



Chartered Architects, Planning and Design Consultants

Our Ref: PWH/1871

12th December 2011

Mr A. Coates
Senior Planning Officer
Planning & Environment Department
South Hill
St Helier
JE2 4US

Dear Alistair,

Plemont Holiday Village – Planning Application Re-Submission

I refer to our meeting on 28th November 2011 and thank you for your e-mail of 9th December 2011 responding to my queries.

As suggested at our meeting I am now pleased to enclose a new Planning Application form to enable the application to be re-submitted and progressed to a decision. To accompany this please see enclosed six copies of the following documents to accompany this application:-

- a) Site Location Plan 1871-08-62-C with changed red line boundary.
- b) Schedule of Accommodation for 28 houses, dated 10th January 2011.
- c) Schedule of Land Areas revision 3 dated 12th December 2011.
- d) Schedule of Revisions to all Reports submitted with Planning Application revision 2 dated 12th December 2011.
- e) Schedule of Sample Panels / Assemblies dated 9th September 2010.

I also enclose our Document Register Issue Record, identifying all drawings previously supplied remaining current that you will transfer to this application. They are highlighted in yellow, with the "Issue Type" being marked with "0" to identify these are being re-used for this application. Please note there is one drawing on Sheet 1C, comparing Green and Built Areas before / after (Drwg. No. 1871/8/65) which we have earlier shown to you but has not been part of previous submissions. We would like this application to include this drawing, therefore I enclose 6no. copies of No. 1871/8/65.

I trust this covers all the documentation you require, but if you have any queries or if you are missing enough copies of any earlier submitted drawings please do let me know.

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Proprietors

Channel Architects Ltd.

Please could you arrange to supply 3no. copies of the Site Notices so we can undertake displaying them on site and return to you our completed Confirmation of Publication Certificate.

We now look forward to this application being progressed to a decision by the Environment Minister shortly after expiry of the public consultation period and receipt of statutory consultation responses. We look forward to being given a definite date for this Public Ministerial Meeting in due course.

Yours Sincerely,

For and on Behalf of

BDK Architects



Paul W. Harding BA DipArch RIBA
Director

cc. Mr M. Grindrod – Northern Trust Group Ltd.
Mr D. Connolly – Plemont Estates Ltd.

FOR OFFICE USE ONLY
Application No: SPIPISIMS

Planning and Building (Jersey) Law, 2002 Application for Permission to Develop Land

Please read the general guidance notes on the back of this form before answering all the questions. One original and five copies of this form must be provided. Please complete using block letters. Failure to fully complete this form could result in delays.

1. If this is a revised Planning application please state previous permit number
2. Have you received any pre-application advice in relation to this project (tick) Yes No
- If Yes, please state the name of the officer you dealt with **Alistair Coates**

3. Give the full address of the land or property that is the subject of this application, including field number where relevant.

Plemont Bay Holiday Village
La Route de Plemont
St Ouen

Field No

Postcode: JE3 2BY

4. What is the full name and address of the applicant? (See note 4)

Plemont Estates Ltd.
c/o Alex Picot & Co.
95/97 Halkett Place
St Helier

Contact **Mike Grindrod**

Postcode: JE1 1BX

5. What is the full name, address and daytime telephone number of the architect or agent making this application if different to the applicant.

BDK Architects
White Lodge
Wellington Road
St Saviour

Contact **Paul Harding**

Postcode: JE2 7TE

6. What is the full name and address of the owner?

As Applicant

Tel

Fax

Email

7. Give a clear and concise description of the proposed development, itemising any revisions to a previous application. (IMPORTANT: PLEASE READ NOTE 5)

Demolish all existing buildings and remove hard-standings. Return 67% of total site area (16.19 vergee's) to publicly accessible natural landscape, similar in size to Howard Davis Park. Replace existing Managers Bungalow / Staff Cottage with 2no. four bed houses and construct 26no. houses comprising 10no. three bedroom houses, 11no. four bedroom houses and 5no. five bedroom houses all in three groups plus landscaping, footpaths and reed-bed rainwater recycling pond. Create passing place on C105 at western edge of Field 48.

8. Please give details of all the *types of use* into which the site currently falls and also all the proposed *types of use*. In addition, please show the total amount of existing and proposed floor area given over to those use(s) (see note 6). Where there is more than one use within a site or building, please enter the information about the existing and proposed use in each of the categories provided (see example below). This information will be used in the consideration of the application and in the future monitoring of Island Plan policies.

Code	Type of Use	Existing	Proposed
1	Residential		
1A*	Dwellings	2 Units	28 Units
1B	Extensions to existing Dwellings	Sq.m	Sq.m
*If you have completed this section please indicate below which category of residential property this application relates to:			
	Category (to be completed only if 1A above has been selected)	No of Units to be lost	No of Units proposed
1C	Social rented homes (built by or for the States, a Parish, or a Housing Trust / Association)	Units	Units
1D	Homes for First Time Buyers (built on land zoned for the purpose)	Units	Units
1E	Staff and lodging accommodation	Two Units	Units
1F	All other private sector homes (eg: owner occupation and private rented)	Units	28 Units
2	Industrial and Commercial	Existing	Proposed
2A	Office	Sq.m	Sq.m
2B	Retail	Sq.m	Sq.m
2C	Café, restaurant, public house or nightclub	Sq.m	Sq.m
2D	Warehouse (storage or distribution)	Sq.m	Sq.m
2E	Industrial	Sq.m	Sq.m
2F	Other commercial not specified above	Sq.m	Sq.m
3	Agricultural and Fisheries	(Please tick) Existing	Proposed
3A	Use of land for agriculture	<input type="checkbox"/>	<input type="checkbox"/>
3B	Permanent building for agriculture or fisheries	<input type="checkbox"/>	<input type="checkbox"/>
3C	Glasshouse, polytunnel or fisheries structure	<input type="checkbox"/>	<input type="checkbox"/>
3D	Other agricultural or fisheries facility not specified above	<input type="checkbox"/>	<input type="checkbox"/>
4	Tourist Facilities		
4A	Visitor accommodation (hotel, guest house, self catering)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4B	Visitor attraction (including heritage/culture site)	<input type="checkbox"/>	<input type="checkbox"/>
4C	Other visitor facility not specified above	<input type="checkbox"/>	<input type="checkbox"/>
5	Community		
5A	Health facilities	<input type="checkbox"/>	<input type="checkbox"/>
5B	Education facilities	<input type="checkbox"/>	<input type="checkbox"/>
5C	Sport and leisure facilities	<input type="checkbox"/>	<input type="checkbox"/>
5D	Other community facility not specified above	<input type="checkbox"/>	<input type="checkbox"/>
6	Other Development		
6A	Advertisement	<input type="checkbox"/>	<input type="checkbox"/>
6B	Parking	<input type="checkbox"/>	<input type="checkbox"/>
6C	Telecommunications (masts, aerials, and satellite dishes)	<input type="checkbox"/>	<input type="checkbox"/>
6D	Demolition only	<input type="checkbox"/>	<input type="checkbox"/>
6E	Other development not specified above (please state)	<input type="checkbox"/>	<input type="checkbox"/>

Example - If your application is to demolish an existing building containing a house and a flat and to build 6 new dwellings (for first time buyers), 10 new flats (for social rent) and 4 dwellings (for others), then you would fill out question 8 as follows:

Code	Type of Use	Existing	Proposed
1	Residential		
1A*	Dwellings	2 Units	20 Units
1B	Extensions to Existing Dwellings	Sq.m	Sq.m

*If you have completed this section please indicate below which category of residential property this application relates to:

	Category (to be completed only if 1A above has been selected)	No. of units to be lost	No. of units proposed
1C	Social rented homes (built by or for the States, a Parish, or a Housing Trust/Association)	Units	10 Units
1D	Homes for First Time Buyers (built on land zoned for the purpose)	Units	6 Units
1E	Staff and Lodging accommodation	Units	Units
1F	All other private sector homes (eg: owner occupation and private rented)	2 Units	4 Units

9. What is the area of land (including buildings) to which the application relates? 39,471 Sq.m

10. Do the proposals include a new or altered means of vehicular access to a road? (tick) Yes No

11. What systems are used for the disposal of foul sewage and surface water?

Foul Sewage (tick) Foul Sewer Surface Water (tick) Surface Water Sewer
Septic Tank / Soakaway Taken to Reed Bed filtration and re-use in toilets Soakaway
Cesspool / Tight tank Storage Tank

12. Could any previous uses of the land have potentially contaminated the site? (if yes, please provide details such as a desktop study and/or intrusive investigation result - see the department's guidance, 'Development of Potentially Contaminated Land') Yes No

13. Give details of plans, drawing, maps and photographs included with this form (Continue on separate sheet if necessary. IMPORTANT: PLEASE READ NOTE 7)

Drawing No. No. of Copies Description of Drawing

Refer to attached List

14. Fee Calculator

Category	Category	Number of	Fee per Item	Total
e.g. 1	A	3	£233.00	= £699.00
				n/a

Total fees due £ n/a

Please indicate how you would like to make payment (tick):

Cheque Credit Card*

*Credit Card payments can be made by completing a separate form coded: CCNPT

Cheque Number

No charge for re-submission agreed with Minister on 28 November 20011

Cheque Value £

This Application Form Must be Signed by the Applicant and Agent.

APPLICANT/AGENT DECLARATION: I am aware that it is an offence to submit false or misleading information with an application. This application is made with my authority and I confirm that I have read and understood the notes section detailed with this form. As part of the application process, I am aware and agree that any of the information supplied in this application may be disclosed to relevant States Departments, other relevant authorities, made accessible to members of the public and published in the local media or on our website. Confidentiality is maintained on a broader front through the auspice of Jersey's Data Protection Law. I confirm that the particulars given in this application and the accompanying drawings are correct.

Applicant Signature [Redacted]

Date 13.12.11

FULL NAME IN BLOCK LETTERS [Redacted]

Director, Plemont Estates Ltd.

Agent Signature [Redacted]

Date 12/12/11

FULL NAME IN BLOCK LETTERS Paul Harding, Director BDK Architects

This Application Form must be signed by the Owner of the Land or Property as being submitted with his or her knowledge and agreement.

OWNER'S DECLARATION: This application is made with my authority and I confirm that I have read and understood the notes section detailed with this form. As part of the application process, I am aware and agree that any of the information supplied in this application may be disclosed to relevant States Departments, other relevant authorities, made accessible to members of the public and published in the local media or on our website. I also understand that the site will need to be visited by an officer of the Department and that notes/photographs may be taken to assist in the determination of the application. Confidentiality is maintained on a broader front through the auspices of Jersey's Data Protection Law.

Signature [Redacted]

Date 13.12.11

FULL NAME IN BLOCK LETTERS [Redacted]

Director, Plemont Estates Ltd.

Checklist Please check that you have provided the following information:

1. ✓ 1 original Application Form fully completed and signed and 5 additional photocopies.
2. ✓ 6 copies of site plans and floor plans, elevations, specifications and sections. (see note 7)
3. ✓ 6 copies of the current 1:2500 scale map of the Island showing the site outlined in red. (see note 7)
4. ✗ Fee calculator section filled out to show how fee has been calculated. (see note 8) **SEE NOTE**
5. ✗ Payment enclosed and cheque number box completed where payment is made by cheque (see note 8)

Guidance Notes

1. This form is to be used only for obtaining permission to develop land under the Planning and Building (Jersey) Law, 2002, including revisions to a previously approved application. This form may not be used for applications for consent under the Building Bye-Laws, for which separate forms are available. Separate forms are also available for Planning Permission in Principle, Adverts, Replacement Windows, Movable Structures and Sites of Special Interest.
2. This form should be completed as fully and as accurately as possible. This will avoid delays in dealing with the application.
3. This form may have to be photocopied, so please use black type or black ink when completing. For clarity use BLOCK LETTERS.
4. The Applicant is the person or persons for whom the work is to be carried out. The application form must be signed by the Applicant, or on his behalf by an authorised agent. The form must also be signed by the Owner of the land as being submitted with his or her knowledge and agreement.
5. Describe the work in a simple but complete way. For example:- 'Construct new two bedroom house with detached garage. Relocate entrance from road'. Please do not include detailed information in this box such as dimensions, materials and the use of each room; this information must be included on the drawings that you are including in the application.
6. Total floor area means the aggregate of the areas of all floors in the building, measured to the inner surfaces of the main enclosing walls.
7. Every application must include 6 copies of a Location Plan, which must be an authorised copy of the current digital 1:2500 scale Ordnance Scale Map of the Island. The application site must be outlined in red, not hatched, crossed, or circled. For domestic applications the site should be the house and its garden. Any adjacent land in the same ownership must be outlined in blue. Photocopies of and/or versions of old maps will not be accepted, and all maps have a valid Copyright stamp or state a Copyright Licence Agreement Number.

The application must also include 6 copies of all other plans, drawn to scale, and all documents submitted as part of the application. It is useful, for presentation purposes, if at least one copy of each plan is in colour. Please ensure that all of the scales quoted are correct; where there are any discrepancies, applications will be returned.

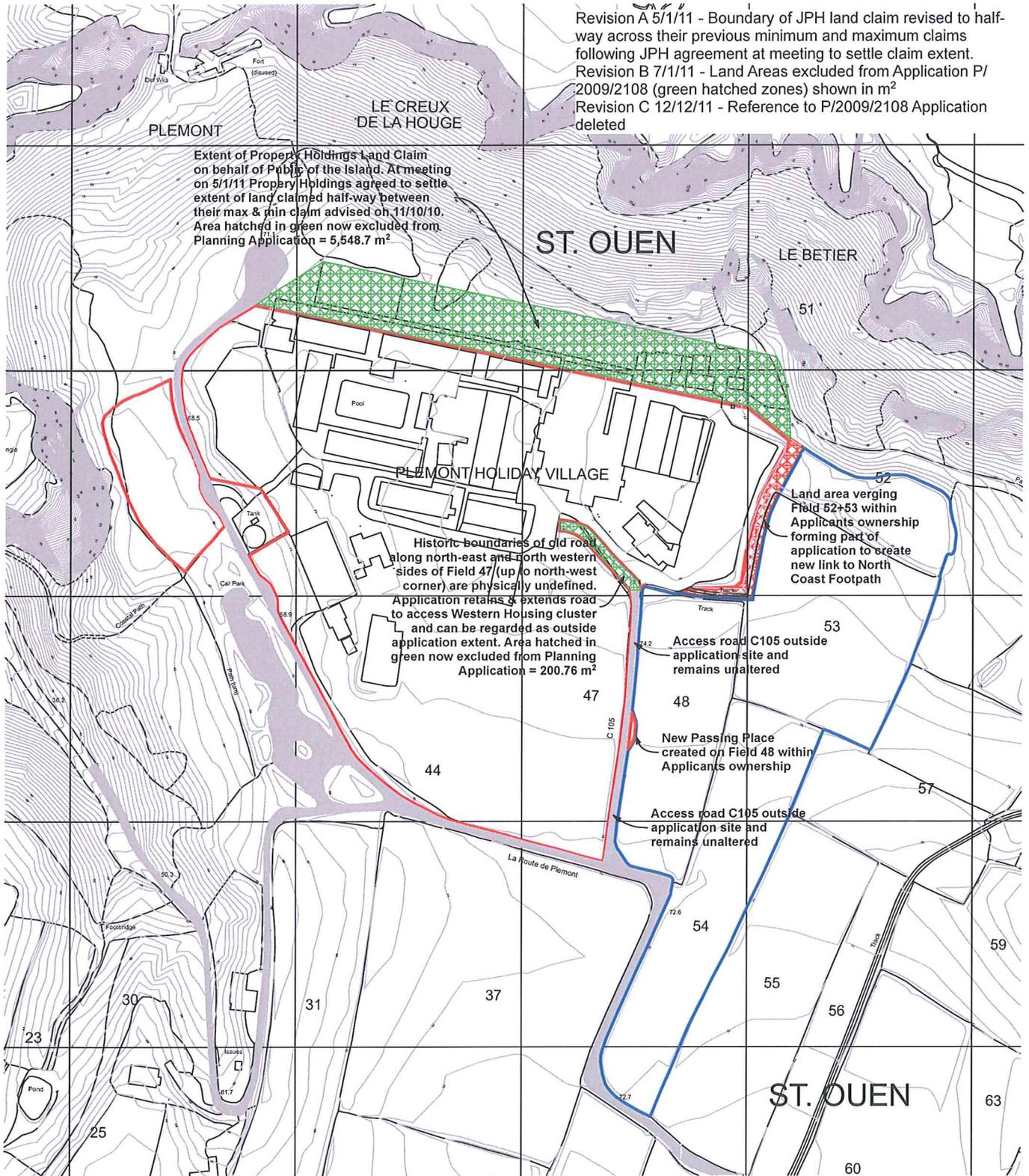
Where it is relevant to the application, (including applications for new houses or additional bedrooms), the plans must show all existing and proposed rooms, and their use. Please also indicate the number and size of existing and proposed car parking spaces.

All trees and hedges close to the development must be shown, clearly indicating those to stay, those to be removed, and any which are new.

Where a building is to be demolished or significant excavation is involved, a Waste Management Plan must be included at the time the application is submitted. It is not acceptable to have any document 'to follow', as this will result in duplication of work for the Department and any consultees, and delays all applications.

All applications for new building work, or any alteration to existing land levels, must include existing and proposed levels. All new buildings must specify a finished ground floor level relative to a fixed datum point.
8. Please complete the appropriate fee calculated in accordance with the Department's Schedule of Fees for Planning Applications. Cheques should be made payable to the Treasurer of the States. Payment may also be made by credit card using a separate form coded: CCNPT. A charge of 1% will be added to all credit card transactions to cover costs. There will be no charge for using debit cards. We are unable to accept American Express, Diners Club or JCB cards.

Revision A 5/1/11 - Boundary of JPH land claim revised to half-way across their previous minimum and maximum claims following JPH agreement at meeting to settle claim extent.
 Revision B 7/1/11 - Land Areas excluded from Application P/2009/2108 (green hatched zones) shown in m²
 Revision C 12/12/11 - Reference to P/2009/2108 Application deleted



Extent of Property Holdings Land Claim on behalf of Public of the Island. At meeting on 5/1/11 Property Holdings agreed to settle extent of land claimed half-way between their max & min claim advised on 11/10/10. Area hatched in green now excluded from Planning Application = 5,548.7 m²

Historic boundaries of old road along north-east and north western sides of Field 47 (up to north-west corner) are physically undefined. Application retains & extends road to access Western Housing cluster and can be regarded as outside application extent. Area hatched in green now excluded from Planning Application = 200.76 m²

Land area verging Field 52+53 within Applicants ownership forming part of application to create new link to North Coast Footpath

Access road C105 outside application site and remains unaltered

New Passing Place created on Field 48 within Applicants ownership

Access road C105 outside application site and remains unaltered

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PROJECT / LOCATION		DRAWING	
Plemont Holiday Village La Route de Plemont St Ouen		Site Location Plan showing Land Claims	
CLIENT	DRAWN	CHECKED	
Plemont Estates Ltd.	PH		
DATE	SCALE	DRAWING NUMBER	
December 2010	1/2500	1871 - 08 - 62	C

Plemonr Accommodation Schedule - 28 Houses (inc voids) Date 10/1/11 revision D Refer to Site Plan Drwg. Nos. 1871/8/02/J (As 30 Houses recommended for Approval by Planning Officer April 08 with May 10 reduction to 28 Houses as directed by Planning Senior Officers, plus subsequent Planning changes)											Changes from 30 Houses to 28 Houses									
											House Numbering		Total Gross Internal Area (sqft)			Parking Provision				
											30 House Scheme	28 House Scheme	30 House Scheme	28 House Scheme	Difference (sqft)	30 House Scheme	28 House Scheme	30 House Scheme	28 House Scheme	
Unit	Footprint Area (sqm) ex garage	Footprint Area (sqft) ex garage	Total No. of Beds	Allocated Parking Spaces	Garages / Carports	Garage / Carport Area (sqft)	Double Beds	Single Beds	Study Room < 7.5m ²	Total Gross Internal Area (sqft)										
South-West Cluster											South-West Cluster									
1	88.48	952	4	3	Separate Garage	387	3	1	Yes	1,905	1	1	1,633	1,905	272	151	387	Carport(1)+2 spaces	Garage(2)+1 space	
2	88.48	952	4	3	Separate Garage	387	3	1	Yes	1,905	2	2	1,633	1,905	272	151	387	Carport(1)+2 spaces	Garage(2)+1 space	
3	73.33	789	4	3	Integral Garage	326	3	1	Yes	1,802	3	Deleted	1,383	0	-1,383	151	0	Garage(1)+2 spaces	Deleted	
4	86.98	936	4	3	Integral Garage	293	3	1	Yes	1,783	4	3	1,545	1,802	257	323	326	Garage(2)+2 spaces	Garage(2)+1 space	
5	83.76	902	4	3	Integral Garage	321	3	1	Yes	2,074	5	4	1,577	1,783	206	293	293	Carport(2)+1 space	Garage(2)+1 space	
6	87.04	937	4	3	Separate Garage	165	3	1	Yes	1,874	6	Deleted	1,400	0	-1,400	264	0	Carport(2)+1 space	Deleted	
7	79.46	855	4	3	Integral Garage	299	3	1	Yes	1,711	7	Deleted	1,400	0	-1,400	275	0	Garage(2)+1 space	Deleted	
8	66.73	718	4	3	Integral Garage	396	4	0	Yes	1,860	8	5	1,590	2,074	484	323	321	Garage(2)+2 spaces	Garage(2)+1 space	
9	78.94	850	3	3	Integral Garage	343	3	0	Yes	1,568	9	6	1,577	1,874	297	151	165	Carport(1)+2 spaces	Garage(1)+2 spaces	
10	55.14	594	4	3	None	0	3	1	Yes	1,655	10	7	1,488	1,711	223	292	299	Carport(2)+2 spaces	Garage(2)+1 space	
11	57.23	616	4	3	None	0	3	1	Yes	1,711	11	8	1,832	1,860	28	305	396	Garage(2)+2 spaces	Garage(2)+1 space	
12	110.14	1,186	5	3	Integral Garage	301	5	0	Yes	2,371	12	9	1,541	1,568	27	334	343	Garage(2)+2 spaces	Garage(2)+1 space	
												13	10	1,626	1,655	29	151	0	Carport(1)+2 spaces	3 spaces
												14	11	1,740	1,711	-29	151	0	Carport(1)+2 spaces	3 spaces
												15	Deleted	1,382	0	-1,382		0	Garage(2)+1 space	Deleted
												30	12	2,370	2,371	1	275	301	Garage(2)+4 spaces	Garage(2)+1 space
North-East Cluster											North-East Cluster									
13	140.23	1,509	5	5	Integral Garage	277	5	0	Yes	3,429	16	13	3,390	3,429	39	277	277	Garage(2)+5 spaces	Garage(2)+3 spaces	
14	134.50	1,448	5	4	Integral Garage	291	5	0	Yes	2,831	(Additional Type no. 30)	14	0	2,831	2,831	n/a	291	n/a	Garage(2)+2 spaces	Garage(2)+2 spaces
15	145.99	1,571	5	4	Integral Garage	400	5	0	Yes	3,759	17	15	3,759	3,759	0	410	400	Garage(2)+3 spaces	Garage(2)+2 spaces	
16	151.91	1,635	5	4	Integral Garage	306	5	0	Yes	3,270	18	16	3,270	3,270	0	316	306	Garage(2)+2 spaces	Garage(2)+2 spaces	
North-West Cluster											North-West Cluster									
17	53.48	576	3	3	Separate Carport	327	2	1	No	1,538	19	17	1,150	1,538	388	165	327	Carport(1)+2 spaces	Carport(2)+1 space	
18	55.57	598	3	3	Separate Carport	164	2	1	No	1,597	20	18	1,193	1,597	404	165	164	Carport(1)+2 spaces	Carport(1)+2 spaces	
19	55.45	597	3	3	Separate Carport	327	2	1	No	1,593	21	19	1,193	1,593	400	165	327	Carport(1)+2 spaces	Carport(2)+1 space	
20	62.62	674	3	3	Integral Garage	313	2	1	Yes	1,563	22	20	1,545	1,563	18	323	313	Garage(2)+1 space	Garage(2)+1 space	
21	65.03	700	3	3	Integral Garage + Separate Carport	546	3	0	Yes	1,591	23	21	1,567	1,591	24	240	546	Garage(1)+2 spaces	Garage(1)+ Carport(1)+ 1 space	
22	65.03	700	3	3	Integral Garage	244	3	0	Yes	1,400	24	22	1,400	1,400	0	246	244	Garage(2)+1 space	Garage(2)+1 space	
23	66.73	718	4	4	Integral Garage	393	4	0	Yes	1,836	25	23	1,831	1,836	5	396	393	Garage(2)+2 spaces	Garage(2)+2 spaces	
24	76.48	823	3	3	Integral Garage	206	3	0	Yes	1,541	26	24	1,540	1,541	1	340	206	Garage(2)+2 spaces	Garage(1)+2 spaces	
25	76.48	823	3	3	Integral Garage	206	3	0	Yes	1,646	(Additional Type no. 26)	25	0	1,646	1,646	n/a	206	n/a	Garage(1)+2 spaces	Garage(1)+2 spaces
26	64.28	692	3	3	Separate Carport	155	3	0	No	1,384	27	26	1,383	1,384	1	146	155	Carport(1)+2 spaces	Carport(1)+2 spaces	
27	59.80	644	3	3	Separate Carport	155	2	1	No	1,287	28	27	1,287	1,287	0	146	155	Carport(1)+2 spaces	Carport(1)+2 spaces	
28	65.65	707	3	3	Separate Carport	155	3	0	No	1,413	29	28	1,400	1,413	13	146	155	Carport(1)+2 spaces	Carport(1)+2 spaces	
TOTALS	2,294.94	24,703	105	90		7,682	91	14		53,898	TOTALS		51,625	53,898	2,273	7,071	7,682	107	90	

Existing Gross Footprint Area (sqft) including First access balconies 69,153

Scheme is 48% reduction off Existing Gross Footprint Area including Garage / Carport areas

Existing Gross Internal Floor Area (sqft)

103,983

Scheme is 48.16% reduction off Existing Gross Internal Floor Area excluding Garage / Carport areas

Scheme is 40.77% reduction off Existing Gross Internal Floor Area including Garage / Carport areas

Total Number Of 3 Bedroom Units: 10

Total Number Of 4 Bedroom Units: 13

Total Number Of 5 Bedroom Units: 5

Total Number of Residents Parking Spaces Required: 84 (3 per house) - Actually provided: 90

Total Number of Visitors Parking Spaces Required: 10 (1 space / 3 dwellings) - Actually provided: 13

Total Number Of Parking Spaces Provided: 103



BDK Architects		Plemont 28 House Scheme - Schedule of Existing and Proposed Areas. Excluding Agreed extent of land claimed by JPH to be common Land. See 1871/08/62 Revision C					12th December 2011 Revision: V.3		
Zone Code	Zone Type	Zone Usage / Character Classification	Existing Area sq metres	Existing Site (Zone 1A) Percentage	Proposed Area sq metres	Proposed Site (Zone 1A) Percentage	Percentage Increase (Decrease)	Area Increase (Decrease) sq metres	
Existing Site Context									
1A	Plemont Holiday Village	Private Land not Publicly Accessible, containing 20,388 m ² Developed land (51.65%) plus 19,083 m ² (48.34%) Private Amenity Land	39,471		See Below for Analysis Build-Up				
1B	Open Public Land	Existing Open / Public Accessible land to West of La Petit Route de Plemont & NNW Public Car Park	2,367	n/a	2,367	n/a	None	No Change	
1C	Land Claimed by JPH to be Common Land	Area of land identified as maximum extent of of their common land claim settled at half way between max & min extent of historic common. Agreed by Jersey Property Holdings (JPH) and Plemont Estates Ltd. on 5th January 2011. Originally included as part of application Including developed area covered by tennis court & Existing Holiday buildings (Total 2,414m ²)	5,654	n/a	n/a	n/a	n/a	n/a	
1D	Historic Parish Road		202	n/a					
1E		Total Site Area	47,694						
Analyses of Plemont Holiday Village site (Zone 1A only - excludes Zone 1B + 1C+1D)									
2 - Comparison of Developed -v- Un-Developed Land									
2A	Developed Land	Building Footprint & Hardstandings	20,388	51.65%	5,965	15.11%	(70.74%)	(14,423)	
2B	Extended Access Road	Access road to access NW Cluster	n/a	n/a	593	n/a	n/a	593	
2C	Un-Developed Land	Land outside Building Footprint & Hardstandings, including House Gardens (see Footnote 1)	19,083	48.35%	32,913	83.39%	72.47%	13,830	
2D		Total Plemont Holiday Village Area	39,471	100%	39,471	100%	n/a	n/a	
3 - Breakdown Analysis of Individual Un-Developed Land Uses									
3A	Publicly Accessible Land	Land open to Public Access, excluding 3no. House Clusters (houses, hardstandings and gardens)	Nil	0%	26,757	67.79%	1,130.41% (c/w Zone 1B)	26,757	
3B	Total Natural Land	Natural Landscape, excluding 3no. House Clusters (houses, hardstandings and gardens)	19,083	48.34%	26,757	67.79%	40.21%	7,674	
3B - 1	Nature Conservation Land	Open Natural Conservation Landscape on northern / western half of site (included in Zone 3B)	Nil	0%	16,338	41.39%	690.24% (c/w Zone 1B)	16,338	
3B - 2	Southern Natural Land	Open Natural Landscape between Western and South-Eastern House Clusters (included in Zone 3B)	n/a	n/a	10,419	26.40%	n/a	n/a	
3C	Private Amenity / Garden Areas	Private Amenity / Garden Areas (see Footnote 1)	19,083	48.34%	6,156	15.60%	(74.98%)	(13,458)	
4 - Comparison of Built Floor Area & Occupancy									
4A	Gross Habitable Floor Area	Total Built Floor Area including garages / carports	9,660	n/a	5,720	n/a	(40.78%)	(3,940)	
4B	Max Site Occupancy	Existing - Tourism registered capacity 2000 plus on-site staff beds / Proposed based on 2 persons per double bedroom plus 1 person per single bedroom	548 persons	n/a	196 persons	n/a	(66.24%)	(352) persons	
4C	Average Occupancy	Existing - average guests 1991-2000 / Proposed based on statistical average 3.5 persons per house	355 persons	n/a	98 persons	n/a	(73.40%)	(257) persons	
Footnote 1 - House Gardens will be laid to lawn with planting borders, adding ecological value. It is expected any Planning Permit will remove exempt development rights from all Houses. Therefore any increase in hard-standings or patios will be subject to later Planning application from householders. For purposes of this Analysis existing Amenity areas (principally grassed) are taken to have similar ecological value to House Gardens as included in calculations above.									

Revisions to Planning Application documents arise from excluding from this Application two land areas:- a) JPH claim to former common land on north side of site, comprising 5,548.70 m² land area, plus b) Historic public road now within Plemont Holiday Village, comprising 200.76 m² land area. Resultant changes to Red Line boundary of Application extent identified on Site Location Plan, Drwg. 1871-08-62 vC

Revised Drawings / Schedules (see accompanying Drawing List of full list of all Drawings)

Drawing Description / Number	Previous Revision Ref.	Replaced by New Revision Ref.
Site Location Plan 1871/08/62 (showing revised Red Line Application Boundary)	Revision A	Revision C (enclosed)
Proposed & Existing Site Plan 1871/8/02	Revision H	Revision J (previously submitted)
Proposed Site Plan 1:500 1871/08/03	Revision F	Revision G (previously submitted)
North-East Cluster Plan 1871/08/03	Revision E	Revision F (previously submitted)
Schedule of Land Areas	All previous Issues	Dated 12/12/11 - Revision 3 (enclosed)
Schedule of Accommodation	None	Revision A (enclosed)
Schedule of Sample Panels / Assemblies	Dated 9/9/10	Dated 9/9/10 (enclosed)

Revisions to Reports / Schedules

Document Name / Reference	Page No.	Para No.	Existing Text Deleted	Replacement Text Inserted
BDK Design Statement Dated May 2009	Front	n/a	Plemont 30 House Development	Plemont 2/3rds Natural with 28 House Development
	All	n/a	(Top RHS Header) Plemont 30 House Development	(Top RHS Header) Plemont 2/3rds Natural with 28 House Development
	2	1	Natural Landscape will Dominate	Natural Landscape will Dominate
			67.6% of the overall site will become either "nature conservation landscape" – dedicated to nature conservation – or publicly accessible "managed grassland", both totalling 32,617 m ² or 18.13 vergées – larger than Howard Davis Park. At no cost to the Publique of the Island.	67.79% of the overall site will become either "nature conservation landscape" – dedicated to nature conservation – or publicly accessible "managed grassland", both totalling 29,124 m ² or 16.19 vergées – similar in size to Howard Davis Park. At no cost to the Publique of the Island.
	2	2	Enlarged Open landscape	Enlarged Open landscape
			Increased by 42%, equalling 67.6% of total site area. Existing 22,990 m ² / 12.78 vergées -v- Proposed 32,617 m ² / 18.13 vergées	Increased by 35.77%, equalling 67.79% of total site area. Existing 21,450 m ² / 11.92 vergées -v- Proposed 29,124 m ² or 16.19 vergées
	2	3	Substantially increased Publicly Accessible Land	Substantially increased Publicly Accessible Land
			Increased by 1,278%, equal to 67.6% of total site area. Existing (land to west of Parish lane, NNW of public car park) 2,367 m ² / 1.3 vergées -v- Proposed 32,617 m ² / 18.13 vergées.	Increased by 1,230%, equal to 67.79% of total site area. Existing (land to west of Parish lane, NNW of public car park) 2,367 m ² / 1.32 vergées -v- Proposed 29,124 m ² or 16.19 vergées.
	2	4	Substantially increased Nature Conservation Land	Substantially increased Nature Conservation Land
			Increased by 883.8%, equal to 48.3% of total site area. Existing (land to west of Parish lane, NNW of public car park) 2,370 m ² / 1.3 vergées -v- Proposed 23,315 m ² / 12.96 vergées.	Increased by 790.24%, equal to 41.39% of total site area. Existing (land to west of Parish lane, NNW of public car park) 2,367 m ² / 1.32 vergées -v- Proposed 18,705 m ² / 10.40 vergées.
	2	5	Substantially reduced Built Area (building footprint) & hard-standings	Substantially reduced Built Area (building footprint) & hard-standings
			Reduction of 72% in building footprint and hard-standings. Existing 24,558 m ² / 13.65 vergées -v- Proposed 6,847 m ² / 3.81 vergées	Reduction of 70.50% in building footprint and hard-standings. Existing 20,388 m ² / 11.31 vergées -v- Proposed 5,965 m ² / 3.32 vergées
	2	6	Reduced Gross Habitable Floor Area	Reduced Gross Habitable Floor Area
			Reduction of 43% in gross habitable floor area and garages / carports. Existing 9,660 m ² / Proposed 5,505 m ² .	Reduction of 40.79% in gross habitable floor area and garages / carports. Existing 9,660 m ² / Proposed 5,720 m ² .
	2	7	Reduced Maximum Possible Occupancy	Reduced Maximum Possible Occupancy
			64% decrease. Existing 548 persons / Proposed 199 residents based on 2 persons per double bedroom and 1 person per single bedroom.	64% decrease. Existing 548 persons / Proposed maximum 196 residents based on 2 persons per double bedroom and 1 person per single bedroom.
	2	8	Reduced Average Occupancy	Reduced Average Occupancy
			71% decrease. Existing 355 persons (average guests 1991-2000) / Proposed 105 persons based on average 3.5 persons per household.	72.4% decrease. Existing 355 persons (average guests 1991-2000) / Proposed 98 persons based on average 3.5 persons per household.

Document Name / Reference	Page No.	Para No.	Existing Text Deleted	Replacement Text Inserted
BDK Design Statement (Cont)	4	n/a	Replace A4 reduced size Drwg. No. 1871/8/02 Revision D with A4 reduced size Drwg. No. 1871/8/02 Revision J	
	5	1	1.1 The Application comprises demolition of all the existing buildings presently on the site, removing all hard-standings and construct 30 new houses in three clusters. This comprises replacing the existing managers bungalow & staff cottage on the site with 2no. four bedroom houses and constructing 15no. three bedroom houses, 9no. four bedroom houses and 4no. five bedroom houses, together with access roads, garden areas next to the houses and landscaping. Proposed buildings will be of traditional style within three traditional clusters, reflecting the pattern of hamlets in the surrounding St. Ouën countryside.	1.1 The Application comprises demolition of all the existing buildings presently on the site, removing all hard-standings and returning 2/3 rd s of the total site to publicly accessible natural landscape together with constructing 28 new houses in three clusters on remaining 1.3 rd of the site. The replacement buildings comprises replacing the existing managers bungalow & staff cottage on the site with 2no. four bedroom houses and constructing 10no. three bedroom houses, 11no. four bedroom houses and 5no. five bedroom houses, together with access roads, garden areas next to the houses and landscaping. Proposed buildings will be of traditional style within three traditional clusters, reflecting the pattern of hamlets in the surrounding St. Ouën countryside.
	5	2	1.2 Integral components of the scheme includes Environmental Improvements, through converting 32% (8.54 vergées) of the site, on the North and North-West side of the site closest to the North Coast headland, to Nature Conservation Land, Public Amenity Improvements from a 42% increase in the open, publicly accessible land, amounting to 18.3 vergées or 67.6% of total site area, Character Improvements through removing an existing built form alien to the St. Ouën's countryside and (as well as the Nature Conservation Land / Open Land provisions) replacing with a series of traditional Jersey building groups modelled on the pattern of hamlets within the countryside, and Visual Improvement from removing the landscape blight caused by existing buildings dominating the headland from Sorel Point in the East to Les Landes in the West and moving the replacement buildings away from the North Coast headland and north coast cliff-path.	1.2 Integral components of the scheme includes Environmental Improvements, through converting 41.39% (9.08 vergées) of the site, on the North and North-West side of the site closest to the North Coast headland, to Nature Conservation Land, Public Amenity Improvements from a massive increase in the open, publicly accessible land, from 1.32 vergées (existing open publicly accessible land to west of La Petit Route de Plemont) up to 16.19 vergées or 67.79% of total site area, Character Improvements through removing an existing built form alien to the St. Ouën's countryside and (as well as the Nature Conservation Land / Open Land provisions) replacing with a series of traditional Jersey building groups modelled on the pattern of hamlets within the countryside, and Visual Improvement from removing the landscape blight caused by existing buildings dominating the headland from Sorel Point in the East to Les Landes in the West and moving the replacement buildings away from the North Coast headland and north coast cliff-path.
	5	7	b) New public footpath link to north coast cliff-path on eastern side of site, from end of site approach road going to east down existing access track to Field 48 then north along western edge of Field 48 to link with north coast cliff-path with branch footpath accessing existing WWII German observation bunker which will be retained and refurbished.	b) New public footpath link to north coast cliff-path on eastern side of site, from end of site approach road going to east down existing access track to Field 48 (within Applicants ownership) then north along western edge of Field 48 to link with north coast cliff-path.
	7	5	3.1 Item 2) BDK Architects Drwg. No. 1871/8/02/D – Proposed General Arrangement Site Plan; showing the proposed development of 30 houses including land returned to nature and indicating landscaping treatment.	2) BDK Architects Drwg. No. 1871/8/02/J – Proposed General Arrangement Site Plan; showing the proposed development of 28 houses including land returned to nature and indicating landscaping treatment.
	7	6	3.2 The Schedule of Accommodation, listing each house as numbered on the site GA plan 1871/8/02/D, together with footprint area, gross internal floor area, number of double and single bedrooms, parking, garaging and study provision follows.	3.2 The Schedule of Accommodation, listing each house as numbered on the site GA plan 1871/8/02/J, together with footprint area, gross internal floor area, number of double and single bedrooms, parking, garaging and study provision follows.
	8	n/a	Replace Schedule of Accommodation dated 15/5/09 with 28 House Schedule of Accommodation dated 10/1/11	
	9	1	4.1 The proposal site is located on the north-west side of La Route de Plémont at Plémont, Cueillette de Vinchelez, in the Parish of St. Ouen, Jersey. The property, which is centred on NGR WV/564565, extends to some 4.59ha (25.5 vergées or 45,857 m ²) and is situated between 67m and 75m above mean sea level. There is a further area of land on west side of La Petit Route de Plémont some 0.23ha (1.3 vergées or 2,366 m ²) also in the same ownership but outside of the proposal site boundary.	4.1 The proposal site is located on the north-west side of La Route de Plémont at Plémont, Cueillette de Vinchelez, in the Parish of St. Ouen, Jersey. The property, which is centred on NGR WV/564565, extends to some 3.95ha (21.94 vergées or 39,471 m ²) and is situated between 67m and 75m above mean sea level. There is a further area of land on west side of La Petit Route de Plémont some 0.23ha (1.31 vergées or 2,367 m ²) also in the same ownership.

Document Name / Reference	Page No.	Para No.	Existing Text Deleted	Replacement Text Inserted
BDK Design Statement (Cont)	9	7	4.7 An SoJ official public car park is located to the south-west margin of the site and provides up to 39 parking places for visitors to the beach at Plémont Bay and the coastal path. Abutting the northern boundary of the Parish car park is a parcel of unmanaged grassland extending to 2,370 m ² , nearly 1.32 vergées, in the same ownership as the holiday village site. The coastal path, which was opened in 1981, extends around the northern margin of the proposal site, only abutting the site boundary along a section of the 'Parish Road' and an informal car park. The north coast footpath was established by permission of the site's owners across their land and is subject to a Licence expiring on 31st December 2016.	4.7 An SoJ official public car park is located to the south-west margin of the site and provides up to 39 parking places for visitors to the beach at Plémont Bay and the coastal path. Abutting the northern boundary of the Parish car park is a parcel of unmanaged grassland extending to 2,367 m ² , nearly 1.32 vergées, in the same ownership as the holiday village site. The coastal path, which was opened in 1981, extends around the northern margin of the proposal site, only abutting the site boundary along a section of the 'Parish Road' and an informal car park. The north coast footpath was established by permission of the site's owners and is subject to a Licence expiring on 31st December 2016.
	10	1	5.1 Refer to the Schedule of Accommodation (dated 15 th May 2009) enclosed herein, listing the built floorspace of each house together with number of bedrooms and car parking provision (excluding visitors parking provided in addition) with built floor area including garaging totalling 5,505 m ² for all 30 houses. This constitutes a 43% reduction in built floorspace below that currently extant on the site.	5.1 Refer to the Schedule of Accommodation (dated 10 th January 2011) enclosed herein, listing the built floorspace of each house together with number of bedrooms and car parking provision (excluding visitors parking provided in addition) with built floor area including garaging totalling 5,721 m ² for all 28 houses. This constitutes a 40.77% reduction in built floorspace below that currently extant on the site.
	10	2	5.2 (part) The overall site arrangement is generally shown on BDK Architects Drwg. No. 1871/8/02/D with the new houses being grouped into two principal clusters, conceived as traditional 'hamlets' echoing groupings of dwellings elsewhere in St Ouens countryside. The south-west cluster comprises a group of eleven houses with the south-east cluster containing a group of sixteen houses. There is another small group of three houses towards the north-east of the site, located over the area of the existing managers bungalow.	5.2 (part) The overall site arrangement is generally shown on BDK Architects Drwg. No. 1871/8/02/J with the new houses being grouped into two principal clusters, conceived as traditional 'hamlets' echoing groupings of dwellings elsewhere in St Ouens countryside. The south-west cluster comprises a group of twelve houses with the south-east cluster containing a group of twelve houses. There is another small group of four houses towards the north-east of the site, located over the area of the existing managers bungalow.
	10	3	5.3 The scheme involves removing all buildings currently extant on the site and drawing back the replacement buildings by an average of 55 metres to south of the northern façade line of existing buildings. This development effectively makes use of already developed brown-field land while recognising the environmental benefits of creating a substantial amount of new open nature conservation land in the northern part of the site closest to the North Coast footpath and seaward cliffs. Over 67% (18.13 vergées or 32,617 m ²) of total site area will be returned to open land with 48.3% (12.96 vergées or 23,315m ²) of total site area dedicated to nature conservation land around the northern and western parts of the site plus 19.3% (5.17 vergées or 9,302 m ²) as open public parkland in the middle of the site. The amount of land reverted to nature and being made publicly accessible exceeds the total size of Howard Davis Park.	5.3 The scheme involves removing all buildings currently extant on the site and drawing back the replacement buildings by an average of 55 metres to south of the northern façade line of existing buildings. This development effectively makes use of already developed brown-field land while recognising the environmental benefits of creating a substantial amount of new open nature conservation land in the northern part of the site closest to the North Coast footpath and seaward cliffs. Over 67% (14.87 vergées or 26,757 m ²) of total site area will be returned to open land with 44.70% (10.40 vergées or 18,702 m ²) of total site area dedicated to nature conservation land around the northern and western parts of the site plus 26.4% (5.79 vergées or 10,419 m ²) as open public parkland in the middle of the site. The amount of land reverted to nature and being made publicly accessible is similar to size of Howard Davis Park.
	10	6	North East Group 5.7 House no. 16 is a traditional style five bay granite farmhouse over two stories plus rooms in the roof with dormers. There is a dower wing that contains the lounge, this room has a vaulted ceiling. There are granite walls across the front boundary and along the access road to the west. A double detached garage is sited in the rear garden which fronts onto the western access road. House nos. 17 and 18 are granite barn style buildings intended to appear as barns that have been converted into houses. These buildings are arranged in a farm type pattern typical of the area. The boundaries to the North, East and West are defined with planting so that it appears less domestic.	North-East Cluster 5.7 House no. 13 is a traditional style five bay granite farmhouse over two stories plus rooms in the roof with dormers. There is a dower wing that contains the lounge, this room has a vaulted ceiling. There are granite walls across the front boundary and along the access road to the west. A double detached garage is sited behind the roadside granite wall fronting onto the western access road. House No. 14 is a traditional farmhouse style property attached to barns. House nos. 15 and 16 are granite barn style buildings intended to appear as barns that have been converted into houses. These buildings are arranged in a farm type pattern typical of the area. The boundaries to the North, East and West are defined with planting so that it appears less domestic.

Document Name / Reference	Page No.	Para No.	Existing Text Deleted	Replacement Text Inserted
BDK Design Statement (Cont)	10 / 11	7 / 1	<p><u>South East Cluster</u></p> <p>5.8 This cluster is arranged as a farm style courtyard sited tight onto the junction of La Route de Plémont with the site approach lane. A large five bay traditional style granite farmhouse faces east onto the approach lane, being divided into two dwellings (house nos. 13 and 14) with house 13 entered through a door to the southern side elevation and house 14 entered through the main central doorway to the eastern front elevation. The building has a rendered dower wing to the northern side that forms house no. 15.</p>	<p><u>South-East Cluster</u></p> <p>5.8 This cluster is arranged as three farm style courtyards sited tight around the junction of La Route de Plémont with the site approach lane. On the North-Eastern side fronting the final approach lane, C105, there are three traditional farmhouse style properties framing a courtyard. Towards the west at rear of courtyard a large five bay traditional style granite farmhouse faces east, House no. 12 which forms the dominant property in this composition. The other two properties are internally split into two houses each, House nos. 8/9 (barn style approach) and 10/11 (traditional five bay farmhouse approach), but each appearing externally to be one building. House 11 is entered through a door to the eastern side elevation and house 10 is entered through the main central doorway to the northern front elevation.</p>
	11	2	<p>5.9 Along the southern boundary there is a one and a half storey granite barn/stable type building with dormers in the roof (house nos. 1-3) with house nos. 1 & 2 having granite walls and house no. 3 being rendered. The rear gardens are to the south with a granite wall set back a metre from La Route de Plémont giving an area for planting. To the east of this building is a planted/grassed area that takes the building away from the road junction providing visibility for cars exiting the junction and for cars exiting the south-east Cluster.</p>	<p>5.9 Facing La Route de Plémont there is a one and a half storey farm workers cottage style building with dormers in the roof (house nos. 1-2) having granite walls with brick detailing with eastern gable tightly abutting C105. On western side there is an access to a small courtyard providing parking and garaging. The southern front gardens are set behind the existing granite roadside wall (to be rebuilt and refurbished) giving an area for planting and footpaths to house front doors.</p>
	11	3	<p>5.10 To the south-west corner of the courtyard there is a long split level barn style building (house nos. 4 – 7) with an arched opening providing a car parking area to house no. 6. To the southern end of this building there is a single storey wing at right angles to the main building backing onto La Route de Plémont containing the entrance and garage for house no. 4.</p>	<p>5.10 The third, western most courtyard is enclosed by a range of traditional five bay houses, dower wings and attached converted barns containing houses and garaging. House Nos. 3 & 4 on the eastern side is conceived as a range of traditional granite barns with dressed granite arched openings and attached garage wing that have been converted and extended to form two houses. House nos. 5, 6 & 7 on the western side has been designed as a central traditional 5 bay farmhouse (House No. 6) flanked on both sides by attached dower wings.</p>
	11	4	<p>5.11 In order to keep the courtyard area as tight as possible and reduce the amount of car parking within the courtyard small areas have been created off the main courtyard to provide car parking. To the rear of house nos. 7 and 8 there is a small walled car parking area accessed from the courtyard between these houses. To the southern end of this car park there is a double ended garage with one double garage opening onto the car park and another double garage opening onto the driveway for house no. 30.</p>	<p>The western and northern courtyards are linked together with a footpath inside the group flanked either side by generous landscaped planting and also connected to a footpath leading to the central public natural landscape area separating the South-East and South-West housing clusters.</p>
	11 / 12	5 / 1	<p>5.12 In the north-west corner of the courtyard is a three bay rendered house (house no. 10) with attached L - shaped granite 2 storey barn (house nos. 8 & 9). To the east of this in the north east corner there is a two storey rendered barn (house nos. 11 & 12) with lower additions to the west and south which provide the garages on the ground floor with accommodation at first floor level. Running north to south through the central courtyard is a carport with pitched roof intended to make the courtyard appear tighter and restrict views of parked cars from the houses fronting the courtyard. Off La Route de Plémont on the western end of this cluster is a single granite barn style building (house no. 30) with a tall arched opening in the front elevation which is in-filled in glass to provide the main entrance. To the eastern side is a driveway leading to a double garage.</p>	(None)

Document Name / Reference	Page No.	Para No.	Existing Text Deleted	Replacement Text Inserted
BDK Design Statement (Cont)	12	2	<p>South West Cluster</p> <p>5.13 The south-west cluster is accessed from the new road forming an extension of the existing holiday village access road (C105) over the existing holiday village hardstanding. The first group of houses are arranged around the road leading to a small courtyard parking area to the south enclosed with granite walls forming the stop end to the vista along the road. A three bay granite cottage with rendered dower wings forms the western side of this courtyard. The other buildings to this cluster are barn style granite and rendered buildings with small informal off-road parking/landscaped areas in front of the buildings. A junction is formed across the road by the access to house nos. 19 to 24 and the access to house nos. 25 to 26 incorporating a granite arched access to footpath leading to the west through the new nature conservation beyond. Buildings are positioned around this junction with gables to the buildings fronting the roads. High granite walls separate the landscaped/parking areas from the road as can be seen in many similar hamlets / farms around Jersey.</p>	<p>North-West Cluster</p> <p>5.13 The north-west cluster is accessed from the new road forming an extension of the existing holiday village access road (C105) over the existing holiday village hardstanding. The first group of three houses (House Nos. 23, 24 & 25) are arranged around the road leading to a small courtyard parking area to the south enclosed with granite walls forming the stop end to the vista along the road. These have been conceived as more humble rural houses with rendered walls trimmed with granite opening dressings. The second group of three houses (House Nos. 17, 18 & 19) are designed as traditional farm workers attached houses with random granite walls trimmed with brick quoins at returns and openings, with a timber cart-shed containing garages on the souther. side. A junction is formed across the road by the access to House nos. 17 to 22 and the access to House nos. 23 to 25 incorporating a granite arched access to footpath leading to the west through the new nature conservation beyond. Buildings are positioned around this junction with gables to the buildings fronting the roads. Finally the third group (House Nos. 26, 27 & 28) comprise a traditional three bay house (internally split into two) with dower wings both sides. High granite walls separate the landscaped/parking areas from the road as can be seen in many similar hamlets / farms around Jersey.</p>
	13	2	<p>Historic Buildings Register:</p> <p>6.6 There are no buildings within the site on the Register of Historic Buildings except the WWII German observation bunker and machine gun post base. There is another underground structure, discovered during Strata Surveys site inspection while undertaking their Phase 1 Site Contamination investigations in December 2008, believed to be a German WWII bunker All these will be retained in the scheme and renovated in consultation with Channel Islands Occupation Society and Planning's Historic Section.</p>	<p>Historic Buildings Register:</p> <p>6.6 There are no buildings within the site on the Register of Historic Buildings, although falling outside the Site Extent to north are sited a WWII German observation bunker and machine gun post base for which this application has no proposals. There is another underground structure, discovered during Strata Surveys site inspection while undertaking their Phase 1 Site Contamination investigations in December 2008, believed to be a German WWII bunker which will be retained in the scheme and renovated in consultation with Channel Islands Occupation Society and Planning's Historic Section.</p>
	13	3	<p>Population Demographics:</p> <p>6.7 Occupancy records from the Holiday Village shows there were an average, for the period 1991 - 2000, of 355 guests, plus estimated 35 staff, resident per week for 22 weeks between May to September - equating to average of 164 residents over a whole year including most of the important puffin & seabird breeding season. The proposal would result in an average of 105 persons permanently resident (based on 3.5 persons / house), an effective reduction of 36% site occupancy.</p>	<p>Population Demographics:</p> <p>6.7 Occupancy records from the Holiday Village shows there were an average, for the period 1991 - 2000, of 355 guests, plus estimated 35 staff, resident per week for 22 weeks between May to September - equating to average of 164 residents over a whole year including most of the important puffin & seabird breeding season. The proposal would result in an average of 98 persons permanently resident (based on 3.5 persons / house), an effective 60% reduction in site occupancy.</p>
	14	n/a	Replace Schedule of Eaves & Ridge Heights with one re-issued for 28 houses (previously supplied)	
	15	1	<p>Parking Provision</p> <p>6.6 All houses are provided with car parking spaces to requirements agreed with Planning Case Officer at ratio of 3 spaces / house, total 90 parking spaces. Visitors car parking spaces are provided at ratio of 1 space / 3 houses, total 10 parking spaces. Total parking provision across all three housing clusters comes to 113 spaces, which is 13% in excess of basic provision.</p>	<p>Parking Provision:</p> <p>6.6 All houses are provided with car parking spaces to requirements agreed with Planning Case Officer in excess of 3 spaces / house (equating to 84 spaces), total 90 parking spaces provided. Visitors car parking spaces are provided in excess of 3 spaces / house (equating to 10 spaces), total 13 visitor parking spaces provided. Total parking provision across all three housing clusters comes to 103 spaces, which is 10% in excess of basic provision.</p>
	16	4	<p>7.1 This scheme provides the best result for the public of the Island by creating a major new public open landscape larger in size than Howard Davis Park, without any cost to the Island, and realises substantial environmental, amenity, visual and character improvements in this location.</p>	<p>7.1 This scheme provides the best result for the public of the Island by creating a major new public open landscape similar in size to Howard Davis Park, without any cost to the Island, and realises substantial environmental, amenity, visual and character improvements in this location.</p>
MHA EIS Non-Technical Summary	Cover	n/a	Plémont 30 House Development	Plémont 28 House Development
Dated May 2009	1	Title	(part) Plémont 30 House Development	(part) Plémont 28 House Development

Document Name / Reference	Page No.	Para No.	Existing Text Deleted	Replacement Text Inserted
MHA EIS Non-Technical Summary (Cont)	2	2	(2. 1 st sentence) For the purpose of this EIS the assessment of the redevelopment proposal has considered both the Plémont Holiday Village site (the Core Survey Area) and also the wider geographic context (the Extended Survey Area).	(2. 1 st sentence) For the purpose of this EIS the assessment of the redevelopment proposal has considered both the Plémont Holiday Village site reduced site boundary together with land claimed by Proeprerty Holdings to north of application site boundary (the <i>Core Survey Area</i>), with all stated quantities (land/buildings/occupancy, etc.) excluding land claimed by Property Holdings to north of application site boundary, together with the wider geographic context (the <i>Extended Survey Area</i>).
	3	1	(section iii) will not have any adverse impact on a site of Special Interest, Building of Local Interest, or a Conservation Area but will improve the setting of the SSI listed German WWII bunker;	(section iii) will not have any adverse impact on a site of Special Interest, Building of Local Interest, or a Conservation Area.
	3	7	7. The coastal sections of the Extended Survey Area were identified in the same report to support an outstanding assemblage of vegetation communities, flora and breeding sea birds. The redevelopment proposal is identified not to impinge directly on the Extended Survey Area.	7. The coastal sections of the Extended Survey Area were identified in the same report to support an outstanding assemblage of vegetation communities, flora and breeding sea birds. The redevelopment proposal is identified not to impinge directly on the Extended Survey Area, including no impact on land claimed by the public of the Island outside northern boundary of reduced Planning Application site boundary.
	6	2	Conclusions 23. (Item (a) of summary list) a) Planning Policy & Land Use Aspects – Use of an existing brownfield site for residential purposes with 43% reduction of built floorspace and 71% reduced average occupancy capacity.	Conclusions 23. (Item (a) of summary list) a) Planning Policy & Land Use Aspects – Use of an existing brownfield site for residential purposes with 40.78% reduction of built floorspace and 73.4% reduced average occupancy capacity.
	7 to 22 incl	n/a	Amend included BDK Design Statement as previously detailed herein by deleting Existing Text & inserting Replacement Text.	
MHA Environmental Impact Statement Dated May 2009	Title	n/a	Plemon 30 House Development	Plemon 28 House Development
	ii & iv	n/a	(Top LHS Header) Plemon 30 House Development	(Top LHS Header) Plemon 28 House Development
	iv to viii incl	n/a	Amend MHA EIS Non-Technical Summary as previously detailed herein by deleting Existing Text & inserting Replacement Text.	
	All	n/a	(Top RHS Header) Plemon 30 House Development	(Top RHS Header) Plemon 28 House Development
	2	4	1.7 The proposed redevelopment of the Plémont site entails the demolition of all existing holiday village buildings and structures (except for a WWII German bunker and all other such structures) and removal of all hard standings. It is proposed to construct 30 new houses, namely 15 no. three bedroom houses, 11 no. four bedroom houses and 4 no. five bedroom houses, together with access roads, garden areas next to the houses and associated landscaping.	1.7 The proposed redevelopment of the Plémont site entails the demolition of all existing holiday village buildings and structures and removal of all hard standings with the application site extent. It is proposed to construct 28 new houses, namely 10 no. three bedroom houses, 13 no. four bedroom houses and 5 no. five bedroom houses, together with access roads, garden areas next to the houses and associated landscaping.
	2	5	1.8 The proposed new houses are grouped into two principal clusters, conceived as traditional 'hamlets' echoing groupings of dwellings elsewhere in the St. Ouen countryside. In the south-west of the site is proposed a group of 11 houses with a group of 16 houses in the south-east cluster. A further 3 houses are proposed on the site currently occupied by the existing site manager's bungalow. All houses are of traditional Jersey design as is frequently found throughout the countryside of this part of the Island.	1.8 The proposed new houses are grouped into three clusters, conceived as traditional 'hamlets' echoing groupings of dwellings elsewhere in the St. Ouen countryside. In the south-west of the site is proposed a group of 12 houses with another group of 12 houses in the south-east cluster. A further 4 houses are proposed on the site currently occupied by the existing site manager's bungalow. All houses are of traditional Jersey design as is frequently found throughout the countryside of this part of the Island.
	2	6	1.9 The proposal additionally includes the provision of footpaths into and through the site, with a link to the coastal path. In total it is proposed to offer 0.93ha (equates to 19% of the site) as Publicly Accessible open land with a further 2.33ha (48% of the site) offered as nature conservation land. A total 3.26ha comprising 67.6% of site area will become publicly accessible land reverted to nature.	1.9 The proposal additionally includes the provision of footpaths into and through the site, with a link to the coastal path. In total it is proposed to offer 1.04ha (equates to 26.4% of the site) as Publicly Accessible open land with a further 1.63ha (41.4% of the site) offered as nature conservation land. A total 2.68ha comprising 67.8% of site area will become publicly accessible land reverted to nature.

Document Name / Reference	Page No.	Para No.	Existing Text Deleted	Replacement Text Inserted
MHA Environmental Impact Statement (cont)	6	1	3.1 The proposal site (the <i>Core Survey Area</i>) (refer to Drawing No. MHA-16343-1) is located on the north-west side of La Route de Plémont at Plémont, Cueillette de Vinchelez, in the Parish of St. Ouen, Jersey. The property, which is centred on NGR WV/564565, extends to some 4.82ha and is situated between 67m and 75m above mean sea level.	3.1 The proposal site (comprising substantial majority of the <i>Core Survey Area</i>) (refer to Drawing No. MHA-16343-1) is located on the north-west side of La Route de Plémont at Plémont, Cueillette de Vinchelez, in the Parish of St. Ouen, Jersey. The property, which is centred on NGR WV/564565, extends to some 4.18ha and is situated between 67m and 75m above mean sea level.
	6	4	(3.4 - 10 th sentence) Two tennis courts, lawns, a play ground and large playing field were also provided for visitors (for details of site layout refer to BDK Architects Drawing No. 1812/8/01).	(3.4 - 10 th sentence) Two tennis courts (one outside the Planning Application redefined site extent boundary), lawns, a play ground and large playing field were also provided for visitors (for details of site layout refer to BDK Architects Drawing No. 1812/8/01).
	7	5	(3.10 - 1 st sentence) The 4.82ha site comprises 2.46ha (51%) of built land and hard standings and 2.36ha (49%) of amenity and species-poor grassland, gorse-dominated and bracken-dominated vegetation communities.	(3.10 - 1 st sentence) The 4.82ha <i>Core Survey Area</i> (of which 4.18ha is within the Planning Application redefined site extent boundary with remainder now excluded from this application) comprises 2.04ha (48.8%) of built land and hard standings and 2.15ha (51.2%) of amenity and species-poor grassland, gorse-dominated and bracken-dominated vegetation communities.
	15	5	3.61 There are extant SSI listed WWII German occupation structures within the site including the base of a mortar position and an ammunition bunker. There is potential for the site to contain below ground remains of other German defences.	3.61 There are extant WWII German occupation structures believed to be located within the site, with potential for the site to contain below ground remains of other German defences.
	20	1	(4.22 - 3 rd sentence) There are German WWII Structures designated as SSIs within the proposal site that will not be adversely impacted by the proposal. It is proposed these are retained and renovated within the scheme. There are no other designated or proposed SSIs in proximity to the proposal site.	(4.22 - 3 rd sentence) Immediately outside northern boundary of the proposal site there are German WWII Structures designated as SSI's that will not be adversely impacted by the proposal. There are no other designated or proposed SSIs in proximity to the proposal site.
	26	2	(5.5 - 2 nd sentence) Areas of unmanaged playing fields and peripheral bracken- or gorse-dominated areas extend to 2.36ha (49% of site area) within which improved grassland is identified as the overwhelmingly dominant vegetation type of generally low species diversity and assessed to be of low overall nature conservation significance.	(5.5 - 2 nd sentence) Areas of unmanaged playing fields and peripheral bracken- or gorse-dominated areas extend to 2.15ha (51.2% of site area) within which improved grassland is identified as the overwhelmingly dominant vegetation type of generally low species diversity and assessed to be of low overall nature conservation significance.
	26	4	(5.7 - 2 nd sentence) However, a short section of the low unvegetated banque which defines the western margin of the C105 access road would have a new opening made to enable vehicular access to the south-east cluster of dwellings; a short section of the unvegetated banque which defines the eastern margin of the C105 access road would be realigned to facilitate a vehicle passing place; and one small opening would be made in La Route de Plémont boundary wall to enable vehicular access to a property within the south-east cluster of dwellings.	(5.7 - 2 nd sentence) However, a short section of the low unvegetated banque which defines the western margin of the C105 access road would have a new opening made to enable vehicular access to the south-east cluster of dwellings; a short section of the unvegetated banque which defines the eastern margin of the C105 access road would be realigned to facilitate a vehicle passing place; and two small openings would be made in La Route de Plémont boundary wall to enable vehicular access to the housing groups within the south-east cluster of dwellings.
	26	5	(5.8 - 2 nd & 3 rd sentences) Nature conservation land within the site will be increased to 2.33ha (48.3% of the total site area) by removing all development from substantial tracts of the northern and western sections of the site. The total amount of undeveloped natural landscape will be increased to 3.26ha (67.6% of the total site area), plus another 0.62ha (12.7% of the total site area) comprising gardens within the housing clusters.	(5.8 - 2 nd & 3 rd sentences) Nature conservation land within the site will be increased to 1.87ha (44.7% of the total site area) by removing all development from substantial tracts of the northern and western sections of the site. The total amount of undeveloped natural landscape will be increased to 2.91ha (69.61% of the total site area), plus another 0.62ha (14.71% of the total site area) comprising gardens within the housing clusters.
	27	4	(5.13 - 2 nd sentence) In total it is proposed to offer 0.93ha (equates to 19% of the site) as Publicly Accessible open land with a further 2.33ha (48% of the site) offered as nature conservation land.	(5.13 - 2 nd sentence) In total it is proposed to offer 1.04ha (equates to 24.9% of the site) as Publicly Accessible open land with a further 1.87ha (44.71% of the site) offered as nature conservation land.
	33	8	(5.55 - 1 st sentence) The proposed housing development has sought to counter this effect of mass through careful consideration of layout, height and design, such that the overall development area (gross building footprint and hardstandings) is reduced by 72% (24,558m ² reduced to 6,847m ²) and the average height of buildings within the south-east cluster will be some 3.3m lower than the existing central amenity block within the extant complex.	(5.55 - 1 st sentence) The proposed housing development has sought to counter this effect of mass through careful consideration of layout, height and design, such that the overall development area (gross building footprint and hardstandings) is reduced by 71% (20,388m ² reduced to 5,965m ²) and the average height of buildings within the south-east cluster will be some 3.3m lower than the existing central amenity block within the extant complex.

Document Name / Reference	Page No.	Para No.	Existing Text Deleted	Replacement Text Inserted
MHA Environmental Impact Statement (cont)	34	3	5.57 There is currently no public access to the development site land. The proposal includes reverting 0.93ha (19% of the site) to Publicly Accessible open land, returning 2.33ha (48% of the site) to open nature conservation land as well as the provision of footpaths through the site linking to the coastal path. The proposals are considered to provide a significant visual and amenity improvement to this part of the Island's north coast.	5.57 There is currently no public access to the development site land. The proposal includes reverting 1.04ha (26% of the site) to Publicly Accessible open land, returning 1.63ha (41% of the site) to open nature conservation land as well as the provision of footpaths through the site linking to the coastal path. The proposals are considered to provide a significant visual and amenity improvement to this part of the Island's north coast.
	34	6	(5.60 - 4 th sentence) The design scheme for 30 houses has been calculated to have a 10.58% glazed external envelope, equivalent to a 80% reduction in possible maximum light spill below that produced by the holiday village buildings.	(5.60 - 4 th sentence) The design scheme for 28 houses has been calculated to have a 10.58% glazed external envelope, equivalent to a 80% reduction in possible maximum light spill below that produced by the holiday village buildings.
	38	1	(5.84 - 3 rd sentence) The German WWII defence structures within the site are unaffected by the proposal and will be preserved in-situ.	(5.84 - 3 rd sentence) Structures found within the site (refer to Site Contamination Report, Strata Surveys 2008) believed to be of German WWII origin are unaffected by the proposal and will be preserved in-situ.
	46	3	6.58 German WWII structures within the site will be retained with later additions such as the water tanks and accretions attached to the split-level artillery observation post being removed and the original WWII structures refurbished in consultation with Channel Islands Occupation Society. Prior to construction works commencing in Fields 44, 45 and 47 and the eastern car park, archaeological trenching evaluation will be undertaken to evaluate and define the presence and nature of any extant archaeology within the site.	6.58 Structures found within the site (refer to Site Contamination Report, Strata Surveys 2008) believed to be of German WWII origin are unaffected by the proposal. These will be preserved and refurbished in-situ in consultation with Channel Islands Occupation Society. Prior to construction works commencing in Fields 44, 45 and 47 and the eastern car park, archaeological trenching evaluation will be undertaken to evaluate and define the presence and nature of any extant archaeology within the site.
	51	6	7.46 Preservation of the German WWII structures coupled with removing later additions and site investigations into other extant archaeology on the site will enhance interpretation and understanding of the sites historic environment.	7.46 Preservation of German WWII structures and site investigations into other extant archaeology on the site will enhance interpretation and understanding of the sites historic environment.
	53	1	8.6 This proposal changes use of the existing site for tourism / commercial purposes (the existing authorised use of the site) to a residential development of 30 houses. This comprises dedicating 48.3% of the site (2.10ha or 11.66vergees) to nature conservation land, from the existing developed built footprint and hardstandings, plus 0.23ha (1.3 vergees) existing on the west side of La Petit Route de Plémont within this demise, allocating 19.3% of the site (0.93ha or 5.17 vergees) to publicly accessible open landscape on the southern side of the site, replacing the existing managers bungalow and staff cottage on the site with 2 no. four bedroom houses and constructing 15 no. three bedroom houses, 9 no. four bedroom houses and 4 no. five bedroom houses together with garden areas next to the houses, landscaping and access roads. The existing 1960s buildings totalling 9,660m ² gross floor area with capacity to accommodate 488 guests plus 60 staff, designed for half / full board holiday accommodation, will be replaced with 5,506m ² of domestic floorspace and garaging with capacity to accommodate 199 residents, designed for permanent residential accommodation.	8.6 This proposal changes use of the existing site for tourism / commercial purposes (the existing authorised use of the site) to a residential development of 28 houses. This comprises dedicating 44.7% of the site (1.87ha or 10.39m vergees) to nature conservation land, from the existing developed built footprint and hardstandings, which includes 0.23ha (1.3 vergees) existing on the west side of La Petit Route de Plémont within this demise, allocating 25% of the site (1.04ha or 5.79 vergees) to publicly accessible open landscape on the southern side of the site, replacing the existing managers bungalow and staff cottage on the site with 2 no. four bedroom houses and constructing 10 no. three bedroom houses, 11 no. four bedroom houses and 5 no. five bedroom houses together with garden areas next to the houses, landscaping and access roads. The existing 1960s buildings totalling 9,660m ² gross floor area with capacity to accommodate 488 guests plus 60 staff, designed for half / full board holiday accommodation, will be replaced with 5,720m ² of domestic floorspace and garaging with capacity to accommodate 196 residents, designed for permanent residential accommodation.

Document Name / Reference	Page No.	Para No.	Existing Text Deleted	Replacement Text Inserted
MHA Environmental Impact Statement (cont)	53	2	8.7 The new buildings are grouped into three "clusters". These comprise a "west cluster" containing 11 houses in the middle south of the site (generally over the footprint of the existing Staff bungalow, Brelade & Corbiere guest blocks and the north-western corner of Field 44 formerly comprising a small crazy golf course), a "south-east cluster" containing 16 houses in the bottom south-eastern corner of the site adjacent to the junction of the site's access lane with La Route de Plémont (over the majority of Field 47 which is undeveloped and was formerly used for recreational purposes), and a "north-east cluster" containing 3 substantial houses on the far eastern side of the site (generally over the footprint of the existing Managers bungalow, part of the Main Amenity block and the southern part of both Staff blocks, with their gardens extending across most of the existing tarmac eastern car park). For more detail refer to paragraph 1.6 and also BDK Architects Design Statement accompanying the Planning Application containing the proposal Schedule of Accommodation).	8.7 The new buildings are grouped into three "clusters". These comprise a "west cluster" containing 12 houses in the middle south of the site (generally over the footprint of the existing Staff bungalow, Brelade & Corbiere guest blocks and the north-western corner of Field 44 formerly comprising a small crazy golf course), a "south-east cluster" containing 12 houses in the bottom south-eastern corner of the site adjacent to the junction of the site's access lane with La Route de Plémont (over half of Fields 44 & 47 which are undeveloped and was formerly used for recreational purposes), and a "north-east cluster" containing 4 substantial houses on the far eastern side of the site (generally over the footprint of the existing Managers bungalow, part of the Main Amenity block and the southern part of both Staff blocks, with their gardens extending across most of the existing tarmac eastern car park). For more detail refer to paragraph 1.6 and also BDK Architects Design Statement accompanying the Planning Application containing the proposal Schedule of Accommodation).
	53	5	8.10 The 30 houses will be constructed for sale on the open market in the middle to upper price brackets to Jersey residentially qualified purchasers. It is envisaged the Housing Department will issue consent for their sale as A-J Category houses, with possibly House nos. 16, 17, 18, 25, 26 & 30 being classified as A-K category. Under the Jersey Island Plan 2002 classification all the houses will be Category B – Private Sector Housing (Jersey Island Plan 2002 paragraphs. 8.14 – 8.19).	8.10 The 28 houses will be constructed for sale on the open market in the middle to upper price brackets to Jersey residentially qualified purchasers. It is envisaged the Housing Department will issue consent for their sale as A-J Category houses, with possibly House nos. 5, 12, 13, 14, 15, 16 & 23 being classified as A-K category. Under the Jersey Island Plan 2002 classification all the houses will be Category B – Private Sector Housing (Jersey Island Plan 2002 paragraphs. 8.14 – 8.19).
	58	2	(8.33 - 1 st bullet point) Major positive contribution to enhancing the natural environment and contributing to increased biodiversity from returning an area larger than Howard Davis Park to nature conservation land and removing all development from the northern part of the site.	(8.33 - 1 st bullet point) Major positive contribution to enhancing the natural environment and contributing to increased biodiversity from returning an area similar in size to Howard Davis Park to publicly accessible natural land (the biggest privately created public open landscape in Jersey for over 100 years) and removing all development from the northern part of the site.
	59	3	(8.35 - First two sentences of list) a. Creating a substantial area of new nature conservation and publicly accessible open land amounting to 67.6% of total site area – at no cost to the public purse. b. Significantly reducing by 71% the intensity of land-use on this site, in terms of predicted average occupancy, through permanent reduction in occupation and activity.	(8.35 - First two sentences of list) a. Creating a substantial area of new nature conservation and publicly accessible open land amounting to 67.79% of total site area – at no cost to the public purse. b. Significantly reducing by 72.4% the intensity of land-use on this site, in terms of predicted average occupancy, through permanent reduction in occupation and activity.
	60	3	(9.3 - Item b.) Removing all the buildings from the northern part of the site closest to the North Coast; returning 67% of the site to natural landscape; a significant reduction of 45% in built floorspace and accompanying 71% reduction in predicted average occupancy have been identified to result in substantial environmental gains.	(9.3 - Item b.) Removing all the buildings from the northern part of the site closest to the North Coast; returning 67.79% of the site to natural landscape; a significant reduction of 40.79% in built floorspace and accompanying 72.4% reduction in predicted average occupancy have been identified to result in substantial environmental gains.
	67	n/a	New Reference added	Young, H. G. (2009) An investigation into the presence of heath grasshopper (<i>Chorthippus vagans</i>), green lizard (<i>Lacerta bilineata</i>), and slow worm (<i>Anguis fragilis</i>) with the Plémont Holiday Village Site. Unpublished report to Plémont Estates Ltd.
Annex 2 - Analysis against Planning Policy (compliance summary right hand side column)	71	10 (G2 / 4)	Substantial amenity space is provided for the houses in excess of current standards. There is no policy requirement for providing public open space, but the proposal returns 67% of the site to public open space.	Substantial amenity space is provided for the houses in excess of current standards. There is no policy requirement for providing public open space, but the proposal returns 67.79% of the site to public open space.
	73	1 (G13)	The extant German WWII Structures are unaffected by the proposal and these will be enhanced by removing later accretions and repair.	Partially buried structures found within the site believed to be of German WWII origin are unaffected by the proposal and will be enhanced by uncovering to 1940's level and repair.
	74	10 (C5)	(1 st sentence) The proposal is for new 30 new houses and does not involve domestic extensions / alterations.	(1 st sentence) The proposal is for new 28 new houses and does not involve domestic extensions / alterations.

Document Name / Reference	Page No.	Para No.	Existing Text Deleted	Replacement Text Inserted
MHA Environmental Impact Statement (Cont) Annex 2 - Analysis against Planning Policy (compliance summary right hand side column) (Cont)	75	12 (C5)	(2 nd sentence) The proposal significantly reduces mass, scale and built floorspace as shown in the Design Statement (reduction in building heights) and in this EIS by a 72% reduction in built area (building footprint) and hardstandings with an accompanying 43% reduction in gross habitable floor area	(2 nd sentence) The proposal significantly reduces mass, scale and built floorspace as shown in the Design Statement (reduction in building heights) and in this EIS by a 70.5% reduction in built area (building footprint and hardstandings) with an accompanying 40.79% reduction in gross habitable floor area
	80	4 (TT4)	This proposal does not affect an existing footpath or cycle route. The site owners granted SoJ a Licence to establish the North Coast footpath over their land expiring on 31 st December 2016.	This proposal does not affect an existing footpath or cycle route. The site owners granted SoJ a Licence to establish the North Coast footpath over common land to north of application site boundary expiring on 31 st December 2016.
MHA Ecological Statement Dated May 2009	Title ii & iii	n/a n/a	Plemont 30 House Development (Top LHS Header) Plemont 30 House Development	Plemont 28 House Development (Top LHS Header) Plemont 28 House Development
	iii	2	(2. - 1 st sentence) For the purpose of this EIS the assessment of the redevelopment proposal has considered both the Plémont Holiday Village site (the <i>Core Survey Area</i>) and also the wider geographic context (the <i>Extended Survey Area</i>).	(2. 1 st sentence) For the purpose of this EIS the assessment of the redevelopment proposal has considered both the Plémont Holiday Village site reduced site boundary together with land claimed by Property Holdings to north of application site boundary (the <i>Core Survey Area</i>), but with all stated quantities (land/buildings/occupancy, etc.) excluding land claimed by Property Holdings to north of application site boundary, together with the wider geographic context (the <i>Extended Survey Area</i>).
	iii	4	4. The ecological potential of the <i>Core Survey Area</i> , particularly improved habitats giving enhanced opportunities for wildlife diversity, will be substantially increased by this proposal. Nature conservation land within the site will be increased to 2.33ha (48.3% of total site area) by removing all development from substantial tracts across northern and western sections of the site. The total amount of undeveloped natural landscape will be increased to 3.26ha (67.6% of total site area), together with a further 0.62ha (12.7% of total site area) comprising gardens within the housing clusters. Other measures such as incorporating reedbed ponds and open jointed granite walls offer the potential for additional increased habitat and species diversity.	4. The ecological potential of the <i>Core Survey Area</i> , particularly improved habitats giving enhanced opportunities for wildlife diversity, will be substantially increased by this proposal. Nature conservation land within the site will be increased to 2.33ha (48.3% of total site area) by removing all development from substantial tracts across northern and western sections of the site. The total amount of undeveloped natural landscape will be increased to 2.68ha (67.8% of total site area), together with a further 0.62ha (14.7% of total site area) comprising gardens within the housing clusters. Other measures such as incorporating reedbed ponds and open jointed granite walls offer the potential for additional increased habitat and species diversity.
	All	n/a	(Top RHS Header) Plemont 30 House Development	(Top RHS Header) Plemont 28 House Development
	1	5	1.5 The proposed redevelopment of the Plémont site entails the demolition of all existing buildings (except a WWII German ammunition bunker), removal of all hard-standings and construction of 30 new houses. It is proposed to construct 15 no. three bedroom houses, 11 no. four bedroom houses and 4 no. five bedroom houses, together with access roads, garden areas next to the houses and landscaping.	1.5 The proposed redevelopment of the Plémont site entails the demolition of all existing buildings (except any WWII German structures), removal of all hard-standings and construction of 28 new houses. It is proposed to construct 10 no. three bedroom houses, 13 no. four bedroom houses and 5 no. five bedroom houses, together with access roads, garden areas next to the houses and landscaping.
	2	2	(1.6 - 3 rd sentence) In the south-west of the site is proposed a group of 11 houses, a group of 16 houses in the south-east cluster and 3 houses located on the site currently occupied by the existing site manager's bungalow.	(1.6 - 3 rd sentence) In the south-west of the site is proposed a group of 12 houses, a group of 12 houses in the south-east cluster and 4 houses located on the site in general vicinity of the area currently occupied by existing site manager's bungalow.
	3	1	(2.1 - 2 nd sentence) For the purpose of the ES the study area is considered as two entities, namely that area comprising the 'red line' planning application boundary which is here referred to as the <i>Core Survey Area</i> (a distinct area of land, the subject of a long history of development, including the extant holiday village site), and a wider area outside of the application site (the "setting of the site" which has regard to potential wider environmental sensitivities, which includes the Plémont Headland, adjoining coastal areas and agricultural land), which is here referred to as the <i>Extended Survey Area</i> (refer to Drawing No. MHA-16343-1).	(2.1 - 2 nd sentence) For the purpose of the ES the study area is considered as two entities, namely that area comprising the revised 'red line' planning application boundary plus land claimed by Property Holdings to north of application site boundary, which is here referred to as the <i>Core Survey Area</i> (a distinct area of land, the subject of a long history of development, including the extant holiday village site), and a wider area outside of the application site (the "setting of the site" which has regard to potential wider environmental sensitivities, which includes the Plémont Headland, adjoining coastal areas and agricultural land), which is here referred to as the <i>Extended Survey Area</i> (refer to Drawing No. MHA-16343-1).

Document Name / Reference	Page No.	Para No.	Existing Text Deleted	Replacement Text Inserted
MHA Ecological Statement (cont)	4	6	2.13 However, a survey of species protected under the Conservation of Wildlife (Jersey) Law 2000 within the proposal site has been commissioned from the Durrell Wildlife Conservation Trust. Durrell have advised the survey is best undertaken during June/July 2009 when species are more likely to be out during warmer weather. They are in the process of establishing survey methodology and agreeing this with the States of Jersey Environment Division of the Planning and Environment Department prior to commencing survey work. It has been agreed with the Planning Case Officer this survey can follow submission of the planning Application for this proposal. The findings of the study will further inform the process of design and mitigation requirements for the re-development of the site, as appropriate.	2.13 A survey for three species (Heath Grasshopper, Green Lizards and Slow Worms) protected under the Conservation of Wildlife (Jersey) Law 2000 within the proposal site was commissioned from the Durrell Wildlife Conservation Trust. The survey methodology was agreed with the States of Jersey Environment Division of the Planning and Environment Department. The surveys were undertaken during August/September 2009 when species were more likely to be out during warmer weather, and for each species comprised:- a) Heath Grasshopper - a line transect methodology (New, 1998) with Eleven north-south transects spaced 25 metres apart. These transects were walked at a slow and even pace with any adult grasshoppers caught using a sweep net, identified, and then released. The location of identified grasshoppers was recorded on aerial photography; b) Green Lizards & Slow Worms - A combination of artificial refugia (primarily for the slow worms) with visual searching along transects was adopted. An initial site assessment visit was made to identify most likely reptile habitat locations, based on the surveyor's knowledge and field experience. A total of 52 heavy rubber-backed carpet tiles (50cm x 50cm) were laid in these areas, and left for at least two weeks prior to commencing the survey work. Surveys for both species were carried out simultaneously on seven days during the optimal periods for reptile observations, i.e. early sunny mornings and late afternoons, when the species emerge to bask, or stay under the refugia for thermoregulation.
	6	1	3.1 The proposal site (the <i>Core Survey Area</i>) (refer to Drawing No. MHA-16343-1) is located on the north-west side of La Route de Plémont at Plémont, Cueillette de Vinchelez, in the Parish of St. Ouen, Jersey. The property, which is centred on NGR WV/564565, extends to some 4.82ha and is situated between 67m and 75m above mean sea level.	3.1 The proposal site (comprising substantial majority of the <i>Core Survey Area</i>) (refer to Drawing No. MHA-16343-1) is located on the north-west side of La Route de Plémont at Plémont, Cueillette de Vinchelez, in the Parish of St. Ouen, Jersey. The property, which is centred on NGR WV/564565, extends to some 4.18ha and is situated between 67m and 75m above mean sea level.
	6	4	(3.4 - 9 th sentence) Two tennis courts, lawns, a play ground and large playing field were also provided for visitors.	(3.4 - 9 th sentence) Two tennis courts (one outside the Planning Application redefined site extent boundary), lawns, a play ground and large playing field were also provided for visitors.
	7	3	(3.10 - 1 st sentence) The 4.82ha site comprises 2.46ha (51%) of built land and hard standings and 2.36ha (49%) of amenity and species-poor grassland, gorse-dominated and bracken-dominated vegetation communities.	(3.10 - 1 st sentence) The 4.82ha <i>Core Survey Area</i> (of which 4.18ha is within the Planning Application redefined site extent boundary with remainder now excluded from this application) comprises 2.04ha (48.8%) of built land and hard standings and 2.15ha (51.2%) of amenity and species-poor grassland, gorse-dominated and bracken-dominated vegetation communities.
	19	7 (new)	Baseline Conditions - Reptiles and Amphibians Para 3.82(a) re Durrell Protected Species site survey, October 2009	New 3.82a The Durrell Protected Species site survey (October 2009) reports principal findings for the three surveyed species that are protected under the Conservation of Wildlife (Jersey) Law 2000 within the proposal site comprised:- a) Small numbers of heath grasshopper, <i>Chorthippus vagans</i> , were found near the western edge of the Plémont Holiday Village site but comprised only 2.5% of all grasshoppers found, b) A total of five green lizards (four adult, one juvenile) were found within the Plémont Holiday Village site with all the adults found around site perimeter, and c) A single adult slow worm was found within the Plémont Holiday Village site in small grassland at SW corner of Field 44.
	29	2	(5.5 - 1 st sentence) The proposal site extends to 4.59ha, of which the built footprint of the existing holiday village complex (all buildings and hardstandings) extends to 2.46ha (51%), and areas of unmanaged playing fields and peripheral bracken- or gorse-dominated areas extend to 2.36ha (49%).	(5.5 - 1 st sentence) The proposal site extends to 4.18ha, of which the built footprint of the existing holiday village complex (all buildings and hardstandings) extends to 2.04ha (48.8%), and areas of unmanaged playing fields and peripheral bracken- or gorse-dominated areas extend to 2.15ha (51.2%).

Document Name / Reference	Page No.	Para No.	Existing Text Deleted	Replacement Text Inserted
MHA Ecological Statement (cont)	29	5	(5.8 - 2 nd & 3 rd sentences) Nature conservation land within the site will be increased to 2.33ha (48.3% of the total site area) by removing all development from substantial tracts of the northern and western sections of the site. The total amount of undeveloped natural landscape will be increased to 3.26ha (67.6% of the total site area), plus another 0.62ha (12.7% of the total site area) comprising gardens within the housing clusters.	(5.8 - 2 nd & 3 rd sentences) Nature conservation land within the site will be increased to 1.87ha (44.7% of the total site area) by removing all development from substantial tracts of the northern and western sections of the site. The total amount of undeveloped natural landscape will be increased to 2.91ha (69.61% of the total site area), plus another 0.62ha (14.71% of the total site area) comprising gardens within the housing clusters.
	29	6	(5.9 - 4 th sentence) One small opening would be made in La Route de Plémont boundary wall to enable vehicular access to a property within the south-east cluster of dwellings.	(5.9 - 4 th sentence) Two small openings would be made in La Route de Plémont boundary wall to enable vehicular access to the housing groups within the south-east cluster of dwellings.
	30	3	(5.12 - 3 rd sentence) In total it is proposed to offer 0.93ha (equates to 19% of the site) as Publicly Accessible open land with a further 2.33ha (48% of the site) offered as nature conservation land.	(5.12 - 3 rd sentence) In total it is proposed to offer 1.04ha (equates to 24.9% of the site) as Publicly Accessible open land with a further 1.87ha (44.71% of the site) offered as nature conservation land.
	35	7	5.47 The 2006 study identified green lizard (a single female at the margin with agricultural land to the eastern site boundary) and common toad (a single animal as a road casualty on the access road). It is also feasible that slow-worm may use the site. The identified species are considered most likely to be using the less managed peripheries of the <i>Core Survey Area</i> as well as the adjoining <i>Extended Survey Area</i> . The design scheme for the proposal will ensure the retention of these areas. Proposed new landscape and nature conservation features, including open jointed granite walling, will provide further potential suitable habitat.	5.47 The 2006 study identified green lizard (a single female at the margin with agricultural land to the eastern site boundary) and common toad (a single animal as a road casualty on the access road). The 2009 Durrell survey found small numbers of Heath Grasshopper, Green Lizard and Slow Worm using the site. The identified species have been found to use the less managed peripheries of the <i>Core Survey Area</i> as well as the adjoining <i>Extended Survey Area</i> . The design scheme for the proposal will ensure the retention of these areas. Proposed new landscape and nature conservation features, including open jointed granite walling, will provide further potential suitable habitat.
	41	4	6.31 Single individuals of green lizard and common toad were identified during the 2006 study with the former species also reported in 2008. The species are considered unlikely to be at risk during the demolition and construction phases, although it will be necessary to ensure that Island law is not infringed with regard to possible disturbance or damage to the species or their breeding sites. A study into the status of protected species within the proposal site has been commissioned and is to report during summer 2009. Necessary protection and mitigation measures will be proposed, as appropriate, in accordance with Island law. The proposed design scheme is considered to provide potential enhanced habitat conditions for reptile and amphibian species.	6.31 Small numbers of green lizard, heath grasshopper, slow worm and common toad have been identified in the proposal site. An area within the donor site will be identified for creating a receptor reservation, probably on west side of site to north of T&TS foul drainage pumping station and to west of the western chalet block. This land of tussocky grass is concentric between where the species individuals had been found. The receptor site will be prepared prior to translocation, in case of tussocky grassland community through discreet mowing during Spring / early Summer or in case of bramble / bracken community through flailing over winter period followed by discreet mowing during Spring / early Summer. The reservation will be fenced on the landward side but left open on westward side. During during hot weather over July / August protected species present on the site will be found and translocated to the receptor site, for green lizards by noosing around heads (not tails) over couple of days and for slow worms laying rubber tile refugia across the site for a two week period then removing to receptor site. The proposed design scheme is considered to provide potential enhanced habitat conditions for reptile and amphibian species.
	46	4	(8.4 - 2 nd & 3 rd sentences) Nature conservation land within the site will be increased to 2.33ha (48.3% of total site area) by removing all development from substantial tracts across northern and western sections of the site. The total amount of undeveloped natural landscape will be increased to 3.26ha (67.6% of the total site area), together with a further 0.62ha (12.7% of the total site area) comprising gardens within the housing clusters.	(8.4 - 2 nd & 3 rd sentences) Nature conservation land within the site will be increased to 1.87ha (44.7% of total site area) by removing all development from substantial tracts across northern and western sections of the site. The total amount of undeveloped natural landscape will be increased to 2.91ha (69.61% of the total site area), together with a further 0.62ha (14.71% of the total site area) comprising gardens within the housing clusters.

Document Name / Reference	Page No.	Para No.	Existing Text Deleted	Replacement Text Inserted
MHA Ecological Statement (cont)	47	3	8.8 Green lizard and common toad were the sole reptile and amphibian species identified. The species are considered likely to favour peripheral habitat zones of the proposal site as well as habitats within the Extended Survey Area. Measures to control brown rats within the proposal site and habitat restoration and enhancement measures proposed in the design scheme are considered beneficial to these species.	8.8 Small numbers of Green lizard, Heath Grasshopper, Slow Worm and common toad were identified. The species were found within peripheral habitat zones of the proposal site as well as habitats within the Extended Survey Area. Measures to control brown rats within the proposal site, creation of a protected species reservation within the site during construction works, together with habitat restoration and enhancement measures proposed in the design scheme, are considered beneficial to these species.
	53	n/a	New Reference added	Young, H. G. (2009) An investigation into the presence of heath grasshopper (<i>Chorthippus vagans</i>), green lizard (<i>Lacerta bilineata</i>), and slow worm (<i>Anguis fragilis</i>) with the Plémont Holiday Village Site. Unpublished report to Plémont Estates Ltd.
Andrew Leithgoe Landscape and Visual Assessment	Cover	Title	Redevelopment proposal - 30 new residential units - Site Specific Landscape & Visual Assessment	Redevelopment proposal - 28 new residential units - Site Specific Landscape & Visual Assessment
May 2009	All	n/a	(Top LHS Header) Plémont Jersey 30 House Scheme Ref 507-2	(Top LHS Header) Plémont Jersey 28 House Scheme Ref 507-2
	All	n/a	(Bottom LHS Footer) Plémont 30 House Scheme	(Bottom LHS Footer) Plémont 28 House Scheme
	3	1	(1.1 - 2 nd sentence) The proposal is to demolish the existing holiday camp and replace this with 30 residential units.	(1.1 - 2 nd sentence) The proposal is to demolish the existing holiday camp and replace this with 28 residential units.
	3	3	(1.3 - 3 rd sentence) This passes across land owned by the applicant over which they entered into a Licence with the States of Jersey for establishing the North Coast Footpath, which expires on 31.12.2016.	(1.3 - 3 rd sentence) This passes across common land to north of that owned by the applicant for which they entered into a Licence with the States of Jersey to establish the North Coast Footpath, which expires on 31.12.2016.
	22	1	4.1 The proposal comprises total demolition of the holiday/leisure facilities and replacement, elsewhere within the site, with 30 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 16 houses. To the west there is a cluster of 11 houses. To the north east there is a cluster of 3 houses.	4.1 The proposal comprises total demolition of the holiday/leisure facilities and replacement, elsewhere within the site, 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.
	22	4	(4.4 - Item c) There is a Second World War German observation post in the north east corner of the site. This is a reinforced concrete structure and is of historical interest. Unfortunately it has been doubled in size and used as storage during the operational life of the Holiday Camp, and a tank has been added to the roof. The eyesore of these later additions will be removed as part of the redevelopment.	(4.4 - Item c) There is a Second World War German observation post outside the north east corner of the site. This is a reinforced concrete structure and is of historical interest. Unfortunately it has been doubled in size and used as storage during the operational life of the Holiday Camp, and a tank has been added to the roof.
	31	2	(5.3.1 Sub-Title) Current Proposal - 30 Residential Units	(5.3.1 Sub-Title) Current Proposal - 28 Residential Units
	33	1	(5.4.3 - 6 th sentence) The perceived change; primarily the removal of the overlarge amenity building and the cliff top tennis court, together with the removal of the additions to the WW2 German observation post, will improve the view for walkers using the Cliff Path.	(5.4.3 - 6 th sentence) The perceived change; primarily the removal of the overlarge amenity building, will improve the view for walkers using the Cliff Path.
	35	4	(5.4.3 - 3 rd sentence) The new proposals show the post WW2 building additions to be demolished and with the original German WW2 observation post retained and restored.	(5.4.3 - 3 rd sentence) Sentence deleted.
Parsons Brinckerhoff Transport Assessment	Cover	Title	Plémont Holiday Village Transport Assessment - 30 Houses	Plémont Holiday Village Transport Assessment - 28 Houses
May 2009	NTS	4	The proposed development is for 30 houses. Trip generation from residential developments generally follow a pattern with the greatest traffic flows during the AM and PM peak hours, and it is anticipated that this development would generate 30 two-way movements during the morning peak and 24 two way movements during the evening peak. These traffic volumes are low and the proposed development should not have any significant adverse impact on the network.	The proposed development is for 28 houses. Trip generation from residential developments generally follow a pattern with the greatest traffic flows during the AM and PM peak hours, and it is anticipated that this development would generate 30 two-way movements during the morning peak and 24 two way movements during the evening peak. These traffic volumes are low and the proposed development should not have any significant adverse impact on the network.
	3	3	2.2.2 The site covers 4.82 hectares, including the buildings, other constructions, tennis courts, swimming pool, football pitch and a substantially surfaced camp within the complex.	2.2.2 The site covers 4.18 hectares, including the buildings, other constructions, tennis courts, swimming pool, football pitch and a substantially surfaced camp within the complex.

Document Name / Reference	Page No.	Para No.	Existing Text Deleted	Replacement Text Inserted
Parsons Brinckerhoff Transport Assessment (Cont)	6	2	(3.2.1 - 2 nd sentence) In total, 30 houses will be built, together with provision for private and visitor parking spaces.	(3.2.1 - 2 nd sentence) In total, 28 houses will be built, together with provision for private and visitor parking spaces.
	6	3	(3.2.2 - 1 st sentence) The development will group new houses into three clusters, with the south west cluster comprising of eleven houses, sixteen in the south east cluster and a smaller group of three houses in the north east corner of the site plan.	(3.2.2 - 1 st sentence) The development will group new houses into three clusters, with the south west cluster comprising of twelve houses, twelve in the south east cluster and a smaller group of four houses in the north east corner of the site plan.
	11	11	(4.5.9 - 2 nd sentence) The current proposal of 30 dwellings puts traffic flows below this threshold and therefore represents a reduction in traffic flows compared to the period when the holiday camp was in operation.	(4.5.9 - 2 nd sentence) The current proposal of 28 dwellings puts traffic flows below this threshold and therefore represents a reduction in traffic flows compared to the period when the holiday camp was in operation.
BDK Site Waste Management Plan May 2009	Cover All	Title n/a	Plémont Bay Holiday Village - Plémont 30 House Development (Bottom LHS Footer) Plémont Holiday Village - 30 House Development	Plémont Bay Holiday Village - Plémont 28 House Development (Bottom LHS Footer) Plémont Holiday Village - 28 House Development
	2	1	(4 th sentence) The demolition works are to provide a site area for returning 2/3rds of the site to natural landscape and construction of 30 houses on remainder of site.	(4 th sentence) The demolition works are to provide a site area for returning 2/3rds of the site to natural landscape and construction of 28 houses on remainder of site.
	5	1	(Project Title) Plémont Holiday Village - 30 Houses	(Project Title) Plémont Holiday Village - 28 Houses
	5	3	(1.3 - 2 nd sentence) The demolition works are to provide a site area for returning 2/3rds of the site to natural landscape and construction of 30 houses on remainder of site.	(1.3 - 2 nd sentence) The demolition works are to provide a site area for returning 2/3rds of the site to natural landscape and construction of 28 houses on remainder of site.
	6	4	(3.1 - 2 nd sentence) On the northern side of the site are steep cliffs and a Public Footpath has access over the site.	(3.1 - 2 nd sentence) On the northern side of the site, outside the application site boundary, are steep cliffs and a Public Footpath.
	6	8	3.2.4 There is a WW2 bunker located on the north east of the site which is to be protected during the works and will later be restored.	3.2.4 There is a WW2 bunker located beyond the north east corner of the site in an area which is to be protected during the works.
BDK Outline Construction Environmental Management Plan May 2009	Cover	Title	Plémont Bay Holiday Village - Plémont - 30 House Development	Plémont Bay Holiday Village - Plémont - 28 House Development
	2	1	1.1 This <i>outline</i> Construction Environmental Management Plan (CEMP) has been prepared to accompany the <i>Environmental Impact Statement</i> being submitted with the <i>Planning Application</i> for the demolition of Plémont Bay Holiday Village, site clearance, creating 12.96 vergées of Nature Conservation Land (48.3% of total site area), forming another 5.17 vergées of publicly accessible landscape (19.3% of total site area) in central area of site and construction of 30 Houses in three groups.	1.1 This <i>outline</i> Construction Environmental Management Plan (CEMP) has been prepared to accompany the <i>Environmental Impact Statement</i> being submitted with the <i>Planning Application</i> for the demolition of Plémont Bay Holiday Village, site clearance, creating 10.40 vergées of Nature Conservation Land (44.71% of total site area), forming another 5.79 vergées of publicly accessible landscape (24.9% of total site area) in central area of site and construction of 28 Houses in three groups.
	3	3	(1.3 - bullet points) <ul style="list-style-type: none"> • Site clearance, topsoiling and soft landscaping of 23,315 m² land area (12.96 vergées) to establish Nature Conservation Land, comprising 48.3% of total site area. • Construction of 30 Houses (total gross internal floor area approx 63,908 m²) together with associated garages / carports (total area approx 9,266 m²), gardens, hard landscaped courtyards, driveways and footpaths in three groups. • Extending existing C105 access road to serve south-western housing group and forming passing bay half way along eastern side of this access road. • Forming another 9,302 m² (5.17 vergées) of publicly accessible landscape, comprising 19.3% of total site area. • Creating new footpath link to north coast public footpath along eastern margin of Field 48. 	(1.3 - bullet points) <ul style="list-style-type: none"> • Site clearance, topsoiling and soft landscaping of 18,705 m² land area (10.40 vergées) to establish Nature Conservation Land, comprising 44.71% of total site area. • Construction of 28 Houses (total gross internal floor area approx 5,007 m²) together with associated garages / carports (total area approx 713 m²), gardens, hard landscaped courtyards, driveways and footpaths in three groups. • Extending existing C105 access road to serve south-western housing group and forming passing bay half way along eastern side of this access road. • Forming another 10,419 m² (5.79 vergées) of publicly accessible landscape, comprising 24.9% of total site area. • Creating new footpath link to north coast public footpath along eastern margin of Field 48.
	3	6	The site is located on the north-west side of La Route de Plémont at Plémont, Cueillette de Vinchelez, in the Parish of St. Ouën, Jersey. The property and surrounding land, centred on NGR WV/564565, covers an area of 47,548 m ² , or 26.43 vergées, situated between 67-75m above mean sea level.	The site is located on the north-west side of La Route de Plémont at Plémont, Cueillette de Vinchelez, in the Parish of St. Ouën, Jersey. The property and surrounding land within application boundary, centred on NGR WV/564565, covers an area of 41,838 m ² , or 23.25 vergées, situated between 67-75m above mean sea level.

Document Name / Reference	Page No.	Para No.	Existing Text Deleted	Replacement Text Inserted
BDK Outline Construction Environmental Management Plan (cont)	14	10	(3.7.2 - Para b) An accredited Ecological consultant will undertake re-survey of the site to identify any species present within the site protected under the Conservation of Wildlife (Jersey) Law 2000 and if any found to establish and agree an appropriate mitigation strategy with the Countryside Manager of the Environment Division of Planning and Environment Department	(3.7.2 - Para b) Establish a receptor reservation, probably on west side of site to north of T&TS foul drainage pumping station and to west of the western chalet block. Prior to translocation of Heath Grasshopper, Green Lizards and Slow Worms found within site boundary prepare receptor site, in case of tussocky grassland community through discreet mowing during Spring / early Summer, or in case of bramble / bracken community through flailing over winter period followed by discreet mowing during Spring / early Summer. Reservation to be fenced on the landward side but left open on westward side. During during hot weather over July / August protected species present on the site to be found and translocated to the receptor site, for green lizards by noosing around heads (not tails) over couple of days and for slow worms placing rubber tile refugia laid across the site for a two week period then removing to receptor site.
	20	3	(5 th e bullet point) • <u>Subject to the findings of a site survey in Summer 2009 for species protected under the Conservation of Wildlife (Jersey) Law 2000 there may be further mitigation and/or conservation measures required to be incorporated into the final CEMP.</u>	(5 th e bullet point) • <u>Small numbers of species protected under the Conservation of Wildlife (Jersey) Law 2000 have been found within the site and these are to be moved to a reservation on western edge of site during construction.</u>
	22	3	3.11.4 Reptiles and Amphibians Single individuals of green lizard and common toad were identified during site surveys for the Ecological Statement accompanying the Planning Application. This report considers the species are unlikely to be at risk during the demolition and construction phases although it will be necessary for the Environmental Site Manager to maintain a watching brief to ensure that Jersey Law is not infringed with regard to possible disturbance or damage to the species or their breeding sites (see Protected Species below)	3.11.4 Reptiles and Amphibians Small numbers of green lizard, heath grasshoppers, slow worms and common toad were identified during site surveys. These are to be moved onto a protected species reservation on western side of the site during construction period. It will be necessary for the Environmental Site Manager to maintain a watching brief to ensure that Jersey Law is not infringed with regard to possible disturbance or damage to the species or their breeding sites (refer to Protected Species Report)
	22	5	3.11.6 Protected Species A survey of species protected by the Conservation of Wildlife (Jersey) Law 2000 is to be undertaken by Durrell Wildlife Conservation Trust during June / July 2009. Prior to any demolition or site clearance works the site area must be re-surveyed to identify any species present within the site protected under the Conservation of Wildlife (Jersey) Law 2000. Dependant on the findings of these surveys there may be further mitigation and/or conservation measures to be incorporated into the final CEMP as established and agreed with the Environment Division of the Planning and Environment Department.	3.11.6 Protected Species Prior to any demolition or site clearance works the site area must be re-surveyed to find any species present within the site that are protected under the Conservation of Wildlife (Jersey) Law 2000, in particular Heath Grasshopper, Green Lizards and Slow Worms. Dependant on the findings of these surveys there may be further mitigation and/or conservation measures to be incorporated into the final CEMP as established and agreed with the Environment Division of the Planning and Environment Department. An receptor reservation is to be established, probably on west side of site to north of T&TS foul drainage pumping station and to west of the western chalet block, prior to commencement of demolition works. The receptor site is to be prepared, in case of tussocky grassland community through discreet mowing during Spring / early Summer, or in case of bramble / bracken community through flailing over winter period followed by discreet mowing during Spring / early Summer and is to be fenced on the landward side but left open on westward side. During during hot weather over July / August protected species present on the site to be identified and translocated to the receptor site.
	23	5	(3.13 - 2 nd Para, 3 rd sentence) An extant German World War II mortar position (German Bunker CIOS ref. M3 / SSI Ref. 05) is located within the north eastern part of the site	(3.13 - 2 nd Para, 3 rd sentence) An extant German World War II mortar position (German Bunker CIOS ref. M3 / SSI Ref. 05) is located beyond the north eastern part of the site
	24	3	A detailed scheme for the conservation of the WWII German bunker SSI ref. 05 will be prepared and agreement obtained from Historic Building section of Planning and Environment Department in conjunction with the Channel Islands Occupation Society	Detailed schemes will be prepared for the conservation of any WWII German defences identified within the site and agreement obtained from Historic Building section of Planning and Environment Department in conjunction with the Channel Islands Occupation Society

Document Name / Reference	Page No.	Para No.	Existing Text Deleted	Replacement Text Inserted
BDK Outline Construction Environmental Management Plan (cont)	25	n/a	New Reference added	3.16.10 Young, H. G. (2009) An investigation into the presence of heath grasshopper (<i>Chorthippus vagans</i>), green lizard (<i>Lacerta bilineata</i>), and slow worm (<i>Anguis fragilis</i>) with the Plémont Holiday Village Site. Unpublished report to Plémont Estates Ltd.
Durrell Site Survey for Heath Grasshopper, Green Lizard and Slow Worms October 2009	n/a	n/a	No Changes	No Changes
MOLAS Archaeological Assessment August 2006	n/a	n/a	(Project Information page) Approximate extent of site in hectares - 11.38 acres	(Project Information page) Approximate extent of site in hectares - 10.34 acres
	i	3	(Summary (Non-Technical) - 3 rd Para, 3 rd sentence) An extant German World War II mortar position falls within the area to be returned to nature.	(Summary (Non-Technical) - 3 rd Para, 3 rd sentence) An extant German World War II mortar position falls to north-east of the area to be returned to nature, outside application site boundary.
	i	5	(Summary (Non-Technical) - 5 th Para, 1 st sentence) The proposed redevelopment comprises the construction of residential units in four discreet areas, along with general landscaping for gardens, a new road and footpath.	(Summary (Non-Technical) - 5 th Para, 1 st sentence) The proposed redevelopment comprises the construction of residential units in three discreet areas, along with general landscaping for gardens, a new road and footpath.
	i	6	(Summary (Non-Technical) - 6 th Para, 5 th sentence) The proposal to remove a protected historic field boundary in order to widen the access road along the eastern side of the site would need to be discussed with the Planning and Environment Committee.	(Summary (Non-Technical) - 6 th Para, 5 th sentence) Sentence deleted
	2	1	(1.5 - 1 st sentence) The proposed redevelopment comprises the construction of residential units in four discreet areas, along with general landscaping for gardens, a new road and footpath (see Fig. 10).	(1.5 - 1 st sentence) The proposed redevelopment comprises the construction of residential units in three discreet areas, along with general landscaping for gardens, a new road and footpath (see Fig. 10).
	15	7	(5.2.6 - 3 rd bullet point) An extant German World War II mortar position, which has previously been surveyed and photographed, in the north eastern part of the site. in the area to be returned to nature (DBA 22).	(5.2.6 - 3 rd bullet point) An extant German World War II mortar position, which has previously been surveyed and photographed, is located beyond the north eastern part of the site (DBA 22).
	17	1	(6.1 - 3 rd bullet point) Construction of residential units at four locations:	(6.1 - 3 rd bullet point) Construction of residential units at three locations:
	17	3	(6.2 - 2 nd Para) Para deleted	None
	18	3	(6.5 - 1 st sentence) It is anticipated that the proposed residential units at four locations within the site would have 0.9m deep (maximum depth) strip foundations.	(6.5 - 1 st sentence) It is anticipated that the proposed residential units at three locations within the site would have 0.9m deep (maximum depth) strip foundations.
	18	6	6.7 - Para deleted	None
	19	3	(7 - 3 rd Para, 3 rd sentence) An extant German World War II mortar position falls within the area to be returned to nature.	(7 - 3 rd Para, 3 rd sentence) An extant German World War II mortar position falls to north-east of the area to be returned to nature, outside application site boundary.
	19	5	(7 - 4 th Para, 1 st sentence) The proposed redevelopment comprises the construction of residential units in four discreet areas, along with general landscaping for gardens, a new road and footpath.	(7 - 4 th Para, 1 st sentence) The proposed redevelopment comprises the construction of residential units in three discreet areas, along with general landscaping for gardens, a new road and footpath.
	Figure 10		Replace BDK Architects Drwg. No. 1871/8/02/D with revision J	
Durrell Puffin & Breeding Seabirds Report - January 2008	6	1	(1 st sentence) Housing development has been planned on land above the north coast cliffs at Plémont, St Ouen, Jersey: housing redevelopment that will entail the demolition of the existing holiday village at this site, re-landscaping of the site and construction of 36 housing units (Note: development of the site as a complex of self-catering units is also under consideration).	(1 st sentence) Housing development has been planned on land above the north coast cliffs at Plémont, St Ouen, Jersey: housing redevelopment that will entail the demolition of the existing holiday village at this site, re-landscaping of the site and construction of 28 housing units.
	17	5	Replacement of the Holiday Village with 36 houses will actually reduce the human population in the area – the Village has capacity for up to 488 holidaymakers plus 60 staff and between 1992-2000 had an average of 354 residents/week throughout the puffin breeding season; whereas 36 houses will have a maximum occupancy of 222 residents but more likely an average occupancy of around 126 persons	Replacement of the Holiday Village with 28 houses will actually reduce the human population in the area – the Village has capacity for up to 488 holidaymakers plus 60 staff and between 1992-2000 had an average of 354 residents/week throughout the puffin breeding season; whereas 28 houses will have a maximum occupancy of 196 residents but more likely an average occupancy of around 98 persons

Document Name / Reference	Page No.	Para No.	Existing Text Deleted	Replacement Text Inserted
Durrell Puffin & Breeding Seabirds Report (Cont)	26	5	(1 st sentence) The construction of a 36 house development at Plémont could potentially introduce a minimum of a further 10 cats to the immediate vicinity of the puffin colonies.	(1 st sentence) The construction of a 28 house development at Plémont could potentially introduce a minimum of a further 8 cats to the immediate vicinity of the puffin colonies.
	27	2	(1.4 - 2 nd Para, 2 nd sentence) Introduction of a further 10 cats in the residential development is extremely unlikely to increase any potential impact.	(1.4 - 2 nd Para, 2 nd sentence) Introduction of a further 8 cats in the residential development is extremely unlikely to increase any potential impact.
	28	2	(1.1 - 1 st sentence) Occupancy of 36 residential houses at Plémont will reduce numbers of humans in close proximity to nesting seabirds including Atlantic puffin compared to the previous use or alternative use as holiday accommodation.	(1.1 - 1 st sentence) Occupancy of 28 residential houses at Plémont will reduce numbers of humans in close proximity to nesting seabirds including Atlantic puffin compared to the previous use or alternative use as holiday accommodation.
Strata Surveys - Preliminary Risk Assessment (phase 1 Site Contamination Report)	24	1	The proposed future use of the site is dependant upon planning permission being forthcoming for rebuilding to provide a 73 unit self catering tourism facility.	The proposed future use of the site is dependant upon planning permission being forthcoming for rebuilding to provide 28no. Houses with 2/3rds of the site being returned to publicly accessible natural landscape.
December 2008	n/a	n/a	Delete Michael Felton Ltd. drwg no. 1456/101/P1	Insert Michael Felton Ltd. drwg no. 1456/201/P5

Plemont 28 Houses - Schedule of Required Sample Panels / Assemblies Dated 9/9/10
Based on September 2010 Detail Revision list from Planning

As 30 Houses recommended for Approval by Planning Officer April 08 with subsequent May 10 reduction to 28 Houses as directed by Senior Planning Officers, plus change to H14 July 10 followed by Planning requirements for Detail Design changes (a) August 2010 + (b) September 2010

External Material Specification by House No.										Material Sample / Construction Assembly Panels required by Type for Quality Approval by BDK Architects & Planning Officer							
House Number	External Wall Type	Wall corner Trimming Type	Window & Door Reveal Trimming Type	Window & Door Lintel / Cill Type	"Barn Arch" Reveal Trimming Type	Roof Covering Type	Verge Construction	Chimney construction (all with red clay pots)	Rooflight Specification	Sample Panel Type 1 Random Granite Wall / Wall Corner / Window & Door Reveals	Sample Panel Type 2 Natural Slate Roof Assembly	Sample Panel Type 3 Chimney Assembly	Sample Panels Types 4A & 4B "Barn Arch" Types	Sample Panel Type 5 Terracotta Pantile Roof Assembly	Sample Panel Type 6 Smooth Lime Render Wall / Wall Corner / Window & Door Reveal - Honey Beige	Sample Panel Type 7 Rustic Lime Render Wall / Wall Corner / Window & Door Reveal - Pale Green	Sample Panel Type 8 Ashlar Granite Wall / Wall Corner / Window & Door Reveals
	TYPE A	TYPE B	TYPE C	TYPE D	TYPES E1 + E2	TYPE F	TYPE G	TYPE H	W/L = Casement Size	Size 2.5m high x 1.5 x 1.5m	Size 1.5m high x 1.5 x 1.5m	Size 1.25m high (+ clay pots) x on plan 0.5 x 1.1m	Size 2m high x 1.5m wide	Size 1.5m high x 1.5 x 1.5m	Size 1.5m high x 1.5 x 1.5m	Size 1.5m high x 1.5 x 1.5m	Size 2.5m high x 1.5 x 1.5m
South-West Cluster																	
1 & 2	Random Granite coursed 18" lifts	Red Brickwork quoins	Red Brickwork quoins	Red Brickwork soldier arch & painted precast cills	None	Blue / Grey natural Slate	"Jersey Verge" in painted mortar	Red Brickwork stretcher bond with corbel band	Conservation Rooflight CR-3 W=385 L=848	Random granite wall with brickwork corner quoins & part window opening with quoins & soldier arch	Corner of roof construction with fascia / gutter / downpipe, slating & Jersey Verge	Chimney brickwork incl. 3 brick corbel band, painted mortar capping & pots	n/a	n/a	n/a	n/a	n/a
3	Random Granite coursed 18" lifts	Red Brickwork quoins	Red Brickwork quoins	Cut & Dressed Granite Lintols & brickwork cills	None	Blue / Grey natural Slate	"Jersey Verge" in painted mortar	None	None	Reference Panel 1 above (excl soldier arch n/a)	Reference Panel 2 above	n/a	n/a	n/a	n/a	n/a	n/a
4	Random Granite coursed 18" lifts	Red Brickwork quoins	Red Brickwork quoins	Cut & Dressed Granite Lintols & brickwork cills	Cut & Dressed Granite Quoins & Arch	Blue / Grey natural Slate	"Jersey Verge" in painted mortar	None	Conservation Rooflight CR-10 W=537 L=1000	Reference Panel 1 above (excl soldier arch n/a)	Reference Panel 2 above	n/a	Panel 4A - Random granite wall, granite reveal quoins & part granite arch stones ("Barn Arch" Type 1)	n/a	n/a	n/a	n/a
5 & 6	Random Granite coursed 18" lifts	Cut & Dressed Granite quoins	Cut & Dressed Granite quoins	Cut & Dressed Granite lintols & cills	None	Terracotta Jersey replica pantiles	Cut & Dressed granite verge	Coloured Lime Render	(H6 Only) Conservation Rooflight CR-10 W=537 L=1000	n/a	n/a	n/a	Reference Panel 4A above for general wall area (excl granite arch stones n/a)	Corner of roof construction with fascia / gutter / downpipe, Terracotta pantiles & Jersey Verge	Render to chimney stack only - Reference Panel 6 below	n/a	n/a
7	Coloured Lime Render, Honey Beige	Red Brickwork quoins	None	Raised Render Band Lintel & painted precast cills	None	Blue / Grey natural Slate	"Jersey Verge" in painted mortar	Coloured Lime Render	None	n/a	Reference Panel 2 above	n/a	n/a	n/a	Honey Beige Coloured Lime Render Wall Corner, with brick corner quoins (render incl. Chimney)	n/a	n/a
8 & 9	Coloured Lime Render, Pale Green	None	None	Raised Render Band Lintel & painted precast cills	None	Blue / Grey natural Slate	"Jersey Verge" in painted mortar	Red Brickwork bell tower with slate roof	(H8 Only) Conservation Rooflight CR-3 W=385 L=848	n/a	Reference Panel 2 above	Reference Panel 3 above for brickwork quality (bell assembly supplied as separate sample)	n/a	n/a	n/a	Pale Green "Rustic Rough" Lime Render Wall Corner & part raised lintol band (render incl. Chimney)	n/a
10 & 11	Random Granite coursed 18" lifts	Cut & Dressed Granite quoins	Cut & Dressed Granite quoins	Cut & Dressed Granite lintols & cills	None	Blue / Grey natural Slate	Cut & Dressed granite verge	Random coursed Granite with cut & dressed band	None	n/a	Reference Panel 2 above	n/a	Reference Panel 4A above for general wall area (excl granite arch stones n/a)	n/a	n/a	n/a	n/a
12	Cut & Dressed Ashlar Granite (Garage coloured Lime Render)	Cut & Dressed Granite quoins (excl Garage)	Cut & Dressed Granite quoins (excl Garage)	Cut & Dressed Granite lintols & cills (excl Garage)	None	Terracotta Jersey replica pantiles (Garage Blue/Grey slate)	Cut & Dressed granite verge (excl Garage "Jersey Verge")	Cut & Dressed Ashlar Granite with raised band	None	n/a	Garage only - Reference Panel 2 above	n/a	n/a	House only - Reference Panel 5 above	Garage only - Reference Panel 6 above	n/a	House only - Cut & Dressed Ashlar Granite wall with corner return quoins & part window opening with quoins & granite lintol
North-East Cluster																	
13	Cut & Dressed Ashlar Granite (Garage coloured Pale Green Render)	Cut & Dressed Granite quoins (excl Garage)	Cut & Dressed Granite quoins (excl Garage)	Cut & Dressed Granite lintol & cill (excl Garage)	None	Blue / Grey natural Slate	Cut & Dressed granite verge (excl Garage "Jsy Verge")	Cut & Dressed Ashlar Granite with raised band	Conservation Rooflight CR-10 W=537 L=1000	n/a	Reference Panel 2 above	n/a	n/a	n/a	n/a	Garage only - Reference Panel 7 above	Reference Panel 8 above
14	Random Granite coursed 18" lifts	Red Brickwork quoins	Red Brickwork quoins	Red Brick soldier arch / c'se & painted precast cills	None	Blue / Grey natural Slate	"Jersey Verge" in painted mortar	Random Granite bell tower with slate roof	None	Reference Panel 1 above	Reference Panel 2 above	(Bell assembly supplied as separate sample)	n/a	n/a	n/a	n/a	n/a
15	Random Granite coursed 18" lifts	Red Brickwork quoins	Cut & Dressed Granite quoins	Cut & Dressed Granite lintol & cill	Red Brickwork quoins & brick soldier arch	Blue / Grey natural Slate	"Jersey Verge" in painted mortar	None	None	Reference Panel 1 above (excl window quoins & soldier arch n/a)	Reference Panel 2 above	n/a	Panel 4B - Random granite wall, brick reveal quoins & part brick soldier Arch ("Barn Arch" Type 2)	n/a	n/a	n/a	Reference Panel 8 above, window reveal quoins & granite lintol only (excl Ashlar granite wall & wall corner return quoins)
16	Random Granite coursed 18" lifts	Cut & Dressed Granite quoins	Cut & Dressed Granite quoins	Cut & Dressed Granite lintol & cill	Cut & Dressed Granite Quoins & Arch	Blue / Grey natural Slate	"Jersey Verge" in painted mortar	None	None	Reference Panel 1 above (excl wall corner / window quoins & soldier arch n/a)	Reference Panel 2 above	n/a	Reference Panel 4A above	n/a	n/a	n/a	Reference Panel 8 above, window reveal quoins & granite lintol only (excl Ashlar granite walling)
North-West Cluster																	
17, 18 & 19	Random Granite coursed 18" lifts	Red Brickwork quoins	Red Brickwork quoins	Cut & Dressed Granite lintols / painted precast cills	None	Blue / Grey natural Slate	Cut & Dressed granite verge	Random coursed Granite with cut & dressed band	Conservation Rooflight CR-10 W=537 L=1000	Reference Panel 1 above (excl soldier arch n/a)	Reference Panel 2 above	n/a	n/a	n/a	n/a	n/a	n/a
20	Random Granite coursed 18" lifts	Cut & Dressed Granite quoins	Red Brickwork quoins	Cut & Dressed Granite lintols / painted precast cills	None	Blue / Grey natural Slate	"Jersey Verge" in painted mortar	None	Conservation Rooflight CR-10 W=537 L=1000	Reference Panel 1 above (excl soldier arch n/a)	Reference Panel 2 above	n/a	n/a	n/a	n/a	n/a	n/a
21 & 22	Random Granite coursed 18" lifts	Cut & Dressed Granite quoins	Red Brickwork quoins	Red Brickwork soldier course & painted precast cills	Red Brickwork quoins & brick soldier arch	Terracotta Jersey replica pantiles	"Jersey Verge" in painted mortar	None	None	Reference Panel 1 above	n/a	n/a	Reference Panel 4B above	Reference Panel 5 above	n/a	n/a	Reference Panel 8 above, window reveal quoins & granite lintol only (excl Ashlar granite walling)
23, 24 & 25	Coloured Lime Render, Honey Beige	Cut & Dressed Granite quoins	None	Cut & Dressed Granite lintol & cill	(H25 only) Cut & Dressed Granite Quoins & Arch	Blue / Grey natural Slate	"Jersey Verge" in painted mortar	Red Brickwork stretcher bond with corbel band	(H23 Only) Conservation Rooflight CR-10 W=537 L=1000	n/a	Reference Panel 2 above	Reference Panel 3 above	House 25 Only - Reference Panel 4A above for granite reveal quoins & part granite arch stones only (excl. random granite walling)	n/a	Reference Panel 6 above, render only (excl brick wall corner quoins)	n/a	Reference Panel 8 above, wall corner quoins, window reveal quoins & granite lintol only (excl Ashlar granite wall)
26	Coloured Lime Render, Pale Green	None	None	Raised Render Band Lintel & painted precast cills	None	Blue / Grey natural Slate	"Jersey Verge" in painted mortar	Coloured Lime Render, Pale Green with raised band	None	n/a	Reference Panel 2 above	n/a	n/a	n/a	n/a	n/a	Reference Panel 7 above
27 & 28	Random Granite coursed 18" lifts	Cut & Dressed Granite quoins	Cut & Dressed Granite quoins	Cut & Dressed Granite lintols & cills	None	Blue / Grey natural Slate	"Jersey Verge" in painted mortar	Random coursed Granite with cut & dressed band	None	n/a	Reference Panel 2 above	n/a	Reference Panel 4A above for general wall area (excl granite arch stones n/a)	n/a	n/a	n/a	n/a
28 (Wing only)	Coloured Lime Render, Pale Green	None	None	Raised Render Band Lintel & painted precast cills	None	Blue / Grey natural Slate	"Jersey Verge" in painted mortar	Coloured Lime Render, Pale Green with raised band	None	n/a	Reference Panel 2 above	n/a	n/a	n/a	n/a	n/a	Reference Panel 7 above

Other Material Samples Required

- 1 Lead Clad Dormer whole assembly
- 2 Timber beam / post assembly
- 3 Cut & Dressed Granite lintol & cill

