field M770 and L78 Restoration Works Report that describes the sub-soil ground also having been rendered "unfit" due to compaction and anaerobic conditions.
- 3.24 The Application Sites are also in a watershed area and bear considerable water volumes as evidenced by the historic construction of the attenuating reservoir (now also a permitted boating lake) immediately north of the Sites. The existing site is understood to collect surface water drainage to the existing attenuation lake to the north (a reservoir harking back to the original land use as a farmstead) that was then also used in the past to irrigate the glasshouses. But, as this industrial activity has since ceased the surface water collected via the extensive hard surfaces of the glass roofs and concrete paved areas is channelled without intervening use to the existing attenuation lake and local water course and at a significant volume and speed. The existing permitted but impervious surfaces of glass and concrete deflect and direct surface rain water rather than allow it to percolate straight into the Application Sites and their sub-soil, and do not attenuate this surface water. The surface water consequently and subsequently appears to impact surrounding watercourses where localized 'flash flooding' has been historically noted, also apparently affecting both surface and also it seems foul water drainage systems.

Site Analysis

- 3.25 This project offers significant potential, and a unique opportunity to make a positive contribution to the Island by returning most of the Application Sites to good quality agricultural land, in place of the existing hard surfaces, and so to the agricultural land bank of the Island, as well as improving the landscape of the car park east of the Retreat Farm and improving its setting sensitively. Whilst the Site is in a sensitive area, the Green Zone, and Retreat Farm house's setting has been previously detrimentally affected by provision of the southern car park, the parameters of the solutions being considered demonstrate a positive net balance to remediate the Application Site the existing damaged environmental situation and to restore the landscape in line with the Character Appraisal and its guidance, as well as improve the setting of Retreat Farm.
- 3.26 The removal of two very large and redundant glasshouse structures on brownfield land in the Green Zone presents a considerable opportunity for the Island to enable sympathetic redevelopment for most of the land in an alternative employment use and provision of a single low key dwelling within an improved landscape setting, close by an existing cluster of residential buildings, as well as for the restoration of landscape and enhancements and improvements to ecology and biodiversity.
- 3.27 The potential for recycling of waste materials is also significant with the segregation of the materials (albeit in destroyed form) for the glasshouses being primarily glass / plastic sheeting on a steel and aluminium framework fixed to concrete foundations, and hardcore.
- 3.28 From the outset the design drivers of this project have been to: generate significant areas of remediated and functional landscape, of 'green' and to re-establish that predominance in the design, reflective of the overall Site's location and context. Landscape restoration has remained the defining construct for the proposed masterplan for the site; to reinforce the existing landscape boundaries; support and expand the habitats for local ecology into and through the Site.
- 3.29 In analysing the existing Site and context, ORIGIN have identified the following:-

Existing Situation

- The existing site access to the existing Tamba Park Car Park from Rue des Varvots is not appropriate for the number of vehicles utilising the site. That road is a Green Lane and vehicle traffic use remains subject to a priority of use for pedestrians, bicycles, and horse riders. By contrast, this existing inappropriate situation derives from planning permission

3199/IA (1992) which permitted 75 car park spaces and car access to previous leisure use prior to Tamba Park in this location. By contrast the Applications will resolve this historic legacy and improve the situation by ensuring the Green Lane becomes fit for purpose here.

- The existing site access to the temporary/overflow parking area to the existing Tamba Park from La Rue de la Frontiere, whilst being of greater significant scale, only serves as the secondary site entrance. Some 200,000 visitors a year visit Tamba Park, Many park in the area west of the western glasshouse.
- The existing redundant glasshouses are largely unseen in distant views but, up close, are dominant in the immediate local landscape and far from intimate., They are presented generally through glimpse views only from the existing site perimeter, whilst their horizontal mass otherwise remains visually dominant. (demonstrated in **Appendix 01**).
- Whilst the perimeter landscape is significant as a solid screen, the hedgerows contain a number of 'gaps' which allow views into the Site and these also allow the glasshouse structures to be seen. In particular, Figure 1 of the Heritage Assessment identifies a hedgerow forming the boundary near to the Retreat Farm house that about coincides with the southern elevation of the eastern glasshouse. Field L78 appears north of this hedgerow as an orchard.
- The existing Sites are brownfield in the true sense of the word - there is no sign of green in the footprint of the Application Site areas, save at the extreme edges, and no sign of agricultural landscape in the southern car park near to the Retreat Farm house. They are covered in concrete and compacted hardcore and appear as the quasi-industrial structures of a bygone age that they are and represent.
- The glasshouses physically preclude passage through the Sites by wildlife and render the Sites ecologically barren.

Potential Opportunity

- The removal and reinstatement of Fields M770 and L78 to good quality agricultural land and to the Island's land bank will provide a resource benefit for the Island and restore to an extent the historic landscape situation.
- The removal of two large block structures will reduce building mass and restore the intimate quality to this part of the Character Area, as well as improve the setting of Retreat Farm house.
- The removal of the mass of the glasshouses allows the introduction of significant new and restored landscape through the Site and this will encourage and reinforce wildlife routes and natural biodiversity, supporting landscape restoration.
- The replacement of considerable areas of impermeable glass, hard concrete and compacted ground surfaces with large areas of remediated porous land will transform the ability of the Application Sites landscape to absorb and percolate surface water and so

significantly diminish, if not fully mitigating, the 'flash flood' situations experienced with heavy rainfall and drainage infrastructure surcharging.

- The consolidation to a single principal site entrance served by the primary road infrastructure removes significant traffic from the smaller Green Lane road network, providing improvements to vehicle and pedestrian environment and safety.
- The opportunity of a new point of access for public transport users, with safe and defined circulation routes provides benefits for inclusive access.
- The provision of bicycle parking facilities reinforces the connectivity of the site for green transportation opportunities.
- The introduction of the single dwelling on the 'brown field site' of the existing Tamba Park car park close to an existing cluster of residential buildings, designed to be intimate and small scale and environmentally low key in nature so as to appropriately respect its context. The Heritage Assessment, section 9(3) identifies the provision of a single storey single dwelling on this part of the Site as having a "minor positive effect on the setting of Retreat Farm" and that it would have "little visual impact within Rue des Varvots" and that "Retreat Farm being two-storeys in height would retain its relative dominance within streetscape".
- The introduction of 27 new self-catering lodges provides an alternative employment use to the existing employment use of the Sites, providing much needed touristic accommodation to support the Tourism Industry in an evidently popular facility in this location, and in a popular location of the Island for tourism, serving to enhance the Jersey Visitor experience and assist in the diversification of land use to encourage and generate opportunity as a partner component/contributor of /to the Island's Economy.
- The new self-catering units themselves provide exemplar solutions to achieving sustainable construction and development with a limited actual 'imprint' on the remediated physical landscape, coupled with the potential of achieving low carbon footprint with high energy efficiency and maximised use of green technology.
- The existing glasshouse bases themselves have a significant potential to provide a resource of recycled sub-base material once crushed and cleaned. This inert by-product of the demolition process can be sustainably reutilised at point of generation on site for the lower layers of the car parking finishes, providing a permeable base.
- The opportunity exists to create an 'exemplar solution' for this Site, demonstrating a holistic and balanced approach to remediate all but sterile land which exists to generate a sustainable future for this landscape in the Green Zone. This exemplar solution demonstrates the restoration and remediation of the landscape to achieve the enhancement of the landscape character, the remediation of the surface water drainage, the construction of ecologically and sustainably sound modular organic buildings with the lightest touch on the ground, incorporating a complimentary package of sustainable technologies and energy efficiency, utilising the potential of renewable energies and resources cognisant of the Island's specific context.

3.30 The comparison of the as existing to the as proposed masterplans illustrates the positive aspirations of the project and the concentration of the Tamba Park facility to a core area removing the sprawl of the existing historic leisure facility. The two comparisons articulate the drive for the improvements to landscape and the 'greening' of the site. Illustrated within **Appendix 02** and **Appendix 03**.

The Proposals

P/2017/0805: Remediated Field L78 and remediated car park, and new dwelling - Retreat Farm, La Rue des Varvots, St Lawrence

3.31 The Proposals in this part of the Application will remove a large area of redundant glass house and its concrete foundations and hardstanding, and remove a large established permitted car park brownfield area of very compacted hardcore presently serving Tamba Park, and return the area of glass to a functional and good quality agricultural field of some 8,400 square metres, replace the existing car park area with a naturalized landscape reflecting the original agricultural landscape atop also remediated agricultural quality land, together with an improved hedgerow along the northern boundary of the car park, together with a new single storey dwelling of timber construction and low key appearance that would have a limited actual imprint into that restored land, resting as it would, on limited pad foundations. The result would be a minor positive effect on the still dominant 2 storey, granite, Retreat Farm house to the west and create an improved landscape appropriate to this particular location observable in glimpses from the adjacent Green Lane. The proposal aims to reutilise the existing car park entrance but by very significantly reduced intensity as the sole entrance serving the new single storey residential dwelling and this changed entrance situation is appropriate where a single dwelling adjoins a Green Lane given that pedestrians, cyclists and riders of horses have priority over vehicles. The low key and intimate quality of the particular location would be restored by these proposals. The intimate quality of the Field L78 would be restored and new hedgerows would be provided along its western and southern boundary using appropriate species identified in the Character Appraisal. Refer to drawings 17003 121 (masterplan) and 109 (proposed dwelling).

3.32 The proposals incorporate significant landscape reinforcement to the perimeter of the new agricultural Field L78 and along the public boundary to the south and east, adjacent to the road of La Rue des Varvots, infilling the identified boundary 'gaps'.

3.33 A new field boundary hedge proposed along the southern and western boundary of Field L78, connects to the existing field boundary along the north and eastern edge, and completes the perimeter of the reinstated agricultural field, re-establishing the traditional landscape character and serving to reinstate the patterns of enclosure outlined in the

Countryside Character Appraisal. The new hedge position draws similarity to that illustrated in the Heritage Assessment prepared by MS Planning as part of this application, where an extract (fig 1) of the 1795 Richmond Map suggests the line of an earlier hedge in this approximate location, demonstrating true reinstatement of landscape character. The new hedge boundary provides a suitable soft landscaping edge to the north of the new dwelling site, complimented with new additional native tree planting, providing the appropriate natural screening between the two site areas, encouraging a wildlife corridor route, improved screening and wind protection to the new field whilst restoring landscape character. The further reinforcement of existing landscape and the introduction of new complimentary field edges also provide improved support for the local ecology of the site expanding habitats and establishing connecting links between sites in support of the local ecology eco system.

- 3.34 The proposals incorporate the re-establishment of the agricultural use to Field L78, following the removal of the concrete bases and sub layers of the glasshouse the remediation works propose to accord with specification to introduce new improved sub soil and top soil layers to suitable depths to regenerate the soils and reinvigorate the land for actual agricultural use. Refer **Appendix 04** for the detailed specification of land remediation required and proposed for Field L78.
- 3.35 The site for the new house lies entirely within the outline of the existing hard surfaced car park area positioned to the south of the existing glasshouse and close to the existing residential buildings to its west. It effectively replaces the majority of the existing hard surfacing with remediated sub-soil topped with new grass and planting formed on the newly remediated ground condition, designed to reflect its agricultural origin (for example, by use of fruit trees and appropriate bed planting), and providing this area of land with a potential underlying agricultural function also. Refer to drawings 17003 109 and 110.
- 3.36 A new gated entrance across the existing access road provides a secure screen to the site to the public realm, opening onto a small driveway and parking courtyard addressing both the house and separate detached triple garage block.
- 3.37 The driveway to the new house is constrained to the west of the new house and is framed in new landscaping, limiting its physical presentation and providing a suitable landscaped setting to the new residential dwelling. The construction of the driveway would have an environmentally light footprint and will utilise a gravel filled composite matting on sub layer laid directly onto the remediated agricultural ground, adopting a light touch appropriate to this location, and ensuring the potential of the land for future agricultural use whilst reflecting the historic origin and landscape of this particular location.

3.38 The new single storey house design is also envisaged to reflect the renewed intimacy of its surroundings, creating a series of interlinked internal spaces around an external courtyard area. The envisaged design reflects the design utilised on the curved lodges of the self-catering accommodation by the use of natural timber cladding to the facades and a living green sedum gently curved roof reflecting the gentle undulations of the landscape character of the Area, ensuring a harmony of overall Site composition and reinforcing a transient quality to the built parts of the development of the two Sites. The building is to be constructed in a similar manner to that of the curved lodge units, being of a bespoke sustainable modular construction to provide the environmental benefits of factory production (such as quality jointing and sealing air tight windows and doors), with the low key and minimal environmental intervention of prompt on site installation. The building will have a limited actual impact within the ground by localising all foundations to structural points only. The building would therefore appear to float by sitting just above the ground

level and, as such, its terraces are linked through platforms to the key internal spaces, thereby further limiting impact to the environment of the remediated ground below.

3.39 The proposed dwelling sits largely concealed from the public realm of La Rue des Varvots due to the arrangement of topography and landscape features, which result in a dense site perimeter landscaped boundary, which requires reinforcement only to a small number of 'gap' points to ensure that this visual screen remains in keeping with the Character Appraisal and its management guidelines.

3.40 The design drivers for the new dwelling have informed the creative decisions in the design, with the principal desire to design a building that harmonised with its particular landscape surroundings. The form of the building had to reflect a soft edged aesthetic, an organic solution that utilised natural forms and materials as a means to compliment the natural rather than built landscape. The building will be sustainable in all aspects from its manufacture to its construction on site, its physical site impact, through its technology to its long term energy consumption and maintenance. The design will reflect the arrangement of space that the client, Mr Ruff, wishes to occupy, taking into account the landscape and built context, the solar path, orientation and the public and private sides of the dwellings functionality and encompass this in a bold and exciting 21st Century design that embodies a tangible quality of design and detail. Whilst accepting that the built context was traditional in form and materials, the new design was purposely defined in more natural organic materials and form to stand alone against the aesthetic of the past, but at the same time remaining fully subservient to that heritage, in particular the Retreat Farm house, and respecting that past whilst also looking to the future.

3.41 The concept of the new dwelling is to provide a series of low key and small scale interlinked small pavilion structures which results in a building of very small mass and overall low impact on the character and appearance of the Area. The proposed single storey dwelling sits low in its scale and massing and, as such, is and appears subservient to the existing mature landscaping that actually borders the existing site along La Rue des Varvots. Its proposed scale and massing is considered to imply very little or no visual impact to its surrounding residential built context. Its gentle curved and naturally clad forms will blend respectfully with and fit comfortably in the landscape and enable the building to be seen as part of the landscape as opposed to a building in the landscape: as a continuum of the landscape that surrounds it. Refer to drawing 17003 113 and 114.

Design

3.42 The new dwelling of circa 400 sqm is arranged in a 'C' shaped format arranged around three sides of a private south facing largely enclosed courtyard. The arrangement of the building is such that the two long 'arms' of the building extending down both sides of the courtyard are set lower in height than the main block at the head of the courtyard, thus giving the impression within of two parallel 'wings' to the main living area. Refer to drawing 17003 111.

3.43 All spaces are single height but the central space is set within a greater 'height' hierarchy than the two wings reflective of its primary 'living' functionality, being circa 3.7metres internally. Whilst purposely contemporary in its design styling and materials, the proposed buildings sit comfortably alongside the adjacent traditional context of the generally two storey and apparent heavier and ponderous 'granite' pitched roofed buildings. So designed, it remains subservient to the existing physical built context, respects the existing adjacent cluster of buildings including the heritage asset of 'Retreat Farm' and, its materials remain aligned with the natural (rather than the built) landscape. The curved organic timber forms and green living roofs align with the focus of the development on the landscape and remain subtle in the context to the more traditional orthogonal forms of the existing buildings. Refer to drawing 17003 114. In acknowledging the setting of the listed heritage of 'Retreat Farm', the subservient nature of the proposed design, its contemporary, curved and organic natural forms purposely compliment rather than pastiche the existing building, as a consequence of its single level scale and massing, the new dwelling remains modest and aligned with the landscape, preserving and not impacting the considered 'setting'. The removal of the incongruous car park and the enhancement of the landscape character reinstates that which historically addressed the 'setting' of this listed building and as such the introduction of the new dwelling alongside the existing residential context at this point is both respectful and appropriate.

- 3.44 The house is glazed predominantly on the ends of the wings and the central core, with limited glazing at the solid edges of the 'tubes', thus minimising and focusing all glazing to key internal and external spaces. The specific location of glazing is such to define and encourage the continuity of space between, and reinforce the relationship of the building into its landscape by not breaking up the external areas of the building envelope with 'windows' and so ensuring the natural timber facades remain at the forefront of the appearance and character of the building, and to similar effect, its living sedum roof.
- 3.45 The main central 'core' section accommodates the main living spaces, while the two side wings accommodate the bedroom accommodation and the more ancillary aspects of the dwelling, with all three wrapping around the central courtyard that accommodates an inset swimming pool. The living space is also designed as a flattened tube with glazed ends and interconnects with the two opposing external spaces serving to provide the ability to join internal and external spaces through, connecting the visual perspective of the two external spaces through the main living area.

Materials

- 3.46 By contrast with the more permanent appearing buildings of Retreat Farm house and the other residences, the proposed dwelling is a series of treated natural timber elements over clad curved extrusions with glazed ends. The timber lends an agricultural quality in this location and the simple form reinforces this quality. The roof is proposed to provide a natural green living sedum roof further expanding the extent of natural landscaping on the site, providing a significant opportunity in itself for wildlife and biodiversity in planting. The green roof also moderates the internal temperature of the building by providing a stable internal environment whilst collecting, attenuating, and enabling utilisation of, available rainwater. The glazed framework of the glazed ends is proposed as durable ppc aluminium with limited maintenance requirements, ensuring that the building envelope requires minimal long term maintenance. Refer to drawing 17003 113 and 114.

Sustainability

- 3.47 Field L78 would be restored to functional agricultural quality land and that is able to admit surface rainwater to its soil where this is presently excluded by glass and concrete. The proposed dwelling will be an exemplar of environmentally friendly residential design in its construction and its operation. Proposed to be potentially constructed off site/modular framed construction, it's integral framework will require minimal foundations and limited concrete, providing a light ground connection whilst saving significant 'carbon' energy. It will

utilise a significant proportion of green technologies including air source heat pumps for the generation of hot water heating, solar thermal panels for hot water provision and solar PV collectors for the potential of charging an electric vehicle / powering a base load for the building. The building collects surface rainwater run-off from the roof to provide water harvesting/recycling for domestic non-potable water usage, garden irrigation, and car washing, reducing the requirement for the building to utilise fresh utility resources. The south elevation of the buildings are shaded by the proposed roof and as such provide improved solar shading, naturally reducing potential summer over-heating. The building would connect to the existing foul drainage infrastructure with La Rue des Varvots providing a long term efficient solution for this aspect of services provision. The landscape would also admit of surface water directly into it and maintain the quality of the agricultural land bank below it where presently very compacted hardcore impedes this percolation.

Landscape/Ecology

3.48 It is demonstrated that the removal of the glasshouses and the reinstatement of the underlying land for agriculture provides an improvement to the natural character of the landscape. The appearance of the ground will be naturalized and domestic with the opportunity to introduce an orchard-like appearance using native fruit trees and species and also appropriate ground cover reflecting the agricultural nature of the landscape. The greening of the existing carpark area is further considered to provide a significant improvement to the landscape character and appearance of the particular area and to create an intimate local landscape in keeping with the wider area. The landscape components of this application are also considered to establish a basis for improved ecology providing a diversity of habitat expanding that which already exists. Refer to drawing 17003 114.

Conclusion Summary

3.49 The design of the proposed dwelling building has been purposely developed for this site to align with Policy SP1(2), SP2, HE1, GD1 and GD7. The arrangement, scale and massing of the building designed to best utilise the site orientation and aspect, maximising its connection to place, remaining subservient in mass, scale and materiality, to remain respectful and appropriate adjacent to the physical built context, acknowledging the presence of the heritage asset of 'Retreat Farm' in the centre of the cluster of adjacent buildings.

The building maintains a high degree of design quality in line with the aspirations of Policy GD7. The building proposes to utilise significant green technologies and collection means in accordance with the intentions of Policy SP2 and NR7. The dwelling, and change from car

park to sensitively landscaped and less intense residential use, would positively improve the setting of the Retreat Farm house setting consistent with HE1.

The density of development on the site is considered to be in balance to its neighbouring context, the pattern of development of residential dwelling units and thus it is considered to remain in accord with the intentions of Policy GD3. In light of the proposed remediation of Field L78 to the functional agricultural land bank of the Island, and the underlying land of the proposed dwelling to the same potential, the cessation of the permitted car park and improvement of the access to the Green Lane, together with the improvements to the west of the Site in terms of re-aligned Primary Highway and improved entrance, and remediated Field M770, it is appropriate to permit such a single new dwelling on this established brownfield former car park Site in the Green Zone.

P/2017/1023: Removal of Glasshouse, remediation of Field M770, consolidation of car parking serving Tamba Park, self-Catering Accommodation and car parking- Retreat Farm, La Rue des Varvots, St Lawrence

- 3.50 These Proposals seek to remove a large area of redundant glasshouse, to remediate the site to potential agricultural land quality and so restore the Site to the land bank of the Island, to atop the land with naturalistic landscaping and minimally intrusive consolidated permitted car parking provision, together with provision of low key and much needed self-catering accommodation, improved access onto the Primary Highway Network and re-aligned highway and public transport provision. Refer to drawings 17003 123, 119 and 121.
- 3.51 The proposed site access from La Rue de la Frontiere utilises the existing site entrance for the current permitted overspill car park at Tamba Park. This is a significantly wide access with good visibility on the corner of the bend in the road, demonstrated to achieve over 73 metres clear visibility in either direction. La Rue de la Frontiere is a primary (approx north-south) Island distributor road and suitably proportioned to support the existing and retained site entrance. As evidenced by Mr A Welch in his PoE.
- 3.52 The proposals also incorporates the widening of the site entrance from La Rue de La Frontiere and the realignment of the main road La Rue de la Frontiere, by providing private land of the Applicant to the benefit of the public, in order to facilitate improved highway alignment and improved public transport access. These improvements will allow a new north and south bound pedestrian refuge for alighting and departing passengers, a pedestrian crossing over this Primary Highway Network, that holistically provides improved inclusive access for the visiting public to the established and popular visitor and touristic facility of Tamba Park. Wheelchair and push-chair access is improved with direct access

afforded from the public highway into the Site and directly to the improved Tamba Park entrance where presently none exists. The improvements with accessibility to public transport serve to assist the drive to reduce the dependency on the car and support 'sustainable' transport choices, serving to reduce the use of vehicles for private trips and its consequent impact on the Island's road network. See drawing 17003 139.

- 3.53 See drawings 17003 107 and 138. The improvements to the entrance are expanded further with significant landscape screening which is introduced to the new proposed parking areas replacing the existing glasshouse. See drawings 17003 134 and 137. Once the new parking is in place heavy planting to these areas will remove the visual impact of the parking and conceal the cars completely from external public realm view. The removal of the visual blight of the existing glasshouse and the reuse of a part of this commercial 'brown field' site for significantly 'green' landscaped parking improves the visual presentation of this space as appearing to the public realm along the main road. Refer drawing 17003 128, 129, 138 and 143.
- 3.54 There are a number of gaps within the existing landscape boundary along La Rue de la Frontiere and sensitive management of the hedge and trees with additional localised planting will ensure the reinforcement and continuity of the existing hedge, in line with the Character Appraisal guidance. Apart from the retained access, no view will be afforded of the proposed parking area through the existing perimeter landscaping, ensuring it remains visually and physically subservient to its natural landscape boundary.
Refer to drawings 17003 143 and 144.
- 3.55 The proposals significantly reduce the extent of overall site hard surfacing replacing that with sustainable, porous, and free draining 'green' surfaces. This allows surface rainwater to permeate the Fields (both M770 and L78) where it is presently excluded from this ground. Refer drawings 17003 118 and 119 as comparison as existing to as proposed. The benefits in the removal of the existing impermeable hard standing areas is twofold; the surfaces being replaced with new granular filled paving grids introduce a fully permeable and robust surface suitable for intensive use and varied traffic whilst achieving a more natural visual aesthetic in line with the intentions of landscape restoration. The use of the plastic paving grid system has been purposely selected as these products have been specifically designed to meet the demands of flood alleviation and Sustainable Urban Drainage Systems. The paving grid being placed across the combined surface of parking and roadway is to be inset with grass to the parking spaces and gravel within the circulation areas, maximising the visual 'green' potential of the parking area whilst adopting the appropriate practical surface solution relative to functionality. Refer **Appendix 12,13 and 14.**

Design

- 3.56 The existing (albeit remote) surrounding built context to the application area comprises a cluster of buildings to the north and south of the site, predominantly traditional in form and arrangement, providing a loose hamlet and of essentially traditional massing of pitched roofs with a mix of granite and render materials.
- 3.57 The proposed self-catering accommodation is intended to reflect a mix of traditional pitched roof and contemporary curved roof formed lodges, being appropriately small scale and low key in the landscaped setting. The buildings are all small units, single storey, and integrated to the remediated landscape and arranged purposely within significant integral landscaping, ensuring that limited views exist of and between the lodges. This is in contrast with the monolithic mass of the existing glasshouse on Field M770. Each lodge has been designed to have its own intimate immediately local setting to provide privacy as well as being part of a wider landscape setting that restores the landscape character of the wider site. The buildings whilst being derived from a modular form of construction are individually bespoke achieving a high quality of design and detailing, with either an appropriate gently curved form or slightly pitched form comprising a living sedum roof with natural timber clad facades in keeping with the landscape setting. Refer to drawings 17003 121, 124, 125, 126, 127, 128, and 136.
- 3.58 The self-catering accommodation consists of 27 single storey self-catering lodges set into a restored landscape, designed to provide an intimate setting framed by views of new internal and external planting. They are also served by two smaller ancillary buildings which frame the new site entrance to the self-catering village.
- 3.59 The self-catering lodges would be in two formats achieving, a three bedroom unit of circa 89 sqm and a two bedroom unit of circa 72 sqm, specifically selected to service a considered market requirement. Each lodge is single storey providing fully inclusive access as required. Each lodge type is provided with private accessible individual external amenity space directly related to its principal internal living accommodation and arranged to provide natural screening from neighbouring lodges. Each lodge is arranged to provide a series of different aspects, cognisant of the solar path, with natural landscaped screening affording each with a unique internal external relationship. Refer drawings 17003 124, 125 and 126.
- 3.60 The proposed single storey self-catering units are modest in their scale and massing, their organic forms and natural material presentation purposely intended to remain subservient to the existing mature and proposed landscaping. Their proposed small physical scale and limited massing results in their having a transient quality with limited visual impact, being

significantly lower in height and of fragmented mass in stark contrast to the pre-existing dominant glasshouses. Refer drawings 17003 127 and 128.

- 3.61 The lodges natural timber facades and living green sedum roofs of pitched and curved forms blend comfortably with their landscape and retain the focus of the development on the landscape: the lodges would appear as a continuum of the landscape in which they would reside.

Materials

- 3.62 The buildings are proposed with treated natural timber over clad straight and curved walls with glazed ends. The roofs are proposed to provide a green living sedum roof finish, further expanding the visual extent of natural landscaping on the site, providing a significant opportunity for wildlife and biodiversity in Island appropriate sedum planting. The green roofs moderate the temperatures of the buildings providing a stable internal environment whilst collecting, attenuating, and enabling utilisation of available rainwater. The glazed framework is proposed as durable ppc aluminium/Upvc with limited maintenance requirements, ensuring that the building envelopes require little or no long term maintenance requirements.
- 3.63 Whilst deriving from a modular 'off the shelf' system, each lodge is actually a bespoke building specifically selecting the external materials for this site. The buildings are also built on a standard 'chassis' framework that sits above the ground, the skirts of which are wrapped to conceal the solum space below, in which small wheels enable accurate location of the building onto small pad foundations establishing a light touch to the remediated land. Refer **Appendix 06 to 12** inclusive for extracts of the lodges design - the manufacturers of which have been purposely selected for their design/construction and sustainable credentials.
- 3.64 On the exterior, a ramped access in timber decking provides a transition for accessible access. The actual physical imprint of the self-catering lodges is therefore very limited and this helps to establish their transience in the landscape, in subservience to the permanence of the surrounding and restored landscape. The foundation structures remain of small footprint and localised limiting impact to the remediated permanent agricultural land below. Refer drawings 17003 124,125 and 126 for details of the foundations.

Sustainability

- 3.65 The proposed self-catering accommodation units are intended to utilise a significant proportion of green technologies including air source heat pumps for the generation of hot

water heating, solar thermal panels for hot water provision and solar collectors for potential of charging on site electric vehicle(s) / powering a base load for the ancillary building. The buildings collect surface rainwater run-off from the roof to provide water harvesting/recycling for domestic non-potable water usage, with additional potential for landscape irrigation, reducing the requirement for the buildings to utilise fresh water resources. This further technology being utilised to provide power to low level circulation route downlights within the park illustrated on drawing 17003 140.

The use of new low energy downlight around the park demonstrates a further potential enhancement of the site. Historically the glasshouses would have blighted the night sky with light pollution as identified in the Retreat Farm Lighting Scheme produced by Jersey Energy as part of the application documents, *“significant glare, sky glow and lighting pollution was being produced when the flower nursery was operational”*. The proposals demonstrate a significant change and transformation of the site and one which potentially achieves ‘darker skies’ encompassing a further enhancement of the character of the landscape.

3.66 The design development process has identified a number of existing matters concerning foul and surface water drainage experienced by DfI in the vicinity of Retreat Farm, the glasshouses and Tamba Park. There have been recorded incidents of surface water flooding to the dell of La Rue de la Frontiere (form water shedding from the permitted concrete and hard standing west of the western glasshouse), and to the north west of the Application Site. One of the likely contributing factors of this will be the extent of hard surfacing present on the west of Tamba Park Site near to La Rue de la Frontiere, and the combination of extensive permitted glasshouse roofs and surrounding impermeable concrete aprons establishes significant collector area for rain water, with very limited ground permeability this water is focused and at speed to the local watercourse and it seems from DfI discussions that the existing watercourse is unable to cope with the volume and flow of this surface water from the permitted development.

A number of issues have been identified to the current Foul drainage infrastructure particularly in relation to the existing DfI pumping station on La Rue de la Frontiere, where it is believed that the foul system is compromised through the extent of surface water drainage entering the foul system. The foul drainage infrastructure within the vicinity of Tamba Park is close to capacity, given the situation noted above. Close consultation with DfI has defined a solution to mitigate as far as practical the situation in respect of Tamba Park, which has developed a solution for the foul drainage system which adds no further capacity to the existing local foul drainage infrastructure. The proposal has outlined the requirement to connect into the drainage infrastructure in St Mary where there is significantly more available capacity. The proposal discussed and agreed with DfI required that the new self-catering lodge buildings are to be interconnected to a central foul drainage storage tank providing sufficient storage and an integral pump station to be located in the north west corner of the site within the owner’s site boundary, this will direct foul waste

north through a rising private main within La Rue de la Frontiere, to finally drain into the public foul sewer within Les Rue des Buttes in St Mary. Refer drawing 17003 141.

Dfl have been instrumental in the design and agreement of this redevelopment proposal as allowing the load on drainage infrastructure to be lightened and designed in by careful consideration of water attenuation across the Application site, and as a consequence of this conclusion provided support for these drainage proposals through the application consultation process.

3.67 In terms of the surface water drainage solution, the removal of the extensive hard surfacing and glasshouse roofs and the introduction of permeable landscaping will actually provide considerable net environmental benefit and alleviate the current Dfl issues with the existing situation.

The introduction of planting, grassed areas and porous self draining natural paving surfaces provides significant practical benefit in water percolation. The further use of living green sedum roofs further expands the volumetric storage capacity of the remediated landscape, expanding the volume of available 'ground' to percolate rain water. The consequence of this significantly greater volume of percolation removes the directed flows of water and serves to attenuate surface water alleviating the issues of surface flash flooding.

Landscape/Ecology

3.68 It is demonstrated that the removal of the glasshouses and the remodelling of the commercial 'brown field' land for the self-catering units improves the natural character of the landscape. The greening of the existing carpark area over remediated agricultural land below is further considered to provide a significant improvement to the landscape character and appearance of the area. These landscape components of this application also establish a basis for improved ecology, supporting a diversity of habitat, confirmed by Nurture Ecology in its assessment, reference NE/ES/RF01 provided as part of the application documents.

Conclusion Summary

3.69 The design of the proposed buildings being purposely developed for this site aligns with Policy GD1, the configuration and massing of the buildings to best harmonise and utilise the site's orientation and aspect, maximising their individual connection to place and providing an environment for quiet visit enjoyment. Their arrangement on site and the landscape proposals between them allow a series of different spatial experiences across the park which changes with the seasons, ensuring a unique quality of experience to all the lodges, specific to this environment.

The buildings maintain a high degree of design quality in line with the aspirations of Policy GD7. The buildings propose significant green technologies and green collection means in accordance with Policy SP2. The low density of development on the site is considered to be acceptable. Whilst different to its neighbouring rural residential context, the pattern and form of proposed development of the well-designed residential lodge units is in accord with Policy GD3.

The proposals comply with Policy SP1(2), being development on a brownfield site that is appropriate in this location. The scale, massing arrangement and design of the proposed self-catering buildings and the integral remediated landscape accord with the intentions of landscape character enhancement and restoration. The function of the self-catering units is considered and demonstrated to serve an identified need and as such the justification for this use accords with this policy.

4.0 Planning Policy

4.1 This section provides an overview of how Planning Policy Guidance was referenced during our RIBA Stage 2 and 3 concept and developed design stages for the development of the Tamba Park Site.

It seeks to add detail where relevant to the design development, to the following specific parts of the planning policy concerning architectural and design matters:

SP7 Better by design

GD1 General Development Considerations

GD7 Design Quality

GD8 Percentage for Art

4.2 During RIBA Stage 2: Concept Design looked at the functional and operational requirements of the proposed Holiday Village and its relationship to the existing Site.

4.3 During RIBA Stage 3: Developed Design tested the developing design with the Planning Department incorporating feedback in an iterative manner to define the proposals.

4.4 Strategic Policy SP7 - Better by Design

Island Plan Strategic Policy Framework SP7 defines the considerations to achieve Better by Design, with the stated ambition to achieve *“high design quality that maintains and enhances the character and appearance of the area of Jersey in which it is located.”*

Reference	Policy Description	Response
SP7.1	layout and form	<p>The residential dwelling is located within the centre of the reutilised existing parking area, arranged facing south in a ‘C’ shape around a central amenity courtyard. The form of the single storey interconnected buildings maintains a central hierarchy with lower ‘wings’, subservient in scale and mass to the existing built context. Its arrangement and plan form although distinctively different from the context remains subservient in scale to the cluster of adjacent traditional properties.</p> <p>The self-catering accommodation is arranged around a series of interconnected pathways, with varying orientation to provide private external amenity spaces directly related to internal living accommodation. The landscape is organically woven around and through the park wrapping around the individual lodges, establishing a green background to all lodges. The form of the buildings utilises a simple style of low pitched and curved single story fragmented small buildings set ‘organically’ within the landscape, in stark contrast to the mass and linearity of the pre-existing dominant glasshouses.</p>

Reference	Policy Description	Response
<p>SP7.2</p>	<p>elevational treatment and appearance</p>	<p>The residential dwelling is presented with curving horizontal timber cladding with inset glazed ‘ends’ to the linear ‘tubes’, set slightly above the ground on a recessed plinth, exacerbating the curvature of the linear forms. Whilst being contemporary in styling these materials continue the landscape focus being softer and more organic than the orthogonal context, remaining in balance but subservient to the existing built context.</p> <p>The lodges are presented with simple timber clad facades with integral glazing reflecting the internal space functionality. The single storey lodges are offset from the ground with a plinth that conceals the undercroft chassis of the constructed units. Again the ‘soft’ material echoes the natural landscape and integrates and harmonises the buildings into that landscape.</p>
<p>SP7.3</p>	<p>density and mix</p>	<p>The footprint of the dwelling and garage within its site compared with the existing eastern glasshouse block is limited to a proportion of circa 5% floor area. The volume of the replacement structures represents approx. 3.5% of the existing building’s volume. It is presented as a single dwelling with detached garaging. This represents a significant reduction in density of building on the site.</p> <p>The footprint of the self-catering lodges and ancillary buildings compared with the existing western glasshouse block is limited to a proportion of circa 13% floor area. The volume of replacement structures represents approx. 9% of the existing building’s volume. This represents a significant reduction in density of building on the site.. The mix of 13 two bedroom and 14 three bedroom lodges reflects a response to a requirement to service an under resourced island wide provision.</p>

Reference	Policy Description	Response
<p>SP7.4</p>	<p>scale; height and massing</p>	<p>The scale of the proposed residential dwelling in footprint has been considered and balanced against the functionality of the building, and its proposed single storey height. The hierarchy of the central core ‘tube’ is purposely expressed but remains single storey. The massing and scale of the proposed remaining subservient to the existing adjacent built context.</p> <p>This has been considered in the proposals of the proposed self-catering accommodation lodges, where the scale and height is restrained to single storey, the massing of the proposed self-catering lodges as individual single storey buildings with curved and pitched green roofs is limited and integrated into the surrounding visual landscape, and read together as a single composition. The lodges being set back from the northern escarpment edge, being lower in height and fragmented with landscape between removes any impact of their presentation on this exposed elevated edge in contrast to the existing skyline mass of the glasshouses.</p>
<p>SP7.5</p>	<p>external elements, and landscaping</p>	<p>The residential dwelling is proposed to be surrounded with soft external landscaping whilst the central semi concealed courtyard provides a combination of hard landscaping with softened edges. The landscaping wraps around the building and continues onto the green living roof. The remediated land replaces an existing brown field car park demonstrating an enhancement to landscape character.</p> <p>The self-catering accommodation is promoted as a series of pavilions set within a landscape which wraps around and interconnects the pathways and routes around and through the ‘village’. The remediated land replaces an existing hard surfaced apron around a significantly large redundant glasshouse, demonstrating an enhancement of landscape character.</p>

Reference	Policy Description	Response
SP7.6	architectural detail and materials	<p>The design intent for both the residential dwelling and the lodges focused on the proposal to provide sustainable materials with a quality visual appearance, unifying the concept to visually integrate the single storey buildings into their landscape. Both the dwelling and the self-catering lodges utilise natural timber cladding with sedum 'green' roofs as a means to provide a 'soft' and 'organic' visual expression and continuation of the landscape character onto the buildings. Whereas the existing glasshouses structures were a blight on the landscape, the new buildings become an intrinsic part of the visual landscape in which they reside, enhancing landscape character.</p>

4.5 Planning Policy Guidance GD1 - General Development Considerations

This policy provides “*criteria against which all planning applications can be considered*”, ... to ... “*ensure that important matters related to the assessment of development applications are rigorously, comprehensively and consistently considered*”.

Reference	Policy Description	Response
GD1.1	Sustainable Development	The selection of a modular solution for the provision of the dwelling and the self-catering lodges utilises off site pre-fabrication construction, maximising efficiency of materials, labour and energy and construction time, reducing overall carbon footprint. The new buildings as ‘transient’ structures with limited foundation infrastructures generate a minimal imprint on to the landscape. The modular construction meets high performance standards of construction limiting long term energy consumption, coupled with green technology/energy collection the buildings harmonise with their environment. The removal of the glasshouse and reinstatement of the agricultural field provides a sustainable resource for the agricultural industry.
GD1.2	Island’s natural and historic environment	Whilst the proposals have no considered impact to the historic environment as there is no immediate historic context, they have been purposely designed to integrate into the island’s local natural environment. The significant increase in tree and landscape planting serves to improve and reinforce the existing natural habitat, ecology and environment around ‘Tamba Park’.
GD1.3	Consideration of neighbours	The relocation of the car park for Tamba Park to connect to the primary highway network of La Rue de la Frontiere and its removal from La Rue des Varvots reduces the existing vehicular impact serving to mitigate vehicular movement / pollution and noise close to local residential properties. The heavy screening of the new parking areas reduces the visual exposure of these areas, providing a more appropriate rural aesthetic. The extent of additional tree and landscape planting serves to further screen the site improving the visual amenity of the area. The single storey proposals for buildings have no impact to privacy of neighbours private amenity areas.

Reference	Policy Description	Response
GD1.4	Maintenance / diversification of the Island's Economy	The removal of the redundant glasshouses and their replacement with a new employment function generates new job opportunities for construction / servicing and support of the new self-catering accommodation, securing long term employment and further support for the Island's Tourism Industry in line with longer term objectives to raise and retain visitor numbers. The reinstatement of the agricultural field provides further support for the Islands agricultural economy.
GD1.5	Reducing the dependency on the car	The proposals have included significant infrastructure for green transport with bicycle use encouraged throughout, with the potential for hire of bikes for guests and the ability to access bike parking all around the area of the self-catering accommodation and park, and the potential of connection to wider green lane network. The construction of the new bus stop and north and south bound carriageway passenger refuge/footpaths improves the accessibility of the site to the existing island wide bus services, reducing the dependency of car use.
GD1.6	High quality Design	Refer to responses above in (SP7 'Better by Design') and below (GD7 Design Quality)

4.6 Planning Policy GD7 - Design Quality

Planning Policy Guidance GD7 describes General Development Control Policies related to Design Quality, with the stated ambition to achieve

“A high quality of design that respects, conserves and contributes positively to the diversity and distinctiveness of the landscape and built context.”

Reference	Policy Description	Response
GD7.1	Scale, Form and Massing	<p>The scale of the proposed residential dwelling in footprint has been considered and balanced against the functionality of the building, and its proposed single storey height. The hierarchy of the central core ‘tube’ as the dominant form is purposely expressed but remains single storey. The scale, form and massing being considered in detail and the design purposely subservient to the local existing arboreal and traditional built context. Materially the new dwelling appears transient in contrast to the permanence of existing structures and remediated landscape.</p> <p>This has been considered in the designs of the proposed self-catering lodges, where their scale and massing is restrained to single storey, the form of the proposed lodges with curved natural timber cladding and pitched green sedum roofs is purposely expressed to integrate into the surrounding visual landscape. Landscape and building(s) read together as a single organic and holistic visual composition.</p>

Reference	Policy Description	Response
	Orientation	<p>The residential dwelling is purposely orientated to the southern aspect to maximise solar benefit to its internal semi private courtyard, whilst the self-catering lodges have been arranged in a manner to achieve differing aspects, aligned with the intention to generate landscaped screening between the lodges maximising the sense of individual privacy within the parkland setting. The designs have taken account of factors such as solar path, topographical context, site access, views in and out of the site, wind predominance and overlooking and privacy of neighbouring amenity. The design solution balances the maximum benefit from these design drivers to present a holistic site specific solution.</p>

Reference	Policy Description	Response
	Siting and Density of Development	<p>The single storey residential dwelling is purposely sited within the centre of the available site, limiting its presentation to either neighbours or the public realm of La Rue des Varvots, its footprint within the site is limited to a proportion of circa 18% floor area to site area. Its positioning and density of development is not considered out of character to the group of adjacent traditional residential building or the green lane environ. It sits alongside, and retains a subservient relationship with, the adjacent development cluster and at only single storey does not dominate that existing composition or 'grain' nor the two-storey listed Retreat Farm house.</p> <p>The footprint of the dwelling and garage within its site compared with the existing eastern glasshouse block is limited to a proportion of circa 5% floor area. The volume of the replacement structures represents approx. 3.5% of the existing building's volume. It is presented as a single dwelling with detached garaging. This represents a significant reduction in density of building on the site.</p> <p>The footprint of the self-catering lodges and ancillary buildings compared with the existing western glasshouse block is limited to a proportion of circa 13% floor area. The volume of replacement structures represents approx. 9% of the existing building's volume. This represents a significant reduction in density of building on the site. The mix of 13 two bedroom and 14 three bedroom lodges reflects a response to a requirement to service an under resourced island wide provision. The lodges are inset into the site with significant landscape buffers to the perimeter reducing their overall presentation to the boundary.</p>

Reference	Policy Description	Response
	<p>Inward and Outward Views</p>	<p>The design studies carried out illustrate that this has been considered. Inward views into the site for the residential dwelling are limited along its planted boundary with only glimpse views afforded through gaps in the hedging. The single point of site entrance is screened through the introduction of an entrance gate, again providing only glimpse views through to the house behind. Refer Appendix 01</p> <p>The outward views from the dwelling are contained by its screened perimeter with little or no further wider aspect.</p> <p>The single point of entry to the proposed replacement Tamba Park car park, is arranged in a manner to provide significant landscape screening of the internal parking areas, thus improving the presentation of the parking/access to the public realm of La Rue de la Frontiere. Significant landscaping around the site of the lodges generates an introspective arrangement where lodges look inwards to landscaping inside the park, limited views are established out from the park itself, as demonstrated on the application 3d illustrations.</p>
<p>GD7.2</p>	<p>Relationship to existing buildings</p>	<p>The remaining existing buildings at Tamba Park include a single storey timber framed and clad structure forming animal shelters and the remaining pitched roof building at the edge of the removed glasshouse that serves the indoor play area and cafe/restaurant.</p> <p>The surrounding built context is considered to be remote from the proposed built forms and as such their bearing is diminished. The proposed residential dwelling whilst closer to its immediate residential neighbouring context its low scale of design remains wholly subservient to that context.</p>

Reference	Policy Description	Response
	Settlement Form and Character	<p>The settlement form of the area is illustrated on the overall site plans existing and proposed. The Character is predominantly described as ‘rural’. The scale and nature of the proposed buildings are considered to be subservient, their organic form and natural material characteristics align them more closely with the landscape context rather than the physical built character. Their settlement and form is not a direct reflection of the traditional rural aesthetic, however their scale and presentation are aligned with the landscape in which they reside and as such are considered to be site appropriate.</p>
	Topography	<p>The general site topography around the site of the residential dwelling is generally level with a slight fall towards the north.</p> <p>The topography of the site of the proposed new parking area is generally level being the base of the original glasshouse, however it maintains a higher point to the south eastern corner which is softened to achieve the new replacement point of access to Tamba Park itself and the entrance to the existing cafe/restaurant.</p> <p>The topography of the self-catering lodges again is generally flat however this sits south of a steep incline heading north down to the existing lake and lower park area. Detailed illustration of the proposed site topography is demonstrated in the linear sections provided through the site.</p>
	Landscape Features and the wider landscape setting	<p>Tamba Park maintains significant perimeter mature landscaping but little integral landscaping due primarily to the presence of the existing glasshouses. The landscape features of the proposal aims to introduce a network of landscape within the site establishing ‘wildlife networks and corridors’ encouraging biodiversity and ecology reinstatement, remediating and enhancing the site’s natural character.</p>

Reference	Policy Description	Response
GD7.3	Design details, materials and finishes	The design intent for the both the residential dwelling and the lodges focussed on the proposal to provide sustainable materials and construction coupled with a quality exemplar appearance, unifying the concept to visually integrate the single storey buildings into their landscape. Both the dwelling and the self-catering lodges utilise timber cladding with sedum 'green' roofs as a means to provide a 'soft' visual expression and continuation of the landscape character onto the buildings.
GD7.4	Landscape / maintenance of landscape/ local species etc.	Considered in detail. A landscape strategy document provided a robust solution for the integration of landscape within the park, improving biodiversity and species preservation reinforcement in line with guidance provided through the environmental assessment of ecology carried out on site.
GD7.5	Existing Site Features	The existing landscaped features of the site are retained and significantly enhanced.
GD7.6	Access (vehicle and pedestrian)	Vehicle access to the new park has been carefully considered and demonstrated within the application drawings. Pedestrian access has been considered in detail and a defined and safe inclusive access route established from the public realm of La Rue de la Frontiere to the physical park entrances. The general and specific circulation of the site has been assessed and designed in detail to maximise the distribution flow and experience of the visitor.
GD7.7	Safety and Security	The design enables the management to provide a safe and secure environment for visitors and staff. The construction methodology selected provides benefits in construction safety. The physical buildings themselves being single storey provide simple access for maintenance. Controlled access points into and around the buildings provide managed control and safety and security. The segregation of pedestrians from vehicles provides a safe circulation from the site boundary to the park entrances. Surface finishes have been purposely selected to be suitable inclusive and accessible, whilst balancing the aspect of landscape character enhancements.

4.7 Planning Policy GD8 - Percentage for art

Planning Policy Guidance GD8 describes General Development Control Policies related to the percentage for art, with the ambition to encourage proportional costs “*towards the provision of art in the public realm.*”

Reference	Policy Description	Response
GD8.1	scale and location	The proposed art work located close to the primary entrance demonstrates a considered approach to the public presentation and access to the piece. Its scale and nature demonstrable as a reflection of the site history and a reflection of that in art.
	enhancement of public enjoyment	Considered in detail. The location of the installation is such that it can be enjoyed by the public passing and accessing the site.

5.0 Conclusion

The solutions proposed within the planning applications described in this PoE are considered to have been demonstrated to be tested against Island Plan Policy considerations and that the conclusion to the process has identified a proposal that aligns with the current Revised 2011 Island Plan (amended 2014).

In summary:

- The removal of large scale redundant glasshouses removes an unwanted visual blight on the landscape serving to improve the landscape character of the island.
- The landscape remediation measures to remove existing glasshouses, and reinstate a functional agricultural use to Field L78, and potential functional agricultural use to Field M770, and increases the resource to the agricultural industry land bank of the Island.
- New perimeter hedging and landscape enhancement aligns with the intentions of the CCA in restoring traditional field boundaries.
- The general enhancement of landscape across and through the site by introducing new and improving existing wildlife corridors enhances the biodiversity potential of the site increasing the ecological value of the site for the future.
- The replacement of significant areas of hard impermeable surfaces with restored permeable agricultural quality land and new free draining granular hard landscaping serves to mitigate flash flooding and serves to dissipate surface water drainage across a significant area (whilst recycling a quantum of waste materials).
- Improvements to foul drainage infrastructure.
- The improvements to access provide more opportunities for sustainable transport choices. The design also provides safe on-site pedestrian and mobility impaired access.
- The improvements and relocation of the primary vehicular movement to the primary road infrastructure provides safer vehicular access.
- The construction of a new high design, high quality and sustainably focused dwelling with a light touch foundation limits the imprint of the building into its landscape and ensures dominance of Retreat Farm house remains preserved and results in a net positive effect on the setting of that building.
- The construction of 27 self-catering bespoke individual high quality designed holiday accommodation units with ancillary buildings provides a new resource for the Islands Tourism Industry, providing a diversification of land resource for the purposes of supporting the general Island Economy. This diversification further support the activities of leisure, community, amenity, employment and agriculture, all combining to demonstrate a maximum benefit of land use resource to the benefit of the Island's Economy.

- The creation of the buildings and the continuum of supply and support for these industries going forwards ensures a continuation of employment use on the site serving to provide a further import into the Island Economy.
- The balanced holistic solution encompassed in the application promotes Jersey.
- The development supports the Island's Strategic aims of supporting the Island's economy through design and productivity-led development that complements and enhances the Island's landscape assets.

6.0 Appendices