

MICHEL
HUGHES
ASSOCIATES



PLÉMONT BAY HOLIDAY VILLAGE
ST. OUEN, JERSEY

Plémont
30 House Development

ENVIRONMENTAL
IMPACT
STATEMENT
ANNEXES ONLY

This File excludes Main Report -
refer to file *1A-Plémont Env Impact Stat (EIS)*
ex Annexes for Main Report

Report submitted to:
Plémont Estates Ltd

Report produced by:
Michel Hughes Associates
33 Fore Street
Chudleigh
Devon
TQ13 0HX

author: Michel Ragody Hughes
May 2009

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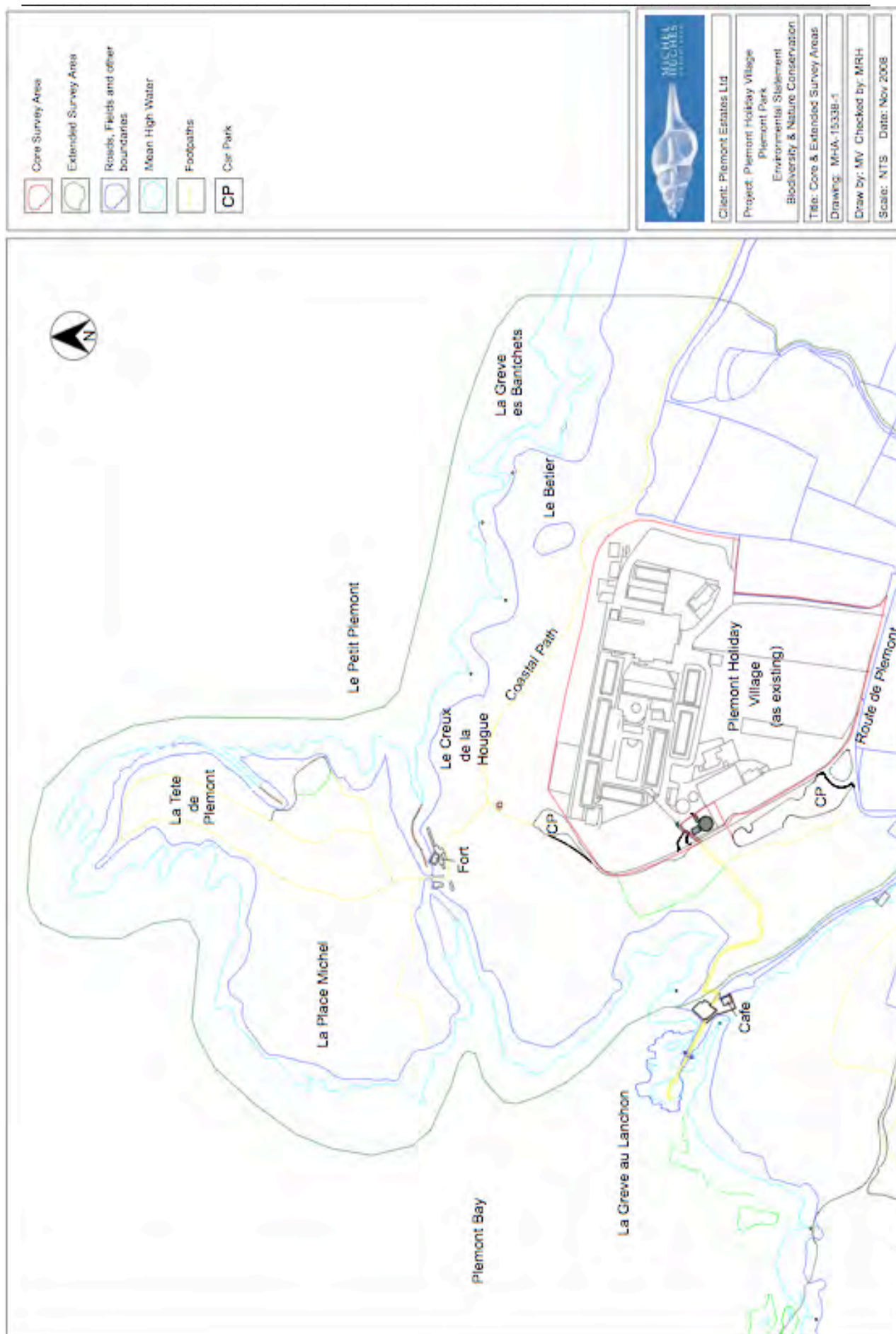
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Annex 1

CORE AND EXTENDED SURVEY AREAS

Survey boundaries



Annex 2

JERSEY ISLAND PLAN 2002 ANALYSIS OF PROPOSAL AGAINST ALL PLANNING POLICIES

Jersey Island Plan 2002 – Analysis of Proposal against all Planning Policies

Policy	Policy Details	Applicability	Compliance of Proposal with Policy & Mitigation
General Policies			
G1	Sustainable Development		
	- <i>Integrates new development within the existing built up area</i>	No	Proposal is replacing existing development, not new development.
	- <i>promotes the vitality and viability of St. Helier and defined urban / rural settlements</i>	No	Proposal unrelated to, but does not detract from, vitality or viability of St. Helier nor the defined settlements.
	- <i>re-uses already developed land</i>	Yes	The proposal re-uses already developed land.
	- <i>supports an overall pattern of land-uses reducing need to travel and promote increased use of public transport, cycling and walking</i>	Yes	The proposal site enjoys a direct bus service and compared to the existing authorized use has been shown to reduce private car trips
	- <i>conserves or enhances the natural environment and cultural heritage</i>	Yes	This EIS and supporting assessments have demonstrated the proposal will enhance natural environment and heritage in this area.
	- <i>minimises impacts on the Island and global environment</i>	Yes	The proposal constitutes in Island terms an substantial overall reduction in impact below that of the existing development. Replacing the energy wasteful old buildings with highly insulated SIP envelopes principally heated by occupants reduces global energy consumption and CO ² emissions.
G2	General Development Considerations		
	- <i>will not unreasonably affect character and amenity of the area</i>	Yes	Proposal significantly improves character and amenity of the area
	- <i>will not have an unreasonable impact on neighbouring uses and local environment by reason of visual intrusion or other amenity considerations</i>	Yes	EIS demonstrates that proposal a) reduces impact on neighbouring uses and local environment; b) reduces visual intrusion and improves amenity.
	- <i>will not have an unreasonable impact on the landscape, ecology, archaeological remains or architectural features and includes measures for the enhancement of such features and the landscaping of the site</i>	Yes	EIS demonstrates the landscape will be enhanced, with a substantial beneficial ecological impact. Archaeological remains can be secured. The proposal includes measures for enhancing these features and landscaping of the site.
	- <i>incorporates satisfactory provision of amenity and public open space where appropriate</i>	Yes	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.
	- <i>will not have an unreasonable impact on important open space or natural or built features, including trees, hedgerows, banks, walls and fosses</i>	Yes	The proposal reduces impacts from the existing development on surrounding open space, significantly increases open space and does not affect other natural or built features.
	- <i>provides a satisfactory means of access, manoeuvring space within the site and adequate space for parking</i>	Yes	The Traffic assessment concludes the existing means of access will be satisfactory. Adequate parking and manoeuvring space is provided within

Policy	Policy Details	Applicability	Compliance of Proposal with Policy & Mitigation
			the boundaries of the three residential clusters.
	- will not lead to unacceptable problems of traffic generation, safety or parking	Yes	The Traffic assessment concludes traffic generation, safety and parking will be acceptable.
	- is accessible by pedestrians, cyclists and public transport users, including those with mobility impairments	Yes	The proposal includes for accessible design.
	- will not have an unreasonable impact on public health, safety and the environment by virtue of noise, vibration, dust, light, odour, fumes, electro-magnetic fields or effluent	Yes	This EIS demonstrates there will not be any impacts on the environment from these causes.
	- where possible makes efficient use of construction and demolition materials to avoid generation of waste and to ensure the efficient use of resources	Yes	The Design Statement and Site Waste Management Plan include measures to make efficient use of demolition and construction materials.
	- encourages energy efficiency through building design, materials, layout and orientation	Yes	The proposal adopts highly insulated SIP envelopes principally heated by occupants.
	- includes the provision of satisfactory mains drainage and other service infrastructure	Yes	This EIS concludes there exists satisfactory mains drainage. The site is provided with all other main services adequate for the proposal.
G3	Quality of Design	Yes	Addressed within this EIS and Design Statement. See also G4.
G4	Design Statements	Yes	A Design Statement is submitted with the application, together with detailed assessments of landscape and visual impact.
G5	Environmental Impact Assessment	Yes	This EIS report, read together with the supporting reports, comprises the Environmental Impact Assessment submitted with the Planning Application.
G6	Transport Assessments	Yes	The supporting Transport Assessment addresses transport issues relating to this proposal and concludes there are not any significant implications.
G7	Control of Unauthorised Development	No	No works will commence until Planning Permit has been received.
G8	Access for All	Yes	The proposal will provide safe and convenient access for all including those with mobility impairments
G9	Designing Out Crime	Yes	The proposal maximizes natural surveillance from the houses over common areas within the three residential clusters.
G10	Planning Obligations	TBC	Any infrastructure or amenities required as a direct result of the proposal will be negotiated with Planning. The proposal makes adequate provision for infrastructure and amenities necessary for the development.
G11	Sites of Special Interest	No	Sites of Special Interest are unaffected by this proposal.
G12	Archaeological Resources	Yes	On site investigations will be undertaken by archaeological trenching to establish the presence of any extant archaeology on the site and a suitable preservation / mitigation strategy agreed with Planning's Historic Team dependant upon the value of any finds.

Policy	Policy Details	Applicability	Compliance of Proposal with Policy & Mitigation
G13	Buildings and Places of Architectural and Historic Interest	Yes	The extant German WWII structures are unaffected by the proposal and these will be enhanced by removing later accretions and repair.
G14	Protection of Trees	No	There are no Protected Trees, nor any other significant trees, on this site.
G15	Replacement Buildings		
	- <i>enhance the appearance of the site and its surroundings</i>	Yes	The Landscape and Visual Assessment concludes the scheme will enhance site and surrounding appearance.
	- <i>replace a building that it is not appropriate to repair or refurbish</i>	Yes	The existing buildings, although capable of refurbishment, are inappropriate to retain for reasons given in this EIS
	- <i>not have an unreasonable impact on neighbouring uses and the local environment by reason of visual intrusion or other amenity considerations</i>	Yes	The Landscape and Visual Assessment concludes the proposal significantly reduces visual intrusion.
	- <i>involve loss of an existing building that is unsympathetic to the character and amenity of the area</i>	Yes	This EIS and supporting Landscape and Visual Assessment confirms the environmental, character, landscape and visual benefits that will be gained by removing the existing buildings that comprise a blot on the landscape.
G16	Demolition of Buildings		
	- <i>enhance the appearance of the site and its surroundings</i>	Yes	Demolition of existing buildings will have a significant beneficial impact on character and amenity of site and surroundings.
	- <i>would not have an unacceptable impact on a Site of Special Interest, Building of Local Interest or a Conservation Area</i>	No	There are no Sites of Special Interest, BLI's or Conservation areas affected by the proposal.
	- <i>would not have an unacceptable impact on the character and amenity of the area</i>	Yes	This EIS demonstrates there will be significant beneficial impacts on the character and amenity of the area, which will be enhanced.
	- <i>makes adequate provision for the management of waste material arising from demolition as required by Policy WM2</i>	Yes	The supporting Site Waste Management Plan makes adequate provision for re-cycling of demolition materials.
G17	Contaminated Land	Yes	The supporting Preliminary Risk Assessment (Phase 1 Site Contamination Report) sets out further investigation works, which will be undertaken and concludes any contamination can be remediated.
G18	Signs and Advertisements	No	No signage will be required for the residential clusters except normal street signage. Erection of any other signs can be made subject to planning control by including condition the Planning Permit removing provisions of the Planning and Building (General Development) (Jersey) Order from this site.
G19	Satellite Antennae	Yes	To avoid roofscape clutter each residential cluster will have one central satellite & TV antenna serving all houses in that cluster.
G20	Light Pollution		

Policy	Policy Details	Applicability	Compliance of Proposal with Policy & Mitigation
	<i>Lighting within all new developments and environmental improvements will be designed to minimize the effect of sky-glow whilst providing adequate illumination levels. When considering such matters, the Planning and Environment Committee will not normally grant planning permission where the proposal would:</i>	Yes	The Design Statement and this EIS gives details of the approach to minimise sky-glow while providing adequate low-level background illumination. There will be a reduction in light pollution.
	<i>- cause harm to the occupants of nearby properties by virtue of the intensity, direction and hours of lighting.</i>	Yes	The existing high level floodlighting is being replaced by low intensity, low level surface illumination without any light spill outside boundary of the three residential clusters. There will not be any street lighting outside these boundaries.
	<i>- result in road safety problems from dazzle or distraction to drivers.</i>	Yes	This EIS and the supporting Transport Assessment does not identify any issue with road safety
	<i>- unreasonably affect the character and amenity of the area</i>	Yes	Reduction in light pollution and avoidance of sky-glow will enhance character and amenity of the area
Countryside Policies			
C1	Sustainability and Stewardship of the Countryside	No	Chapter 8 of this EIS contains a Sustainability Appraisal concluding this is a sustainable use of an existing developed site located in the countryside.
C2	Countryside Character	Yes	This EIS concludes the proposal is sympathetic to and will significantly restore local landscape context and character.
C3	Biodiversity	Yes	The supporting Ecological Assessment confirms biodiversity within the site and surrounding areas will be substantially enhanced by the proposal.
C4	Zone of Outstanding Character	No	Site is not within this zone
C5	Green Zone		
	<i>...will be given a high level of protection and there will be a general presumption against all forms of new development (note this proposal is for replacing an existing development, not a new development) for whatever purpose.</i>		
	<i>The Planning and Environment Committee recognizes, however, that within this zone there are many buildings and established uses and that to preclude all forms of development would be unreasonable. Thus, the following types of development may be permitted but only where the scale, location and design would not detract from, or unreasonably harm, the visually sensitive character and quality of this zone:</i>		
	<i>- domestic extensions and alterations</i>	No	The proposal is for new 30 new houses and does not involve domestic extensions / alterations. Future domestic extensions / alterations can be made subject to planning control by including condition in the Planning Permit removing provisions of the Planning and Building (General Development) (Jersey) Order from this site.
	<i>- limited ancillary or incidental buildings within the curtilage of a</i>	No	Ditto

Policy	Policy Details	Applicability	Compliance of Proposal with Policy & Mitigation
	<i>domestic dwelling</i>		
	<i>- conversions of existing buildings to appropriate and non-intrusive residential, community, cultural, tourism, recreational and commercial uses.</i>	No	The proposal is a replacement of existing buildings on the site, not conversion of existing buildings.
	<i>- new development on an existing agricultural holding...</i>	No	The proposal is not for agricultural purposes.
	<i>- suitable proposals for diversification in the agriculture industry...</i>	No	Ditto
	<i>- extensions to existing tourist accommodation in accordance with Policy TR1</i>	No	The proposal is not for tourist accommodation.
	<i>- small-scale proposals for new or extended cultural and tourism...</i>	No	This is not a proposal for new or extended tourism attraction.
	<i>- small-scale proposals for the development of new cultural and recreational resources...</i>	No	This is not a proposal for new cultural or recreational resources.
	<i>- cemeteries</i>	No	This is not a proposal for a cemetery
	<i>- development that has been proven to be in the Island interest and that cannot reasonably be practically located elsewhere</i>	No	This is not a proposal for new development.
<p><i>Proposals for new developments (note this proposal is for replacing an existing development, not a new development) which must occur outside the built-up area will only be permitted in the Green Zone where it is demonstrated that there are no suitable alternative sites available in the Countryside Zone and wherever possible, new buildings should be sited next to existing ones or within a group of buildings.</i></p> <p><i>In all cases the appropriate tests as to whether a development proposal will be permitted is its impact on the visually sensitive character of this zone and whether it accords with the principles of sustainability which underwrite the Plan. For the avoidance of doubt:</i></p>			
	<i>- large scale developments will be strongly resisted, unless they are proven to be in the Island interest</i>	Partly	The proposal is of a lesser scale than the existing development and does not comprise new development. It has been shown in the EIS and the supporting Landscape and Visual Assessment the proposal will reduce impact in this area.
	<i>- there will be a presumption against the redevelopment of modern agricultural buildings</i>	No	The proposal is not replacing modern agricultural buildings.
	<i>- there will be a presumption against the redevelopment of other commercial buildings. Exceptions may only be permitted where it is demonstrated, to the satisfaction of the Committee, that the redevelopment would give rise to substantial environmental gains and a significant contribution to the character of the area. It is expected that such improvements would arise, in particular, from significant reductions in mass, scale and built floorspace, changes in the nature and intensity of use, careful consideration of siting</i>	Yes	This EIS and the supporting reports (in particular Ecology / Landscape and Visual issues) demonstrates the proposal will give rise to substantial environmental gains and a significant contribution to the character of the area including restoration of landscape character. 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. Planning's

Policy	Policy Details	Applicability	Compliance of Proposal with Policy & Mitigation
	<i>and design and a restoration of landscape character.</i>		Case Officer has previously concluded the proposal is in accordance with this Policy.
	<i>- there will be a presumption against the approval of extensions to commercial properties other than extensions to tourist accommodation....</i>	No	This is not a proposal to extend a commercial property, nor to extend the existing tourist accommodation
	<i>- applications which seek to extend a dwelling house to house a dependant relative....</i>	No	Not applicable to this proposal
	<i>- applications for the development of new dwellings....</i>	No	Ditto
	<i>- The Planning and Environment Committee will require an Environmental Impact Assessment to be carried out for any development likely to have a significant effect on the environment, in accordance with Policy G5</i>	Yes	This EIS report, read together with the supporting reports, comprises the Environmental Impact Assessment submitted with the Planning Application.
C6	Countryside Zone	No	Site is not within this zone
C7	St. Ouen's Bay Planning Framework	No	Site is not within the St. Ouen Bay area
C8	Landscape Management Strategy	No	Not applicable to this proposal
C9	Trees and Woodlands	No	None of these present at the site
C10	Walls, Fosses, Banques and Hedgerows	Yes	The proposal retains the existing boundary walls and banques, which will be restored as part of the development.
C11	Countryside Access and Awareness	No	Not applicable to this proposal, but the proposal makes substantial contribution to increasing countryside access with 67% of the site becoming publicly accessible land in particular increasing the public footpath network in this area and new access to North Coast footpath.
C12	Tourism and Recreation Support Facilities in the Countryside	No	Ditto
C13	Safeguarding Farmland	No	Site is not farmland / agricultural use
C14	Stewardship in Agriculture	No	Ditto
C15	Diversification of Agriculture	No	Ditto
C16	New Agricultural Buildings and Extensions	No	Ditto
C17	New Dwellings for Agricultural Workers	No	Ditto
C18	Change of Use / Conversion of Traditional Farm Buildings	No	Ditto
C19	Change of Use / Conversion of Modern Farm Buildings	No	Ditto
C20	Redundant Glasshouses	No	Site is not redundant glasshouse

Policy	Policy Details	Applicability	Compliance of Proposal with Policy & Mitigation
Built Environment Policies			
BE1	St. Helier Urban Character Appraisal	No	Site is not within St. Helier
BE2	Proposals in the Town of St. Helier	No	Ditto
BE3	Town Centre Vitality	No	Ditto
BE4	Waterfront Development Area	No	Site is not within the Waterfront Development Area
BE5	Tall Buildings	No	All buildings are two storey
BE6	Action Areas	No	Site is not within any Action Area
BE7	Settlement Plans	No	Site is not within a Settlement Plan area
BE8	Important Open Space	No	The site is not zoned as Important Open Space
BE9	Conservation Areas	No	Site is not within a Conservation Area
BE10	Green Backdrop Zone	No	Site is not within Green Backdrop Zone
BE11	Shoreline Zone	No	Site is not within the Shoreline Zone
BE12	Percent for Art	Yes	Appropriate voluntary contribution in accordance with provisions of SPG PAN3 will be negotiated and agreed with Planning
BE13	Frontage Parking	No	Not applicable to this proposal
BE14	Street Furniture and Materials	No	Site is not within St Helier or other urban area
Marine Environment Policies			
M1	Marine Protection Zone	No	Site is not within Marine Protection Zone
M2	Coastal Zone Management Strategy	No	Site is not within Coastal Zone
M3	Marine Biodiversity	No	The proposal does not affect marine biodiversity
M4	Shoreline Management	No	Site is not within Shoreline areas
M5	Fishing and Fish Farming	No	Proposal is not for Fishing or Fish Farming
M6	Marine Sites of Special Interest	No	There are no Marine Sites of Special Interest near this site
Housing Policies			
H1	Provision of Homes	Yes	The proposal increases supply of mid-market local housing. The Sustainability Appraisal identifies this will have a beneficial impact on supply of housing.
H2	Sites to be zoned for Category A Housing	No	Site is not zoned for Category A Housing
H3	Sites for further consideration for Category A Housing	No	Site is not within this list
H4	Sites safeguarded for future Category A Housing needs	No	Ditto

Policy	Policy Details	Applicability	Compliance of Proposal with Policy & Mitigation
H5	Meeting Housing Need	No	Site is not zoned for housing
H6	Preparation of Development Briefs	No	Ditto
H7	Housing Density and Standards	Yes	The proposal exceeds current Planning standards being low density with dwelling sizes above minimum standards.
H8	Housing Development within the Built-Up Area	No	Site is outside the built-up area
H9	Conversion of Dwellings to smaller units and multiple occupation	No	Not applicable to this proposal
H10	Loss of Housing Units	Yes	The proposal replaces existing managers bungalow and existing staff cottage with two new houses.
H11	Rehabilitation of Housing Estates	No	Not applicable to this proposal
H12	Housing to meet Special Requirements	No	Ditto
H13	Registered Lodging Accommodation	No	Ditto
H14	Staff Accommodation	No	Ditto
Social and Community Policies			
SC1	Provision of new Education Facilities on existing sites	No	Not applicable to this proposal
SC2	Safeguarding of sites for Educational Use	No	This site is not within this list
SC3	New Town Primary School	No	Not applicable to this proposal
SC4	Joint Provision and Dual Use of Facilities	No	Ditto
SC5	Nursery Provision	No	Ditto
SC6	Health Provision	No	Ditto
SC7	Primary Healthcare Facilities	No	Ditto
SC8	Protection of Community Facilities	No	This site is not a community facility
SC9	New Community Facilities	No	The proposal is not for a new community facility
SC10	Emergency Services	No	Not applicable to this proposal
SC11	HM Prison La Moye	No	Ditto
Industry and Commerce Policies			
IC1	Provision of Office Accommodation	No	Not applicable to this proposal
IC2	Offices in St. Helier Town Centre	No	Ditto
IC3	Offices Outside of St. Helier Town Centre	No	Ditto
IC4	Conversion of Upper Floors of Commercial Buildings for Offices	No	Ditto

Policy	Policy Details	Applicability	Compliance of Proposal with Policy & Mitigation
IC5	Other Small Scale Office Developments	No	Ditto
IC6	Businesses Run from Home	No	Ditto
IC7	Provision of Industrial Land	No	Ditto
IC8	Protection of Existing Industrial Sites	No	This is not an existing industrial site
IC9	Proposals for New Industrial Buildings	No	Not applicable to this proposal
IC10	Relocation of Bad Neighbour Uses	No	The existing use of this site is not industrial, storage or distribution activities
IC11	Extensions or Alterations to Existing Industrial Buildings	No	This proposal does not relate to existing industrial buildings
IC12	New Industrial Development in the Countryside	No	This proposal is not for new industrial development
IC13	Protection and Promotion of St. Helier for Shopping	No	Not applicable to this proposal
IC14	Protection and Promotion of Local Shopping Centres	No	Ditto
IC15	Development of Local Shops	No	Ditto
IC16	Development of Evening Economy Uses	No	Ditto
IC17	Food Retailing Proposals	No	Ditto
IC18	Retail Warehouses	No	Ditto
IC19	Retailing within Industrial Sites	No	Ditto
IC20	Retail Development Outside the Built-up Area	No	Ditto
IC21	Take-away Food Outlets	No	Ditto
IC22	Beach Kiosks	No	Ditto
Tourism and Recreation Policies			
TR1	Development of New Tourist Accommodation	No	Not applicable to this proposal
TR2	Tourist Destination Areas	No	This site is not located within any Tourist Destination Area
TR3	New or Extended Tourism and Cultural Attractions	No	This proposal is not for a Tourism Attraction
TR4	Protection of Recreational and Cultural Resources	No	This site is not an existing recreational or cultural resource
TR5	Development of Recreational Resources	No	This proposal is not for a Recreational Resource
TR6	Land for Recreation	No	This site is not on the list of identified recreational resource locations
Travel and Transport Policies			
TT1	Strategic Travel Policy	Yes	The T&TS draft Integrated Travel and Transport Plan is not yet adopted policy. However the aim of this Plan is to reduce congestion, pollution and road injuries through encouraging a gradual reduction in private car trips.

Policy	Policy Details	Applicability	Compliance of Proposal with Policy & Mitigation
			The supporting Transport Assessment included as part of this EIS identifies the proposal does not adversely impact on private car trips. The site is served by a regular bus service likely to be used by residents.
TT2	Travel Awareness Campaign	No	Not applicable to this proposal
TT3	Island Route Network	No	Ditto
TT4	Protection of the Footpath and Cycle Network	No	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.
TT5	Primary School Traffic Studies	No	Not applicable to this proposal
TT6	Improvement Lines	No	Ditto
TT7	Town Centre Movement Strategy	No	Ditto
TT8	Pedestrian Improvement Areas	No	This site is not located within any Pedestrian Improvement Area.
TT9	Walking Strategy	No	Note the proposal provides links to the North Coast footpath and also pedestrian footpath from the housing clusters to the bus stop
TT10	Cycle Network	No	This proposal has no impact on the Cycle Network
TT11	Cycle Facilities	Yes	The proposal provides facilities to encourage use of cycles by residents
TT12	Safe Routes to Schools	No	The Transport Assessment concludes the lanes leading to the nearest school are safe for cycling to school.
TT13	Public Transport Services	No	The site is served by an existing bus service which will experience increased demand from this proposal and increase likelihood of this bus service continuing in the future.
TT14	Bus Priority Corridor	No	Not applicable to this proposal
TT15	Facilities for Bus Passengers	No	Ditto
TT16	Community Transport	No	Ditto
TT17	Transport Centre	No	Ditto
TT18	Relocation of Bus Depots	No	Ditto
TT19	Accessibility Audits	No	Ditto
TT20	Shopmobility Centre	No	Ditto
TT21	Reducing Traffic Pollution	Yes	The supporting Transport Assessment concludes this proposal will not affect traffic pollution
TT22	Travel Plans	No	This proposal is not for new development
TT23	Traffic Calming and Road Safety in Urban Areas	No	Not applicable to this proposal

Policy	Policy Details	Applicability	Compliance of Proposal with Policy & Mitigation
TT24	Road Safety in Rural Communities	Yes	The supporting Transport Assessment concludes this proposal will not adversely impact on road safety
TT25	Parking Strategy	No	Not applicable to this proposal
TT26	Parking Guidelines	Yes	The proposal provides adequate car parking for residents meeting current Planning standards.
TT27	Provision of Public Parking Space	No	Not applicable to this proposal as not in St Helier
TT28	Private Car Parks	No	Not applicable to this proposal
TT29	Parking for the Disabled	Yes	The proposal provides adequate on site disabled car parking spaces
TT30	Commuted Payment in lieu of Parking	No	Not applicable to this proposal as not in St Helier
TT31	Proposals for new Car Parks outside St Helier	No	This proposal is not for a car park
TT32	Operational Development at Jersey Airport	No	Not applicable to this proposal
TT33	Aircraft Noise Zones	No	This site is outside the aircraft noise zones
TT34	Airport Public Safety Zone	No	This site is outside the airport public safety zone
TT35	Jersey Harbour Operational Area	No	Not applicable to this proposal
TT36	St Helier Waterfront, Harbour and La Collette recreational traffic	No	Ditto
Natural Resources and Utilities Policies			
NR1	Protection of Water Resources	Yes	This EIS concludes there will not be any impact on water resources
NR2	Foul Sewerage Facilities	Yes	There is an existing public mains sewer and pumping station adequate to serve this proposal
NR2	Protection of Water Resources	Yes	The proposal includes design to collect rainwater from roofs and hardstandings which will filtered through reedbeds and recycled for toilet flushing and landscape watering
NR3	Water Conservation	Yes	The proposal includes design to collect rainwater from roofs and hardstandings which will filtered through reedbeds and recycled for toilet flushing and landscape watering
NR4	Renewable Energy Proposals	No	Not applicable to this proposal
NR5	Energy Efficiency	Yes	The proposal incorporates constructing the houses using highly insulated SIP panels and heat recovery systems
NR6	New or Extended Mineral Workings	No	Not applicable to this proposal
NR7	Use of Planning Conditions on Mineral Workings	No	Ditto
NR8	Use of Legal Agreements	No	Ditto

Policy	Policy Details	Applicability	Compliance of Proposal with Policy & Mitigation
NR9	Secondary Aggregates	No	Ditto
NR10	New Off-Loading Facilities for Imported Aggregates	No	Ditto
NR11	Utilities	No	This scheme is not a new facility for a utility company.
NR12	Telecommunications Masts	No	Not applicable. This facility would not have a telecommunications mast.
NR13	Safety Zones for Hazardous Installations	No	Not applicable to this proposal
Waste Management Policies			
WM1	Waste Minimisation and Recycling	Yes	The supporting Site Waste Management Plan demonstrates 95% of demolition materials and 75% of construction waste will be either re-used on site or recycled
WM2	Construction and Demolition Wastes Plan	Yes	The supporting Demolition and Construction Site Waste Management Plan is submitted with the planning application
WM3	New and Expanded Waste Management Facilities	No	Not applicable to this proposal
WM4	Safeguarded Waste Site	Yes	Ditto
WM5	Land Reclamation and Landfill Sites	No	Ditto
WM6	Restoration of Land Reclamation and Landfill Sites	No	Ditto

This analysis has demonstrated the proposal is in compliance with all Island Plan Policies. Under clause 19(2) of the Planning and Building (Jersey) Law 2002 in general the Minister shall grant planning permission if the proposed development is in accordance with the Island Plan.

Annex 3

CONSULTATION CORRESPONDENCE

From: "Kelly Johnson" <K.Johnson@gov.je>
Subject: RE: Plemont Holiday Village - 30 House EIA Scoping Opinion (reminder)
Date: 2 March 2009 12:20:16 GMT
To: "Paul Harding" <paul.harding@bdkarchitects.com>
Cc: "Richard Glover" <R.Glover@gov.je>, "Roy Webster" <R.Webster@gov.je>
 1 Attachment, 8.2 KB  

If this e-mail has been sent in error, please notify us immediately and delete this document. Please note the legal disclaimer which appears at the end of this message.

Dear Paul,


As you have formally requested a scoping opinion regarding 30 houses at the above-mentioned site I will undertake this process in strict accordance with our guidance, Draft Supplementary Planning Guidance EIA: A Guide to Procedures July 2008, previously issued to you.

Therefore the process will take 7 weeks from the date of the formal request. You have formally requested a scoping opinion on 17th February via email however this was in electronic format only and as per page 27 of our Draft SPG we require 5 hard copies as well as an electronic format to be able to provide a scoping opinion.

As I cannot start the scoping process without 5 hard copies of the scoping documents, I trust that you will provide them as soon as possible.

Regards
Kelly

Kelly Johnson
Environmental Policy and Awareness Manager
Planning and Environment Department
States of Jersey | Howard Davis Farm | Trinity | JE3 5JP
T: +44(0)1534 441614 | F: +44(0)1534 441601 | W: www.gov.je

 Think of the environment...do you need to print this e-mail?

The content of this email is without prejudice to a future decision made by the Minister for Planning and Environment.

-----Original Message-----

From: Paul Harding [mailto:paul.harding@bdkarchitects.com]
Sent: 26 February 2009 12:52
To: Kelly Johnson
Subject: Plemont Holiday Village - 30 House EIA Scoping Opinion (reminder)
Importance: High

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Dear Kelly,

Further to my formal request of 17 February as below.
When I called you regarding this on 10 February you said you would have the updated Scoping Opinion ready to give me when I was going to meet you last Wednesday 18 February which you subsequently cancelled.

Please could you let me know when this will be sent to me ?

Regards,
For and on Behalf of
BDK Architects

Paul W. Harding BA DipArch RIBA
Director

Tel: +44 1534 768740
Fax: +44 1534 739115
M: + 44 7797 740420?

BDK Architects
White Lodge,
Wellington Road,
St. Saviour,
JERSEY, C.I.
JE2 7TE

www.BDKArchitects.com

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Begin forwarded message:

From: Paul Harding <paul.harding@bdkarchitects.com>
Date: 17 February 2009 16:33:54 GMT
To: Kelly Johnson <K.Johnson@gov.je>
Cc: Winchester Myles <myles.winchester@bdkarchitects.com>, Bouchard Sam <sam.bouchard@bdkarchitects.com>
Subject: Re: Plemont Holiday Village - 30 House application

Dear Kelly,

Further to our conversation last Tuesday 10th February regarding the above I am pleased to confirm my request for you to provide a Scoping Opinion for the EIA required for the above forthcoming Planning Application. This comprises reduction from the previous application for 36 houses with the deletion of 6 houses (Nos. 25-29 & 35) as recommended for approval by the Planning Case Officer, Roy Webster. Please see attached his report of April 2008 for your information, together with related SOA and a GA Site Plan showing the 30 house layout.

As discussed I trust you will not have to undertake another Scoping Consultation in view of this having already been done both for the 36 house application and the Self Catering application. When I raised this last Tuesday you thought this would not be necessary but you will review and update the 36 house Scoping Opinion prior to issuing to us for guidance. I would appreciate receiving this in the near future.

Best Regards,
For and on Behalf of
BDK Architects

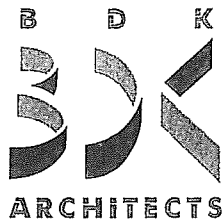
Paul W. Harding BA DipArch RIBA
Director

Tel: +44 1534 768740
Fax: +44 1534 739115
M: + 44 7797 740420?

BDK Architects
White Lodge,
Wellington Road,
St. Saviour,
JERSEY, C.I.
JE2 7TE

www.BDKArchitects.com

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Chartered Architects, Planning and Design Consultants

BY POST

Our Ref: PWH/1871
2nd March 2009

Kelly Johnson
Environment Department
Howard Davis Farm
La Route de la Trinite
Trinity
JE3 5JP

Dear Kelly,

PLEMONT 30 HOUSES – EIA Scoping

Demolish all existing buildings apart from German WWII structures and redevelop site to create 30 new Houses.

Further to my telephone request on 10th February, my E-mail of 17th February 2009 and your e-mail confirmation of today that, notwithstanding the previous EIA scoping consultations undertaken for the 36 house application and Self Catering application, you will require a formal Environmental Impact Scoping consultation for this application prior us arranging for preparation of an Environmental Impact Statement (EIS) to accompany submission of a formal Planning Application.

As requested I am pleased to enclose 5 copies of the following information about this scheme:-

1. Proposed GA Site Plan Drwg No. 1871/8/02
2. Existing GA Site Plan Drwg No. 1812/8/01
3. Proposed (30 House) Schedule of Accommodation
4. Existing built Schedule of Accommodation
5. Location Plan

The full description of the project is:- Demolish existing buildings and remove hardstandings. Replace existing managers bungalow & staff cottage with 2no. four bedroom houses. Build 15no. three bedroom houses, 10no. four bedroom houses and 3no. five bedroom houses, together with access roads and landscaping.

This is based exactly upon the Planning Case Officer's recommendation in his report of 29th April 2008 on the 2006 application, where he recommended a reduction to 30 houses should be supported due to it involving "a significant environmental and visual improvement compared to the existing situation and, as such, would be in accordance with the requirements referred to under Island Plan Policy C5 (Green Zone)". The revised scheme for 30 houses exactly mirrors the Planning Case Officer's recommendation including retention of the existing roadside banque on the western side of La Route de Plemont and omission of the mound on northern edge of the site.

BDK Architects
White Lodge
Wellington Road
St Saviour
Jersey
Channel Islands, UK
JE2 7TE

Tel: (01534) 768740
Fax: (01534) 739115
E-mail:
Enquiry@BDKArchitects.com
www.BDKArchitects.com

Directors
P W Harding
BA DIP ARCH RIBA

D U Harding

Architect
Myles D. Winchester
BA (HONS) DIP ARCH RIBA

Proprietors
Channel Architects Ltd.


Please could you make your consultee's aware the above information is provided solely for the purposes of responding to you on Environmental issues relating to the proposed development and is issued to them on a strictly confidential basis. We would appreciate them observing the confidentiality notice attached to the enclosed documents until such time as the formal planning application has been registered by Planning and advertised in the Jersey Gazette.

Please can you also draw to the consultee's attention the drawings enclosed serve to explain the scheme in sufficient detail for them to assess Environmental implications. While the final drawings forming part of the Planning application will be a full set of CAD generated drawings and montages the quantum of accommodation, layout and design will reflect and be developed from the information provided at this preliminary stage.

I would therefore appreciate you arranging to commence the Environmental Impact scoping consultation and report. I understand from your EIA Guide to Procedures (July 2008 Draft) this process involves the following time periods:- a) One week for you to issue consultations, b) Four weeks for consultees to respond, c) One week for your to review responses and advise us of the results with a list of issues requiring addressing in the Environmental Impact Statement.

I would appreciate you confirming if you have any additional requirements, and sending me your list of consultees to whom this information will be issued. We look forward to receiving your report on the outcome of the scoping & consultation process by 10th April 2009 and would appreciate you e-mailing this to me as soon as your report becomes available.

Yours Sincerely,
For and on Behalf of
BDK Architects


Paul W. Harding BA DipArch RIBA
Director

cc. Mr P. Hemmings – Northern Trust Group Ltd.
Mr R. Webster – Planning Department
Mr M. Hughes – Michel Hughes Associates

E-Mail: Paul.Harding@BDKArchitects.com
Mobile: 07797 740420

Plemonet Accommodation Schedule - 30 Houses (inc voids) Date 21/05/08

Refer to Site Plan Drwg. Nos. 1812/12/01

(As recommended for Approval by Planning Officer)

Unit	Footprint Area (sqm)	Footprint Area (sqft)	No. of Beds	Allocated Parking Spaces	Garages	Garage Area (sqft)	Study Room	Total Gross Internal Area (sqft)
1	89.20	960	4	3	Separate Carport	151	Yes	1,633
2	89.20	960	4	3	Separate Carport	151	Yes	1,633
3	75.16	809	3	3	Integral Garage	151	No	1,383
4	73.98	796	4	4	Integral Garage	323	Yes	1,545
5	88.53	953	4	3	Integral Carport	700	Yes	1,577
6	77.62	835	3	3	Integral Carport	264	Yes	1,400
7	77.62	835	3	3	Separate Garage	275	Yes	1,400
8	73.93	796	4	4	Integral Garage	323	Yes	1,590
9	87.93	946	4	3	Separate Carport	151	Yes	1,577
10	79.32	854	4	4	Separate Carport	292	Yes	1,488
11	76.76	826	4	4	Integral Garage	305	Yes	1,832
12	87.24	939	3	4	Integral Garage	334	Yes	1,541
13	65.36	704	4	3	Separate Carport	151	Yes	1,626
14	67.62	728	4	3	Separate Carport	151	Yes	1,740
15	75.29	810	3	3	Separate Carport	151	No	1,382
16	161.40	1,737	5	6	Separate Garage	277	Yes	3,390
17	170.50	1,835	5	4	Separate Carport	410	Yes	3,772
18	176.71	1,902	5	4	Integral Garage	316	Yes	3,270
19	64.14	690	3	3	Separate Carport	165	No	1,150
20	63.53	684	3	3	Separate Carport	165	No	1,193
21	66.75	718	3	3	Separate Carport	165	No	1,193
22	74.00	796	3	3	Integral Garage	323	Yes	1,545
23	77.73	836	3	3	Integral Carport	240	Yes	1,567
24	77.70	836	3	3	Integral Carport	246	Yes	1,400
25	Deleted as recommended by Planning Officer							
26	Deleted as recommended by Planning Officer							
27	Deleted as recommended by Planning Officer							
28	Deleted as recommended by Planning Officer							
29	Deleted as recommended by Planning Officer							
30	77.31	832	3	3	Separate Carport	146	No	1,400
31	69.00	743	3	3	Separate Carport	146	No	1,287
32	74.44	801	3	3	Separate Carport	146	No	1,383
33	76.81	827	4	3	Integral Garage	396	Yes	1,831
34	87.17	938	3	4	Integral Garage	340	Yes	1,540
35	Deleted as recommended by Planning Officer							
36	130.00	1,400	4	4	Separate Garage	275	Yes	2,370
TOTAL	2,631.95	28,326	108	102		7,629		51,638

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 50.3% reduction off Existing Gross Internal Floor Area excluding Garage / Carport areas

Scheme is 43% reduction off Existing Gross Internal Floor Area including Garage / Carport areas

Total Number Of 3 Bedroom Units: 15

Total Number Of 4 Bedroom Units: 12

Total Number Of 5 Bedroom Units: 3

Total Number of Residents Parking Spaces Required: 91

Total Number Of Parking Spaces Provided: 113

PRIVILEGED AND CONFIDENTIAL

This document is provided for the sole purpose of SoJ Environment Department consulting on the Environmental Impact issues relating to the proposed development and is provided on a strictly confidential basis.

It is forbidden to copy, distribute, publish or otherwise disseminate to any third parties other than Environment's Consultee's this document or any of the information provided herein prior to notice being published in the Jersey Gazette that the formal Planning Application has been submitted to and registered by SoJ Planning Department.

Any queries please contact.

BDK Architects Telephone: 01534 768740



**Planning and Environment Department
Environment Division**

Howard Davis Farm, La Route de la Trinite
Trinity, Jersey, JE3 5JP
Tel: +44 (0)1534 441600
Fax: +44 (0)1534 441601



Mr Paul Harding
BDK Architects
White Lodge
Wellington Road
St Saviour JE2 7TE

24 September 2008

Our ref: ED\23EIA\01\Plemont Holiday Camp\03\02

Dear Mr Harding

**Proposed Re-development of Plemont Holiday Camp – Environmental Impact
Assessment Scoping Request**

Thank you for the scoping request received on 4th March 2009 with regard to the above-mentioned proposal.

In accordance with Article 5 of the Planning and Building (Environmental Impact) (Jersey) Order 2006 a request of the Minister to indicate the scope of an environment impact statement "must be accompanied by –

- a) a plan sufficient to identify the land; and
- b) a brief description of the nature and purpose of the proposed development and its possible effects on the environment".

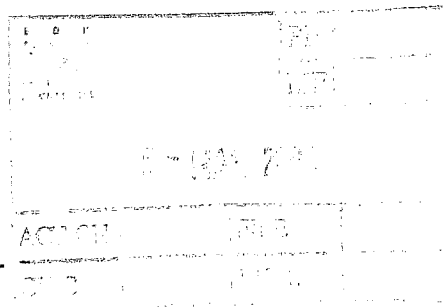
Whilst you have provided a plan sufficient to identify the land and a description of the nature and purpose of the proposed development, can you please indicate the possible effects on the environment, to accord with Article 5 of the EIA Order 2006.

In accordance with Article 1(1) of the EIA Order 2006, an environmental impact statement is a statement "compiled by a person with the relevant qualifications and experience". It is therefore necessary to provide the relevant information of the person at the scoping stage, prior to the compilation of the environmental impact statement.

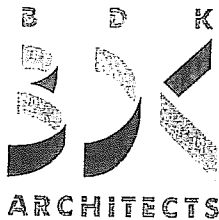
Should you wish to discuss any of the above matters, please do not hesitate to contact me on the number below.

Yours sincerely,

Kelly Johnson
Environmental Policy and Awareness Manager



Planning and Environment Department
Direct dial +44 (0) 1534 441614
Email: k.johnson@gov.je
www.gov.je



Chartered Architects, Planning and Design Consultants

BY HAND

Our Ref: PWH/1871
24th March 2009

Kelly Johnson
Environment Department
Howard Davis Farm
La Route de la Trinite
Trinity
JE3 5JP

Dear Kelly,

PLEMONT 30 HOUSES – EIA Scoping Request

Demolish all existing buildings apart from German WWII structures and redevelop site to create 30 new Houses.

Further to your letter dated 24th September 2008, but apparently written and sent on 4th March 2009 in reply to my letter of 2nd March 2009, please see enclosed 5 copies of the following information about this scheme:-

1. EIA Scoping Report. This contains an indication of the possible effects on the environment you latterly requested in the above letter. I have also incorporated the previously issued Project Description and Schedules of Accommodation provided under cover of my letter of 2nd March 2009. The complete information has been incorporated into a Scoping Report in accordance with the EIA SPG clause 3.2.1 for your convenience in circulating to consultee's.
2. Michel Hughes Associates Practice Profile giving information about Michel Hughes who will be undertaking the Environmental Impact Assessment and compiling the EIS.

The following drawings provided under cover of my letter of 2nd March 2009 accompany the above documents:-

- a) Proposed GA Site Plan Drwg No. 1871/8/02
- b) Existing GA Site Plan Drwg No. 1812/8/01

I also enclose a CD with electronic copies of all the above documents for your convenience in issuing them by e-mail.

Please could you make your consultee's aware the above information is provided solely for the purposes of responding to you on Environmental issues relating to the proposed development and is issued to them on a strictly confidential basis. We would appreciate them observing the confidentiality notice attached to the enclosed documents until such time as the formal planning application has been registered by Planning and advertised in the Jersey Gazette.

Please can you also draw to the consultee's attention the drawings enclosed serve to explain the scheme in sufficient detail for them to assess

BDK Architects

White Lodge

Wellington Road

St Saviour

Jersey

Channel Islands, UK

JE2 7TE

Tel: (01534) 768740

Fax: (01534) 739115

E-mail:

Enquiry@BDKArchitects.com

www.BDKArchitects.com

Directors

P W Harding

BA DIP ARCH RIBA

D U Harding

Architect

Myles D. Winchester

BA (HONS) DIP ARCH RIBA

Proprietors

Channel Architects Ltd.

Environmental implications. While the final drawings forming part of the Planning application will be a full set of CAD generated drawings and montages the quantum of accommodation, layout and design will reflect and be developed from the information provided at this preliminary stage.

I trust this gives you enough information to commence the Environmental Impact scoping consultation and report. Your EIA SPG Guide to Procedures (July 2008 Draft) advises this process involves the following time periods:- a) One week for you to issue consultations, b) Four weeks for consultees to respond, c) One week for your to review responses and advise us of the results with a list of issues requiring addressing in the Environmental Impact Statement.

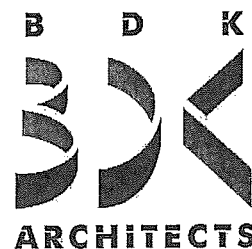
I would appreciate you sending me your list of consultee's to whom this information will be issued. We look forward to receiving your report on the outcome of the scoping & consultation process on or before 1st May 2009 and would appreciate you e-mailing this to me as soon as your report becomes available.

Yours Sincerely,
For and on Behalf of
BDK Architects


Paul W. Harding BA DipArch RIBA
Director

cc. Mr G. Hamilton – Northern Trust Group Ltd.
Mr R. Webster – Planning Department
Mr M. Hughes – Michel Hughes Associates

E-Mail: Paul.Harding@BDKArchitects.com
Mobile: 07797 740420



PLÉMONT BAY HOLIDAY VILLAGE
ST. OUEN, JERSEY

Plémont 30 Houses

ENVIRONMENTAL IMPACT
ASSESSMENT

SCOPING REPORT

Document produced by:

BDK Architects
White Lodge
Wellington Road
St Helier
JERSEY, C.I.
JE2 7TE
Tel: 01534 768740
Fax: 01534 739115
E: enquiry@bdkarchitects.com

author: Paul W. Harding
March 2009

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1.0 INTRODUCTION

- 1.1 The proposal has been assessed by the States of Jersey Environment Division (SoJ Environment) of the Planning and Environment Department to constitute a project requiring an Environmental Impact Assessment (EIA) to be carried out by the Applicant in compliance with the requirements of the Planning and Building (Environmental Impact) (Jersey) Order 2006 (the EIA Order), made in pursuance of the provisions within Article 13 of the Planning and Building (Jersey) Law 2002.
- 1.2 Article 2 of the EIA Order establishes "*prescribed development*" for which an Environmental Impact Statement is required under Article 13 of the Planning and Building (Jersey) Law 2002. Schedule 1 of the EIA Order listing "*Descriptions of Development in respect of which an Environmental Impact Statement is required*" identifies which types and sizes of development constitute such *prescribed development*. This proposal does not come within the types and sizes of development given in Schedule 1 of the EIA Order and therefore is not deemed to constitute *prescribed development*.
- 1.3 However Article 3(c) of the EIA Order permits the Planning Minister to indicate if an environmental impact statement is required because of other factors such as nature, size or location of any proposed development. SoJ Environment have assessed this project to constitute a project requiring an EIA to be carried out and submitted by the Applicant with the planning application.
- 1.4 The States of Jersey Planning and Environment Department's 2008 Supplementary Planning Guidance titled Environmental Impact Assessment: A Guide to Procedures. July 2008 Final Draft (EIA SPG) sets out procedures for the EIA process. Para. 3.2 requires that a request to SoJ Env for them to undertake a scoping assessment and provide a Scoping Opinion must, under Article 5 of the EIA Order, be accompanied by:
- a). *a plan sufficient to identify the land; and*
 - b). *a brief description on the nature and purpose of the proposed development and its possible effects on the environment.*
- And may contain such information or representation as the person making the request may wish to provide or make. For ease of reference this information is called a 'Scoping Report'.*
- 1.5 This document, together with accompanying plans enclosed listed herein as Annexes, comprises the *Scoping Report* submitted in compliance with Article 5 of the EIA order for purposes of SoJ Environment undertaking a Scoping Assessment and providing a Scoping Opinion in accordance with the procedures detailed in section 3 of the EIA SPG.
- 1.6 Additionally SoJ Environment's letter to BDK Architects dated 24th September 2008, but apparently written and sent on 4th March 2009 in response to BDK Architects letter of 2nd March 2009 to SoJ Environment, required information on the person who would be compiling the Environmental Impact Statement; which is provided herein.

2.0 SITE PLANS

- 2.1 To identify the land involved with this proposal the following drawings are enclosed as Annexes:
- 1) BDK Architects Drwg. No. 1812/8/01 – Existing General Arrangement Site Plan; showing existing development on the land and site boundaries.
 - 2) BDK Architects Drwg. No. 1871/8/02 – Proposed General Arrangement Site Plan; showing the proposed development of 30 houses including land returned to nature and indicating landscaping treatment.

3.0 SITE DESCRIPTION

- 3.1 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 verges or 45,857 m²) 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 verges or 2,366 m²) also in the same ownership but outside of the proposal site boundary. **48,223**
- 3.2 The solid geology of the site comprises coarse-grained granite of the St. Mary's type (BGS, 1989). The granite occurs close to the surface in the northern part of the site and is exposed in a number of places in proximity to the coastal path to the north. The drift geology comprises generally thin loess, with soils becoming deeper southwards away from the coast.
- 3.3 The site is approached via the C105 secondary road forming part of the eastern site boundary and which today terminates at the north-east site boundary. The western site boundary is defined by a narrow 'Parish road', metalled for the most part, and identified as the Rue de Petit Plémont, which extends to a small informal car park (12 parking places) and turning area at Plémont Headland at the north-western margin of the proposal site. The lane was established and the land ceded to the Parish of St. Ouen in the late 1960s, by the site owner at that time, to enable the part closure of the C105 for redevelopment of the site.
- 3.4 The site has been used as a visitor or holiday resource since 1874 with the opening of the Plémont Hotel, in proximity to the headland. It was still used as a hotel until at least 1934 but the buildings (then used for storage and as a hostel) were destroyed by fire a few years later (an aerial photo seen by the author dated 1947 shows the building destroyed). In 1935 the 'Jubilee Holiday Camp Hotel' was built on the site of the present buildings. The facility was considerably damaged by fire in 1937 but was rebuilt and re-opened in 1946 as the Parkin's Holiday Camp, after the hiatus of the war years. In 1961 the site was acquired by Pontin's and re-developed in the late 1960s. Although such 'holiday camp' venues started falling out of fashion in the late 1970s-early 1980s, it struggled to continue, was re-branded as the 'Plémont Bay Holiday Village' in 1998, but finally closed in 2000.
- 3.5 The holiday village was able to accommodate up to 488 guests in 200 rooms in 8 residential blocks (Rozel, Bouley, Gorey, Sorel, Grosnez, Grouville, Brelade, Corbière). Up to 60 staff were accommodated in 60 rooms in 2 residential blocks (A and B), as well as a staff cottage and Manager's bungalow. The site also comprises a large Amenity building rising up to three stories high with kitchen, dining hall, ballroom and bar, a shop, swimming pool, and a number of ancillary buildings. At the end of this Scoping Report a schedule of Existing Site Data / Accommodation (dated 26th August 2008) is included giving a detailed summary of the total site areas and built floorspace totalling some 9,660 m² across the 10 residential blocks, the main Amenity building, managers bungalow and staff cottage.
- 3.6 Externally 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). The holiday village has been disused as a public facility since its closure, although the bungalow remains occupied by a site manager and the grounds and buildings have at times been used for training Jersey police dogs.
- 3.5 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. 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.

3.0 PROPOSAL DESCRIPTION

- 3.1 This section describes the nature and purpose of the proposed development. The Applicants intention (subject to receipt of planning permission) is to demolish all the existing buildings presently on the site, remove all hard-standings and construct 30 new houses. This comprises replacing the existing managers bungalow & staff cottage on the site with 2no. four bedroom houses and constructing 15no. three bedroom houses, 10no. four bedroom houses and 3no. five bedroom houses, together with access roads, garden areas next to the houses and landscaping.
- 3.2 At the end of this Scoping Report a Schedule of Accommodation (dated 21st May 2008) is included listing the built floorspace of each house together with number of bedrooms and car parking provision (excluding visitors parking provided in addition) totalling 4,890 m² for all 30 houses. This constitutes a 48% reduction of built floorspace below that currently extant on the site.
- 3.3 The overall site arrangement is generally shown on BDK Architects Drwg. No. 1871/8/02 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. It should be noted this extant managers bungalow sits on a plinth up to 1.8m above ground level and, with a pitched roof across a fairly deep plan, is effectively two stories high. All of the houses are of the highest quality traditional Jersey design frequently found throughout the countryside around this site.
- 3.4 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 66% (17 verges or 30,552 m²) of total site area will be returned to open land with 45% (11.5 verges or 20,670 m²) of total site area allocated to new nature conservation land around the northern and western parts of the site plus 21% (5.48 verges or 9,850 m²) 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.

Traditional Precedents

- 3.5 Traditional 'hamlets' found within Jersey's countryside are generally arranged around tight farmyard clusters or around road junctions. They are typically constructed in granite and/or rendered walls with pitched roofs covered in slate or pantiles. Generally they comprise groups of farmhouses, cottages and barns between two storey in height or two storey plus accommodation in roofs with dormers, enclosed by granite boundary walls and hedges.
- 3.6 The new buildings reflect existing pattern of development, tight clusters around road junctions, farmyard type courtyards, three and five bay farmhouses, barns converted to houses, granite and rendered walls and buildings. Boundaries are formed with granite/rendered walls, dry walling and planting.

Detailed Layout Description

North East Group

- 3.7 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.

South East Cluster

- 3.8 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.
- 3.9 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.
- 3.10 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.
- 3.11 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.
- 3.12 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.

South West Cluster

- 3.13 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.

Planning history

- 3.14 This proposal is based exactly upon the Planning Case Officer's recommendation in his report of 29th April 2008 on the 2006 application, where he recommended a reduction to 30 houses should be approved due to it involving *"a significant environmental and visual improvement compared to the existing situation and, as such, would be in accordance with the requirements referred to under Island Plan Policy C5 (Green Zone)"*. This revised scheme for 30 houses mirrors this recommendation including retention of the existing roadside banque on the western side of La Route de Plémont and omission of the mound on northern edge of the site. The only difference between this recommendation and the proposal is opportunity has been taken to incorporate a reed bed filtering system for recycling 'grey' water (collected from roofs an hardstandings after being taken through interceptors) for use in the houses water system, providing enhanced habitat provision for wildlife within the site.
- 3.15 The Planning Officer noted in this report *"Most importantly, this site is not a greenfield site but comprises a large unsightly building complex with an existing authorised commercial/tourism accommodation use."* and that *"The issue of the potential ecological impact of the proposal, particularly with regard to the breeding sea birds and puffin colony in this area, is a difficult issue, but on the basis of the submitted evidence (EIA and further expert opinion) and the views thereon of the Environment Department, it is considered that there are insufficient grounds to refuse permission on grounds of potential adverse material impact in this respect. This matter also needs to be viewed in the context of the relative degree of impact compared to that associated with reactivation of the existing authorised tourism use and/or possible alternative types of tourism use (for example holiday self catering units with associated long term winter lets)."*
- 3.16 His report further noted *"The situation remains that, within the context of the existing site circumstances and planning policies ... permission could not reasonably be refused for any residential development on the site. The issue then is one of quantum and what is considered appropriate on the site in the context of the existing policies and constraints and the achievement of environmental gain."*, going on to advise that *"It is considered preferable in planning terms to 'move' any replacement development further away from the headland. Whilst this results in encroachment into the playing fields area (albeit within the same planning unit), it is considered reasonably justified, as a suitable exception to policy, on the basis of the wider environmental gain; indeed the whole rationale under C5 for allowing redevelopment of commercial buildings in this zone is to secure an environmental gain."* and concluding *"in the context of the current application scheme (and subject to the aforementioned recommended reduction in the scale and extent of development – which would result in a total number of 30 units) the sustainability objection becomes less tenable and is outweighed by the associated environmental improvements."* Based on these material considerations and in view of the environmental improvements that would be realised the Planning Officer recommended, under the Planning Law and policies, a reduced scheme for 30 houses should be approved.

4.0 POSSIBLE ENVIRONMENTAL EFFECTS

- 4.1 This section gives an indication of the possible effects on the environment as a result of the proposed development. Given the Applicant has previously undertaken an EIA for a planning application submitted in September 2006 for 36 houses and, recently, undertaken another EIA for a 73 self-catering unit scheme this indication comprises a summary of the data collected and potential environmental impacts identified during these assessments. However it is not intended to be a final list of possible environmental effects and it is open to SoJ Environment and their Consultee's to suggest other potential effects which, after all, is the specific purpose of the Scoping Consultation and Environment's Scoping Opinion following circulation of this Report.
- 4.2 It should be noted both these applications have gone through the Scoping Consultation process following which SoJ Environment issued a Scoping Opinion prior to preparation of both EIA's. The September 2006 scheme for 36 houses was submitted with an Environmental Impact Statement (together with supporting reports) as a formal Planning Application following which this EIS was subject to comprehensive examination including a ES consultation and submission of a further report on Puffins and Breeding seabirds (Young, 2008) prior to determination of the Planning Application by the Planning Minister.
- 4.3 For the purposes of the subsequent EIA and this report 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 *Site Area* (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, including the Plémont Headland, adjoining coastal areas and agricultural land), herein referred to as the *Surrounding Area*. Of necessity the Surrounding Area has to be separately considered because it comprises land outside of the application boundary, over the majority of which the applicant exercises no legal control. Nevertheless, equal consideration has been given to both areas.
- 4.4 An appropriate baseline condition for the EIA is identified by reference to authoritative UK guidance on selecting Baseline Conditions. The Jersey EIA SPG acknowledges the authority of UK EIA guidance within the local context stating on Page 34 *"Further guidance on the content and presentation of an ES is provided in most of the general guidance EIA texts listed in Appendix D. As the requirements in Jersey do not differ from those in the UK it is suggested that reference is made to these comprehensive guidance documents."*
- 4.5 The Department for Communities and Local Government (DCLG) Circular 02/99: Environmental Impact Assessment, Clause 46, advises where the project involves *"Changes or extensions to existing or approved development"* the *"significance of any effects must be considered in the context of the existing development"*. This is reinforced by subsequent DCLG advice in their *Environmental impact assessment: guide to procedures* (January 2000) which on page 47 stipulates that *"The environmental sensitivity of geographical areas likely to be affected by projects must be considered, having regard, in particular, to the existing land use"*.
- 4.6 It is recognised in the context of this site there is an established, existing authorised use, of the site for tourism purposes containing a substantial complex of existing buildings that could be refurbished, re-opened and operations continued as a holiday village complex at any time without the need for obtaining any planning consent. Taking these material factors into consideration and applying the above guidance it is evident the applicable Baseline Condition comprises the existing holiday village buildings in operation being used for their existing authorised use as tourism accommodation. The Baseline Condition adopted in the subsequent EIA and this report will therefore be based on survey data collected between August 1999 and August 2006 (operation of the holiday village was suspended in September 2000) together with additional historic data that has subsequently been sourced.

The 'as is' or 'do-nothing' scenario

- 4.7 The SoJ Planning and Environment Department recognises guidance given in *Environmental Impact Assessment: A guide to good practice and procedures* (DCLG, June 2006) meets

requirements of the Jersey EIA Order (R. Glover, pers. comm.¹). Para. 142 stipulates “*Studies need to take account not just of the existing baseline, but also as projected forward under a ‘do-nothing’ scenario. This essentially has to take account of all ‘committed development’ and environmental trends taking place over time without specific intervention.*” proceeding to explain in footnote 13 that “*In the context of EIA, ‘committed development’ conventionally refers to development for which consent has been granted.*” It has been shown the proposal site contains ‘committed development’ with a substantial complex of existing buildings with an authorised use for tourism purposes; which could be re-started without Planning Permission. It is apparent in the context of this proposal site there is no practical difference between the baseline condition and the ‘as is’ or ‘do-nothing’ scenario and therefore this EIS considers them as one and the same condition.

Ecology and Natural Environment

Site Area Baseline Conditions

- 4.8 The site itself supports only a limited diversity of essentially common and widespread habitats and species, reflecting the intensive use of the site as a holiday village over a long period of time. Grassland is the overwhelmingly dominant vegetation type with low overall nature conservation significance extending over some 1.63ha / 9 verges (35.5%) of total site area.
- 4.9 Brown rat infestation has been identified within a number of the holiday village buildings as well as peripheral hedgebanks. They are widespread and common both within the site and throughout surrounding areas beyond site boundaries, reflecting the Island-wide status of the species.
- 4.10 The site has been identified to be of low conservation value for bats due to its exposed and isolated position, lack of suitable habitat features providing sheltered flight lines and the buildings offering few suitable roost sites due to their construction. From internal inspection there is no evidence of bat use within the buildings.

Surrounding Area Baseline Conditions

- 4.11 Coastal areas to the north, seaward side, of the site support an outstanding assemblage of vegetation communities, flora and breeding sea birds. In particular the cliff-side habitats with associated breeding bird species (including Atlantic Puffin, Northern Fulmar, Eurasian Stonechat, European Storm Petrel & Manx Shearwater) are of great importance in a Channel Island context.
- 4.12 Plémont Headland was surveyed for the States of Jersey in 1997 by Penny Anderson who evaluated it as “...*typical but, at the same time, with special character which differentiates it from the average coastal cliff site. This small-scale and local distinctiveness, together with the scarce plants and animals, give the site a significant nature conservation value within the Jersey context. This does not equate to the specially high value of the larger heathland and coastal sites, but does merit the heathland being considered in the second tier of sites of nature conservation value on the island, or as part of the more extensive north coast heathland and bracken covered sites*” (Penny Anderson Associates, 1997).
- 4.13 The southern and eastern areas surrounding the site comprise small arable fields defined by hedgebanks. These hedgebanks are reasonably diverse in flowering plant species, including ‘weed’ species, but limited in shrub and tree species.

Possible Environmental Effects

- 4.14 This section outlines a précis of the possible effects of the proposal upon the ecology and natural environment; firstly within the proposal site boundaries (Site Area) and secondly on the wider areas (Surrounding Area) outside the site boundaries.

¹ Meeting between R. Glover (Principal Planner, SoJ Planning and Environment Dept.), K. Johnson (Environmental Policy Manager, SoJ Planning and Environment Dept), and Paul Harding (BDK Architects) on the 13th February 2009.

4.15 Habitats and Flora within Site Area

The proposal moves development away from the northern part of the site, returning this area to nature conservation land that will be planted with indigenous plant species. Within the southern area approx. 0.64ha / 3.56 verges (14% of total site area) of grassland will be lost to development, but this will be more than compensated for over the northern area through creating 2.07ha / 11.5 verges of new nature conservation land amounting to 45% of the total site area, providing substantially enhanced conditions for habitat and flora. Incorporation of the reedbed ponds within the site will further enhance conditions for habitat and flora.

4.16 Habitats and Flora in Surrounding Area

The coastal semi-natural habitats of the area are identified to be of considerable nature conservation significance. There is no evidence to suggest that habitats have been affected by the large numbers of the public who visit this part of the Island, for coastal views and access to the coastal path, nor from the significant numbers of holiday makers who used the Plémont Holiday Village and adjoining coastal facilities over decades (average guest occupancy 1991-2000 was 355, with a maximum of 548). The redevelopment proposal would remain wholly contained within the curtilage of the site. The identified important habitats of the Surrounding Area would remain unaffected by the proposal.

4.17 Birds within Site Area

The proposal site supports only a limited assemblage of essentially common and widespread bird species typically associated with the habitats of the site. Most breeding bird species were identified from denser vegetation within peripheral zones. The new nature conservation land across northern part of the site and the reedbed ponds will provide improved bird habitats. Demolition will be undertaken outside of the bird breeding season and measures will be taken to muffle noise during construction. Breeding bird species utilising site peripheries are considered unlikely to be overtly affected by noise associated with the construction phases of the proposal.

4.18 Birds in Surrounding Area

The coastal zone supports an outstanding assemblage of breeding birds. Four potential impacts on nesting seabirds in proximity to the northern boundary of the site from the proposed development are identified:-

- a) Demolition and site clearance works (over a potential period of up to two months) would result in a localised increase in noise with possible attendant ground vibration in relative proximity to the breeding cliffs used by Atlantic puffin and other seabirds; with possible negative impact on the seabirds particularly if conducted during the puffin breeding season between April to August. Sudden loud noise and vibration will disturb nesting seabirds, with the puffin prone to desert nests and eggs if unduly disturbed when incubating. Potential noise and vibration levels would inevitably diminish the further away the activity takes place from the cliffs. The northern built margin of the extant holiday village and the proposed development is situated variously 90-130m from the cliff with the location of the furthest structure for demolition and proposed construction located inland some 270m from the cliff. Subsequent construction works could potentially also result in some level of disturbance (albeit less than during the demolition and site clearance phase) over an estimated period of eighteen months. It is therefore proposed all demolition and site clearance work will be undertaken between September - March outside the bird breeding season and construction noise will be limited by fitting mechanical equipment with noise mufflers.
- b) Uncontrolled human access can impact seabird colonies notably through disturbance to incubating birds at nesting colonies both through direct scaring by lone individuals approaching nests or by large numbers of visitors a further distance away. The desertion of sites by species, including Atlantic puffin, is a potential outcome.

It is recognised there exists land-based activities outside the site area and control of the applicant, not least being public access to the North Coast footpath and La Tete de Plémont by hundreds of 'locals' and visitors each month that could potentially result in disturbance to breeding seabirds. Additionally there is considerable potential for sea-based activities to be a source of disturbance to breeding seabirds. Considering the existing holiday village

accommodated up to 548 guests (and could be occupied for winter lets by a similar number of persons) and the proposal has capacity for 186 residents it is considered unlikely the proposal will increase level and threats of disturbance from land-based activities.

- c) Rats are identified to be widespread in the extant holiday village buildings as well as banques of the site, surrounding potato fields, leys and scrub areas. Attempts at control would appear to have been conducted around the holiday village buildings as a number of bait trays have been noted. Brown rats are known to be present in large numbers along the north coast of the Island. Concern has been expressed the decline in Jersey's puffin numbers may be attributed, at least in part, to brown rats. It is also suggested Jersey's puffins may have been restricted in their nest site choice to cliff crevices inaccessible to brown rats. Demolition of the existing buildings would effectively result in the mass eviction of the resident brown rat population into the local countryside and coastal areas, potentially resulting in further puffin predation. Equally, the proposed development when occupied could potentially attract numbers of rats; which in turn could predate the puffin colony sites in the course of foraging activity. However, it is considered extremely unlikely that the development proposed would result in any increased predatory pressure by brown rats on puffins given that rats are identified present on site, are likely to have been present over a long period of time and may be the biggest existing pressure on the Island's puffin numbers and distribution. Prior to demolition it is proposed a rat eradication programme will be undertaken and completed within the Site Area.
- d) Cats are known to have had a devastating effect on island bird species world-wide. Seabird cliffs at Plémont and elsewhere on the north coast of the Island are within the typical home ranges of cats, both those resident in domestic situations and likely feral animals. There are some 150 dwellings within a typical cat's range of the Plémont seabird cliffs (eg. the Plémont Beach Café 0.4km away, Portinfer 0.8km away and West View Housing Estate some 1.6km away). Using residential cat density figures from Bristol (28 cats per 100 households) this equates to at least 42 domestic cats and an unknown number of feral cats within range of the cliffs potentially having predated the seabird colonies over many years. The proposal could conceivably introduce up to another 9 cats into the same area, comprising a 21% increase in total theoretical numbers. However the Plémont puffin colony would appear to nest in cliff crevices inaccessible to cats. Despite presence of potentially significant numbers of cats from existing dwellings within roaming range of the cliffs and although forming a latent threat to the puffin population they evidently have minimal impact. Colonisation and significant expansion of the population of breeding fulmar in close proximity to Plémont would appear not to have been impeded by these predators.

4.19 Bats within Site Area

Demolition of the buildings may result in the loss of a roost site used by a single bat detected at emergence time from the central open area. Demolition of existing buildings and construction of the houses will not result in loss of potential feeding areas, nor loss of existing features of value to bats. The proposal houses will incorporate purpose designed bat roosts within roof space voids providing enhanced opportunities for bats roosting and the creation of nature conservation land will increase potential feeding areas.

4.20 Bats in Surrounding Area

It is recognised illuminated areas create a barrier that bats will avoid which can also isolate bat roosts from feeding areas and other roost sites. Light spill beyond the illuminated area can affect the emergence of bats from local roosts, reducing the optimum feeding period following sunset and influence the seasonal timing of reproductive and hibernation cycles. The correlation between these effects on bats and similar effects on nocturnal insects that bats predate effects the seasonal presence and abundance of food resources for bats. Light spill from the proposal site could result in restriction of areas that bats would enter, disrupt flight routes and feeding patterns. Lighting of the holiday village whilst it was in operation involved external floodlighting with high level spillage but lighting of the proposed houses and associated roads / footpaths will be low level designed to avoid light spilling into the land returned to nature and surrounding area.

4.21 Reptiles and Amphibians within Site Area

No reptile or amphibian populations have been identified within the site. Proposed new landscape and nature conservation features, including reedbed ponds, will provide potentially suitable new habitats.

4.22 Reptiles and Amphibians in Surrounding Area

These species are considered likely to be present in habitats surrounding the site. A single green lizard and common toad have been identified around the site margins. The proposal ensures retention of habitats surrounding the site. Proposed new landscape and nature conservation features will provide further potential suitable habitat.

4.23 Invertebrates - Butterflies

A small diversity of essentially common and widespread butterfly species has been identified in both the site and surrounding Areas. Within the Site Area the diversity of breeding species is restricted by the limited range of necessary larval food plants, nectar sources and habitat niches. Replacing some areas of grassland with nature conservation land consequent to the proposal at this site is not considered likely to result in any impact on species diversity or numbers and will increase amount of available suitable habitat.

4.24 Invertebrates – *Formica Pratensis*

The proposed development is considered not to result in impact on a nest found adjacent to the coastal path at the edge of the informal car park at end of La Petit Route de Plémont which is located at the north-western edge of the site area being returned to nature conservation land. Establishing this nature conservation land will increase the habitat available to this species.

Landscape and Visual Environment

Site Area Baseline Conditions

- 4.25 The site lies within the Green Zone of the Jersey Island Plan 2002. The holiday complex buildings, mostly dating from the 1960s, principally comprising two storey accommodation blocks which (due to their arrangement) merge together into a bulky linear appearance. The main Amenity building, with its highly reflective sheet clad roof, is the dominant element on the skyline and is out of scale, even with the bulk of the accommodation blocks. This building and a fenced tennis court closest to the crestline of the cliffs are particularly visible from the Cliff Path.

Surrounding Area Baseline Conditions

- 4.26 Seaward areas outside the site including the north coastal cliffs fall within the Zone of Outstanding Character (ZOA) of the Jersey Island Plan 2002. The site is visible from multiple locations (dependant on topography) within this adjacent landscape. Closer to the site the visual intrusion of the holiday village becomes more dominant within the overall landscape. The Countryside Character Appraisal specifically comments on adjacent development (including the Crabbé shooting range, Plémont holiday camp, and Les Landes model aircraft site) and their impact on the coastal zone.
- 4.27 The existing holiday village complex is recognised to be a significant eyesore in an otherwise highly valued landscape (it is visible from Les Landes, 1.5km to the west, and Sorel Point, 4.8km to the east). It is alien to the character of the north coast of the Island and removal of the existing holiday village buildings is recognised to be a desirable objective. The overriding impression of the existing development is of its mass, having the appearance of a series of large factory-type buildings by virtue of their scale, height and design.
- 4.28 Excessive, poorly designed and badly aimed lighting is known to have adverse effects, particularly in countryside areas where skyglow can shut out the splendour of the night sky, excessively bright lights can cause dazzle with safety implications for motorists and pedestrians and impinge directly on neighbouring properties, destroying the sense of privacy. Furthermore, there is a subtle, cumulative effect on the character of rural landscapes, blurring

the distinction between urban and rural areas. The existing holiday village complex is illuminated by external floodlighting with high light-spill producing considerable light pollution. Additionally, there was no control over use of internal room lighting which would exacerbate light pollution levels.

- 4.29 Existing impacts are twofold. Firstly there is the appearance of the relatively large-scale group of buildings on the site when viewed from the northern coastal areas, the north coast footpath and from the agricultural interior. Secondly closer to the site the physical appearance of these buildings façade is visible in more detail from the surrounding lanes and paths.

Possible Environmental Effects

- 4.30 This section outlines a précis of the possible effects of the proposal upon the landscape and visual environment surrounding the site.
- 4.31 Demolition and removal of the existing holiday village complex eliminates impacts on surrounding landscape and views of this eyesore from La Tete de Plémont, the seaward cliffscape and the North Coast footpath. In the majority of these locations views of any development will disappear as the proposal houses are located considerably further inland than the existing holiday village buildings. There are a couple of locations where the north-easternmost houses will be incidentally seen from the North Coast footpath but these will replace views of large factory-type utility buildings presently on this part of the site with those of smaller individual houses of a traditional design more in keeping with the St Ouen countryside.
- 4.32 The proposal removes the existing negative effect of the existing holiday village's mass through careful consideration of layout, height and design, such that the overall gross built footprint area is reduced by 48% (existing 6,424m² / proposed 3,340m²). The new houses have been separated into two groups comprising much smaller clusters to eliminate the impression of one long frontage from the principal views towards the site as presently evident. Houses will generally be either will be two storey with pitched roofs or one and a half storey, set back from internal paths, with informal shrub and bush planting to buffer and separate the clusters from open land being created across most of the site.
- 4.33 The average height of buildings within the south-east cluster will be some 4 metres lower than the existing main Amenity block. The proposal landscaping and reverting over 45% of the total site area to nature conservation land integrates the housing clusters into adjacent areas and reduces any visual impact from development by appropriate restoration of landscape character of a site disfigured by the holiday village complex.
- 4.34 External lighting of the access road and courtyards within the housing clusters will be designed to avoid light spill. Low intensity background illumination placed at low level at intervals within the courtyards, designed to minimise the effect of skyglow, will be provided to ensure safety of movement and the security of properties.

Traffic, Transport and Access

Baseline Conditions

- 4.35 The site is accessed off C105 La Route de Plémont leading from Portinfer Crossroads which is the junction with the main B55 road La Route de Vinchelez / La Rue Du Val Bachelier and B56 La Rue de la Porte. Despite restricted visibility at Portinfer Crossroads there are no historic records of any accidents at this junction. Travelling from Portinfer after the first 125 metres La Route de Plémont becomes single track width but with four passing places up to the junction with the final approach lane leading to the holiday village. This final approach lane is also single track width. There is a summer bus service terminating at Plémont public car park providing eight service stops Monday to Saturday and six service stops on Sundays The winter bus service from St. Helier to Grosnez passes through nearby Portinfer providing eight service stops.
- 4.36 Automatic Traffic Counter readings taken during August and October 1999 show, on average,

in August along La Route de Plémont there were 25 two-way movements between 08:00 and 09:00 (the holiday village generated 56% of these) and 98 two-way movements between 17:00 and 18:00 (the holiday village generated 34% of these). In October traffic along La Route de Plémont reduced to 14 two-way movements between 08:00 and 09:00 (the holiday village generated 57% of these) and 11 two-way movements between 17:00 and 18:00 (the holiday village generated 18% of these).

- 4.37 Adjacent to the holiday village is Plémont beach. The beach is particularly attractive tourist resort and consequently there is a substantial public car park accommodating approximately 30 cars at the top of the cliff adjacent to the beach. The nature of the beach is such that it is submerged at high tide, meaning that trips made to the site are influenced by the tidal characteristics throughout the year. During summer the public car park occasionally reaches capacity and in recent years the Parish has provided an overspill car park in a field opposite. There are also limited parking spaces available along side of the lower access road and at top of steps leading down to the beach.

- 4.38 The existing holiday village generated a significant density of coaches, service, utility and refuse vehicles often over short durations particularly on change-over days at weekends. During a sample change-over day on 24 August 1998 a total of 96 coach movements were recorded throughout the day and there was also a twice daily coach tour departing from the proposal site. In addition to this there were daily refuse collections and other deliveries.

Possible Environmental Effects

- 4.39 This section gives a précis of the possible effects of the proposal upon traffic, transport and access to the site.
- 4.40 SoJ Highways Engineers have previously confirmed in writing that any increase in traffic would be undesirable and that a development of 40-45 dwellings would be expected to generate a similar amount of traffic as the existing holiday village. This proposal for 30 houses is expected to result in a 25% decrease in peak traffic than the existing holiday village. These traffic volumes are identified as low and within the capacity of La Route de Plémont. Overall the new development is predicted to result in lower traffic flows than previously recorded during peak periods on La Route de Plémont, even when taking into account the heavy peak flows to and from the beach and general public parking to access the North Coast footpath and surrounding areas.
- 4.41 There will be a substantial reduction in commercial vehicle movements, in particular the heavy coach flows experienced during weekend change-over days at the existing holiday village will be eliminated. During summer weekends these long coaches were responsible for most congestion along La Route de Plémont over which period traffic flows from the proposal will be significantly less than previously experienced.
- 4.42 It is identified there are adequate passing places along the single track stretches of La Route de Plémont. The proposal incorporates a new passing place half way along the eastern side of the final approach lane leading to the site, off La Route de Plémont.
- 4.43 It is likely that many of the vehicle trips from the houses will be going to St. Helier for education, recreation, shopping and other purposes. Due to the various routes available the impact of traffic generated on such routes would be dissipated, with traffic entering St. Helier dispersed and therefore unlikely to add to congestion problems. An existing bus service additionally offers an alternative to the car for some trips to St. Helier.

Noise and Vibration Environment

Baseline Conditions

- 4.44 No data or measurements are available to establish relevant Baseline Conditions for the period when the existing holiday village was in operation. Empirical knowledge of the site and existing buildings suggests over periods the holiday village operated (between April – October) there

would have been intermittent noise disturbance within close proximity to the Core Survey Area. Poorly insulated rooms with large areas of single glazed windows and particularly when bands were playing inside the main Amenity building is likely to have raised external ambient noise levels. External activities will have been even more noticeable. Noise intrusion from the development will have fluctuated dependant upon occupancy and activities at any one time. Between November to March each year when the premises were closed the site will have been relatively quiet with ambient noise levels similar to surrounding countryside.

Possible Environmental Effects

- 4.45 This section gives a précis of the possible effects of the proposal upon noise and vibration conditions surrounding the site.
- 4.46 It has previously been identified there is a high potential for impacts on Atlantic puffins and other seabirds arising from noise and vibration caused by activities during the demolition and construction phases. Without any mitigation action there is certainty of a major impact on these species during demolitions and it is probable there would be a moderate impact on these species during construction, particularly during the breeding season between April - August. There is also potential for noise to impact on neighbouring residential properties. Greatest noise levels are anticipated to be generated during demolition of the existing buildings with only low noise levels anticipated during construction of dwellings.
- 4.47 To avoid these impacts the period during which demolition and site clearance is undertaken will be restricted to between September – March outside the bird breeding season. Further during all demolition, site clearance and construction works mechanical equipment will be fitted with noise mufflers to reduce noise to an absolute minimum. It is recognised that any clearance of the site, for whatever reason, will cause some noise and vibration but this can be limited to acceptable levels by these measures.
- 4.48 Replacement of the existing poorly insulated, leaky, structures with highly insulated and sealed modern buildings will reduce the potential for noise disturbance emanating from internal activities within the houses. Provision of gardens immediately adjacent to the houses will give rise to some intermittent external noise that can be expected will be of a level similar to that experienced during periods when the existing external playing fields and outdoor swimming pool were used. It is therefore probable there will be no perceivable change in potential noise disturbance from external activities within the site and it is recognised species in the surrounding area happily co-existed with such levels of background noise.

Water Resources

Baseline Conditions

- 4.49 The existing foul drainage Public Pumping Station is a relatively modern installation having been constructed in late 1996 / early 1997 to the former Public Services Department's specification and supervision. Since then the installation has been maintained by the Public Service Department (latterly Transport and Technical Services Department) to their standards. It is therefore reasonable to expect this installation is in good working order and free from any leaks.
- 4.50 During re-development of the site in the late 1960's the majority of the existing site drainage will have been installed, although it is possible parts of the drainage system date back to the 1946 rebuilding. This predates the advent of modern drainage system with flexible sleeve connectors and it is likely the inflexible, rigid, jointing methods used during that period have deteriorated and / or cracked resulting in leakage from the underground drainage pipework systems currently installed at the site.

Possible Environmental Effects

- 4.51 This section outlines a précis of the possible effects of the proposal upon water resources both within the proposal site boundaries and on the wider areas surrounding the site boundaries.
- 4.52 Foul drainage generated by the proposed 30 houses will go to the existing States of Jersey pumping station (known as 'Pontin's Pumping Station') located on the western periphery of the proposal site. The pumping station met the requirements of the holiday village when operational and has capacity well exceeding requirements for this proposal. It would be treated by the SoJ central foul drainage network and to the Island's standard. No risk of local discharge or contamination is envisaged.
- 4.53 Issues relative to the risk of accidental pollution during demolition, site clearance and construction works will be addressed through preparation and implementation of a Construction Environmental Management Plan, in support of this application and in compliance with the Waste Management (Jersey) Law 2005 and Planning Advice Note No.2.
- 4.54 Within the housing development surface water from all roofs, roads, footpaths and hard-standings (irrespective of area) would be routed through new fuel interceptors and silt traps to three consecutive vertical flow reedbed filter ponds located in the south-western site peripheries. These reedbed ponds will provide enhanced habitat conditions within the Site Area.
- 4.55 There are no streams or watercourses within the proposal site. No impacts are predicted during demolition, construction or during occupation of the development.

Ground Contamination

Baseline Conditions

- 4.56 A site survey and risk assessment undertaken in December 2008 (Strata Surveys, to Planning Advice Note No. 2 Phase 1 standards) identifies there is a risk of contamination from an historic oil leak, oil distribution pipes within the site; asbestos within the existing buildings; an existing electrical sub-station within the site; and old sewage tanks.

Possible Environmental Effects

- 4.57 This section gives a précis of the possible effects of the proposal upon ground contamination within the site boundaries.
- 4.58 Before any demolition works commence on site a Phase II intrusive site investigation will be undertaken in accordance with Planning Advice Note No. 2 to determine the extent of any site remediation that is required, followed by Phase III implementation of required remediation prior to commencement of the demolition phase. There is a potential risk of asbestos leaking from within the existing buildings into the site and surrounding areas; which will be avoided by implementation of standard containment procedures. No impacts are predicted during demolition, construction or operational phases of the development.

Archaeological Environment

Baseline Conditions

- 4.59 Approximately half of the site (the northern section) is covered with buildings set on typically *circa.* 0.3m-thick concrete slab foundations. Considering the likely depth of soil on the northern half of the site it is likely that construction of the existing buildings and swimming pool has completely removed any archaeological remains within the overall footprint of each building. From historic maps it appears the southern half of the site has never been developed. The survival of any archaeological remains in these areas is potentially good.
- 4.60 There is an uncertain but possibly high potential for the site to contain archaeology dated to the prehistoric period. In the first half of the 20th century, a flint tool manufacture site was identified within the site and although it's exact location is uncertain this may have been within the central

part of the site where the soils are thin. A number of worked flints have been recovered from the fields immediately to the east of (outside) the site.

- 4.61 There is an uncertain but probably low potential for the site to contain archaeology dated to the Roman to Early Medieval periods. The surrounding study area contains no known sites or finds dated to this period. The site's peripheral location on the Island, above steep cliffs, suggests that it was not a focus of settlement.
- 4.62 There are three, possibly four sections of extant field boundaries possibly (although this is by no means certain) of later medieval origin. These show on a map dated to 1795 and survive as banks or dry stone walls. Other than these boundaries, there is a low potential for previously unrecorded archaeology dated to the later medieval period. The site was located at the edge of the parish, and its peripheral location suggests that it was not a focus for settlement, and in all likelihood was heathland, possibly used for rough pasture.
- 4.63 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.

Possible Environmental Effects

- 4.64 This section gives a précis of the possible effects of the proposal upon archaeological resources within the site boundaries. The proposal will not have any impact on archaeological resources in surrounding areas outside the site boundary
- 4.65 The German WWII defence structures within the site are unaffected by the proposal and will be preserved in-situ.
- 4.66 The proposed south-west and south-east housing clusters may affect a known prehistoric flint tool manufacture site within the northern part of Field 44. Prior to construction commencing this area will be evaluated by archaeological trenching to establish any extant archaeology and any required appropriate mitigation / preservation strategy established. The possible below ground remains of a 17th century beacon and turf hut beneath the eastern car parking is likely to be unaffected by the proposal as this area will become gardens associated with the north-east cluster, however prior to construction works these possible remains will similarly be evaluated.
- 4.67 The extant historic field banques and walls along the eastern and southern edges of the site will be preserved in-situ except for one opening to provide vehicular and pedestrian access to the south-east housing cluster.

5.0 EIS AUTHOR

- 5.1 The Environmental Impact Assessor and Author of the Environmental Impact Statement for this proposal will be Michel Ragody Hughes of MHA Consulting Ltd trading as Michel Hughes Associates - Environmental Consultancy. He is an experienced Ecologist and Environmental Consultant having been a founding member in 1992 of the Institute of Ecology and Environmental Management (IEEM) - the ecologist's professional body - and practising as an ecological and environmental adviser for over eighteen years.
- 5.2 Michel Hughes Associates Practice Portfolio is enclosed as an Annex to this Report.

ANNEXES

- Annex 1 Schedule of Existing Site Data / Accommodation dated 26th August 2008 (attached).
- Annex 2 Proposed 30 House Schedule of Accommodation dated 21st May 2008 x
- Annex 3 BDK Architects Drwg. No. 1812/8/01 – Existing General Arrangement Site Plan; showing existing development on the land and site boundaries (accompanying drawing).
- Annex 4 BDK Architects Drwg. No. 1871/8/02 – Proposed General Arrangement Site Plan; showing the proposed development of 30 houses including land returned to nature and indicating landscaping treatment (accompanying drawing).
- Annex 5 Michel Hughes Associates Practice Portfolio (accompanying separate document).
- Annex 5 Site Location Plan (attached).

CONFIDENTIALITY NOTICE


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Any queries please contact.

BDK Architects Telephone: 01534 768740

Plemon Bay Holiday Village - Site Data / Information					26/8/08			
					Area Acres	Area Vergees	Quantity No.	
Existing site / Buildings	Area m ²	Area feet ²						
Overall Site Area	48,222	519,074			11.92	26.80		Includes site amenity areas
Existing Built Area / Hardstandings	24,558	264,349			6.07	13.65		Overall Building Footprint and hard surfaced areas
Existing gross floor area	9,660	103,983			2.39	5.37		
Schedule of Accommodation	Footprint Area m ² (ex Balc)	Footprint Area feet ² (ex Balc)	Total Area m ² (inc Balc)	Total Area feet ² (inc Balc)				
Rozel Block	512.55	5,517.24	603.78	6,499.28			24	Bedrooms
Bouley Block	677.27	7,290.34	790.96	8,514.07			28	Bedrooms
Gorey Block	388.55	4,182.44	463.43	4,988.45			16	Bedrooms
Grosnez Block	580.18	6,245.16	683.18	7,353.89			24	Bedrooms
Grouville Block	685.98	7,384.08	800.56	8,617.42			32	Bedrooms
Sorel Block	690.72	7,435.04	809.46	8,713.21			32	Bedrooms
Brelade Block	535.43	5,763.48	632.89	6,812.59			24	Bedrooms
Corblere Block	434.86	4,680.98	515.84	5,552.65			20	Bedrooms
Main Amenity Block	2,485.71	26,756.86	2,485.71	26,756.86				
Managers Bungalow	175.41	1,888.18	175.41	1,888.18			3	Bedrooms
Staff Block 1 (W)	465.89	5,015.00	542.18	5,836.17			32	Bedrooms
Staff Block 2 (E)	446.12	4,802.12	516.25	5,557.08			28	Bedrooms
Staff Bungalow	157.39	1,694.16	157.39	1,694.16			3	Bedrooms
SW Gift Shop	67.87	730.59	67.87	730.59				
Pool Plant / Café	76.85	827.26	76.85	827.26				
Launderette / Transformer	42.77	460.40	42.77	460.40				
Water Treatment	130.33	1,402.95	130.33	1,402.95				
Maintenance (WWII Bunker)	186.39	2,006.39	186.39	2,006.39				Has to be retained
Stores (NE corner)	68.40	736.28	68.40	736.28				
Totals	8,808.68	94,818.95	9,749.66	104,947.88			266	Total area Guest blocks only = 48,498 sqft excluding first floor balconies
Number of Guest Rooms							200	In eight separate 2 storey buildings
Number of Staff Rooms							60	In two separate 2 storey buildings
Managers Bungalow Bedrooms							3	
Staff Cottage Bedrooms							3	
Total Guest Capacity							488	Jersey Tourism registration for 460 guests - advised by Pat Braiden
Total Staff Capacity							60	
Total occupancy							548	
Guest Numbers / week average	Year	Guest Weeks						Normalised Guest Weeks / 22 week Season May - Sept
	91/92	439						
	92/93	366						
	93/94	392						
	94/95	370						
	95/96	352						
	96/97	279						
	98/99	355						
	99/00	283						
Adjacent Public Facilities								
Existing Beach car park capacity							39	
Turning head parking							12	

Plemont Accommodation Schedule - 30 Houses (inc voids) Date 21/05/08

Refer to Site Plan Drwg. Nos. 1812/12/01

(As recommended for Approval by Planning Officer)

Unit	Footprint Area (sqm)	Footprint Area (sqft)	No. of Beds	Allocated Parking Spaces	Garages	Garage Area (sqft)	Study Room	Total Gross Internal Area (sqft)
1	89.20	960	4	3	Separate Carport	151	Yes	1,633
2	89.20	960	4	3	Separate Carport	151	Yes	1,633
3	75.16	809	3	3	Integral Garage	151	No	1,383
4	73.98	796	4	4	Integral Garage	323	Yes	1,545
5	88.53	953	4	3	Integral Carport	700	Yes	1,577
6	77.62	835	3	3	Integral Carport	264	Yes	1,400
7	77.62	835	3	3	Separate Garage	275	Yes	1,400
8	73.93	796	4	4	Integral Garage	323	Yes	1,590
9	87.93	946	4	3	Separate Carport	151	Yes	1,577
10	79.32	854	4	4	Separate Carport	292	Yes	1,488
11	76.76	826	4	4	Integral Garage	305	Yes	1,832
12	87.24	939	3	4	Integral Garage	334	Yes	1,541
13	65.36	704	4	3	Separate Carport	151	Yes	1,626
14	67.62	728	4	3	Separate Carport	151	Yes	1,740
15	75.29	810	3	3	Separate Carport	151	No	1,382
16	161.40	1,737	5	6	Separate Garage	277	Yes	3,390
17	170.50	1,835	5	4	Separate Carport	410	Yes	3,772
18	176.71	1,902	5	4	Integral Garage	316	Yes	3,270
19	64.14	690	3	3	Separate Carport	165	No	1,150
20	63.53	684	3	3	Separate Carport	165	No	1,193
21	66.75	718	3	3	Separate Carport	165	No	1,193
22	74.00	796	3	3	Integral Garage	323	Yes	1,545
23	77.73	836	3	3	Integral Carport	240	Yes	1,567
24	77.70	836	3	3	Integral Carport	246	Yes	1,400
25	Deleted as recommended by Planning Officer							
26	Deleted as recommended by Planning Officer							
27	Deleted as recommended by Planning Officer							
28	Deleted as recommended by Planning Officer							
29	Deleted as recommended by Planning Officer							
30	77.31	832	3	3	Separate Carport	146	No	1,400
31	69.00	743	3	3	Separate Carport	146	No	1,287
32	74.44	801	3	3	Separate Carport	146	No	1,383
33	76.81	827	4	3	Integral Garage	396	Yes	1,831
34	87.17	938	3	4	Integral Garage	340	Yes	1,540
35	Deleted as recommended by Planning Officer							
36	130.00	1,400	4	4	Separate Garage	275	Yes	2,370
TOTAL	2,631.95	28,326	108	102		7,629		51,638

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 50.3% reduction off Existing Gross Internal Floor Area excluding Garage / Carport areas

Scheme is 43% reduction off Existing Gross Internal Floor Area including Garage / Carport areas

Total Number Of 3 Bedroom Units: 15

Total Number Of 4 Bedroom Units: 12

Total Number Of 5 Bedroom Units: 3

Total Number of Residents Parking Spaces Required: 91

Total Number Of Parking Spaces Provided: 113

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BDK Architects Telephone: 01534 768740



ENVIRONMENTAL IMPACT ASSESSMENT SCOPING OPINION

<p>TITLE OF ES:</p> <p>PROPOSED RE-DEVELOPMENT OF PLEMONT HOLIDAY CAMP – 30 DWELLINGS</p> <p>SUBMITTED BY BDK ARCHITECTS</p>	<p>THIS SCOPING OPINION HAS BEEN COMPLETED BY: KELLY JOHNSON, ENVIRONMENTAL POLICY AND AWARENESS MANAGER, PLANNING AND ENVIRONMENT DEPARTMENT.</p> <p>IT REFERS TO THE FINDINGS OF THE SCOPING EXERCISE AND SUMMARISES THE KEY ISSUES, SIGNIFICANT EFFECTS, OR AREAS OF CONCERN IDENTIFIED BY THE FOLLOWING:</p> <p>CASE OFFICER: Kelly Johnson STATUTORY CONSULTEE: Planning and Environment Jody Robert (Environmental Protection Officer) Willie Peggie (Assistant Director – Environmental Protection) Dave Monks (Head of Waste Regulation) John Pinel (Countryside Manager) Mike Freeman (Principal Ecologist) Transport and Technical Services David St George (Manager – Transport Policy) John Rogers (Director – Waste Management) Duncan Berry (Manager – Liquid Waste Treatment) Dennis Rive (Manager – Solid Waste Treatment) Health Protection Andrew Pritchard (Team Leader, Health Protection) Health and Safety Inspectorate Colin Myers (Director of Health and Safety)</p> <p>NON-STATUTORY CONSULTEE: National Trust for Jersey Charles Alluto</p>
<p>REGISTRATION DETAILS: NOT YET REGISTERED</p>	

1. Introduction

This Scoping Opinion has been prepared by Kelly Johnson on behalf of the Planning and Environment Department following the submission of a request for a scoping opinion, under Planning and Building (Environmental Impact) (Jersey) Order 2006 by BDK Architects on 25 March 2009.

The opinion outlines what the Planning and Environment Department consider should be addressed by the Environmental Impact Assessment (EIA) based upon the nature and scale of the development, the receiving environment and what is considered to be current reasonable good practice for undertaking an Environmental Impact Assessment (EIA) and for the preparation of an Environmental Statement (ES).

The scoping opinion has been developed based on:

- the Planning and Building (Environmental Impact) (Jersey) Order 2006
- good practice guidance for EIA;
- good practice guidance for the production of ES's;
- consultee responses; and
- professional judgement and experience.

The Scoping Opinion and Checklist does not override the legislative requirements of Schedule 2 Article 1 of the Planning and Building (Environmental Impact) (Jersey) Order 2006, which stipulates 'What an Environmental Impact Statement Must Contain'.

This Scoping Opinion refers to the Scoping Report provided by BDK Architects and should be read in conjunction with the attached Scoping Checklist.

2. Establishment of Baseline Conditions

Firstly, we should understand that there is currently little to no activity on site and this is the 'as is' or 'do nothing' scenario. However we also need to understand that there is a permitted use on the site that could be re-instated at any point, thus the 'committed development' scenario. An assessment of both scenarios is required to justify that a comprehensive Environmental Impact Assessment has been undertaken.

Indeed, UK guidance follows this assessment. "Department for Communities and Local Government Environmental Impact Assessment: A guide to good practice and procedures" refers to assessing the existing situation, the committed development, and the future development. In this proposal, the existing situation is a disused and vacant development with no activity, the committed development is the existing buildings with the potential to be reinstated as a tourism facility (ie with no demolition or construction but with internal refurbishment works), and the future development is the redevelopment for 30 dwellings.

The existing situation is what is on the site today. It is particularly pertinent to establish the existing situation for many aspects raised throughout this Scoping Opinion. For instance, aspects such as noise, traffic, ecology, waste management and water resources all require information or surveys on the existing situation today to enable a full assessment of the proposed development.

When assessing the 'committed development' scenario, consideration must be given to the fact that the site could not be reinstated without any work. Although the site is not in ruins, it is not serviceable as a tourism facility as it currently exists. What this means is that work would be required to enable the permitted development as a tourism facility to take place. When assessing the impact of the permitted development or 'committed development' scenario, consideration of the works required to get the facility to a serviceable standard must be given.

It is essential for an Environmental Impact Assessment to be comprehensive, thus it needs to consider all scenarios and their impact on all environments (natural, social, economic, etc). It is essential to understand that an EIA is a tool for the developer to consider their options as well, not just a document for the authorities. Done correctly, an EIA can greatly assist in the developer's planning and reduce potential development risks.

Indeed, in preparing the Environmental Statement for this proposal, all elements must refer to the existing situation or 'do nothing' scenario, the permitted or committed development scenario, and the proposed development scenario.

3. Proposed Environmental Aspects to Cover

3.1 Planning Policy and Land Use

A full assessment of current planning policy is required. This includes provisions within the Island Plan as well as supporting Supplementary Planning Guidance. There is also a need to include a review of policies from other States strategies such as the States Strategic Plan 2006-2011, the Countryside Character Appraisal, the Solid Waste Strategy, Sustainable Traffic and Transport Plan.

3.2 Community and socio-economics

The proposed new residential dwellings will considerably change the socio-economics of the rural community in the local area. Consideration must be given to the existing situation of a vacant and unused site and the environments currently experienced by local residents. Community enhancements should be considered such as provision of public car parks, access to public paths and the land to be returned to nature. Further clarification is required on the boundaries between the private and public realms of the proposed development.

3.3 Landscape and Visual

A Landscape and Visual Impact Assessment is required. Given the prominent location of the proposed development, the visual impact of the proposed will be a very important aspect of the scheme. The application should provide as much information as possible on the design of the bunds in order to give as realistic an impression as possible of the visual impact of the development. To date seascapes have largely been ignored and should also be included within the assessment of important views and settings.

A Landscape Management Plan is also required. This must demonstrate landscaping and planting appropriate to its highly visible prominent location, adjacent to a rural and ecologically sensitive area. Proposed planting and landscaping should also consider benefits for biodiversity. For this reason, the dry stone walling to the south and linking the access road should be retained. Consideration should be given to the areas of grassland and its re-use of this grassland throughout the development proposals. Appropriate translocation methodology will be required in this instance.

3.4 Traffic, Access and Transport

Because of the remoteness of the site and the poor access, the traffic implications of any significant development are a key consideration. A Traffic and Transportation Plan (during both construction and long term use of the site) is required that identifies the impact the proposal will have both for the immediate road network and for traffic generation island wide. This should include what the trip generation of the site will be by trip mode, with an assessment not just of motor vehicle road capacity but of public transport, walking and cycling. The assessment should state what measures are proposed to promote sustainable transport uses. Consideration should be given to the Sustainable Transport policies and the position of the new residential units with little bus service and lack of facilities within walking or cycling distance.

It is recognised that this issue has been raised for the previous applications, most recently the transport assessment for a proposal to construct 36 houses produced in August 2006. That assessment provided relevant traffic data for the previous use of the site which has also been repeated in the scoping report produced in 2009. However the amount of traffic on the roads currently, in the context of a disused and vacant site, must be understood to enable a comprehensive assessment of the impacts that the proposed development may

have on traffic and access. Therefore a traffic survey of the existing situation on and around the site must be undertaken in 2009.

It may well be that the proposed 30 dwellings would result in a net reduction from the previous situation or the 'permitted/ committed' development as a tourism facility, but to enable the proposal to be fully assessed a current survey of the existing traffic on and around the site must be undertaken and the existing situation as a vacant site must be addressed within this EIA.

3.5 Air Quality

Air quality assessment and if necessary mitigation measures during demolition and construction is required. In particular, dust suppression during demolition and construction should be considered and measures to mitigate its impacts proposed.

3.6 Noise and Vibration

A noise survey to establish existing background noise level is required. Noise and vibration during demolition and construction and the impact on surrounding residential should be considered.

It is expected that to adequately assess the potential impact of the proposed development, a noise survey of the existing situation plus an assessment of the potential noise arising from the existing permitted use will be required. This will therefore require three key considerations, the existing noise levels of a vacant and disused site, the expected noise levels of the permitted/committed development as a tourism facility, and the predicted noise levels of the proposed development. This must also be considered in relation to the surrounding residents.

3.7 Microclimate (wind, daylight, sunlight, overshadowing)

Consideration should be given to the amount of daylight and average wind direction and speed in this location and its impact on the potential for sustained vegetation, in particular any proposed trees.

3.8 Water Resources

In terms of water resources, the EIA must demonstrate consideration of the following:

- site drainage and possible impacts from this on the aquatic environment;
- potential hydrogeological impacts and
- provide further information on the proposed drainage system for surface water, specifically the siting and technical details of the reedbed, interceptors and sediment trap.

Proposals for the remedial works to the on-site pumping station which will have to be agreed with and paid for by the developer will also need to be included in the ES. The existing situation is that the pumping station has not been in operation for over 8 years. Despite whether the pumping station was previously adequate, the existing situation is that the pumping station is unused and will require remedial works before it can be used for 30 dwellings. Proposals for the remedial works will need to be addressed and agreed with TTS.

3.9 Ground Conditions

The levels of potential contaminants in the ground need to be investigated, in particular the historic fuel spillage, and any risks to human health or the wider environment assessed and if necessary mitigated. This should include risks during construction and after completion of the proposed works and the manner in which the risks from any potential hazards that are identified are controlled to an acceptable level. Information

provided will be closely scrutinised against the advice provided within Supplementary Planning Guidance – Planning Advice Note 2 – Development of Potentially Contaminated Land.

3.10 Waste Management

All waste related works must be undertaken in accordance with the Waste Management (Jersey) Law 2005.

A Site Waste Management Plan (SWMP) must be provided as per guidance provided by the Environment Department. It will be very important to demonstrate within the ES that a large proportion of the demolition material can be reused or recycled, rather than merely removed for landfill. We would expect the developer to take advantage of the latest technologies available for recycled aggregates. It is also advised that discussions are undertaken with the main waste operator on the Island, Transport and Technical Services, to ensure that volumetrically, they are able to accept on site the various waste streams proposed to be produced, both in terms of construction and operational phases.

The SWMP must also account for all waste produced during construction, not merely demolition material. In this regard, we would expect a plan showing proposed separation on site and measures to reduce the amount of construction waste produced.

Also required will be a Construction Environmental Action Plan (CEAP) and a Demolition, Site Clearance and Waste Management Plan. These are detailed in the sections below.

It is noted that there is the existence of asbestos in the existing buildings. Its removal and disposal will need to be addressed in the EIA and in accordance with Jersey specific legislation for hazardous materials.

Again, the existing situation in terms of the current state of the site needs to be carefully considered with regard to fly tipped waste. Environmental Protection have concerns that due to redundant nature of the site, fly tipped waste is becoming more prevalent around the edges of the site. This issue will need to be addressed within the EIA.

3.11 Ecology and biodiversity

With regard to the impact on Puffins, Mike Freeman has confirmed that studies and mitigation measures proposed within previous application's ES is satisfactory. However, this will need to be reproduced within the final ES for this specific application and not merely referred to.

With regard to other ecological studies, an ecological baseline survey for species protected under the Conservation of Wildlife (Jersey) Law 2000 including particularly green lizards, slow worms or heath grasshoppers is required.

4. Additional areas required

4.1 Sustainability Appraisal

A sustainability appraisal of the proposed development within the EIA process is required. The appraisal should assess the sustainability of the proposals as a whole scheme and not just detail the sustainable elements of the proposals. Some of these elements are considered separately above, however, an assessment of the sustainability of the project as a whole should address issues such as:

- The emission of greenhouse gases;
- Contributions to and the maintenance of biodiversity;
- The use of renewable and non-renewable resources;
- Contribution to the economic well-being of the community;
- Contribution to the social well-being of the community;
- Energy and water usage;
- Air quality impacts of the project;
- Noise impacts of the project;
- Traffic generated by the project; and the
- Waste generated by the project.

The sustainability appraisal should make reference to relevant policies.

4.2 Construction Environmental Action Plan (CEAP)

An outline Construction Environmental Action Plan (CEAP) is required as part of the application. The detailed CEAP can be produced as a condition of permit, should the Minister be minded to approve the application.

The CEAP is a working document held by contractors and agreed with the Environment Department (Environmental Protection) and Health Protection Department to consolidate the site management and mitigation recommendations of the various component studies undertaken as part of the planning, design and EIA process.

The document should include, where relevant:

- Site procedures (working hours, noise limits and site boundaries etc.);
- Monitoring procedures and standards (noise, dust, odour, potential contaminants in excavated material etc.);
- Reporting arrangements (frequency and format) for monitoring results;
- Identification of storage locations and specification of storage facilities for construction materials and equipment (fuel oil etc.);
- Equipment and plant specification;
- Particular considerations pertinent to the site in question that should be considered and action plans to ensure that these considerations are adhered to (e.g. surface water drainage systems) etc.
- Contact details for liaison between enforcing authorities, local interested parties and site contractors and appropriate lines for reporting;
- Details of sensitive locations in the surrounding area that may require special consideration in terms of on-site practices; and
- Emergency actions plans and contact lists.

The purpose of the document is to facilitate dialogue between enforcing authorities, contractors and all interested parties (such as local residents) and set out clearly defined, accessible and understandable environmental standards and good-practice methodologies for the construction phase. By establishing this agreed framework, deviations from the procedures set out therein are readily identifiable and easily rectifiable and environmental impacts during construction are minimised.

4.3 Demolition, Site Clearance and Waste Management Plan

The purpose of this document is to detail the specifics of demolition, given the significant amount of existing buildings and structures to be removed as part of the proposal. The document should detail:

- asbestos removal,
- dust suppression,
- noise,
- working hours,
- haul routes,
- on site processes such as crushing,
- re-use and recycling of materials,
- treatment of any contaminated materials.

4.4 Traffic and Transportation Plan

The Traffic and Transport Plan should consider traffic during both construction and long term use of the site and should include consideration of the States of Jersey Sustainable Transport policies, primarily the States Strategic Plan 2006 to 2011 (section 2.10).

Also required will be a traffic count for 2009 to establish existing traffic volume, distribution and impact on access roads. This will be the 'as is' scenario. The permitted/ committed development scenario is the traffic counts recorded in 1999 when the facility was last in use, and as described in the scoping report. The ES will then need to use both of these scenarios to assess the potential traffic impact for the proposed development.

4.5 Noise Survey

To establish the baseline condition, a noise survey is required to be conducted in 2009 with the existing vacant and disused site to establish the existing background noise level. From this a full and accurate assessment of the impact of the noise levels arising from the proposed development can be made.

4.6 Landscaping Plan

A Landscaping Plan is required to demonstrate how hard and soft landscaping of this site will enhance the area and positively impact on the landscape. Consideration needs to be given to the proposed species and potential impact on the surrounding woodland and relate to the findings of the ecological survey. The Landscaping Plan should also consider and provide full details on the extent of land to be restored to nature, boundary treatments, any introduced species and designation between private and public realms. Also consideration should be given to the re-use of grassland on the site which will require a translocation methodology statement.

4.4 Ecological Survey

A new ecological baseline survey for species protected under the Conservation of Wildlife (Jersey) Law 2000 including particularly green lizards, slow worms or heath grasshoppers is required. A survey methodology should be submitted and reviewed by the Countryside and Ecology teams of Environment Department prior to conducting the survey.

Appendix I

Consultation responses:

Planning and Environment

Jody Robert (Environmental Protection Officer)

Willie Peggie (Assistant Director – Environmental Protection)

Dave Monks (Head of Waste Regulation)

John Pinel (Countryside Manager)

Mike Freeman (Principal Ecologist)

Transport and Technical Services

David St George (Manager – Transport Policy)

John Rogers (Director – Waste Management)

Duncan Berry (Manager – Liquid Waste Treatment)

Dennis Rive (Manager – Solid Waste Treatment)

Health Protection Andrew Pritchard (Team Leader, Health Protection)

Health and Safety Inspectorate Colin Myers (Director of Health and Safety)

National Trust for Jersey Charles Alluto

ENVIRONMENTAL IMPACT ASSESSMENT SCOPING CHECKLIST

<p>TITLE OF ES:</p> <p>PROPOSED RE-DEVELOPMENT OF PLEMONT HOLIDAY CAMP – 30 DWELLINGS</p> <p>SUBMITTED BY BDK ARCHITECTS</p>	<p>THIS CHECKLIST HAS BEEN COMPLETED BY: KELLY JOHNSON, ENVIRONMENTAL POLICY AND AWARENESS MANAGER, PLANNING AND ENVIRONMENT DEPARTMENT.</p> <p>IT REFERS TO THE FINDINGS OF THE SCOPING EXERCISE AND SUMMARISES THE KEY ISSUES, SIGNIFICANT EFFECTS, OR AREAS OF CONCERN IDENTIFIED BY THE FOLLOWING:</p> <p>CASE OFFICER: Kelly Johnson STATUTORY CONSULTEE: <i>Planning and Environment</i> Jody Robert (Environmental Protection Officer) Willie Peggie (Assistant Director – Environmental Protection) Dave Monks (Head of Waste Regulation) John Pinel (Countryside Manager) Mike Freeman (Principal Ecologist) <i>Transport and Technical Services</i> David St George (Manager – Transport Policy) John Rogers (Director – Waste Management) Duncan Berry (Manager – Liquid Waste Treatment) Dennis Rive (Manager – Solid Waste Treatment) <i>Health Protection</i> Andrew Pritchard (Team Leader, Health Protection) <i>Health and Safety Inspectorate</i> Colin Myers (Director of health and Safety)</p> <p>NON-STATUTORY CONSULTEE: <i>National Trust for Jersey</i> Charles Alluto</p>
<p>REGISTRATION DETAILS: NOT YET REGISTERED</p>	

The Scoping Opinion identifies the content and extent of the information to be provided by the developer to the competent authority. In particular, it identifies the types of environmental impacts to be investigated and reported in the environmental information.

The Scoping Checklist is taken from the EU Guidance on EIA – Scoping (June 2001) and is split into four parts:

1. a detailed list of characteristics of projects which could give rise to significant effects on the environment;
2. a list of characteristics of project environments which could be susceptible to adverse effects;
3. a list of factors to be considered in deciding whether or not an impact is likely to be significant;
4. alternatives and mitigation measures which can be considered.

The comments included within the table below should be read in conjunction with the attached correspondence from consultees. This list is not exhaustive and during the course of the environmental impact assessment, further information may come to light and further issues may arise, which are of relevance to this application and may require further investigation.

The Scoping Opinion and Checklist does not override the legislative requirements of Schedule 2 Article 1 of the Planning and Building (Environmental Impact) (Jersey) Order 2006, which stipulates 'What an Environmental Impact Statement Must Contain'.

PART 1: PROJECT CHARACTERISTICS

No.	QUESTIONS TO BE CONSIDERED IN SCOPING	YES/NO/ ?	WHICH CHARACTERISTICS OF THE PROJECT ENVIRONMENT COULD BE AFFECTED AND HOW?	IS THE EFFECT LIKELY TO BE SIGNIFICANT? WHY?
1. WILL CONSTRUCTION, OPERATION OR DECOMMISSIONING OF THE PROJECT INVOLVE ACTIONS WHICH WILL CAUSE PHYSICAL CHANGES IN THE LOCALITY (TOPOGRAPHY, LAND USE, CHANGES IN WATERBODIES, ETC)?				
1.1	Permanent or temporary change in land use, landcover or topography including increases in intensity of land use?	Y	Current land use is an empty and derelict development. Proposal to construct 30 houses will introduce activity to the area where there is currently no activity.	Yes. As the site is currently vacant, any redevelopment will increase the intensity of use on site.
1.2	Clearance of existing land, vegetation and buildings?	Y	Demolition of existing structures on site.	Yes. Large number of structures to be demolished and removed from site.
1.3	Creation of new land uses?	Y	Change of use to residential.	Yes. Creation of residential accommodation on a currently vacant site will have significant impacts on the local area.
1.4	Pre-construction investigations e.g. boreholes, soil testing?	Y	Concerns of contaminated land on site arising from historic fuel spillage.	Yes. EIA must follow Planning Advice Note 2: Development of Potentially Contaminated Land.
1.5	Construction works?	Y	Construction of 30 dwellings.	Yes. Significant construction works.
1.6	Demolition works?	Y	Demolition of existing structures on site.	Yes. Large number of structures to be demolished and removed from site.
1.7	Temporary sites used for construction works or housing of construction workers?	Y	Temporary structures required for site office but not presently aware of any requirement for housing of construction workers.	Temporary site offices not significant and expected for most large scale developments.
1.8	Above ground buildings, structures or earthworks including linear structures, cut and fill or excavations?	Y	Above ground buildings to be demolished.	Yes. Large number of structures to be demolished and removed from site.
1.9	Underground works including mining or tunnelling?	N	None proposed at present.	
1.10	Reclamation works?	N		
1.11	Dredging?	N		
1.12	Coastal structures eg seawalls, piers?	N		
1.13	Offshore structures?	N		

No.	QUESTIONS TO BE CONSIDERED IN SCOPING	Yes/No/?	WHICH CHARACTERISTICS OF THE PROJECT ENVIRONMENT COULD BE AFFECTED AND HOW?	IS THE EFFECT LIKELY TO BE SIGNIFICANT? WHY?
1.14	Production and manufacturing processes?	N		
1.15	Facilities for storage of goods or materials?	Y	Storage of oils/fuels/chemicals during construction and operation.	Potentially significant depending on extent. Correct storage essential due to sensitive nature of the surrounding landscape.
1.16	Facilities for treatment or disposal of solid wastes or liquid effluents?	Y	Changes to liquid waste disposal and private pumping station. Also drainage system for surface water, specifically the siting and technical details of the reedbed, interceptors and sediment trap.	EIA to assess impact and mitigate. Also consider liquid waste disposal during construction.
1.17	Facilities for long term housing of operational workers?	N		
1.18	New road, rail or sea traffic during construction or operation?	Y	Increase in road traffic during construction and operation.	Yes, significant construction traffic expected and significant changes in the nature of operational traffic due to change in current levels of activity on site. See comments from TTS.
1.19	New road, rail, air, waterborne or other transport infrastructure including new or altered routes and stations, ports, airports etc?	Y	Impact on existing roads of proposed widening.	See comments from TTS. More details required re widening of road.
1.20	Closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements?	?	Temporary closure of road routes possible during construction.	Extent of road closures not fully detailed. EIA needs to consider.
1.21	New or diverted transmission lines or pipelines?	N		
1.22	Impoundment, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?	N		
1.23	Stream crossings?	N		
1.24	Abstraction or transfers of water from ground or surface waters?	?	Existing boreholes uncertain.	Extent of boreholes not fully detailed. EIA needs to consider.
1.25	Changes in waterbodies or the land surface affecting drainage or run-off?	N		

No.	QUESTIONS TO BE CONSIDERED IN SCOPING	YES/NO/?	WHICH CHARACTERISTICS OF THE PROJECT ENVIRONMENT COULD BE AFFECTED AND HOW?	IS THE EFFECT LIKELY TO BE SIGNIFICANT? WHY?
1.26	Transport of personnel or materials for construction, operation or decommissioning?	Y	Transport of personnel and materials required for construction.	Yes, significant construction will require significant transport of personnel and materials.
1.27	Long term dismantling or decommissioning or restoration works?	N		
1.28	Ongoing activity during decommissioning which could have an impact on the environment?	N		
1.29	Influx of people to an area in either temporarily or permanently?	Y	Influx of people temporarily during construction and permanently.	Significant changes to existing condition as a vacant site with no activity. EIA must consider baseline condition as existing disused site.
1.30	Introduction of alien species?	?	Possible introduction of non-native species of vegetation.	Possibly. EIA Landscaping Plan to assess introduced vegetation on existing landscape.
1.31	Loss of native species or genetic diversity?	N		
1.32	Any other actions?	?	None raised at present.	
2. WILL CONSTRUCTION OR OPERATION OF THE PROJECT USE NATURAL RESOURCES SUCH AS LAND, WATER, MATERIALS OR ENERGY, ESPECIALLY ANY RESOURCES WHICH ARE NON-RENEWABLE OR IN SHORT SUPPLY?				
2.1	Land especially undeveloped or agricultural land?	Y	Impact on surrounding ecology.	Yes – refer to ecological comments.
2.2	Water?	Y	De-watering and wheel washing. Consideration to water saving during operation, such as grey water recycling. Also need to consider vented domestic hot water systems with storage tanks or similar bulk supply arrangement due to remoteness of site from main water supply infrastructure.	Extent currently unknown. EIA to consider.
2.3	Minerals?	N		
2.4	Aggregates?	N		
2.5	Forests and timber?	Y	Timber in the construction of the buildings.	Extent currently unknown. EIA to consider.

No.	QUESTIONS TO BE CONSIDERED IN SCOPING	YES/NO/ ?	WHICH CHARACTERISTICS OF THE PROJECT ENVIRONMENT COULD BE AFFECTED AND HOW?	IS THE EFFECT LIKELY TO BE SIGNIFICANT? WHY?
2.6	Energy including electricity and fuels?	Y	Electricity and fuels used in the construction of the buildings. Consideration to energy saving during operation such as lighting and exploration of viability of community heating scheme.	Extent currently unknown. EIA to consider.
2.7	Any other resources?	N		

3. WILL THE PROJECT INVOLVE USE, STORAGE, TRANSPORT, HANDLING OR PRODUCTION OF SUBSTANCES OR MATERIALS WHICH COULD BE HARMFUL TO HUMAN HEALTH OR THE ENVIRONMENT OR RAISE CONCERNS ABOUT ACTUAL OR PERCEIVED RISKS TO HUMAN HEALTH?

3.1	Will the project involve use of substances or materials which are hazardous or toxic to human health or the environment (flora, fauna, water supplies)?	Y	Existence of asbestos in existing buildings.	EIA to include asbestos survey and disposal measures.
3.2	Will the project result in changes in occurrence of disease or affect disease vectors (eg insect or water borne diseases)?	N		
3.3	Will the project affect the welfare of people eg by changing living conditions?	Y	Change in living conditions due to redevelopment of existing buildings. Change in the environment for the surrounding residents.	Potentially significant. EIA to assess to establishing the existing conditions of the disused site.
3.4	Are there especially vulnerable groups of people who could be affected by the project eg hospital patients, the elderly?	N		
3.5	Any other causes?	N		

4. WILL THE PROJECT PRODUCE SOLID WASTES DURING CONSTRUCTION OR OPERATION OR DECOMMISSIONING?

4.1	Spoil, overburden or mine wastes?	Y	Existing spoil deposited around the site needs to be addressed.	EIA to assess and mitigate.
4.2	Municipal waste (household and or commercial wastes)?	Y	Household waste arising from operation of proposed residential apartments.	Consideration required for refuse storage, recycling and collection.
4.3	Hazardous or toxic wastes (including radioactive wastes)?	Y	Existence of asbestos. Reference should be made to the Waste Management (Jersey) Law 2005 to determine what constitutes hazardous waste in Jersey law.	EIA to include asbestos survey and disposal measures.
4.4	Other industrial process wastes?	N		
4.5	Surplus product?	N		
4.6	Sewage sludge or other sludges from effluent treatment?	N		

No.	QUESTIONS TO BE CONSIDERED IN SCOPING	YES/NO/?	WHICH CHARACTERISTICS OF THE PROJECT ENVIRONMENT COULD BE AFFECTED AND HOW?	IS THE EFFECT LIKELY TO BE SIGNIFICANT? WHY?
4.7	Construction or demolition wastes?	Y	Demolition waste arising from demolition of existing buildings and construction waste.	Yes, significant quantities of demolition and construction waste.
4.8	Redundant machinery or equipment?	N		
4.9	Contaminated soils or other material?	Y	Historic fuel spillage. Extent of contamination needs to be investigated.	Remediation required. EIA to assess and mitigate. SPG Advice Note No 2.
4.10	Agricultural wastes?	N		
4.11	Any other solid wastes?	N		
5. WILL THE PROJECT RELEASE POLLUTANTS OR ANY HAZARDOUS, TOXIC OR NOXIOUS SUBSTANCES TO AIR?				
5.1	Emissions from combustion of fossil fuels from stationary or mobile sources?	N		
5.2	Emissions from production processes?	N		
5.3	Emissions from materials handling including storage or transport?	Y	Heavy vehicle use for demolition and construction.	Potentially significant due to limited access to site.
5.4	Emissions from construction activities including plant and equipment?	Y	Potential dust and general site nuisance.	Potentially significant due to remote location.
5.5	Dust or odours from handling of materials including construction materials, sewage and waste?	Y	Dust from construction materials.	Yes, significant dust due to size of proposal.
5.6	Emissions from incineration of waste?	N		
5.7	Emissions from burning of waste in open air (eg slash material, construction debris)?	N		
5.8	Emissions from any other sources?	N		
6. WILL THE PROJECT CAUSE NOISE AND VIBRATION OR RELEASE OF LIGHT, HEAT ENERGY OR ELECTROMAGNETIC RADIATION?				
6.1	From operation of equipment eg engines, ventilation plant, crushers?	Y	Noise and vibration from demolition equipment and crushers.	EIA to consider appropriateness of onsite crushing.
6.2	From industrial or similar processes?	N		
6.3	From construction or demolition?	Y	Noise and vibration from demolition of structures and construction.	Yes, significant due to size of proposal.

No.	QUESTIONS TO BE CONSIDERED IN SCOPING	YES/NO/?	WHICH CHARACTERISTICS OF THE PROJECT ENVIRONMENT COULD BE AFFECTED AND HOW?	IS THE EFFECT LIKELY TO BE SIGNIFICANT? WHY?
6.4	From blasting or piling?	?	Construction techniques not detailed, but no indication given that blasting or piling will be used.	
6.5	From construction or operational traffic?	Y	Noise from heavy vehicles using limited access.	Potentially significant due to limited access.
6.6	From lighting or cooling systems?	Y	Potential for light pollution from construction and operation in countryside area.	EIA to consider extent of light pollution.
6.7	From sources of electromagnetic radiation (consider effects on nearby sensitive equipment as well as people)?	N		
6.8	From any other sources?	?	None apparent as yet.	

7. WILL THE PROJECT LEAD TO RISKS OF CONTAMINATION OF LAND OR WATER FROM RELEASES OF POLLUTANTS ONTO THE GROUND OR INTO SEWERS, SURFACE WATERS, GROUNDWATER, COASTAL WATERS OR THE SEA?

7.1	From handling, storage, use or spillage of hazardous or toxic materials?	Y	Risk during removal of existing asbestos.	Potentially significant. EIA to assess and mitigate risk.
7.2	From discharge of sewage or other effluents (whether treated or untreated) to water or the land?	N	Development to be linked to mains drains.	
7.3	By deposition of pollutants emitted to air, onto the land or into water?	N		
7.4	From any other sources?	?	None apparent as yet.	
7.5	Is there a risk of long term build up of pollutants in the environment from these sources?	N		

8. WILL THERE BE ANY RISK OF ACCIDENTS DURING CONSTRUCTION OR OPERATION OF THE PROJECT WHICH COULD AFFECT HUMAN HEALTH OR THE ENVIRONMENT?

8.1	From explosions, spillages, fires etc from storage, handling, use or production of hazardous or toxic substances?	Y	Handling and removal of existing asbestos.	Potentially significant. EIA to assess and mitigate risk.
8.2	From events beyond the limits of normal environmental protection eg failure of pollution control systems?	N	Unlikely if correct pollution control procedures are in place.	
8.3	From any other causes?	N		
8.4	Could the project be affected by natural disasters causing environmental damage (eg floods, earthquakes, landslip, etc)?	N		

9. WILL THE PROJECT RESULT IN SOCIAL CHANGES, FOR EXAMPLE, IN DEMOGRAPHY, TRADITIONAL LIFESTYLES, EMPLOYMENT?

9.1	Changes in population size, age, structure, social groups etc?	Y	Changes to population to the area due to change in nature of accommodation on site.	Potentially significant changes in community.
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No.	QUESTIONS TO BE CONSIDERED IN SCOPING	Yes/No/?	WHICH CHARACTERISTICS OF THE PROJECT ENVIRONMENT COULD BE AFFECTED AND HOW?	IS THE EFFECT LIKELY TO BE SIGNIFICANT? WHY?
9.2	By resettlement of people or demolition of homes or communities or community facilities eg schools, hospitals, social facilities?	N		
9.3	Through in-migration of new residents or creation of new communities?	Y	Creation of new community through in-migration of new residents.	Yes, significant change in community structure.
9.4	By placing increased demands on local facilities or services eg housing, education, health?	Y	Increased demands on local facilities through creation of 30 new residential units.	Extent of significance needs to be assessed in EIA.
9.5	By creating jobs during construction or operation or causing the loss of jobs with effects on unemployment and the economy?	Y	Creating jobs through large scale construction project during difficult economic climate.	EIA to consider.
9.6	Any other causes?	N		

QUESTION 10 - ARE THERE ANY OTHER FACTORS WHICH SHOULD BE CONSIDERED SUCH AS CONSEQUENTIAL DEVELOPMENT WHICH COULD LEAD TO ENVIRONMENTAL EFFECTS OR THE POTENTIAL FOR CUMULATIVE IMPACTS WITH OTHER EXISTING OR PLANNED ACTIVITIES IN THE LOCALITY?

10.1	Will the project lead to pressure for consequential development which could have significant impact on the environment eg more housing, new roads, new supporting industries or utilities, etc?	?	See 9.1 above, plus comments raised by TTS ref. traffic.	
10.2	Will the project lead to development of supporting facilities, ancillary development or development stimulated by the project which could have impact on the environment eg: <ul style="list-style-type: none"> • supporting infrastructure (roads, power supply, waste or waste water treatment, etc) • housing development • extractive industries • supply industries • other? 	Y	Possible requirements for road improvements, access alterations, connections to mains drainage, provision of waste collection, water treatment, etc. Impact on housing development.	Potentially significant. EIA to assess and if necessary mitigate.
10.3	Will the project lead to after-use of the site which could have an impact on the environment?	Y	Re-instatement of site for residential.	Displacement of re-colonising ecology. EIA to assess and if necessary mitigate.
10.4	Will the project set a precedent for later developments?	?	Uncertain at present.	
10.5	Will the project have cumulative effects due to proximity to other existing or planned projects with similar effects?	Y	Cumulative impact of new housing in remote locations (lack of facilities within walking or cycling distance, little or no bus service).	Yes, significant impact on sustainable transport policies. (refer to TTS response)

PART 2: CHARACTERISTICS OF THE PROJECT ENVIRONMENT

For each project characteristic identified in Part 1 consider whether any of the following environmental components could be affected.

2.1 ARE THERE FEATURES OF THE LOCAL ENVIRONMENT ON OR AROUND THE PROJECT LOCATION WHICH COULD BE AFFECTED BY THE PROJECT?

- Areas which are protected under international or local legislation for their ecological, landscape, cultural or other value, which could be affected by the project?
- Other areas which are important or sensitive for reasons of their ecology e.g.
 - wetlands,
 - watercourses or other waterbodies,
 - the coastal zone,
 - woodlands
- Areas used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the project?
- Inland, coastal, marine or underground waters?
- Areas or features of high landscape or scenic value?
- Routes or facilities used by the public for access to recreation or other facilities?
- Transport routes which are susceptible to congestion or which cause environmental problems?
- Areas or features of historic or cultural importance?

The proposed development is located in a very sensitive, prominent location on the north coast, within the Green Zone and bordering on Area of Outstanding Character. The north coast is noted for its high landscape and scenic value. Transport routes in this area have also been identified as an issue. Public access routes to the cliff paths and public footpaths near the site need to be addressed. The site will have an impact on Puffin colonies near to the location and an ecological baseline survey in 2009 for species protected under the Conservation of Wildlife (Jersey) Law 2000 including particularly green lizards, slow worms or heath grasshoppers is required.

2.2 IS THE PROJECT IN A LOCATION WHERE IT IS LIKELY TO BE HIGHLY VISIBLE TO MANY PEOPLE?

Yes (see answer to 2.1 above)

2.3 IS THE PROJECT LOCATED IN A PREVIOUSLY UNDEVELOPED AREA WHERE THERE WILL BE LOSS OF GREENFIELD LAND?

No, proposed development is to be located on the footprint of existing derelict holiday camp.

2.4 ARE THERE EXISTING LAND USES ON OR AROUND THE PROJECT LOCATION WHICH COULD BE AFFECTED BY THE PROJECT? FOR EXAMPLE:

- homes, gardens, other private property,
- industry,
- commerce,
- recreation,
- public open space,
- community facilities,
- agriculture,
- woodland,
- tourism,
- quarrying.

Yes, other private property, public open space and tourism.

2.5 ARE THERE ANY PLANS FOR FUTURE LAND USES ON OR AROUND THE LOCATION WHICH COULD BE AFFECTED BY THE PROJECT?

No other proposed development on or around the location.

<p>2.5 ARE THERE ANY AREAS ON OR AROUND THE LOCATION WHICH ARE DENSELY POPULATED OR BUILT-UP, WHICH COULD BE AFFECTED BY THE PROJECT?</p> <p><i>There are no surrounding areas that are densely populated or built-up.</i></p>
<p>2.7 ARE THERE ANY AREAS ON OR AROUND THE LOCATION WHICH ARE OCCUPIED BY SENSITIVE LAND USES WHICH COULD BE AFFECTED BY THE PROJECT?</p> <ul style="list-style-type: none"> • hospitals, • schools, • places of worship, • community facilities. <p><i>There are no sensitive land uses on the site or in surrounding areas.</i></p>
<p>2.8 ARE THERE ANY AREAS ON OR AROUND THE LOCATION WHICH CONTAIN IMPORTANT, HIGH QUALITY OR SCARCE RESOURCES WHICH COULD BE AFFECTED BY THE PROJECT? FOR EXAMPLE:</p> <ul style="list-style-type: none"> • groundwater resources, • surface waters, • agriculture, • fisheries, • tourism, • minerals. <p><i>Impact of on puffin colony and other seabirds, although this has already been looked at in detail. Mike Freeman has confirmed that he would be happy to accept re-submission of this data and the proposed mitigation. Further survey work is required to establish the existing baseline conditions for species protected under the Conservation of Wildlife (Jersey) Law 2000, such as green lizards, slow worms and heath grasshoppers. Impact on tourism from the potential loss of holiday camp.</i></p>
<p>2.9 ARE THERE ANY AREAS ON OR AROUND THE LOCATION OF THE PROJECT WHICH ARE ALREADY SUBJECT TO POLLUTION OR ENVIRONMENTAL DAMAGE E.G. WHERE EXISTING LEGAL ENVIRONMENTAL STANDARDS ARE EXCEEDED, WHICH COULD BE AFFECTED BY THE PROJECT?</p> <p><i>See response to 2.8.</i></p>
<p>2.10 IS THE PROJECT LOCATION SUSCEPTIBLE TO EARTHQUAKES, SUBSIDENCE, LANDSLIDES, EROSION, FLOODING OR EXTREME OR ADVERSE CLIMATIC CONDITIONS E.G. TEMPERATURE INVERSIONS, FOGS, SEVERE WINDS, WHICH COULD CAUSE THE PROJECT TO PRESENT ENVIRONMENTAL PROBLEMS?</p> <p><i>Not that aware of at present.</i></p>
<p>2.11 IS THE PROJECT LIKELY TO AFFECT THE PHYSICAL CONDITION OF ANY ENVIRONMENTAL MEDIA?</p> <ul style="list-style-type: none"> • The atmospheric environment including microclimate and local and larger scale climatic conditions? • Water: e.g. quantities, flows or levels of streams, reservoirs, groundwater, coastal waters or the sea? • Soils: e.g. quantities, depths, humidity, stability or erodibility of soils? • Geological and ground conditions? <p><i>See Environmental Protection comments re requirement for more information on surface water drainage proposals. Also remediation work required from historic fuel spillage.</i></p>
<p>2.12 ARE RELEASES FROM THE PROJECT LIKELY TO HAVE EFFECTS ON THE QUALITY OF ANY ENVIRONMENTAL MEDIA?</p> <ul style="list-style-type: none"> • Local air quality? • Global air quality including climate change and ozone depletion? • Water quality – streams, reservoirs, groundwater, coastal waters or the sea? • Nutrient status and eutrophication of waters? • Acidification of soils or waters? • Soils? • Noise? • Temperature, light or electromagnetic radiation including electrical interference? • Productivity of natural or agricultural systems?

See Environmental Protection comments re requirement for more information on surface water drainage proposals.

See Health Protection comments with reference to noise and air quality.

See National Trust for Jersey comments with reference to light pollution.

2.13 IS THE PROJECT LIKELY TO AFFECT THE AVAILABILITY OR SCARCITY OF ANY RESOURCES EITHER LOCALLY OR GLOBALLY?

- Fossil fuels?
- Water?
- Minerals and aggregates?
- Timber?
- Other non-renewable resources?
- Infrastructure capacity in the locality - water, sewerage, power generation and transmission, telecommunications, waste disposal, roads?

The project is likely to use water, timber, energy and infrastructure capacity.

See TTS Waste Department comments with reference to sewerage.

See Jersey Water comments in September 2008 with reference to water supply.

See TTS Highways and Countryside Management comments with reference to roads.

2.14 IS THE PROJECT LIKELY TO AFFECT HUMAN OR COMMUNITY HEALTH OR WELFARE?

- The quality or toxicity of air, water, foodstuffs and other products consumed by humans?
- Morbidity or mortality of individuals, communities or populations by exposure to pollution?
- Occurrence or distribution of disease vectors including insects?
- Vulnerability of individuals, communities or populations to disease?
- Individuals' sense of personal security?
- Community cohesion and identity?
- Cultural identity and associations?
- Minority rights?
- Housing conditions?
- Employment and quality of employment?
- Economic conditions?
- Social institutions?

See comments from Health Protection requiring noise survey to establish current situation. .

ADDITIONAL COMMENTS:

The following plans or studies will also be required as part of the EIA process.

- *Sustainability Appraisal*
- *Construction Environmental Management Plan*
- *Demolition, Site Clearance and Waste Management Plan*
- *Traffic and Transportation Plan*
- *Noise Survey*
- *Landscaping Plan*
- *Ecological Studies*

ATTACHMENTS:

Copy of scoping consultation responses.

✓
Jersey

Reference HNS/S/J35

Friday, 26 September 2008

Sarah Le Claire
Assistant Director – Environmental Policy
Planning & Environment department
Environment Division
Howard Davis Farm
La Route de la Trinite
Trinity
Jersey JE3 5JP

Dear Sarah

Plemont Holiday Camp – redevelopment EIA Study

Thank you for your letter dated the 24th September regarding the above named proposed development EIA study.

From a water supply view, we would point out that should this development be approved, we would only be able supply water subject to the all proposed units being fitted with vented domestic hot water supply systems with storage tanks, or a similar bulk supply arrangement (break tank and re-pump). This is due to the site being relatively remote from the main water supply infrastructure.

Please find enclosed copies of plans and drawings enclosed, which we return for further use.

Yours sincerely,



Howard N Snowden
Managing Director & Engineer

Environment	
29 SEP 2008	
SLC	

Copy to Mr D. Moyse – Distribution Manager, Jersey Water

Enclosure

Transport and Technical Services Department

Waste Management

P.O. Box 412, States Offices,
South Hill, St Helier,
Jersey JE4 8UJ
Tel: +44 (0)1534 445509
Fax: +44 (0)1534 448596



Sarah le Claire
Environment Division
Planning and Environment Department
Howard Davis Farm
La Route de la Trinite
Trinity
JE3 5JP

15 October 2008

Our ref: SJF/CR/6/32
Your ref: ED23/01/Plemont Holiday Camp/03/02

ENVIRONMENT

16 OCT 2008

H.D.F. TRINITY

Dear Sarah

Proposed Re-Development of Plemont Holiday Camp – EIA Scoping Consultation

I refer to the Plemont Holiday Camp Re-development proposal recently submitted for consideration and comment.

With regard to the foul drainage aspects of the proposal, the existing public facilities will have the capacity to cater for the development. However, remedial works are required to the on-site pumping station which will have to be agreed with and paid for by the developer if the development receives planning approval.

Yours sincerely

A handwritten signature in blue ink, appearing to read "S Fisher".

A handwritten signature in blue ink, appearing to read "S Fisher".

S Fisher

Manager, Engineering Design and Technical Records

direct dial: +44 (0)1534 448265
email: s.fisher@gov.je
www.gov.je

cc Steve Bohea – TTS
Duncan Berry - TTS

Planning and Environment Department

Environment Division

Howard Davis Farm, La Route de la Trinite

Trinity, Jersey, JE3 5JP

Tel: +44 (0)1534 441600

Fax: +44 (0)1534 441601

Kelly Johnson
Environmental Policy Officer
Environment Division
Howard Davis Farm

31 March 2009

Dear Kelly

Proposed re-development of Plemont Holiday Camp – EIA Scoping Consultation

Thank you for the opportunity to comment on the proposed re-development of Plemont. I have the following comments to make:

Environmental Protection commented on the previous scoping consultations in 2006 and 2008 much of the advice contained within that letter still stands. The new scoping report is dealing with the concerns about contaminated land on site arising from the historic fuel spillage (I look forward to reviewing the phase 2 study), however, I have included the other comments to assist the applicant.

“The concerns of Environmental Protection relate to activities both during the construction phase and also when the completed development is operational, that might have a negative impact on controlled waters.

Environmental Protection would also expect the scoping study to consider the following:

- *Storage of oil/fuels/chemicals on site*
- *Site drainage and possible impacts from this on the aquatic environment*
- *Potential hydrogeological impacts*
- *Disposal of contaminated materials/discharges during construction phase”*

In addition, I would ask for further details, within the ES regarding the proposed drainage system for surface water, specifically the siting and technical details of the reedbed, interceptors and sediment trap.

Outside the scope of the principal issue of the Scoping Consultation, our officers are concerned that the cliff top car park boundaries are attracting quantities of fly tipped wastes, which in time, in our opinion will attract further disposals. These disposals are in direct contravention of the Waste Management (Jersey) Law 2005, and as the landowner, the developer in this instance is responsible to ensure that their site does not become an unlicensed and unofficial waste disposal site. We would therefore take this early opportunity, without taking formal action under the law, to request that a “clear up” is undertaken at the boundaries of the site and that signs are erected to the effect that no fly tipping is permitted.

Yours sincerely

Jody Robert
Environmental Protection Officer

Direct dial: +44 (0)1534 441621
email: j.robert@gov.je
www.env.gov.je

From: Andrew Pritchard
Sent: 21 April 2009 17:17
To: Kelly Johnson
Subject: 20090326 Ltr Plemont Holiday Park EIA scoping consultation ACP
Kelly,

Did you get this?

Andrew

Health and Social Services Department

Health Protection, Public Health Services

Le Bas Centre, St Saviour's Road

St Helier, Jersey, JE1 4HR

Tel: +44 (0)1534 443712

Fax: +44 (0)1534 443720

Kelly Johnson
Environmental Policy and Awareness Manager
Planning and Environment Department
States of Jersey
Howard Davis Farm
Trinity
JE3 5JP

25 March 2009

Our ref: ACP/DCS
Your ref: email Johnson/Pritchard dated 25 March 2009

Dear Kelly

Proposed re-development Plemont Holiday Camp Environmental Impact Assessment Scoping Consultation

Thank you for sending through the documentation submitted by the applicant. In order to ensure consistency, I have attached the previous response dated 1 Oct 08; the contents of which is equally applicable to this application and as such remains extant.

I appreciate the term 'derelict' was an issue with the developer at the time and the exchange of correspondence dealt with that issue. In short, the local residents have become accustomed to the current noise environment over a number of years; the site hasn't been a vibrant holiday park for quite some time. I am therefore minded to reiterate the point that in order to understand the 'to be' picture we must all work from the same 'as is' picture; something that remains outstanding from previous discussions regarding the application to develop the site for self catering guests.

I am sure the terms of reference for the Demolition Environmental Management Plan (DEMP) and subsequent Construction and Environmental Management Plan (CEMP) can be developed through the EIA process. The risk from asbestos, ground contamination, noise, dust and vibration will undoubtedly be covered; at this stage it is important to understand whether the applicant proposes to process / recycle aggregate on site as part of the demolition process.

I hope this outlines the current position; read in conjunction with my letter dated 1 October 2008. If you have any queries please do not hesitate to contact me.

Yours sincerely

Andrew Pritchard
Community Health Team Leader

direct dial: +44 (0)1534 443738
email: a.pritchard@health.gov.je

From: Colin Myers
Sent: 06 April 2009 11:04
To: Kelly Johnson
Subject: EIA scoping consultation - Proposed redevelopment of Plemont Holiday Camp. St Ouen
Dear Kelly,

Thank you for your email of the 25th March, in which you invited comments for inclusion in the scoping opinion in respect of the above development.

The interest of the Health and Safety Inspectorate in an EIA is to ensure that the potential for ground contamination and potentially harmful materials in the existing structures has been considered and that, should the development go ahead, the contractor carrying out the works will be required to put in place appropriate measures to control the potential risks to both the site workers and others.

It would appear that these issues, referred to paragraph 17 of the non-technical summary of the Environmental Impact Statement prepared by Michael Hughes Associates, have been taken into account.

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

Regards

Colin

Colin Myers
Director of Health and Safety
Health and Safety Inspectorate

Tel (01534) 447295
Fax (01534) 873791

Planning and Environment Department

Environment Division

Howard Davis Farm, La Route de la Trinite

Trinity, Jersey, JE3 5JP

Tel: +44 (0)1534 441600

Fax: +44 (0)1534 441699

K Johnson
Planning & Environment
Howard Davis Farm

16 April 2009

Our ref: L/Env Dep/20
Your ref:

Dear Kelly

Plemont redevelopment - EIA scoping document response

Thank you for the opportunity to comment on the EAI scoping report my comments follow below;

The site, as noted, is very large and in a very prominent location. There is a great deal of potential for Public gain through habitat and species management of the wider area, and for the provision of public car parking. These issues should be explored.

Traffic and transport

Despite the results of the traffic counting which are stated as averaged over a period of months which include autumn when the beach is unlikely to be used much, at peak times the road is very heavily used, as the beach is very popular, the number of traffic movements is substantially higher than the figures quoted in periods of peak activity. P&E have been working with the Parish of St Ouen over a number of years to increase the car parking at the site, which has resulted in the creation of the temporary, overspill car park. The provision of, or improvement of existing public car parking in the area would be useful planning gain.

Footpath

The footpath infrastructure to Plemont beach and to the north coast footpath is aging, and requires substantial upgrading, this is another area of Planning gain that should be explored.

Protected species

4.21 Reptiles and amphibians notes that there were no amphibians or reptiles found on site, however on a site visit on 15th September 2008, I saw two green lizards *Lacerta bilineata* to the north of the existing staff bungalow. I see no reason why green lizards are not more widespread on the site, and indeed why no slow worms would be present. An adequate survey of the site must be carried out before any activity takes place and potential mitigation agreed with the Environment Department.

Other protected species may include invertebrates such as the heath grasshopper *Chorthippus vegans*, which may occur on the extensive grasslands which are proposed for development.

A list of protected species is available on our website www.gov.je and these should be addressed.

Landscape

The existing development is very unsightly, as not only are the buildings in a very prominent location and run-down, but areas to the north, east and west of the site, whilst not developed, have a great deal of spoil deposited in various areas. These areas must be treated in the Scoping report in order to improve their visual appearance, especially from the footpath.

The dry stone walls provide an important landscape feature and support an interesting natural flora. They are likely to be important basking areas for insects, and all the dry stone walling to the south and linking the access road should be retained.

The areas of grassland provide an important feature to the present site, and any development proposals should promote the re-use of this grassland elsewhere on site. An appropriate translocation methodology should be explored.

Yours sincerely

John Pinel
Head of Countryside Management

Direct dial: +44 (0)1534 441634
email: j.pinel@gov.je
www.gov.je

From: Mike Freeman
Sent: 20 April 2009 13:57
To: Kelly Johnson
Cc: John Pinel (P&E)
Subject: FW: EIA Scoping consultation - Redevelopment of Plemont Holiday Camp St Ouen
I have nothing to add to John's comments . I presume that the previous EIA for the site will be taken into consideration for this revised application

Best wishes

Mike Freeman BA(open) MIEEM, CEnv.

*Principal Ecologist,
Planning and Environment Department
Tel: +44(0)1534 441628
Facsimile: +44(0)1534 441601*

The content of this email is without prejudice to any future decision which may be made by the Minister for Planning and Environment

-----Original Message-----

From: John Pinel (P&E)
Sent: 17 April 2009 15:25
To: Kelly Johnson
Cc: Mike Freeman
Subject: RE: EIA Scoping consultation - Redevelopment of Plemont Holiday Camp St Ouen

-----Original Message-----

From: Kelly Johnson
Sent: 16 April 2009 09:18
To: William Pegg; David Monks; Jody Robert; Mike Freeman; John Pinel (P&E); Andrew Pritchard; Colin Myers; Dave St. George; Duncan Berry; Dennis Rive; John Rive; Roy Webster
Subject: RE: EIA Scoping consultation - Redevelopment of Plemont Holiday Camp St Ouen

Dear all,
Please note that the Plemont Scoping Opinion for 30 houses is due by next Wednesday 22 April 2009 (Not to be confused with the Plemont EIS Review for the self-catering development). If you are having any difficulties in providing an opinion by Wednesday, please let me know.

Regards
Kelly

Kelly Johnson
Environmental Policy and Awareness Manager
Planning and Environment Department
States of Jersey | Howard Davis Farm | Trinity JJE3 5JP
T: +44(0)1534 441614 | F: +44(0)1534 441601 | W: www.gov.je

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-----Original Message-----

From: Kelly Johnson
Sent: 25 March 2009 13:08
To: William Pegg; David Monks; Jody Robert; Mike Freeman; John Pinel (P&E); Andrew Pritchard; Colin Myers; Dave St. George; Duncan Berry; Dennis Rive; John Rive; Roy Webster
Subject: EIA Scoping consultation - Redevelopment of Plemont Holiday Camp St Ouen

Dear all,

Environmental Impact Assessment SCOPING Consultation - Proposed Redevelopment of Plemont Holiday Camp, St Ouen

The Planning and Environment Department has been approached by BDK Architects, with a proposal to re-develop Plemont Holiday Village to create 30 residential dwellings.

The company has been informed that a *future* planning application for this proposal will need to be accompanied by an Environmental Statement. An Environmental Statement reports the outcome of an Environmental Impact Assessment (EIA) which is commissioned by the developer to investigate the potential environmental effects of the proposal. Where significant effects are identified, details must be provided of proposed measures for their avoidance or mitigation. The completed statement is considered by the Minister for Planning and Environment in making a decision on whether the development should proceed.

At this stage in the process consultations are made with key stakeholders and interested parties only, to identify what environmental issues should be included in a future Environmental Impact Statement. The comments received are collated into a Scoping Opinion, which is issued to the applicant to help determine priority issues to be addressed in the EIA. The public will have the opportunity to comment on the scheme once a formal planning application and accompanying Environmental Impact Statement has been submitted.


A copy of the proposal is enclosed. Submissions on the scope of the Environmental Impact Assessment should be made in writing by **Wednesday 22 April 2009**.

We have been asked by the developer to draw your attention to the confidentiality notice attached to the enclosed documents and to respect their request that this application remains confidential until such time as the formal planning

application has been registered.

Yours sincerely,

Kelly Johnson
Environmental Policy and Awareness Manager
Planning and Environment Department
States of Jersey | Howard Davis Farm | Trinity | JE3 5JP
T: +44(0)1534 441614 | F: +44(0)1534 441601 | W: www.gov.je

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<< File: BDK Non-Disclose+Copyright Statement.pdf >> << File: 1812.08.01 Extg Site Plan.pdf >> << File: 1871_8_02B_Site Plan(render)#FA78.pdf >> << File: Plemont 30 House EIA Scoping Rep.pdf >>

From: Andrew Pritchard
Sent: 21 April 2009 17:18
To: Kelly Johnson
Subject: HPS_Library_Pollution_EIA_Plemont Holiday Camp ACP
Health and Social Services Department
Health Protection, Public Health Services
Le Bas Centre, St Saviour's Road
St Helier, Jersey, JE1 4HR
Tel: +44 (0)1534 443717
Fax: +44 (0)1534 443720

1 October 2008

Sarah Le Claire
Assistant Director – Environmental Policy
Environment Division
Planning & Environment Department
Howard Davis Farm
La Route de la Trinite
Trinity
JERSEY
JE3 5JP

Our ref: ED23/01/Plemont Holiday Camp/03/02
Your ref: HPS/Library/Pollution/EIA/Plemont Holiday Camp Scoping Response

Dear Sarah

**Proposed re-development of Plemont Holiday Camp
Environmental Impact Assessment Scoping Consultation**

Thank you for the opportunity to comment on the scoping document; whilst the applicant is approaching this as a 'like for like' development I am minded to the fact that the current site has laid derelict for some time. The near neighbours now enjoy a markedly different environment to one they would were the holiday park still running.

I am sure drainage, contaminated land and ecological impacts will be covered in the EIA. I am also sure the implications of construction on the local environment will also be covered in detail in the EIA. I am particularly interested to see that traffic impact, air quality and noise are not specifically covered in the scoping document. I accept the comparison with the Holiday Camp has merit, but the site has been vacant for some time and as such the 'as is' picture is one of a derelict site rather than a vibrant holiday camp. The EIA should contain the following:

1. A noise survey to establish the existing background noise level. This sets the scene for the 'new' noise environment post construction.
2. A traffic assessment that draws comparison between existing flows and that expected on completion of the scheme.
3. An assessment determining the viability of a community heating scheme.

I am sure further detail will follow from the applicant; as always Health Protection Services will have detailed comments regarding licensed premises, food outlets, pools, spas and communal facilities.

Yours sincerely

[signed on original]

Andrew Pritchard
Community Health Team leader

From: Dave St. George
Sent: 21 April 2009 17:08
To: Kelly Johnson
Subject: RE: EIA Scoping consultation - Redevelopment of Plemont Holiday Camp St Ouen
Kelly,

Traffic and transport Implications

My understanding of the BDK scoping document is that it implies that the traffic implications of the application need not be a concern.

Section 4.40 states "Overall the new development is predicted to result in lower traffic flows than previously recorded during peak periods on La Route de Plémont, even when taking into account the heavy peak flows to and from the beach and general public parking to access the North Coast footpath and surrounding areas.

Section 4.40 is only partly true, I would expect the AM peak to actually increase and the PM peak to be a decrease but only during the summer months when the holiday camp would have been in operation.

There is a fundamental principle here in that Transport and Technical Services does not support significant housing developments in areas where high dependence on the use of private motor cars will arise. Such is the case for Plemont and it is therefore up to the applicant to provide evidence to counter our concerns. The EIA should therefore address this issue. The previous application for 36 houses included a Transport Assessment and I would accept that that assessment could be adapted to represent the current application with a 17% reduction in traffic generation figures. Given that one of the grounds for refusal for the previous application was that new development proposals should seek to reduce car trips and encourage sustainable modes of transport, the applicant may wish to consider a response to that aspect and whether any improvement to site accessibility via sustainable modes of travel can be made.

Regards

Dave

David St George
Manager - Transport Policy
Transport and Technical Services
tel: 01534 448254

-----Original Message-----

From: Kelly Johnson
Sent: 25 March 2009 13:08
To: William Pegg; David Monks; Jody Robert; Mike Freeman; John Pinel (P&E); Andrew Pritchard; Colin Myers; Dave St. George; Duncan Berry; Dennis Rive; John Rive; Roy Webster
Subject: EIA Scoping consultation - Redevelopment of Plemont Holiday Camp St Ouen

Dear all,

Environmental Impact Assessment SCOPING Consultation - Proposed Redevelopment of Plemont Holiday Camp, St Ouen

The Planning and Environment Department has been approached by BDK Architects, with a proposal to re-develop Plemont Holiday Village to create 30 residential dwellings.

The company has been informed that a *future* planning application for this proposal will need to be accompanied by an Environmental Statement. An Environmental Statement reports the outcome of an Environmental Impact Assessment (EIA) which is commissioned by the developer to investigate the potential environmental effects of the proposal. Where significant effects are identified, details must be provided of proposed measures for their avoidance or mitigation. The completed statement is considered by the Minister for Planning and Environment in making a decision on whether the development should proceed.

At this stage in the process consultations are made with key stakeholders and interested parties only, to identify what environmental issues should be included in a future Environmental Impact Statement. The comments received are collated into a Scoping Opinion, which is issued to the applicant to help determine priority issues to be addressed in the EIA. The public will have the opportunity to comment on the scheme once a formal planning application and accompanying Environmental Impact Statement has been submitted.

A copy of the proposal is enclosed. Submissions on the scope of the Environmental Impact Assessment should be made in writing by **Wednesday 22 April 2009**.

We have been asked by the developer to draw your attention to the confidentiality notice attached to the enclosed documents and to respect their request that this application remains confidential until such time as the formal planning application has been registered.

Yours sincerely,

Kelly Johnson
Environmental Policy and Awareness Manager
Planning and Environment Department
States of Jersey | Howard Davis Farm | Trinity | JE3 5JP
T: +44(0)1534 441614 | F: +44(0)1534 441601 | W: www.gov.je

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<< File: BDK Non-Disclose+Copyright Statement.pdf >> << File: 1812.08.01 Extg Site Plan.pdf >> << File: 1871_8_02B_Site Plan(render)#FA78.pdf >> << File: Plemont 30 House EIA Scoping Rep.pdf >>

From: Andrew Pritchard
Sent: 21 April 2009 17:17
To: Kelly Johnson
Subject: 20090326 Ltr Plemont Holiday Park EIA scoping consultation ACP
Kelly,

Did you get this?

Andrew

Health and Social Services Department

Health Protection, Public Health Services

Le Bas Centre, St Saviour's Road

St Helier, Jersey, JE1 4HR

Tel: +44 (0)1534 443712

Fax: +44 (0)1534 443720

Kelly Johnson
Environmental Policy and Awareness Manager
Planning and Environment Department
States of Jersey
Howard Davis Farm
Trinity
JE3 5JP

25 March 2009

Our ref: ACP/DCS
Your ref: email Johnson/Pritchard dated 25 March 2009

Dear Kelly

Proposed re-development Plemont Holiday Camp Environmental Impact Assessment Scoping Consultation

Thank you for sending through the documentation submitted by the applicant. In order to ensure consistency, I have attached the previous response dated 1 Oct 08; the contents of which is equally applicable to this application and as such remains extant.

I appreciate the term 'derelict' was an issue with the developer at the time and the exchange of correspondence dealt with that issue. In short, the local residents have become accustomed to the current noise environment over a number of years; the site hasn't been a vibrant holiday park for quite some time. I am therefore minded to reiterate the point that in order to understand the 'to be' picture we must all work from the same 'as is' picture; something that remains outstanding from previous discussions regarding the application to develop the site for self catering guests.

I am sure the terms of reference for the Demolition Environmental Management Plan (DEMP) and subsequent Construction and Environmental Management Plan (CEMP) can be developed through the EIA process. The risk from asbestos, ground contamination, noise, dust and vibration will undoubtedly be covered; at this stage it is important to understand whether the applicant proposes to process / recycle aggregate on site as part of the demolition process.

I hope this outlines the current position; read in conjunction with my letter dated 1 October 2008. If you have any queries please do not hesitate to contact me.

Yours sincerely

Andrew Pritchard
Community Health Team Leader

direct dial: +44 (0)1534 443738
email: a.pritchard@health.gov.je

From: Andrew Pritchard
Sent: 21 April 2009 17:18
To: Kelly Johnson
Subject: HPS_Library_Pollution_EIA_Plemont Holiday Camp ACP

Health and Social Services Department

Health Protection, Public Health Services

Le Bas Centre, St Saviour's Road

St Helier, Jersey, JE1 4HR

Tel: +44 (0)1534 443717

Fax: +44 (0)1534 443720

1 October 2008

Sarah Le Claire
Assistant Director – Environmental Policy
Environment Division
Planning & Environment Department
Howard Davis Farm
La Route de la Trinite
Trinity
JERSEY
JE3 5JP

Our ref: ED23/01/Plemont Holiday Camp/03/02

Your ref: HPS/Library/Pollution/EIA/Plemont Holiday Camp Scoping Response

Dear Sarah

**Proposed re-development of Plemont Holiday Camp
Environmental Impact Assessment Scoping Consultation**

Thank you for the opportunity to comment on the scoping document; whilst the applicant is approaching this as a 'like for like' development I am minded to the fact that the current site has laid derelict for some time. The near neighbours now enjoy a markedly different environment to one they would were the holiday park still running.

I am sure drainage, contaminated land and ecological impacts will be covered in the EIA. I am also sure the implications of construction on the local environment will also be covered in detail in the EIA. I am particularly interested to see that traffic impact, air quality and noise are not specifically covered in the scoping document. I accept the comparison with the Holiday Camp has merit, but the site has been vacant for some time and as such the 'as is' picture is one of a derelict site rather than a vibrant holiday camp. The EIA should contain the following:

1. A noise survey to establish the existing background noise level. This sets the scene for the 'new' noise environment post construction.
2. A traffic assessment that draws comparison between existing flows and that expected on completion of the scheme.
3. An assessment determining the viability of a community heating scheme.

I am sure further detail will follow from the applicant; as always Health Protection Services will

have detailed comments regarding licensed premises, food outlets, pools, spas and communal facilities.

Yours sincerely

[signed on original]

Andrew Pritchard
Community Health Team leader

23rd April 2009

Kelly Johnson
Environmental Policy and Awareness Manager
Howard Davis Farm
La Route de la Trinite
Trinity
Jersey JE3 5JP

Dear Kelly

Proposed Development of the former Plemont Holiday Village

Thank you for inviting the National Trust to comment on the potential environmental impacts of the above development. Our objections to the development of this site are well known and we would simply like to reiterate the following:

1. Given the prominent location of the site on the Island's north coast it is absolutely essential that every effort is made to minimize the impact upon the landscape. It would appear to the Trust that the proposed residential units 16,17 and 18 will be clearly visible along the coastline and will serve to undermine the natural beauty of the Island's north coast.

The Trust welcomes the developer's assurances regarding light pollution.

2. As previously highlighted the developers need to clearly define the boundaries between the domestic dwellings and the "land returned to nature" which will be accessible to the public. In the current plans these boundaries still remain extremely vague for 16,17,18, 25,26, 27,28,29 and 30. It is still difficult to ascertain the difference between gardens and public open space and it remains unclear as to how the open public parkland between the dwellings will be managed and controlled in the long term future.

The Trust would also contend that great care is taken in defining these boundaries. For example dry stone walling or blackthorn hedging would be far more appropriate than fencing. This is also applicable in respect of the roadside where cement rendered walls would appear both harsh and out of character.

3. The existing access to the site is difficult due to the narrowness of La Route de Plemont. Development of this site will only exacerbate the problem especially during the summer months and will undoubtedly lead to calls for road widening in the longer term. This would be a great pity as any road widening would impact upon the rural character of the surrounding area.

4. The coastal area immediately below the proposed development is an extremely important habitat for a range of sea birds including fulmars, Manx shearwaters and puffins. It is essential that measures are put in place to prevent disturbance to these colonies and ensure their long term survival. In this respect the Trust welcomes the developer's assurances regarding the controlling of noise levels during the proposed demolition and construction works.
5. With public parking at a premium it is essential that the public car park does not simply become an overflow car park for the residential development scheme. It also remains unclear as to why so many footpaths need to criss-cross the open public land.
6. The use of trees as screening should be treated with a degree of skepticism. This coastal area is very exposed and without shelter it is unlikely that trees will mature to the heights suggested in the plans.
7. Attention to detail is of paramount importance. With the use of a "traditional design" for the development it is essential that this is complimented by the correct use of materials and architectural detailing.
8. The developers should be obliged to ensure that the proposed houses are as energy and water efficient as possible. Renewable sources should be considered as well as water re-cycling measures in addition to the proposed reed bed system. An appropriate audit should be requested and approved by the department prior to any consents being granted.
9. A detailed scheme will be required for "returning the land to nature" which should also address the disposal of waste material.

The Trust would also simply like to reiterate its desire to see no development on this site. As previously stated the environmental impact of this development is not something that can simply be quantified or classified. Without a doubt the proposals will result in the rural landscape and sense of wilderness being permanently undermined. The respective Governments of both the United Kingdom and France are actively seeking to protect their coastline as they recognize its strategic importance both in terms of quality of life and future tourism. It can only be hoped that in their discussions regarding the future of this site the States of Jersey and the developers recognise the tangible benefits of living in an Island, which retains some degree of natural beauty and wilderness.

Yours sincerely

Charles Alluto
Chief Executive of The National Trust for Jersey

From: Dennis Rive
Sent: 23 April 2009 17:53
To: Kelly Johnson
Cc: Gary Davies; John Rive; Steve Fisher; Duncan Berry
Subject: RE: Plemont Holiday Village EIA
Hi Kelly,

Sorry for the delay in responding (it is possibly to late now anyway).
We have reviewed the EIA Document and feel that it covers all of the areas of concern that we as a waste disposal department would have.

*Regards,
Dennis Rive*

*Manager - Materials Recovery
Transport & Technical Services
Department
Tel: 01534 448555
Fax: 01534 448578
E-mail d.rive@gov.je*

-----Original Message-----

From: Kelly Johnson
Sent: 21 April 2009 17:14
To: John Rive; Steve Fisher; Dennis Rive; Duncan Berry
Subject: RE: Plemont Holiday Village EIA

Hi,
Can you please advise who will be co-ordinating the response from TTS? The deadline for comment is tomorrow.

Thanks
Kelly

Kelly Johnson
Environmental Policy and Awareness Manager
Planning and Environment Department
States of Jersey | Howard Davis Farm | Trinity | JE3 5JP
T: +44(0)1534 441614 | F: +44(0)1534 441601 | W: www.gov.je

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-----Original Message-----

From: John Rive
Sent: 06 April 2009 15:17
To: Steve Fisher; Dennis Rive; Duncan Berry
Cc: Kelly Johnson
Subject: Plemont Holiday Village EIA

Dear All,

As you may be aware the EIA scoping consultation is out for the latest application for Plemont Holiday Village.

As my property over-looks the site and I am expecting to make an individual representation (when the official opportunity arises) it is probably inappropriate for me to be professionally involved in the process.

I will not be organising our standard get-together in this case so you will need to respond Kelly individually or meet without me!

I have the paper work if anyone needs access.

Thanks

Regards

John Rive
Head of Waste Prevention and Recycling
Transport and Technical Services

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Tel 01534 448586
Reduce.....Re-use.....Recycle

From: Paul Harding <paul.harding@bdkarchitects.com>
Subject: Plemont Holiday Village - 30 House EIA Scoping

Date: 6 May 2009 13:11:27 BDT

To: j.pinel@gov.je

Cc: Freeman Mike <M.Freeman@gov.je>, Michel Hughes <mrh@mhaconsult.co.uk>, Kelly Johnson <k.johnson@gov.je>, Webster Roy <R.Webster@gov.je>, michael felton@mfl.co.je, Hemmings Patrick <pheimmings@lyntonhouse.com>, Hamilton Gerry <ghamilton@lyntonhouse.com>, Winchester Myles <myles.winchester@bdkarchitects.com>, Leithgoe Architects Landscape <leithgoe@btconnect.com>



Dear John,

We have recently received your letter of 16th April 2009 to Kelly Johnson providing your response to Environment's consultation on the above.

We have the following responses and queries to make:-

1) Protected Species: We will be arranging for a re-survey of the site with a view to identifying any species protected under the Conservation of Wildlife (Jersey) Law 2000 and, if there are any identified on site, will then discuss with you appropriate mitigation strategy that may be required.

Can I draw to your attention the proposals incorporate retention of dry stone walls around the site and reverting 45% of the site to nature conservation open grassland. Further many of the boundary walls around houses and walls of the houses themselves will be in granite which can be constructed with open joints suitable for habitation by such species. These measures will provide enhanced habitat opportunities for these species.

I would appreciate you advising on appropriate protocol and methodology for undertaking this survey (for each species), or directing me to the persons who can provide such advice - in particular for surveying Green Lizards, *Lacerta bilineata*. I would also appreciate you clarifying the status of the Heath Grasshopper, *Chorthippus vagans*, which your letter suggests is on the list of protected species. Although we note the Biodiversity Action Plan for this species states they are on the proposed (at that time) list of species to be protected by the Conservation of Wildlife (Jersey) Law 2000 we find they are not actually included in Schedule 1 of this Law. Please can you explain if they have been designated as a protected species by other means, or why the Conservation of Wildlife (Jersey) Law 2000 did not eventually include them on the Schedules of protected species.

2) Landscape: We accept your comments about the existing scenario, which has been unfortunately exacerbated by vandalism. Our Landscape Architects (Michael Felton Ltd.) design proposals and landscape management plan and the Landscape and Visual Assessment (being prepared by Andrew Leithgoe Landscape Architects) forming part of the EIA will address the visual appearance improvements and treatment. Regarding "spoil deposited in various areas" to north, west and east of the site we are aware there has been a degree of fly-tipping which on behalf of our Client we are arranging to get cleaned up.

Existing dry stone walls will be retained, except for two restricted vehicle access openings into South-East housing cluster. As noted above there will be new granite walls enclosing the housing clusters, which will be built in similar manner providing new habitats.

3) Grassland Translocation: Michael Felton advises he has a special wild grass seed mix which he believes is suitable for the 45% of site area (20,670sqm) being dedicated to new nature conservation land. Mike Felton will be contacting you to discuss and agree the feasibility and ecological benefits of re-using the existing grassland instead and will incorporate the outcomes from this discussion into his detailed proposals and management plan.

4) Traffic and Transport: Please can I point out the section on Traffic and Transport in our EIA Scoping Report (March 2009) for this proposal contained only a precis of the 1999 traffic survey. Para 4.36 included the principal data from readings taken in August (summer traffic) and October (winter traffic), but these were not averages over a period of months. The readings given were averages over each month during the August survey periods (separate average for 8.00-9.00am peak & separate average for 17.00-18.00pm peak hours), and separate averages over the October survey periods (ditto). These individual averages (am peak August, pm peak August, am peak October & pm peak October) each cover a one week survey period during both these months - 23rd-29th August and 18th-24th October. Full survey data is contained with the earlier Parsons Brinkerhoff Transport Assessments for this site, such as the one for the 73 Self Catering Apartments dated January 2009 which was circulated within your Department in early April this year.

It is therefore, with respect, a misunderstanding to suggest the number of traffic flows during peak activity (when the beach is very popular in summer) would be substantially higher than the figures quoted. The 23rd-29th August survey period covers a peak period in the summer including a weekend. T&TS have not queried the adequacy of Parsons Brinkerhoff survey data, probably because it was their Department that installed the ATC's and undertook the survey on their behalf !

5) Public Parking: I note your comments about public parking provision but would point out this is not "at the site" as you suggest, but outside my Client's site and arises from demand for beach & cliff path parking by the general public not caused by this site and outside my Clients control. Notwithstanding this there may be opportunity to create additional public parking on areas within the site (subject to my Client's acceptance) being returned to nature or open publicly accessible land, most feasible to north of T&TS pumping station (on either side of La Petit Route de Plemont as area of land to west is within my Client's ownership), or to South-East of the existing turning head at the end of La Petit Route de Plemont, although it may be considered this latter location is too exposed. However the last time we made specific proposals to improve existing public car parking provision I got shot at from all sides.

So please could you lead with tabling any proposals of this nature and consult with all relevant parties including Parish of St Ouen, T&TS, Planning and your Departmental colleagues. I would be pleased to attend any meetings you arrange for this purpose to represent my Client. Can I point out any "planning gain" is for Planning to determine in accordance with Planning Policy Document "The Use of Planning Obligations" which requires they are needed as a direct consequence of the development.

6) North Coast / Plemont Beach Footpath: Please can I point out on 9th January 1995 the Public Services Committee entered into an Licence with the former Landowner (I believe this endures for my Client) for SoJ to have the right to use this strip of land for the purposes of a public cliff path until 31/12/2016 which effectively placed responsibility on PSD to maintain the cliff path. Para. 3.1 gave the Committee "the right to construct steps or ramps on the Land and to infill the Land with suitable material in order to establish and maintain a public cliff path". Para 4.3 stipulates the Committee is obliged to "use the land in such a way as to cause minimum damage to the land and the minimum interference to the Landowner".

Regarding the Plemont Beach footpath infrastructure in 1983 the former Landowner gifted this, along with substantial areas of open land in and surrounding the valley, to the SoJ (who also purchased the Beach Cafe). I do not have to hand the Contract for this transfer but a letter from Autorise de la Partie Publique dated 29th July 1983 to the Landowners Advocates advises the Public Works Committee undertook to maintain the land being transferred to the Publique of the Island so I expect this forms part of the Contract.

I therefore consider it inappropriate for any SoJ Department to pursue derogation from these contractual obligations, which rests with T&TS as successors to these former Committee's.

If you wish to discuss any aspect please do call me, otherwise I look forward to receiving your reply, particularly to (1) above.

Best Regards,
For and on Behalf of
BDK Architects

Paul W. Harding BA DipArch RIBA
Director

Tel: +44 1534 768740
Fax: +44 1534 739115
M: + 44 7797 740420

BDK Architects
White Lodge,
Wellington Road,
St. Saviour,
JERSEY, C.I.
JE2 7TE

www.BDKArchitects.com

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