

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY OR
INTEREST**

Regulation

Infrastructure and Environment

Po Box 228

Jersey



Compliance Case Ref: CMP/2024/00089

ENF/2025/00005

ENFORCEMENT NOTICE

Planning & Building (Jersey) Law 2002

THIS NOTICE TAKES IMMEDIATE EFFECT ON THE DATE IT IS ISSUED

1. **This Notice:** is issued pursuant to the powers conferred under Article 40 of the Planning and Building (Jersey) Law 2002 because it appears that a breach of development controls has occurred on the land stated below. Article 5 of the above Law defines the meaning of development, and Article 7 of that Law states that land shall not be developed without planning permission.

2. **This Notice relates to land at**

2.1 Field No.P983, Clos du Bas, La Rue du Craslin, St. Peter
(Edged in RED on the attached Enforcement Location Plan)

3. **The Matters which appear to constitute the Breach of Development Controls**

3.1 Without the necessary planning permission, a field access ramp was developed between the external amenity area of 'Bramble Bank' and the adjacent Field P983.

4. **Reasons for Issuing this Notice**

4.1 The breach of Development Controls has occurred within the last eight years, and it is considered expedient to issue a notice to remedy the breach.

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4.2 The loss of agricultural land by virtue of the erection of the ramp is contrary to Policy ERE1 (Protection of Agricultural Land) of the Bridging Island Plan 2022 as the need for the ramp and the resultant loss of agricultural land has not been justified and there are no exceptional circumstances to support the development.

4.3 The development of the land is not within the island's built-up area and, contrary to Policy SP2 (Spatial Strategy) of the Bridging Island Plan 2022, is not justified, appropriate or necessary in this location.

5. Steps Required to Rectify the Breach

5.1 Remove the access ramp and return Field P983 to its previous condition and state.

5.2 Remove all the excavated material, resulting from the removal of the ramp, from Field P983.

6. Time for Compliance:

6.1 Three calendar month

Date of Issue: 13 March 2025

Signed: Andrew Jarratt

Date: 13 March 2025

(Authorising Officer)

For and on behalf of the Chief Officer;

Infrastructure and Environment, Development Control

28-30 The Parade, St Helier. JE49SS

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Enclosure.

- i. Enforcement Notice Location Plan – Plan identifying the site.
- ii. Aerial Image (2024) of development site

Informative. Any other item or issue not specified in this enforcement notice may be the subject of a separate notice.

ADVISORY NOTES

What will happen if this Notice is not complied with: If you fail to comply with the requirements of this Notice, you may be liable to prosecution under the appropriate Article of the Planning and Building (Jersey) Law 2002.

Your Rights of Appeal: In accordance with Article 109 of the above Law, you may appeal against this Notice to the Judicial Greffier by writing to the Planning Tribunal, First Floor, International House, 41 The Parade, St Helier JE2 3QQ no later than 28 days from the date this Notice is issued, enclosing the required fee.

Planning Tribunal:

planningtribunal@courts.je

Appeal Information:

<https://www.gov.je/planningbuilding/appealscomplaints/pages/appealplanningbuildingdecision.aspx>



0 0.0275 0.055 0.11

Field P983 - Enforcement Notice Location Plan



Date: 25/02/2025

SCALE 1:2,256.99



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0 0.0125 0.025 0.05 km

Field P983 - Aerial Image (2024)

Date: 25/02/2025

SCALE 1:1,128.5

