



4 July 2025

Request

1. FOI request to the Parish of St Peter

- 1) In relation to land at St Peter, Jersey comprising:
 - i. Field 653;
 - ii. Field 654 (also known as Jardin de Potage);
 - iii. Field 655 (also known as Le Grand Jardin); and
 - iv. Field 656 (also Le Champ de Seale),

together the "St Peter Development Site", being a development site for approximately 42 residential housing units sold by Penventon Limited to Eastleigh on 19 January 2024 and subsequently sold by Eastleigh to Andium Homes Limited 29 November 2024, can you please provide any information or records for the period from 1 January 2022 to 31 December 2024 including (but not limited to):

- (i) anything in respect of planning (including proposals, even if these were ultimately not pursued);
- (ii) any discussions with or applications made to the Roads Committee; and
- (iii) any updates to the rates list?

- 2) In relation to land at St Peter, Jersey comprising:

- i. Field 626 (also known as Le Clos des Mielles); and
- ii. Field 627 and 627 A (also known as Les Longs Champs du Nord, Les Longs Champs des Mileu and Les Longs Champs du Sud),

together the "St Peter Agricultural Site" also sold by Penventon Limited to Eastleigh on 19 January 2024, can you please provide any information or records for the period from 1 January 2022 to 31 December 2024 including (but not limited to):

- (i) anything in respect of planning (including proposals, even if these were ultimately not pursued);
- (ii) any discussions with or applications made to the Roads Committee; and
- (iii) any updates to the rates list?

2. FOI request to the Parish of St Helier

In relation to the property known as 19 & 21 Broad Street, St Helier, Jersey, being an office building across four floors formerly occupied by the Royal Bank of Canada and sold by Royal Trust Properties (Jersey) Limited to Keltic on 29 November 2024 (the "Broad Street Site"), can you please provide any information or records for the period from 1 January 2022 to 31 December 2024 including (but not limited to):

- (i) anything in respect of planning (including proposals, even if these were ultimately not pursued);
- (ii) any discussions with or applications made to the Roads Committee; and
- (iii) any updates to the rates list?

Response

1) FOI request to the Parish of St Peter

(i) Correspondence relating to both sites is attached. The correspondence has been redacted and exemptions under the following articles have been applied –

- Accessible by other means (FOI exemption – Article 23)
- **Jersey Planning Register:** [Planning application search](#) – see ref P/2024/0413 [fields P655 and P 656] (FOI exemption – Article 23 applies)
- **Public Planning Meetings:** [Agendas and minutes from public planning meetings](#) - see ref 26 September 2024 agenda and minutes [fields P655 and P 656] (FOI exemption – Article 23 applies)
- Personal data (FOI exemption – Article 25(2))
- Information supplied in confidence (FOI exemption – Article 26)
- Commercial interests (FOI exemption – Article 33)

(ii) Roads Committee – no information is held.

(iii) Rates Lists updates - please see the list below which is already available in the public domain and which may assist with your query:

- **Jersey Rates List: Approved Rates List**
The 2025 Approved Rates List for St Peter shows the owner and occupier of land as at 1 January 2025 (as defined in the Rates (Jersey) Law 2005) and is available for inspection at the Parish Hall and at Jersey Library. (FOI exemption – Article 23 applies)
- **Jersey Public Registry / property deeds:** [Public Registry records](#) (FOI exemption – Article 23 applies)

FOI exemptions applied:

Article 23 - Information accessible to applicant by other means

Information is absolutely exempt information if it is reasonably available to the applicant, otherwise than under this Law, whether or not free of charge. A scheduled public authority that refuses an application for information on this ground must make reasonable efforts to inform the applicant where the applicant may obtain the information.

Article 25(2) - Personal Information - Personal data, applicant not subject but supply contravenes data protection principles

Information is absolutely exempt information if – (a) it constitutes personal data of which the applicant is not the data subject as defined in the Data Protection (Jersey) Law 2018; and (b) its supply to a member of the public would contravene any of the data protection principles, as defined in that Law.

Article 26 - Information supplied in confidence

Information is absolutely exempt information if –

- (a) it was obtained by the scheduled public authority from another person (including another public authority); and
- (b) the disclosure of the information to the public by the scheduled public authority holding it would constitute a breach of confidence actionable by that or any other person.

Article 33 – Commercial Interests

Information is qualified exempt information if –

- (a) it constitutes a trade secret; or
- (b) its disclosure would, or would be likely to, prejudice the commercial interests of a person (including the scheduled public authority holding the information).

Prejudice Test

The scheduled public authority (SPA) has considered whether disclosing information would lead to prejudice.

On balance, it is deemed that release of certain information would be likely to be prejudicial to the Parish by undermining the extent to which future parties might be willing to discuss future proposals at an early stage where they had asked it to be kept confidential.

As this exemption has been engaged, it is then necessary to consider the balance of public interest.

Public Interest Test

A SPA must supply qualified exempt information it has been requested to supply unless it is satisfied that, in all the circumstances of the case, the public interest in supplying the information is outweighed by the public interest in not doing so. Article 9(2) requires the SPA to consider whether "in all the circumstances of the case", the public interest in maintaining the exemption outweighs the public interest in disclosure.

Amongst other matters, it was noted that there is a need for SPAs to have transparency, accountability, financial and good decision making, in order to facilitate understanding and public debate and the Law is intended to enable the release of information unless there is good reason this should not occur. However, there is also an inherent need to avoid prejudice being caused to third parties and SPAs.

On balance, it is judged that the public interest of disclosing the information requested is outweighed by the public interest in maintaining the exemption.

2) FOI request to the Parish of St Helier

- (i) No information is held relating to planning (other than as shown in (ii) below).
- (ii) Roads Committee –
 - The Roads Committee minutes and agendas are available on the St Helier Parish Hall website: [Meeting minutes and agendas | Parish of St Helier](#) and include the published Roads Committee minutes 16th April 2025 regarding the approved draft comments detailed in the planning repost 16th April 2025, which may be of interest to you. There are no references to the property in the time period requested. (FOI exemption – Article 23 applies)
 - **Jersey Planning Register:** [Planning application search](#) There are no applications in the period specified however the Parish of St Helier had submitted comments in relation to P/2025/0151 which are available as per this link. (FOI exemption – Article 23 applies)
- (iii) Rates Lists updates - please see the list below which is already available in the public domain and which may assist with your query:
 - **Jersey Rates List: Approved Rates List**
The 2025 Approved Rates List for St Helier shows the owner and occupier of land as at 1 January 2025 (as defined in the Rates (Jersey) Law 2005) and is available for inspection at the Parish Hall and at Jersey Library. (FOI exemption – Article 23 applies)
 - **Jersey Public Registry / property deeds:** [Public Registry records](#) (FOI exemption – Article 23 applies)

FOI exemption applied:

Article 23 - Information accessible to applicant by other means

Information is absolutely exempt information if it is reasonably available to the applicant, otherwise than under this Law, whether or not free of charge. A scheduled public authority that refuses an application for information on this ground must make reasonable efforts to inform the applicant where the applicant may obtain the information.



From: Richard Vibert <R.Vibert2@gov.je>
Sent: Wednesday, 15 November 2023 11:04
To:
Subject: RE: St Peter's housing

If you can let me know if any of the dates are convenient, if not we can meet early morning before States business starts or early evening.

Kind Regards

Richard

Good to hear from you.

I had not heard much about these two fields, and it would be great to get an update.

Looking at my diary we unfortunately have a couple of weeks taken up by States Assembly sittings during the next month but I have the following free times in the diary

Tuesday 21 Nov - 9.00 – 13.00

Wednesday 6th Dec 9.00 – 11.00

Thursday 7th December 16.00 – 17.00

Tuesday 19th December due to a cancellation I am free all day at present.

Kind Regards

Richard

From: [REDACTED]

Sent: Tuesday, November 14, 2023 1:07 PM

To: Richard Vibert <R.Vibert2@gov.je>

Subject: St Peter's housing

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Good afternoon Richard

I hope you are keeping well.

I am making progress with [REDACTED] on his development site, [REDACTED] would like to pop up to see you

Let's me know when suits you

Best regards

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From: [REDACTED]
Sent: 14 November 2023 19:03
To: [REDACTED]
Subject: RE: St Peter's housing

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From: [REDACTED]
Sent: Tuesday, 14 November 2023 18:59
To: Richard Vibert <R.Vibert2@gov.je>
Subject: Re: St Peter's housing

Richard

Nice to hear from you also,

Of course, I will assist with the Parish lunch, please remind me of the cost

I will explain when we meet, [REDACTED] so please don't put the sponsorship in [REDACTED] name!

We are forging ahead with planning of [REDACTED] fields and have an agreement with [REDACTED] to deliver everything you and [REDACTED] had agreed upon prior to the rezoning, I would like to discuss these with you and ensure that there is no misunderstanding with the Parish.

We are also in talks with [REDACTED] and they are aware of our progress

We would like to bring forward the planning application as soon as possible, waiting for the Planners is becoming very frustrating at present,

Lots to chat about, so lets plans for your first option 21 November, see you at the Parish hall

Best regards

From: Richard Vibert <R.Vibert2@gov.je>
Sent: 06 February 2024 14:13
To: RE: St Peter's Development
Subject:

Could you let me have a copy of the letter?

Thanks

Richard

From:
Sent: Monday, February 5, 2024 1:01 PM
To: Richard Vibert <R.Vibert2@gov.je>
Subject: Re: St Peter's Development

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Richard

Thank you we have booked the 14th, we will be doing a letter drop later today/tomorrow to alert nearby residents of the meeting

See you in 14th

Best regards

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From: Richard Vibert <R.Vibert2@gov.je>
Sent: Monday, February 5, 2024 11:51:01 AM
To: RE: St Peter's Development
Subject:

Just checked the diary and the Parish Hall mis in use on the 25th – we have the Senior Citizens Club followed by the Roads Committee.

The following days in February the Hall is available all day – 13th, 14th, 19th 23rd

If none of these are suitable, we can try to look for other alternatives.

Kind Regards

Richard

From:
Sent: Monday, February 5, 2024 10:15 AM
To: Richard Vibert <R.Vibert2@gov.je>
Cc: _____
Subject: Re: St Peter's Development

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Morning Richard

Apologies for rushing you on this, but is the 15th available please

Best regards

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From: _____
Sent: Friday, February 2, 2024 1:12 PM
To: Richard Vibert <R.Vibert2@gov.je>
Subject: Re: St Peter's Development

Morning Richard

We are enquiring if we could book the Parish Hall for an exhibition on 15th Feb to inform the Parishioners of our plans for the development and get feedback,

Can you advise if this would be possible please

Best regards

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From: Richard Vibert <R.Vibert2@gov.je>
Sent: Wednesday, January 31, 2024 4:39:48 PM
To: _____
Subject: St Peter's Development

I don't have _____ mail address.

If 10.00 is not convenient I am happy to change.

Kind Regards

Malvern (RM)

From: _____
Sent: 07 February 2024 11:53
To: Richard Vibert
Subject: RE: _____ Hire of hall

Hi Richard

Ok thanks.

No they called initially and I requested it via email.

As it was regarding a planning application, at the time I said we couldn't be biased towards a particular applicant so I had asked for more information of which they never replied....
..... mentioned today that another colleague of his had spoken to you and he thought it had all been sorted....

I will go back and tell him there is a charge and I will send an invoice

Many Thanks again

See you later

From: Richard Vibert <R.Vibert2@gov.je>
Sent: Wednesday, February 7, 2024 11:48 AM
To: _____
Subject: RE: _____ Hire of hall

Liz

I didn't offer it for free.

..... gave the impression in an eMail that they had already spoken to you and sorted out the arrangements and time

Clearly they hadn't.

Richard

From: _____
Sent: Wednesday, February 7, 2024 11:45 AM
To: Richard Vibert <R.Vibert2@gov.je>
Subject: _____ Hire of hall

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Good Morning Richard

I have had a conversation with _____ called into the parish office with a poster to advertise a Community Consultation on the 14th Feb at the Parish hall from 12.30 until 6pm. We had nothing booked in.

I assume this was the one you were checking dates for the other day ??

The hall is free so I have booked them in.... did you advise that there is a charge of £52.50 or have you advised no charge ??

I await confirmation

Many Thanks

Kind Regards

*Mrs E A Cheetham
Parish Executive Officer*

*St Peters Parish Hall
Rue des Fosse
St Peter
JE3 7AH*

*01534 481236
Liz.cheetham@stpeter.je*

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From: _____
Sent: 02 May 2024 17:11
To: Richard Vibert
Subject: Re: St Peter's

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Thank you Richard, let's go for 2 pm

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From: Richard Vibert <R.Vibert2@gov.je>
Sent: Thursday, May 2, 2024 3:44:44 PM
To: _____
Subject: Re: St Peter's

Wednesday 8th in town

Either 11.30 or 2.00pm - is either of those convenient for you.

Kind Regards

Richard

From: _____
Sent: Thursday, May 2, 2024 14:41
To: Richard Vibert <R.Vibert2@gov.je>
Subject: Re: St Peter's

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Afternoon Richard,

I see the states sitting finished early so we didn't get to meet, how are you fixed over the next week, either in the parish or in town

Best regards

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From: Richard Vibert <R.Vibert2@gov.je>
Sent: Monday, April 29, 2024 6:34:46 PM
To: _____
Subject: Re: St Peter's

Coffee in town would suit me. We have the States Assembly for the next two days, but I suspect there will not be much going on Wednesday. I'll let you know tomorrow what time is convenient. Kind regards Richard

Sent from Outlook for iOS

From: [REDACTED]
Sent: Monday, April 29, 2024 6:01:18 PM
To: Richard Vibert <R.Vibert2@gov.je>
Subject: Re: St Peter's

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Evening Richard

Nice to see you last week I hope all is well,

Are you about in the next couple of days so [REDACTED] can pop in to update you,

We are based in town so if a coffee works for you in town, we can do that also

Best wishes

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From: [REDACTED]
Sent: Tuesday, February 6, 2024 5:42:31 PM
To: Richard Vibert <R.Vibert2@gov.je>
Subject: Re: St Peter's

Please feel free

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From: Richard Vibert <R.Vibert2@gov.je>
Sent: Tuesday, February 6, 2024 6:26:26 PM
To: [REDACTED]
Subject: RE: St Peter's

Thanks very much.

Can we place the Parish Hall Notice on the St Peter's Residents Facebook page.

It's the usual way we now get word around to the Parishioners.

Kind Regards

Richard

From:
Sent: Tuesday, February 6, 2024 5:08 PM
To: Richard Vibert <R.Vibert2@gov.je>
Subject: Fwd: St Peter's

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Richard,

See attached not sure if you got this direct?

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From:
Sent: Tuesday, February 6, 2024 4:05:02 PM
To:
Subject: St Peter's

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From: [REDACTED]
Sent: 05 September 2024 09:48
To: [REDACTED]
Cc: Richard Vibert
Subject: RE: Drainage Infrastructure

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Good morning, [REDACTED]

Thank you for such a prompt response, please pass on my thanks to the Chief Minister also

Best regards

From: Richard Vibert <R.Vibert2@gov.je>
Sent: 06 September 2024 16:08
To:
Subject: Re: Drainage Infrastructure

At COM Lyndon mentioned a number of us should get together regarding drainage.

It would be useful so we have a clear idea of when drainage will be available for these developments.

Kind Reagrds

Richard

From: [REDACTED]@gov.je>
Sent: Thursday, September 5, 2024 09:46
To: [REDACTED]; Lyndon Farnham <L.Farnham@gov.je>
Cc: Richard Vibert <R.Vibert2@gov.je>
Subject: RE: Drainage Infrastructure

Good morning

Thank you for your email to the Chief Minister, for which I can confirm receipt in the first instance.

He has noted the timeline for your planning decision and, in view of this, will discuss the raise issue with the Infrastructure Minister Connétable Andy Jehan.

Kind regards



From: [REDACTED]
Sent: Thursday, September 5, 2024 9:23 AM
To: Lyndon Farnham <L.Farnham@gov.je>
Cc: Richard Vibert <R.Vibert2@gov.je>
Subject: Drainage Infrastructure

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Dear Chief Minister

I met with Connetable of St Peters yesterday afternoon to give him an update on the progress of our application P/2024/0413 for 42 homes on fields P655/656

In general, the application is progressing well and we are in expectation of a Committee hearing on the 27th September.

The Connetable mentioned he made you aware that large infrastructure drainage costs are putting the delivery of the scheme in jeopardy.

Figures have been mentioned ... to install public upgrading drainage infrastructure, something that the viability of an affordable housing scheme cannot accommodate

We have preliminary agreement, subject to planning permission, to sell the completed units to Andium, we are planning to commence development, if we are successful, in January, completion late 2026.

We are committing to significant Highway improvements & infrastructure in the village .. and we have budgeted to pay for the local drainage infrastructure from the site to the first available public manhole, :

Another concern is that if the issue of the infrastructure costs are not resolved prior to the planning meeting later in the month, the Planning Committee are likely to refuse or defer the decision until there is clarity on the timescale & costs of the public drainage infrastructure.

In discussion with the Connetable, whom I have copied in, he advised that I should contact you without delay and see if matters can be dealt with prior to the Planning meeting.

We are happy to meet up and discuss this further,

Best regards

From: 10 September 2024 14:50
Sent: Richard Vibert
To: RE: Urgent - letter to be sent this afternoon
Cc: [REDACTED]
Subject: [REDACTED]

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Thank you Richard

From: Richard Vibert <R.Vibert2@gov.je>
Sent: Tuesday, 10 September 2024 14:43
To: parishhall <parishhall@stpeter.je>
Cc: [REDACTED]
Subject: Urgent - letter to be sent this afternoon

Can the attached letter please be printed on headed paper and then scanned and sent to my Email, they are copied into this email.

Please send the original in the post to

Many Thanks

Richard

From: 10 September 2024 10:57
Sent: Richard Vibert
To: Fwd: St Peters - URGENT
Subject: [REDACTED]

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As below

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From: [REDACTED]
Sent: Tuesday, September 10, 2024 10:02:40 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: St Peters - URGENT

We still don't have any correspondence on record that the Parish or the Constable are supportive or not on St Peters. Planning want something in writing. Can you speak directly with the Constable again pls.

PARISH OF ST PETER



HD Planning and Design Limited
9 Hope Street
St Helier
JE2 3NS
Jersey

10th September 2024

Dear Mr Huckson

RE P/2024/0413, Fields P655 & P656

I can confirm the Parish fully supports the development of 42 family homes on the above site.

It is an excellent scheme, and it is ideally located with shops, doctors, dentists, schools, a pub and a bus stop all in proximity.

We are very aware that the Parish has an ageing population, and this new development is essential both to meet the current demand for family homes and for the future survival of our village infrastructure.

I am happy for this letter to be included when the application is considered by the Planning Department and Committee.

Your Sincerely

A handwritten signature in black ink, appearing to read 'Richard Vibert'.

Richard Vibert
Constable of St Peter

St Peter

From: St Peter
Sent: 11 September 2024 11:16
To: Richard Vibert
Subject: FW: Letter Re P655 & P656

FYI

From: [REDACTED]
Sent: 10 September 2024 20:08
To: St Peter <parishhall@stpeter.je> [REDACTED]
Subject: Re: Letter Re P655 & P656

Thankyou Mrs Chesham, your letter has been submitted to planning. Pls pass on our thanks to the Constable.

Regards

Sent from [Outlook for iOS](#)

From: St Peter <parishhall@stpeter.je>
Sent: Tuesday, September 10, 2024 3:00:49 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Letter Re P655 & P656

Good Afternoon

Please find attached a letter signed from the Constable ,Richard Vibert in connection with plans P/2024/0413 regarding fields P655 & P656.

Any queries, please do not hesitate to contact the office.

Kind Regards

*Mrs E A Cheetham
Parish Executive Officer
St Peters Parish Hall
Rue Des Fosse
St Peter
JE3 7AH
01534 481236
Liz.cheetham@stpeter.je*

From: Richard Vibert <R.Vibert2@gov.je>
Sent: 19 September 2024 13:44
To: ~~Conn~~
Subject: RE: Planning Application

Thankfully 1.15 is fine.

I can stay till around 2.45.

Can I just check that there will still be a path that runs through the fields from Route De La Hague –
this was raised in one of the public submissions to Planning.

From: ~~Conn~~
Sent: Thursday, September 19, 2024 12:50 PM
To: Richard Vibert <R.Vibert2@gov.je>
Subject: RE: Planning Application

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Good afternoon Richard

The application will be heard at 1.15, does this work for you?

<https://www.gov.je/SiteCollectionDocuments/Planning%20and%20building/A%20-%20PC%2026%20September%202024.pdf>

From:
Sent: Wednesday, 18 September 2024 10:34
To: Richard Vibert <R.Vibert2@gov.je>
Subject: Planning Application

Good morning Connnetable

Good to chat to you this morning, I can confirm the planning meeting will take place 26 September 2024, the timing of the hearing we have yet to hear, when we do, I will advise.

The application link is as follows

<https://www.gov.je/citizen/Planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2024/0413>

Best regards

From: 19 September 2024 15:03
Sent:  Richard Vibert
To: 
Subject: RE: Planning Application

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Hi Richard,

Are you around tomorrow at nay time? If not, I am here all next week and can meet to suit.

Look forward to hearing

Thanks