

WITNESS STATEMENT OF ANDREW LEITHGOE

ADDENDUM TO SITE SPECIFIC LANDSCAPE AND VISUAL ASSESSMENT August 2012

Plémont Holiday Camp Jersey

Redevelopment proposal

Amended from 30 to 28 new residential units

Site Specific Landscape & Visual Assessment

for

Plémont Estates Ltd



Originally issued for planning
May 2009



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2009 |

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1 Context

- 1.1 The Site Specific Landscape & Visual Assessment report of 2009, accompanied a planning application by Plémont Estates Ltd for the redevelopment of the existing holiday camp at Plémont, Jersey. The proposal was to demolish the existing buildings and replace them with 30 residential units. Subsequent negotiations with the planning authority resulted in the substitution of the layout with a proposal for 28 dwellings. A Public Inquiry into the 28 house proposal is to be held in September 2012.
- 1.2 This addendum to the report has been compiled to assist the Inquiry by indicating any variance in the assessment or its conclusions, when comparing the 30 house scheme with the current 28 house proposal.
- 1.3 Where there have been no changes, to either the existing baseline conditions or to planning policy, the original Assessment remains valid.
- 1.4 A design by BDK Architects, for 28 new houses, as positioned in the location shown on the architect's site plan (Appendix 1 to this report), has formed the basis of this study.
- 1.5 Summary : The northern boundary of the application site has been moved southwards (to exclude the contested land) but otherwise remains as per the 30 house scheme.

2 Landscape Assessment Methodology

- 2.1 The Assessment was based on the methodologies contained in "Guidelines for Landscape & Visual Impact Assessment" published by The Landscape Institute and the Institute for Environmental Assessment and Management. 2nd Ed 2002. This guidance is currently being updated, with the intention of publishing a third edition in 2013.
- 2.2 Summary : The Assessment methodology remains current.

3 Baseline Conditions - Existing Conditions

3.1 Landscape Designations

- 3.1.1 The Jersey Island Plan 2011 has now been adopted. Within the JIP 2011, there are amendments to the landscape designations of the 2002 JIP.

The landscape designations contained in the Countryside Character Appraisal 1999 remain valid, and are carried forward into the Jersey Island Plan 2011.

The application site lies within Character Type E “Interior Agricultural Land”, the Character Area is designated E1: Northwest Headland (St Ouen)

- 3.1.2 The three Countryside Planning Zones of the 2002 JIP are now modified to two. The application site lies in “The Green Zone”, under policy NE7 of the JIP 2011.

A Coastal National Park has now been established. In the locality of the site its boundary is the same as the former “Zone of Outstanding Character”, which itself took the boundary of Character Type A1, from the 1999 Countryside Character Appraisal.

The Coastal National Park is Policy NE6 in the JIP 2011. It is intended the Planning Minister will adopt Supplementary Planning Guidance for the Coastal National Park NE6 policy which was published as a consultation draft in May 2012.

The application site lies outside the Coastal National Park, except for an area of grassland on other side of La Petit Route de Plemont which will remain unaltered.

- 3.2 Summary : The policy background is amended as above. The physical baseline conditions, including the visual boundary, are unchanged.

4 The Proposal

- 4.1 The proposal comprises total demolition of the holiday/leisure facilities and their replacement, with 28 new private residential properties. These will be arranged in

three clusters of varying configuration and size. To the south east there is a cluster of 12 houses. To the west there is a cluster of 12 houses. To the north east there is a cluster of 4 houses.

- 4.2 Summary : There have been adjustments to the arrangement of the units within the layout. The principle of grouping in three clusters remains.

4.3 Photomontages - (Appendix 1 to this addendum)

- 4.3.1 BDK Architects have prepared 11 photomontages, based on their photographs, to illustrate the appearance of the proposals. A comparison between the 30 and 28 house schemes is included at Appendix 1.

- 4.4 Summary : The reduction in the number of units from 30 to 28 will not be noticeable from distant viewpoints, either from the east or from the west. Comparison of the site plans for the 30 and 28 house schemes shows that, on the approach to the application site, the arrangement of houses in the south east corner grouping is more open. The interior open space between the three clusters is also more open. In addition the overall height of some units has been reduced. (See BDK schedule) As a consequence the outline (roofscape) of the proposed development will be reduced.

5 Impacts - Capacity and Sensitivity

- 5.1 **Landscape Character Sensitivity** The robust nature of both the coastline and interior landscape settings is retained.
- 5.2 **Visual Sensitivity** Architectural and landscape design proposals enhance the setting and reduce visual impact, compared to the existing situation. The 28 house scheme offers even more benefits by virtue of its reduced size.

Summary : Further reduced visual impact from some locations.

6 Mitigation

6.1 Form

The 28 house scheme adopts the same rural character as the 30 house scheme.

6.2 Massing & Density

The 28 house scheme is, as a matter of fact, of a lesser order of scale than the 30 house scheme.

6.3 Design

The design of the 28 house scheme maintains the vernacular pattern and detailing of the 30 house proposal.

6.4 Landscape

The principles of the new landscape proposal for the 30 house scheme have been prepared following extensive dialogue with the planning authority. These principles have been carried forward into the 28 house layout.

- 6.5 Summary : The design concept of the 30 house scheme, in terms of form, massing and density, design and landscape has been incorporated into the 28 house scheme. The visual impact from some locations will be reduced.

7 Management

- 7.1 Long term management of the surroundings of the site will be by private contractor as described in the submission by Michael Felton Ltd. There are no proposals to alter the landscape setting of the surrounding land, beyond the site.
- 7.2 The management of the recently designated Coastal National Park is currently the subject of debate. Whatever the outcome, it ought to be feasible to acknowledge and respect the management philosophy for the Coastal National Park in the management plan for the application site.

Summary : The management principles can be agreed with the planning authority to reflect the aspirations of stakeholders.

8 **Summary and Conclusions** 30-28 house scheme comparison

<u>Context</u>	No change
<u>Assessment Methodology</u>	Remains valid
<u>Existing Conditions</u>	Unchanged apart from
	Landscape Policy
	The 28 scheme does not conflict with the policies of the 2011 Jersey Island Plan.
	NE6 Coastal National Park
	and
	NE7 Green Zone
<u>The Proposals</u>	Reduced volume/footprint/outline-roofscape
<u>Impacts</u>	Reduced visual impact from some locations
<u>Mitigation</u>	Form and vernacular approach, agreed following dialogue with the planning authority, has been carried forward into the 28 house layout.
<u>Management</u>	The site can be managed in accordance with an agreed schedule of works, which in turn can incorporate any relevant aspects pertaining to the interface with the emerging management plan for the Coastal National Park

9 **Appendices** *see separate pdfs*

- Appendix 1 - Comparison of BDK Site Plan & Photomontages
- Appendix 2 - Site Specific Landscape and Visual Assessment, May 2009

This Witness Statement (excluding Cover Page, Headings & Footnotes) contains 1,317 words

Appendix 1 - Comparison of BDK Site Plan & Photomontages

This contains Appendix 1 - Part 1, containing comparisons 1.1 to 1.6
For comparisons 1.7 to 1.9 see file titled Appendix 1 - Part 2 of 3
For comparisons 1.10 to 1.12 see file titled Appendix 1 - Part 3 of 3



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REVISIONS

A. Position of House and hedge line corrected MDW 12.05.09
B JUNE 2010 Scheme revised to 28 houses as directed by Planning and to Planning Department requirements SB/EN/PPH

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ARCHITECTS

PROJECT / LOCATION
PLEMONT BAY HOLIDAY VILLAGE
PLEMONT 28 HOUSE DEVELOPMENT

DRAWING
PHOTOMONTAGE ALI

CLIENT	DRAWN	CHECKED
PLEMONT ESTATES LTD.	SB/EN/PPH	PH

DATE	SCALE	DRAWING NUMBER
JUNE 2010	N.T.S	1871/8/37

B

28 House scheme



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ARCHITECTS

PROJECT / LOCATION
PLEMONT PARK 30 HOUSE SCHEME

DRAWING
PROPOSED
PHOTOMONTAGE ALI

CLIENT	DRAWN	CHECKED
PLEMONT ESTATES LTD.	SB	

DATE	SCALE	DRAWING NUMBER
FEBRUARY 2009	N.T.S	1871/8/37

30 House scheme

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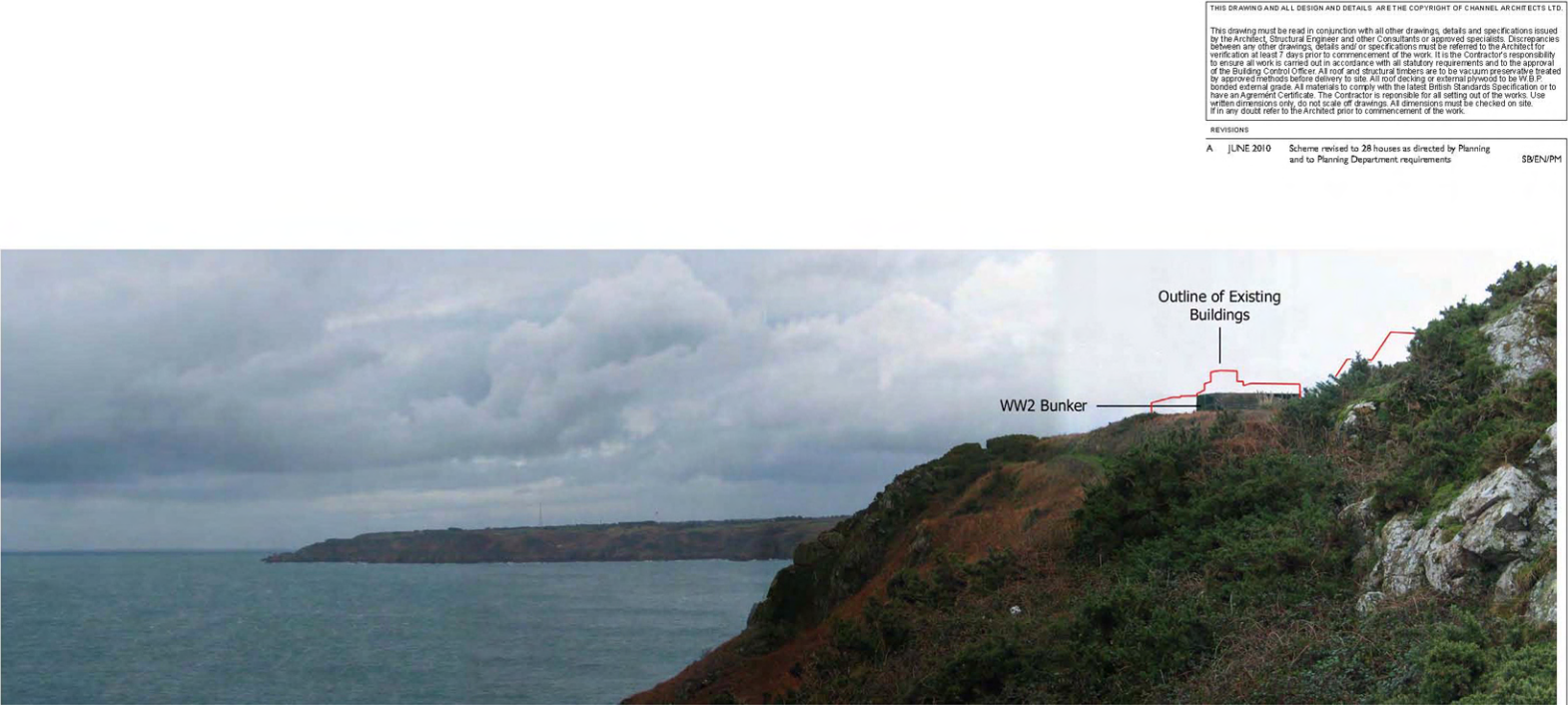
SSLVA Photomontages

30 - 28 house scheme comparison

Date Aug 2012 **Scale** NTS @A3

Drawn M.E. **Checked** AL

Job No.	Drawing No.	Rev.
570/3	570/3 1.1	



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PROJECT / LOCATION		DRAWING	
PLEMONT BAY HOLIDAY VILLAGE PLEMONT 28 HOUSE DEVELOPMENT		PHOTOMONTAGE AL2	
CLIENT	DRAWN	CHECKED	
PLEMONT ESTATES LTD.	SB/EN/PM	PH	
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28 House scheme



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PLEMONT PARK 30 HOUSE SCHEME		PROPOSED PHOTOMONTAGE AL2	
CLIENT	DRAWN	CHECKED	
PLEMONT ESTATES LTD.	SB		
DATE	SCALE	DRAWING NUMBER	
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30 House scheme

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SSLVA Photomontages

30 - 28 house scheme comparison

Date Aug 2012 **Scale** NTS @A3

Drawn M.E. **Checked** AL

Job No. 570/3	Drawing No. 570/3 1.2	Rev.
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PROJECT / LOCATION

PLEMONT BAY HOLIDAY VILLAGE
PLEMONT 28 HOUSE DEVELOPMENT

DRAWING

PHOTOMONTAGEAL3

CLIENT

PLEMONT ESTATES LTD.

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B

28 House scheme



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PROJECT / LOCATION

PLEMONT PARK 30 HOUSE SCHEME

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PHOTOMONTAGEAL3

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REVISIONS

A	JUNE 2010	Scheme revised to 28 houses as directed by Planning and to Planning Department requirements	SB/EN/PM
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PROJECT / LOCATION
PLEMONT BAY HOLIDAY VILLAGE
PLEMONT 28 HOUSE DEVELOPMENT

DRAWING
PHOTOMONTAGE CP21

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28 House scheme



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PROJECT / LOCATION
PLEMONT PARK 30 HOUSE SCHEME

DRAWING
PHOTOMONTAGE CP21 (DEVIL'S HOLE)

CLIENT	DRAWN	CHECKED
PLEMONT ESTATES LTD.	NB / SB	
DATE	SCALE	DRAWING NUMBER
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SSLVA Photomontages

30 - 28 house scheme comparison

Date Aug 2012 **Scale** NTS @A3

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REVISIONS

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PROJECT / LOCATION	DRAWING
PLEMONT BAY HOLIDAY VILLAGE PLEMONT 28 HOUSE DEVELOPMENT	PHOTOMONTAGE CP22

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28 House scheme



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PROJECT / LOCATION	DRAWING
PLEMONT PARK 30 HOUSE SCHEME	PHOTOMONTAGE CP22

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FEBRUARY 2009	N.T.S	187 / B/23

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SSLVA Photomontages

30 - 28 house scheme comparison

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28 House scheme



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PROJECT / LOCATION		DRAWING	
PLEMONT PARK 30 HOUSE SCHEME		PHOTOMONTAGE CP23	
CLIENT	DRAWN	CHECKED	
PLEMONT ESTATES LTD.	NB / SB		
DATE	SCALE	DRAWING NUMBER	
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30 House scheme

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