

## Planning and Environment Department Report

**Application Number** P/2007/2750  
**Site Address** Les Ormes Leisure Club, Le Mont a la Brune, St. Brelade.  
**Applicant** Mr R Le Maistre  
 Pure Adventure Centre Ltd  
**Description** Construct outdoor adventure centre and store. Erect post and rail fencing.  
**Type** Planning  
**Date Validated** 21/11/2007  
**Zones** Countryside Zone St Ouen's Bay Special Area, Water Pollution Safeguard Area  
**Policies** C6 Countryside Zone  
 TR3 New Tourism Facilities  
 SO10 Development within St Ouen's Bay  
 SO32 Recreation and Tourism Development  
**Reason for Referral** Ministerial Call In

<b>Summary/ Conclusion</b>	It is considered that the proposals will not adversely impact on the environment
<b>Officer Recommendation</b>	Approve

Absolutely ridiculous assertion

**Site Description** A valley that runs in a south westerly direction at the edge of the Bosdet land.

Not true. Actual site is much bigger and also runs in a northerly direction along boundary with Water Lane.

**Relevant Planning History** It is apparent that the site has been used as area for the storage of waste for many years and in 1988 was used for the storage of tree trunks etc after the storm. It is not a pristine site

**Existing use of Land/Buildings** Storage of spoil and other materials

Not true! Natural wildlife habitat.

**Proposed use of Land/Buildings** The installation of equipment for use as an adventure centre.

**Consultations** The Environment Division in their letter dated 3 January 2007

Definitely not unobtrusive to natural wildlife or local residents!

have made a comprehensive statement about the use and future use of the area but they are not fundamentally opposed to the adventure centre. However it is expected that the applicant and owners of the site will work closely with the Environment Division to ensure that the use remains unobtrusive to the natural wildlife of this area which is close to a Site of Special Interest being the dunes. The permission will be conditioned as advised by the Environment Division.

This cotil runs along the boundary with Water Lane and is only mentioned in passing

The site is surrounded on 3 sides by the Les Blanchés Banques Site of Special Interest but it is not the intention to use the woodland in any way and development will be kept entirely to the valley floor and the cotil to the northeast.

Various designs will be incorporated into the development in order to provide niche habitats and refugia for amphibians and reptiles.

It is expected that the works will Take place before the nesting season however if this timescale cannot be met alternative mitigation must be undertaken.

It is expected that the manmade pond is likely to improve the site as a potential breeding site for the common Toad.

Various conditions and requirements have been made regarding the waste minimisation and land contamination.

The above is not an exhaustive list of requirements which will be covered by conditions to ensure the protection of the existing environment is paramount.

**All consultations are attached with the background papers**

**Summary of Representations**

National Trust asked for more information re appearance from outside of the site but it is considered that sufficient has been submitted.

**Planning Issues**

**Policy Considerations**

The scale of this development is huge and it definitely harms the character and scenic quality!

C6 may allow development where the scale, location and design would not detract from, or unreasonably harm the character and scenic quality of the countryside.

TR3 states that the development of new tourism attractions may be permitted where the proposal is directly related to an existing tourism, leisure or recreational facility.

SO10 states that there will be strong presumption against new development but where development is considered appropriate it must be located and designed so as to not adversely affect the unique character of St Ouen's Bay. Appropriate development may comprise informal outdoor recreational facilities and small scale

This is a formal structured large scale recreational facility

leisure or other tourist facilities.

SO32 states that recreation and tourism development will only be permitted if its scale, form and character will not adversely affect the valued characteristics of the Bay and these uses might include informal, small scale recreation uses with careful management.

This is a formal structured large scale recreational facility

The adventure centre comprises of a number of challenges concerning high rope activities at 2m, 8m and 12m heights. It is intended to form a high tower / climbing wall at 12m high with zip wire experience finishing in the manmade pond.

### Land Use Implications

The proposal uses an area of unused field and a 'dump' and has no unacceptable land use implications. A small man made pond will be used for raft building activities.

### Size, Scale & Siting

The area of land is sited away from general view although there is a public footpath to the southeast at a higher level than the valley. The track leading to the site is privately owned and although it is currently used by the public and leads to an area in public ownership (Creepy Valley) it is likely that this will cease due to the requirements of Health and Safety in connection with the adventure centre. There must be measures undertaken to ensure that users of this area cannot stray into Creepy Valley which is a protected area.

Outrageous assertion!! This large scale recreational facility will have major adverse impact!! Who was responsible for making this fallacious statement?

### Design & Use of Materials

The structures are mainly wood and rope, but will include archery target areas for example.

### Impact on Neighbours

It is not considered that the use would have an adverse impact on neighbouring residential occupiers

### Access, Car parking and Highway Considerations

It is intended that attendance at the centre will be via pre-arrangement and that the parking facilities at Les Ormes will accommodate the traffic

### Landscaping issues

It is not expected that the new uses will adversely impact on the environment. New planting will be undertaken as part of the development.

Unbelievable!! This is already having major environmental impact!

### Other Material Considerations

The applicant has submitted a comprehensive statement about the proposals along with an Environmental Impact Study and these have been available to the public as part of the application. The facilities will be available to school parties through to corporate management teams and will also be used by people staying in the lodges currently under construction.

All the affected local residents and landowners have serious concerns as to the validity of this statement.

All equipment will be capable of removal and the land returned to its natural state if the adventure centre was to be abandoned in the future.

**Officer Recommendation**

Approve

**Conditions/ Reasons**

To be agreed with the Environment Division

**Background Papers**

1:2500 Location Plan  
Design Statement  
Environmental Impact Statement  
Response from Environment Division

**Endorsed by:**

**Date:** 8 January 2008