

**PUBLIC INQUIRY into the proposal to construct 19 sheltered housing units, communal building and new vehicular access at Field 622, La Route de la Croute, St. Ouen.**

**- Suggested Planning Obligation Agreement / Conditions -**

**Planning Obligation Agreement**

The applicant shall, prior to the commencement of this development, enter into a formal obligation with the Minister for Planning and Environment under Article 25 of the Planning and Building (Jersey) Law 2002. Unless otherwise agreed by the Minister, the obligation shall, in relation to the development approved under this permit, guarantee the provision of the following;

**a)** of the total number of dwelling units permitted on the development of Field 622, 10 shall be made available for open market rental and 9 shall be transferred to the Parish of St Ouen, or to a social housing landlord approved for that purpose by the Minister for Housing, for affordable rental; in both instances, the dwellings will form part of a sheltered housing group with access to an on-site, or nearby, warden and shall only be rented to persons meeting the required qualifications.

**b)** the minimum occupancy age for any of the approved dwellings will normally be 55 years, in perpetuity. In exceptional circumstances, the Minister may vary the planning obligation to allow occupancy by younger people with a special need provided a medical case is made which is supported by the Parish and the Minister for Housing. In addition, with the exception of full-time carers; lodgers and paying guests will not be permitted to reside in any dwelling and accommodation for family and friends will be restricted to a maximum of 45 days per annum.

**c)** the funding, if necessary, of any upgrade to the local foul sewer to serve the site and to any improvements to the junction of La Rue de la Croute and La Route de Vinchelez necessitated by the development and agreed by the Transport and Technical Services Department and the Parish.

**Planning Conditions**

1. Physical samples of all external materials to be used shall be submitted to and approved in writing by the Department prior to such materials being used.

2. Before the dwellings are occupied, the proposed means of boundary treatment to all external aspects of the development and between dwellings shall be submitted to and approved in writing by the Department. In this respect, it is expected that the existing boundary planting shall be strengthened with suitable trees and shrubs.

3. The approved landscape scheme shall be implemented within the first planting season following the completion of the development and any trees or shrubs dying within 5 years shall be replaced. No trees shall be felled until a full tree / shrub

removal plan has been approved by the Department. The approved landscape maintenance plan shall be implemented in accordance with the submitted schedule.

4. Precise details of the proposed means of foul and surface water drainage shall be submitted to and approved by the Department prior to any work commencing. No soakaways or other drainage infrastructure shall be located in the remainder of Field 622 or in Field 623 unless specifically authorised by the Minister.

5. The access and new footpath improvements shall be implemented in accordance with the approved plans prior to the occupation of any dwelling on the site.

6. The approved work of art must be installed prior to the first use/occupation of the development hereby approved unless otherwise agreed in writing.