

**GOLF COURSE AT LES QUENNEVAIS CAMP SITE  
AND ASSOCIATED LAND, ST. BRELADE**

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**Lodged au Greffe on 3rd January 1995  
by the Planning and Environment Committee**

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**STATES OF JERSEY**

**STATES GREFFE**

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Price : £1.25

## PROPOSITION

**THE STATES are asked to decide whether they are of opinion -**

- (a) to support the Planning and Environment Committee's intention to grant permission for the construction of a nine-hole golf course on Fields Nos. 12, 12A, 16, 16A, 18, 19, 50, 52, 54, 55, 56, 57, 72, 73 and other land at St. Brelade, measuring approximately 150 vergées, as shown on drawing No. 409/3, part of which land is situated in an area designated as Green Zone on the Island Map, as amended 1/87;
- (b) to agree the cession free of charge by the public to the Bosdet Foundation of an area of land at St. Brelade measuring approximately 13.5 vergées and shown designated as Area A on drawing No. 409/4;
- (c) to agree the cession free of charge by the Bosdet Foundation to the public of an area of land at St. Brelade measuring approximately 15.2 vergées shown designated as Area B on Drawing No. 409/4;
- (d) to agree to the lease by the public from the Bosdet Foundation of an area of land at St. Brelade and measuring approximately 29 vergées shown designated as Area C on drawing No. 409/4, for a period of 100 years at an annual rent of £10 commuted to a single payment of £1,000;
- (e) to authorise the Attorney General and the Greffier of the States to pass on behalf of the public any contracts which it might be found necessary to pass in connexion with the said land and all interests therein;
- (f) to authorise the payment or discharge of the expenses incurred in connexion with the said land and all interests therein from the Planning and Environment Committee's vote of credit R.5215 "Conservation - Countryside Management".

### PLANNING AND ENVIRONMENT COMMITTEE

**NOTE:** The Finance and Economics Committee supports this proposition.

**REPORT****1.0 Background**

1.1 The Quennevais camp site at La Mont à la Brune, St. Brelade, comprises the former Les Ormes Farm, together with Fields Nos. 50, 52, 53, 54, 55, 56, 57, 69, 72, 73, 16 and 16a. The property was formerly owned by Mr. George Alfred Bisson. On 13th January 1989 the Royal Court incorporated an association bearing the title of the Bosdet Foundation. In essence, the Foundation is a charity, the objects of which are to provide assistance above that provided by parish welfare to the residents of St. Brelade in financial need, and to use the 140 vergées or thereabouts described above, which were donated by Mr. Bisson to the Foundation on its incorporation, for the purposes of sports, leisure, recreation and conservation.

1.2 In furtherance of its basic aims, the Foundation made approaches to the Committee in 1989 to discuss the possibility of creating a golf course on, and around, the Quennevais camp site. The use of the land had been the subject of considerable uncertainty for a number of years. An application by Mr. Bisson for a nine-hole golf course had been held in abeyance while investigations were carried out into the feasibility of establishing an 18-hole golf course in the Island.

1.3 The Committee indicated its support for a nine-hole golf course and to the principle of an exchange of land to the mutual benefit of both the Foundation and the Committee. In so doing it established the principal conditions of its support which were that the landscape and ecological importance of certain parts of the area would be safeguarded. It stated that the golf course should be accommodated mostly on the higher flat land in a manner which did not affect the integrity of the proposed site of special interest. The Committee offered its support also on the understanding that there would be a satisfactory agreement with the Jersey New Waterworks Company regarding the issue of water abstraction, and that there would be agreement on the provision of appropriate public access across the land.

## **2.0 The proposal**

- 2.1** The proposal is the subject of a current planning application for a golf and country club to replace the Quennevais camp site. The total area of the site is some 67 acres (151 vergées) and comprises the Quennevais camp site, Les Ormes Valley, Creepy Valley (Les Ieaux Teurlées) and the shifting and stabilised dunes to the west and south of the camp site.
- 2.2** The proposal is to construct a nine-hole golf course on the land on the basis of the layout shown on drawing No. 409/3 (there may be some minor variations to layout made in the detailed planning of the site). After much discussion and negotiation, the Comitée is pleased to be able to say that the proposal meets all its criteria for safeguarding the conservation value of the area.
- 2.3** The proposal is a planning application, and the Committee will, in due course, expect to receive a detailed application. With the obvious exceptions of tees, greens and fairways it is not intended to create a "manicured" golf course which would be singularly inappropriate in this location. The Committee will control the character of the course through planning conditions.
- 2.4** The proposal provides for public rights of way over certain parts of the site so that informal pedestrian routes can be established from Quennevais to St. Ouen's Bay. The southern and western parts of the Bosdet Foundation's land will be taken over (by freehold exchange and long lease at peppercorn rental) to be managed by the public for nature conservation, and appropriate public access and enjoyment.
- 2.5** The present proposals provide for the use of the existing camp site buildings to serve the proposed golf course and it is not intended that any new buildings will be necessary as a result of the proposal.

The golf course will be supported by certain facilities to be created in, and around, the existing camp site buildings which are already fairly extensive. At this stage, it is intended that these facilities will comprise club house and restaurant, professional's shop, manager's accommodation, "Dormy

House'' comprising between eight to 12 apartments, and will be conversions of the existing buildings. Additionally, it is intended in due course to create a bowling green and tennis courts.

### 3.0 **Planning factors**

3.1 The Island Plan recognises the importance of providing leisure and recreational facilities and in the Committee's view there is no objection in principle to the use of this non-agricultural land provided account is taken of the environmental constraints that exist. In fact, the conservation gains from the land exchange and the generous spacing of the course are especially significant.

3.2 The southern and western areas of the site are recognised for their landscape and ecological value and are considered worthy of inclusion in the proposed Blanches Banques site of special interest (SSI). The areas include Les Ieaux Teurlées (Creepy Valley), the western slopes of Mont Crapaud and the shifting dunes of Blanches Banques. Although some Green Zone land is included in the layout, the proposed SSI is unaffected by the golf course.

3.3 Concern has previously been expressed by the Jersey New Waterworks Company Limited about the effects of water abstraction (for irrigation purposes) on the natural replenishment of the St. Ouen's Bay Aquifer, which underground resource is used to augment the Island's water supplies. Les Ormes and Creepy Valleys provide the main surface water drainage from the southern side of the airport. While not opposed to the principle, the Jersey New Waterworks Company Limited has asked that the course be designed to minimise the amount of water taken for irrigation purposes.

3.4 Traffic generation is likely to be less, certainly in the summer months, than it is at the moment, and the Public Services Department has raised no objections in principle to the current proposal, although it would wish to comment further on the

details of the access, which it is proposed to move to La Rue Carrée in the vicinity of Les Ormes Farm itself.

#### **4.0 Observations received**

4.1 Objections to earlier proposals by the National Trust and a nearby neighbour have been satisfactorily resolved. Some concern has been expressed regarding traffic but it is felt that the overall impact will differ little from that which exists at the moment, and it will have less seasonal influence compared with the operation of the camp site.

#### **5.0 Conservation factors**

5.1 The dune area adjacent to the proposed course is an integral part of Les Quennevais dunes which are particularly noted for their high biodiversity and are generally agreed to be the Island's most important and valuable nature conservation site. The site is especially important for its flora at an international, British Isles and Jersey level.

5.2 The areas of Les Ieaux Teurlées, the west boundary duneland and the western slopes of Mont Crapaud represent the areas of highest ecological value. They have an added value, other than specific species representation, in that they are contiguous with each other and with the adjacent dunes. They represent the largest semi-natural area now left in Jersey and, as a consequence, the whole dune system including the full sequence to scrub and woodland, and the margins where sand overlies the ancient coastal cliffs, are all important. The valley of Les Ieaux Teurlées is unique in Jersey with its transition through such a range of habitats, as well as being a unique geological feature. The value of this area is reflected in its proposed SSI status, and its acquisition from the Foundation by exchange and lease will enable them to be properly managed for conservation purposes as an integral part of the proposed SSI.

#### **6.0 Land exchange/lease**

6.1 The opportunity exists, and the proposition makes provision for, the exchange of land between the States and the Bosdet Foundation. In addition, it is intended to lease additional land

not required for the golf course in order that it can be managed for nature conservation and allow for appropriate public access and enjoyment.

- 6.2 The exchange is based on the swapping of approximately equivalent areas (about 16 vergées): the States giving up land at Mont Crapaud, for use in constructing the golf course, marked 'A' on drawing No. 409/4 the Foundation giving up the southern flank of "Creepy Valley", marked 'B' on the drawing which will be managed for nature conservation and public access.
- 6.3 In addition, it is proposed that area C be leased on a long lease of 100 years at a nominal rent of £10 a year commuted to a single sum of £1000 to the Foundation. This area comprises some 29 vergées of land.
- 6.4 The land transactions provide for a public right of way which will be gained through Creepy Valley from Les Quennevais to St. Ouen's Bay, and for a bridle path from Mont à la Brune over Mont Crapaud, the present line of which has only the informal agreement of the Foundation.
- 7.0 **Conclusion**
- 7.1 The Committee considers that the proposal to close the camp site and create a nine-hole golf course in its stead is reasonable. The proposal reflects the trend towards more active leisure pursuits, and provides an opportunity to improve the appearance of the camp site area. The concomitant land exchange deals represent a highly significant conservation gain to the Island.
- 7.2 In conclusion, the Committee commends this proposal to the States.