

# STATES OF JERSEY



## ISLAND PLAN 2002: FIELD 622, ST. OUEN – REZONING

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Lodged au Greffe on 19th April 2010  
by the Connétable of St. Ouen

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STATES GREFFE

## **PROPOSITION**

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

to refer to their Act dated 11th July 2002 in which they approved the revised draft Island Plan as a Development Plan under Article 3 of the Island Planning (Jersey) Law 1964, and –

to request the Minister for Planning and Environment to take the necessary steps to bring forward for approval a revision to the Island Plan 2002 to provide that the eastern part of Field 622, Rue de la Croûte, St. Ouen be rezoned from the Green Zone to the Built-Up Area, with a condition that the rezoning can only be used for the building of sheltered accommodation for the elderly.

CONNÉTABLE OF ST. OUVEN

## **REPORT**

In 2007 the Parish was bequeathed a sum of money to be spent on the building of further Sheltered Homes for the Elderly in the Parish of St. Ouën. Along with other conditions attached to the Will, the Parish was obliged to identify a piece of land, to obtain the use of it and to submit the necessary applications to the Planning Authority within 3 years of the Will being registered.

Mindful of the fact that any site for the housing of elderly persons needed to be suitable for the purpose, within easy reach of shops, doctors' surgery, chemist and Post Office, the Parish considered those fields which lay adjacent to the present development around the Parish Hall. A further consideration that the elderly residents should, if possible, have this access without the need to cross a major road, was something which was paramount in the Parish authorities' minds in reaching a decision.

The Parish, having identified Field 622 as being the only suitable field for the construction of such homes, then undertook a consultation period with neighbouring residents as well as other interested parties in the Parish. On 17th November 2009, the Parish Assembly agreed to submit Field 622 for consideration in the new Island Plan.

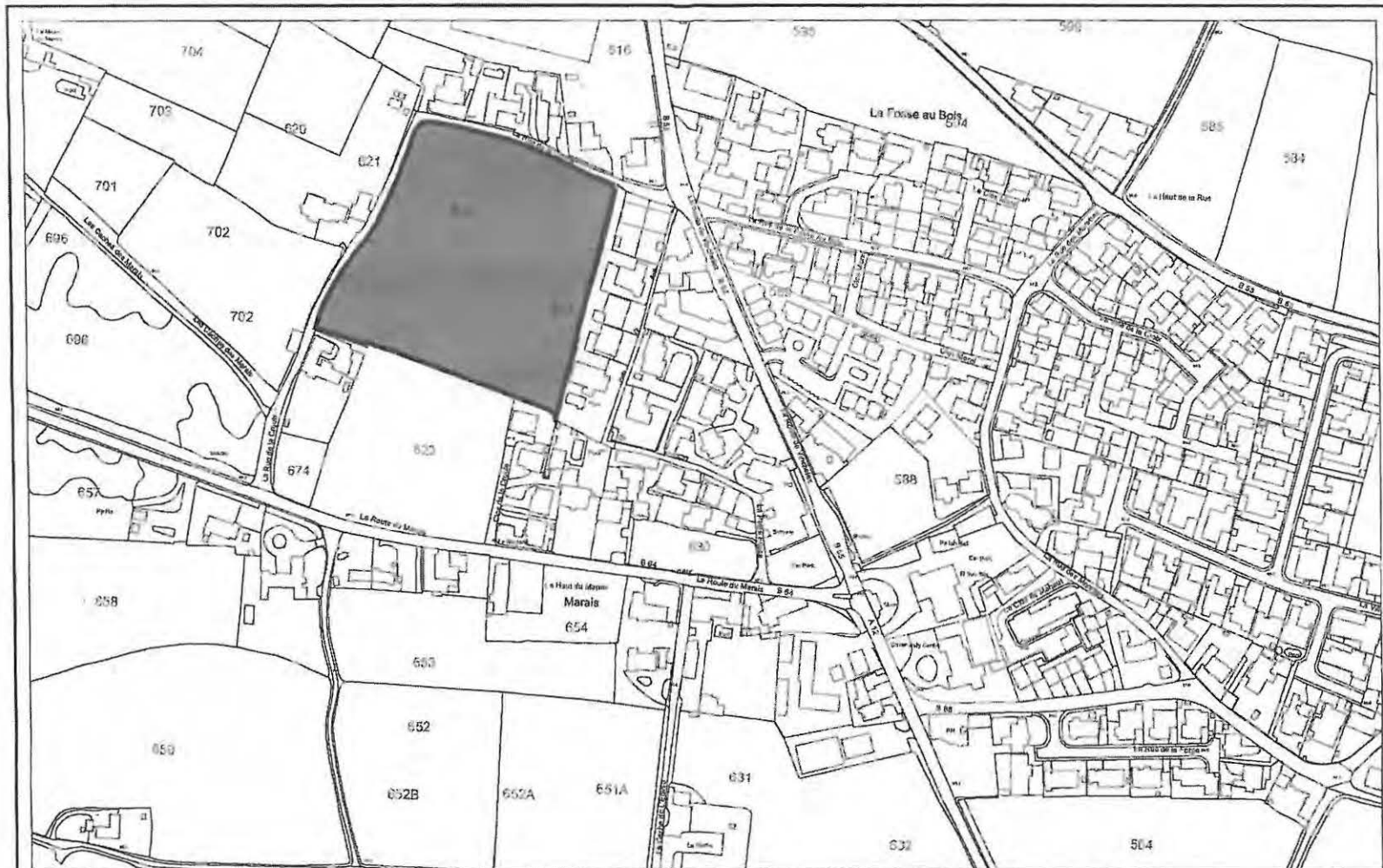
Prior to the November Assembly, the Trustees, together with the agreement of the Beneficiaries, had successfully applied to the Royal Court to have the terms of the Will amended to allow the 3 year restriction to be lifted. This was done because it was accepted that in 2009, such a restriction could not be complied with in view of the present Planning procedures.

Since the November date, a further delay in the production of the Island Plan has been announced by the Minister for Planning and Environment; and the Parish authorities have met with the Trustees of the Will, who do not believe that the Benefactor would accept any real delay beyond the date stated in the Will.

The Parish is therefore now in the position that it needs to seek the agreement of the Minister for Planning and Environment to bring a rezoning proposition to the States in advance of the new Island Plan, if the senior citizens of St. Ouën are to benefit from this generous bequest.

### **Financial and manpower implications**

There are no financial or manpower implication for the States arising from this proposition.



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## APPENDIX

WEEK 3	TOPICS	PARTICIPANTS	TIME ALLOCATED
Tuesday 5 October Day 10	Site Specific Sessions	<p><b>2.00 pm – O2 - Field 622, Clos De La Croute, St Ouen</b>  <del>Connetable Kenneth Vibert</del>  Mr Lees-Baker  Pierre Le Saux  Mr Nick Poole  Douglas Creedon</p> <p><b>2.30 pm- G2 - De la Mare Nurseries, Grouville</b>  Anthony Paintin (Société Jersiaise)  Charles Alluto (The National Trust for Jersey)  David Dutson  Roy Smith  Andy Townsend</p> <p><b>3.00 pm – 3.15 pm break</b></p> <p><b>3.15 pm – L10 -Thistle Grove, St Lawrence</b>  <del>Connetable Deidre Mezbourian</del>  Deputy Philip Rondel  Andrew Morris  Anthony Farman  <del>Joe Carney (J.S. Carney &amp; Co. Ltd)</del></p> <p><b>Group 2</b></p> <p><b>3.45 pm – G4 - Field 263A, Grouville</b>  Patrick McCarthy  John Hodge  Education, Sport and Culture Department</p> <p><b>4.05 pm – S6 - Field 745, St Saviour</b>  Tony Sullivan</p> <p><b>4.25pm – G6 - Netherlee, Le Chemin des Maltieres, Grouville</b>  Steven W. Harris  Constable Dan Murphy</p> <p><b>4.45 pm - P4 – Field 287 St Peter</b>  Barry Masefield  Constable John Refault</p> <p><b>5.05pm - H8- Field 1534, Tower Road, St Helier</b>  Nigel Weston</p>	PM

EiP Site Ref	DP Refs	Address	Summary of Representation(s)	Minister Response	Inspectors Comment & Recommendation
MY2	DP237 DP763	Field 502, St. Mary	Support for 'Built up Area' zoning extents. Support for 'Protected Open Space' designation.	Support is noted by the Minister	<b>Recommendation: that the Minister does not amend the Plan.</b>
O1	DP349	Field 616/617, St Ouen	Amend, zoning to 'Built up Area'	Minister is Minded to amend	We agree. <b>Recommendation: that the Minister proceeds as intended.</b>
O2	DP887 DP1082 DP1132DP1171	Field 622 Clos De La Croute, St Ouen	3 supporting, 'Green Zone' designation.  Site put forward for 'Sheltered' housing	The Minister is not minded to amend the draft Plan	It is appropriate that this site is included in the Green Zone for the reasons the Minister gave. However, it relates well to the village and in the event of the preparation of a Village Plan under Proposal 14 and Policy H5, it might provide a suitable site for consideration for affordable housing to meet local needs. <b>Recommendation: The Minister does not amend the Plan.</b>
O3	DP780	La Rue des Grantez, BUA Extension St Ouen	Site put forward for housing & the rezoning of wider area into the 'Built up Area'.	The Minister is not minded to amend the draft Plan	This small, relatively isolated locality does not have any of the attributes of a BUA and the site which was proposed for housing is remote and contrary to the Strategic aims of the Plan. <b>Recommendation: that the Minister does not amend the Plan.</b>



3 February 2013

Dear Mr Coates

**Application P/2010/1717 – Field 622, Rue de la Croute, St Ouen**

Thank you for your letter dated 21 November 2012.

I am one of a group of concerned residents of the area who have previously requested by letter and telephone to have a meeting with Deputy Duhamel. However, we know that the Minister has met with Parish officials promoting the scheme on a number of occasions. In advance of the Independent Public Inquiry, our group would like to know the dates of all the meetings with Parish officials concerning Field 622. Also details of any politicians and officers in your department who have attended and been involved.

We are all disappointed at not having had the opportunity to meet with Deputy Duhamel or indeed his predecessor Senator Cohen. Should there be any change in Deputy Duhamel's position we would be delighted to meet with him to discuss our concerns.

Finally, while looking at the prior Public Inquiry decision on 5 October 2012 reference: MD-PE-2012-0106 under 'location'; reference to an attached report from the Parish of an assessment of possible sites is mentioned. However, this report is not attached and we would like to see a copy of this report in advance of the Independent Public Inquiry.

Meanwhile, we should be grateful if you would continue to keep us informed of any developments regarding a date for the Independent Public Inquiry.

Many thanks for your continued assistance with our interest in this application.

Yours sincerely

Mr Jason R Lees-Baker

26/02/2013

Mr J Lees-Baker

Dear Mr Lees-Baker

**Application Number P/2010/1717 – Field 622, Rue de la Croute, St Ouen**

Further to your letter of 3<sup>rd</sup> February, I apologise for my delay in writing, but I was holding off as we were about to announce the appointment of an Inspector as well as the scheduled date for the Public Inquiry.

Unfortunately, the Inspector we had lined up has had to pull out owing to medical reasons. We are currently looking to appoint another Inspector in the very near future and as soon as we have, then we can confirm the dates.

All documents will be made available on a specific Public Inquiry website, the details of which we will also announce shortly. In respect of a report submitted by the agent looking at an assessment of possible sites, I can make available a copy of this for you to view in our reception area at South Hill. Please email me at [a.coates@gov.je](mailto:a.coates@gov.je) and I will prepare a copy for your arrival.

Finally I do not have details of any meetings that the Minister may have had with Parish officials, but I shall liaise with his PA and advise you accordingly.

Yours sincerely,

Alistair Coates  
Senior Planner  
[a.coates@gov.je](mailto:a.coates@gov.je)



**Department of the Environment**  
**Report for Planning Applications Panel/ Ministerial Meeting**  
**Site Visit**

- |                        |  |
|------------------------|--|
| 1. Application Number  | P/2012/1571  |
| 2. Site Address        | Field No. 616 and Field No.617, La Rue de la Croute, St Ouen |
| 3. Applicant           | P Carre, Fosse Au Bois Growers Limited                       |
| 4. Description         | Construct 5 no. new 4-bed semi-detached houses               |
| 5. Type                | Major Application  |
| 6. Date Validated      | 27/11/2012   |
| 7. Zones & Constraints | Built-Up Area<br>Primary Route Network                       |

**Summary**

The application is for the construction of 5 new houses, in the form of a traditional farm courtyard, on an area of land on the edge of St Ouen's Village. This is a Built Up Area site which is currently undeveloped and, in principle, development of the site is considered to be within policy. In addition, the site forms part of the land holding at Fosse au Bois Farm.

A previous application for a very similar development was refused in 2011 on several grounds including overdevelopment, impact on neighbours, poor detailed design and adverse effect on the viability of the farm holding.

As part of the current application, the applicants have addressed some of these issues, improving the detailed design and use of materials, and also satisfying the Land Controls Team on the issue of viability. However, there has been only a very slight change in the overall level of development proposed and its positioning on the site and, fundamentally, the scheme remains unchanged. As such, we remain unable to support the application on the grounds that this is a cramped overdevelopment of the site.

The gardens are considered to be on the small side for family dwellings of this size and the courtyard area would still be dominated by parked cars; moreover, units one and two would still overbear upon the existing neighbouring property to the west.

The arrangements for vehicle access have been altered since the previous scheme with all residential traffic now being channelled through the existing southern entrance to the site, rather than sharing the existing farm entrance to the north.

TTS Highways have commented that the junction onto the main road close to this exit, is substandard and they would resist any intensification

	<p>in its use without some improvement. Ideally, they would also wish to see a new pedestrian footpath created along the roadside boundary of the entire site.</p> <p>The applicants have discussed, with TTS, the possibility of making some improvements to the junction, including the provision of a footpath; however, these changes do not form part of the current application and if they were to go ahead would further reduce the land available for residential use within the site.</p> <p>In summary, whilst there has been some improvement to the original scheme, the Department remains concerned at the overall level of development proposed for the site and recommends that the application be refused.</p>
<b>Department Recommendation</b>	<b>REFUSE</b>

- |   |  |
|---|--|
| <b>8. Site Description &amp; Existing Use</b> | The site comprises an area of vacant land to the immediate north of St Ouen's Village, within the Built Up Area, but forming part of Fosse au Bois Farm. La Route de Vinchelez borders the site to the east, whilst there are other dwellings to the south and west. Two large agricultural sheds, within the applicant's ownership, are located to the north.   |
| <b>9. Proposed Development</b>                | The application proposes the construction of 5 new semi-detached houses, in a courtyard arrangement, on an area of vacant land which forms part of the farm holding.   |
| <b>10. Relevant Planning History</b>          | <p>There have been a number of applications at Fosse au Bois Farm over the years including the establishment of two new dwellings immediately to the south of the application site, and also two large new agricultural sheds to the north.</p> <p>Most recently the following application was submitted and refused.</p> <p><i>P/2011/1143</i> - Construct 5 No. 4 bedroom dwellings.<br/>Refused 01/12/2011 for the following reasons;</p> <ol style="list-style-type: none"> <li>1. It is acknowledged that the site is located within the Built Up Area wherein the development of new houses will normally be permitted. However, in this instance, by virtue of its design, size, scale and siting, the application would result in a cramped overdevelopment of the site. This is demonstrated, for instance, by the size of each of the gardens (considered to be small for family dwellings of this size), the general dominance of car parking within the proposed central courtyard area and, in particular, the overbearing effect which proposed units 1 &amp; 2 would have on the neighbouring property to the west of the site. In addition, certain elements of the detailed design of the development are considered to be problematic, for instance, the use of concrete pantiles and the wide garage and patio door openings. For a development which aims to evoke and emulate a traditional rural farmstead, these are considered to be unacceptable design features. For these reasons, the proposed development represents an overdevelopment of the site which would be and harmful to the general residential amenity of surrounding properties as well as being detrimental to the character of the area. Therefore, the application fails to satisfy</li> </ol> |

the requirements of Policies GD 1, GD 3, GD 7, SP 7 and H 6 of the 2011 Jersey Island Plan.

2. Notwithstanding the fact that the site is located within the Built Up Area, it also forms part of the working farm at Fosse au Bois. The development of the site for residential purposes would mean that it could no longer be used in an agricultural capacity thereby potentially affecting the operational capability of the farm holding. For this reason, it is considered that the application fails to satisfy the requirements of Policies GD 2 (paragraph 4) and ERE 1 of the Jersey Island Plan, 2011.

## 11. Consultations

The **Drainage section of TTS**, in its letter dated **07/01/2013**, note that the site has a connection to the foul drainage network. They also comment on surface run off.

The **Environmental Health Team of H&SS**, in its letter dated **13/12/2012**, makes a recommendation in respect of noise control and construction working hours.

The **Land Controls and Agricultural Development Section of DoE**, in its letter dated **11/02/2013**, state that the site is currently used as a yard area and is not in productive agricultural use; therefore, its loss would not affect the viability of the farm. They neither support nor object to the application.

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

## 12. Representations

The Department has received 3 letters of representation. 2 of the letters object to the scheme making the following comments;

- Overdevelopment – the homes are too large for the site;
- Car parking dominates the development;
- Impact on neighbouring houses to the west – overbearing, loss of light and privacy;
- Road safety – the vehicle access is hazardous
- Developing this area will displace farm vehicles – where will they go?

The third letter is more balanced, not objecting to the development in principle, but being critical of the 'bland' design of the houses.

**All letters of representation and responses are attached with the background papers**

## 13. Planning Assessment

### a) Policy Considerations

There are a number of policies within the 2011 Island Plan which are considered to be relevant and applicable in this instance. These are outlined below.

#### *SP 2 Efficient use of Resources*

This policy covers a number of issues. In particular, it recognises that Jersey is a small island with limited resources, which therefore needs to make the most effective and efficient use of land and buildings possible. There is a preference to re-use those sites which have previously been

developed instead of undeveloped greenfield sites and there is a general requirement to direct new development towards existing Built Up Areas.

In line with the sustainability theme which runs through the plan, the policy requires a more sustainable approach to the development and redevelopment of land with the delivery of higher densities where possible.

#### *GD 1 General Development Considerations*

Policy GD1 outlines the general considerations against which all planning applications will be tested. Broadly speaking, the policy highlights the need for the following; ensuring the sustainability of all new development proposals; assessing their impact on the surrounding environment and neighbouring land users; understanding the travel and transport implications of new developments, and; ensuring consideration is given to the design and architecture of all new developments.

#### *GD 3 Density of Development*

Policy GD3 states that, in order to contribute towards a more sustainable approach to the development and redevelopment of land (a Strategic Policy of the Plan), the Minister will require that the highest reasonable density is achieved for all developments, commensurate with good design, adequate amenity space and parking and without unreasonable impact on adjoining properties.

With the previous scheme, the application was refused primarily on the grounds of overdevelopment; the level of development with this latest scheme is much the same overall.

#### *GD 6 Contaminated Land*

The site has previously been identified as being potentially contaminated. Under the requirements of Policy GD 6, the developer should carry out a site investigation which fully identifies the nature and extent of the contamination. A programme of remedial works should also be proposed.

This issue has not been addressed within the application, although it could be conditioned.

#### *GD 7 Design Quality*

The policy requires a high quality of design that respects, conserves and contributes positively to the diversity and distinctiveness of the landscape and the built context, to be sought in all developments.

Scale, form, massing & siting, the relationship to existing buildings, settlement form & character, topography, design details, colours & finishes and landscaping are all critical factors to consider.

#### *GD 8 Percentage for Art*

The proposed development is of a threshold, and in a location, where the inclusion of public art is deemed to be appropriate.

This issue has not been addressed within the application.

#### *SP 7 Better by Design*

This policy states that all development must be of high design quality that maintains and enhances the character and appearance of the area of Jersey in which it is located.



The various components of development, including: layout and form; elevational treatment and appearance; density and mix; scale; height and massing; external elements, and landscaping; and architectural detail and materials will be assessed to ensure that the development proposed makes a positive contribution to the locality.

The use of either traditional or more innovative forms of modern architecture of the highest quality will be encouraged in locations where the setting and context are appropriate, and where areas of particular quality or local character will not be damaged but may be enhanced.

In this instance, the general approach which has been devised i.e. that of a traditional farm courtyard, is considered to be broadly acceptable. The materials and detailing have also been improved since the previous application.

#### *H 6 Housing Development Within the Built-Up Area*

The policy states that proposals for new dwellings will be permitted within the boundary of the Built-up Area provided that the proposal is in accordance with the required standards for housing as established and adopted by the Minister.

In this instance, whilst there is a general presumption in favour of development, the Department has concerns regarding the scale and form of the proposal.

#### *ERE 1 Safeguarding agricultural land*

There is a presumption against the permanent loss of good agricultural land for development or other purposes. Where exceptions are proposed, the Minister will take into account, for instance; the impact on the viability of an agricultural holding; the nature of the proposed use and the visual impact.

The Land Controls team previously objected to the application on the grounds that, whilst the site is not used for active agricultural production, nonetheless it does form part of the farm holding and therefore its loss could impact upon the viability of the farm. The previous application was ultimately refused partly on these grounds. Following further discussions with the applicants, they have since revised their position and no longer actively object to the proposed scheme.

To summarise the policy context for the application, this is a Built Up Area site wherein there is a presumption in favour of the development of new dwellings, and where the Island Plan seeks to focus new development. However, the site also forms part of the land holding for a working farm, although the Land Controls team have withdrawn their initial objection to the loss of this area to agricultural use.

In principle, some form of residential development is likely to be acceptable subject to all normal amenity considerations. However, overall, we remain concerned at the overall scale and form of the development.

#### **b) Size, scale, form & siting**

Broadly speaking, the development has been designed to emulate a range of traditional farm buildings arranged in a U-shaped configuration around a central courtyard. In keeping with this theme, some variety in

building heights has been introduced. The 'main house' (which actually comprises 2 units) faces the road to the east, with lower buildings either side and across the north of the site; a secondary 'cottage' is sited on the western part of the site.

The majority of parking is within the courtyard, whilst each dwelling does have its own separate garden area.

The submitted design statement states that *'the design is legible, simple and has been carefully proportioned so that it feels comfortable in its rural setting, with a high level of local relevance due to (the) farmyard form and sensitive use of pertinent materials.'*

The previous application, which was refused, was for a very similar proposal and, at the time, the Department had concerns with the overall level of development proposed.

The current scheme has been altered slightly, marginally reducing the size of the scheme, including repositioning the western houses further into the site by around 1.5m to alleviate pressure on the neighbours to the west. However, this has had only a negligible effect, and the overall level of development is much the same as before.

Our view remains the same as previously i.e. that the scheme would result in a rather cramped development. The garden sizes, whilst nominally of sufficient size, are rather small for family dwellings of this size and certainly not deep. The yard area would still be rather dominated by car parking, whilst units 1 and 2 (along the western side of the site), in view of their height, are still considered to be uncomfortably close to the neighbouring property to the west of the site.

The applicants believe that they have altered the scheme sufficiently to address the previous reasons for refusal; the Department does not share this view.

Whilst we recognise that the Island Plan calls for Built Up sites to be developed at the 'highest reasonable density', the Department maintains that the current proposal goes beyond that at the current time. For this reason, we do not support the current scheme.

**c) Architectural design and use of materials**

A number of concerns were identified with the original scheme with regard to the detailing and materials used. The Department is satisfied that these concerns have been addressed.

Overall, the proposed development now makes use of a range of high quality materials, appropriate to the traditional style of the development, including random and dressed granite, timber fenestration, natural slate and pan-tiles, leadwork, Jersey verges etc...

**d) Impact in the landscape / street**

The impact within the street is considered to be acceptable. The development would present a traditional roadside frontage along La Route de Vinchelez.

**e) Impact on neighbours**

The previous application was refused partly on the grounds of the impact that the development would have had on neighbouring properties to the west.

With the current application, the footprint of the western units has been



shifted further away from the boundary by around 1.4m. However, in the Department's view, this is insufficient to overcome the identified problem and we would maintain our view that the proposed western-most units, by virtue of their height and the narrow depth of the rear garden would still have a negative impact on existing neighbours – in terms of overbearing, but possibly also with regard to overlooking and loss of early light.

**f) Access, car parking & highway considerations**

The application provides enough car parking to satisfy the Department's standards; however, as with the previous scheme, car parking still tends to dominate the central courtyard.

The previous intention was to provide access right across the site allowing vehicles to exit either to the south onto La Route de la Croute or via the adjacent working yard area to the north out onto a Route de Vinchelez.

The northern boundary of the site has now been infilled with a hedge row, thus removing the possibility of sharing the access to the north with other farm vehicles. This has the effect of directing all of the new residential traffic through the existing southern entrance.

TTS (Highways) previously commented on the application, requesting that a footpath be introduced along the roadside boundary of the site. They were also keen to see some improvement, if possible, at the junction between La Route de Vinchelez and La Route de Trodez which borders the site to the north.

Now that the intention is to direct traffic to the southern entrance, TTS have focussed more on the junction between La Route de la Croute and La Route de Vinchelez. This junction is also substandard and they would resist any significant intensification in its use without some improvement. They note that they have received, under separate cover, a standalone proposal (for comment only at this stage) to upgrade this junction, providing visibility improvements and also a footpath along the edge of this site. The Department has had sight of this proposal; however, this does not form part of the current application and would need to be the subject of a planning application (and publicised in the normal manner) in order to be considered.

The applicants had previously resisted the introduction of a footpath along the roadside as it was felt that this would have encroached into the site to too great an extent, resulting in the loss of amenity. If a footpath were to be introduced along the roadside boundary, this would certainly be welcomed as a planning gain; however it would make a cramped situation even worse.

In the Department's view, the requirement that a footpath be introduced serves to illustrate that this remains an overdevelopment of the site.

**g) Foul sewage & surface water disposal**

Foul sewage to mains drains, surface water to on site soakaways.

**h) Landscaping**

The existing wall and planting is to remain along the site's roadside boundary. Otherwise, normal domestic planting is anticipated within the new gardens. The courtyard area would be block paved.

- |   |   |
|---|---|
| i) Archaeology                            | n/a   |
| j) Waste management                       | This is currently an undeveloped site. There are no buildings to be demolished.   |
| k) Planning Obligations & Percent for Art | <p>The proposed development is of a threshold, and in a location, where the inclusion of public art is deemed to be appropriate.</p> <p>The applicants have not addressed this issue as part of their submission.</p> |
| l) Contaminated Land                      | The issue of potential contamination was identified as part of the previous scheme but has not been addressed at this time. This would need to be looked at before any development could commence.                    |
| m) Sustainability                         | The site is located on the edge of an established settlement and is zoned as Built Up Area. Therefore, it is suitable for residential development.  |
| n) Other matters                          | None  |

**14. Conclusion**

The application is for the construction of 5 new houses, in the form of a traditional farm courtyard, on an area of land on the edge of St Ouen's Village. This is a Built Up Area site which is currently undeveloped and, in principle, development of the site is considered to be within policy. In addition, the site forms part of the land holding at Fosse au Bois Farm.

A previous application for a very similar development was refused in 2011 on several grounds including overdevelopment, impact on neighbours, poor detailed design and adverse effect on the viability of the farm holding.

As part of the current application, the applicants have addressed some of these issues, improving the detailed design and use of materials, and also satisfying the Land Controls Team on the issue of viability. However, there has been only a very slight change in the overall level of development proposed and its positioning on the site and, fundamentally, the scheme remains unchanged. As such, we remain unable to support the application on the grounds that this is a cramped overdevelopment of the site.

The gardens are considered to be on the small side for family dwellings of this size and the courtyard area would still be dominated by parked cars; moreover, units one and two would still overbear upon the existing neighbouring property to the west.

The arrangements for vehicle access have been altered since the previous scheme with all residential traffic now being channelled through the existing southern entrance to the site, rather than sharing the existing farm entrance to the north.

TTS Highways have commented that the junction onto the main road close to this exit, is substandard and they would resist any intensification in its use without some improvement. Ideally, they would also wish to see a new pedestrian footpath created along the roadside boundary of the entire site.

The applicants have discussed, with TTS, the possibility of making some improvements to the junction, including the provision of a footpath;

however, these changes do not form part of the current application and if they were to go ahead would further reduce the land available for residential use within the site.

In summary, whilst there has been some improvement to the original scheme, the Department remains concerned at the overall level of development proposed for the site and recommends that the application be refused.

**15. Department  
Recommendation**

REFUSE

**16. Reasons for Refusal**

1. It is acknowledged that the site is located within the Built Up Area wherein the development of new houses will normally be permitted. However, in this instance, by virtue of its design, size, scale and siting, the application would result in a cramped overdevelopment of the site. This is demonstrated, for instance, by the size of each of the gardens (considered to be small for family dwellings of this size), the general dominance of car parking within the proposed central courtyard area and, in particular, the overbearing effect which proposed units 1 & 2 would have on the neighbouring property to the west of the site. For these reasons, the proposed development represents an overdevelopment of the site which would be and harmful to the general residential amenity of surrounding properties as well as being detrimental to the character of the area. Therefore, the application fails to satisfy the requirements of Policies GD 1, GD 3, GD 7, SP 7 and H 6 of the 2011 Jersey Island Plan.
2. The development would result in an intensification in the use of the junction between La Route de la Croute and La Route de Vinchelez. Highway visibility at this junction is substandard and TTS Highways has objected to any increase in its use without some form of improvement. Therefore, the application, in its current form, fails to satisfy the requirements of Policy GD 1 of the 2011 Jersey Island Plan.

**17. Background Papers**

1:2500 Location Plan  
Agent's covering letter  
Design Statement including plans  
4 consultation responses  
3 letters of representation  
1 letter of response from the agent  
Correspondence from the agent regarding possible future highway improvements (for information only)

**Endorsed by:**

**Date:**