

Planning and Environment Department
SUMMARY OF RESPONSES

**REVIEW OF THE ISLAND PLAN TO REZONE LAND FOR LIFE-LONG
DWELLINGS FOR THE OVER 55s' AND FIRST TIME BUYER HOMES**

May 2008

1.0 SUMMARY OF CONSULTATION DETAILS

The Minister for Planning and the Environment wished to explore the potential for reviewing the Island Plan to rezone land for life-long dwellings for the over 55s' and first time buyer homes, specifically to help meet the immediate housing needs expressed by Parish Connetables.

Following discussion with Parish Connetables and other bodies which commenced in September 2006, a detailed report was produced which seeks to review the island plan to rezone land for life-long dwellings for the over 55s' and first time buyer homes.

2.0 CONSULTATION PROCESS

Formal Consultation took place between 23 November 2007 and 15 February 2008 as a result of the Ministerial Decision MD-PE-2007-0064.

Documents were available on www.gov.je, in hard copy at, the Planning and Environment Department and the States Greffe Book Shop and were also distributed to stakeholders or upon request.

3.0 OVERVIEW OF CONSULTATION RESPONSES

The consultation was widely advertised and a good response was obtained and the responses have been separated into five areas:

3.1. Public

A total of 86 written responses were received:

- 40 response forms
- 35 letters
- 11 emails
- In addition a several meetings were

3.2. Public Meetings

- St Clement Parish Hall on 8 January 2008, attended by c 90 people.
- Grouville Parish Hall on 14 January 2008, attended by c 100 people.
- La Pouquelaye Community Centre, attended by c 40 people.
- St Saviour's Parish Hall on 21 January 2008, attended by 100 people.
- Public Hearing, St Paul's Gate on 15 February 2008, attended by 10 people.

3.3. Interest Groups

- Island Wide Strategy for the Ageing Population (Mrs Iris Le Feuvre)
- Jersey Homes Trust (Mr Van Neste)
- Standing Conference of Womens' Organisations of Jersey
- Age Concern (Mrs D. Minihane)
- Alzheimer's Society (Mr Mike Tomkinson)
- G.R. Langlois Ltd
- M. P. Agencies Ltd
- Council for the Protection of Jersey's Heritage
- Societe Jerseyaise
- Family Nursing and Home Care
- Jersey Farmers Union
- National Trust for Jersey
- Landowners

3.4. Political

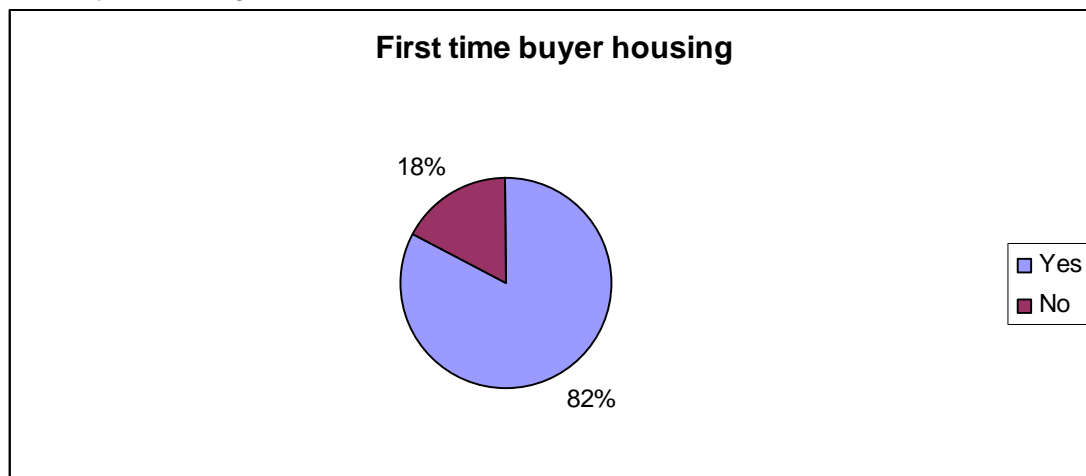
Responses were received from:

- Individual politicians
- Comite des Connetables meeting 10 December 2007
- Environment Scrutiny Panel meeting 10 January 2008
- Health, Social Security and Housing Scrutiny Panel
- States members meeting 11 February 2008
- Connetable and Deputies of St Saviour meeting 13 February 2008

4.0 RESPONSE TO CONSULTATION FORM QUESTIONNAIRE

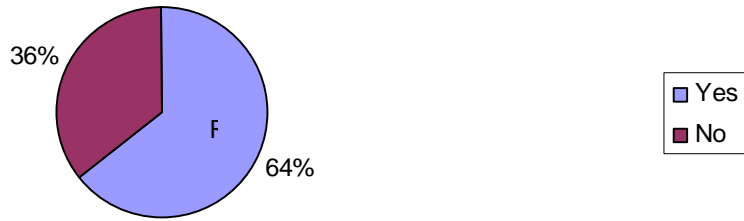
4.1 The response to the consultation questions produced the following result:

Question 1.a. Do you think land should be rezoned to help meet the needs of first time buyer housing?



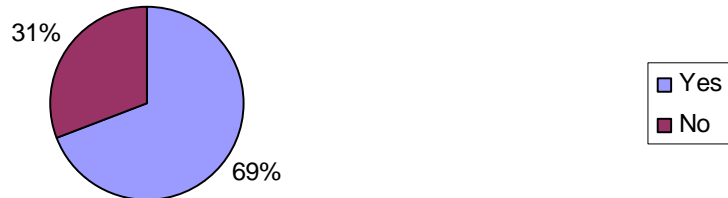
Question 1.b. Do you think land should be rezoned to help meet the needs of social rent housing for the over 55's?

SOCIAL RENT HOUSING FOR THE OVER 55'S



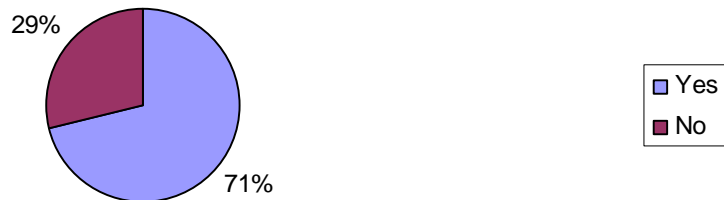
Question 1.c. Do you think land should be rezoned to help meet the needs of housing for the over 55's enabling existing home owners to downsize?

HOUSING FOR THE OVER 55'S ENABLING EXISTING HOME OWNERS TO DOWNSIZE



Question 2. Last years Social Survey indicated that people were more likely to 'downsize' in their mid 50s' rather than in later years. Do you agree that the proposed minimum occupation age should be set at 55?

PROPOSED MINIMUM OCCUPATION AGE FOR DOWNSIZE DWELLINGS SHOULD BE 55



There were some general comments that ran through the responses. The comments are separated into comments about the general principle and site specific comments.

4.2 Support for rezoning land.

- 82% thought that land should be rezoned to help meet the needs of first time buyer housing?
- 64% thought that land should be rezoned to help meet the needs of social rent housing for the over 55's?
- 69% thought that land should be rezoned to help meet the needs of housing for the over 55's enabling existing home owners to downsize?

4.3 Support for occupation age being set at 55.

- 71% agree that the proposed minimum occupation age should be set at 55?

4.4 There were some general themes that ran through the responses.

Recurring comments providing general support for the proposals:

- The elderly homes are for a 'lifetime change' not retirement.
- First time buyer and elderly homes will help sustain parish communities
- Homes need to be affordable
- Mixed communities (young and old) are preferable and mutually supportive
- Development should be equitably distributed across the Island
- Concentrate on first time buyer and social rent homes for the elderly
- Ensure good internal and external space standards

Recurring comments opposing the proposals:

- Objection to development of green field sites
- Objection to loss of agricultural land - build on brown field sites or in town
- There is little or no evidence of need for downsize homes
- Impact to neighbouring property
- Unacceptable level of subsidisation for social housing
- 55 is not retirement – conflict with Imagine Jersey
- Planning does not have power to age restrict housing
- States should hold population debate before rezoning further land
- Need to use existing one bed flats and under occupied property
- Need more information before decision can be made – Census

5.0 GENERAL COMMENTS

5.1 The following general comments were received. (A response to those questions is shown in bracketed bold text)

1. No building on greenfield sites – States should CP all land to safeguard from development. **(The proposal to rezone land is in response to Parish need for affordable housing and in most cases has Parish Assembly support. The States will ultimately make a judgement on whether they support the rezoning of land for housing need. The use of a blanket compulsory purchase is not accepted, the current mechanism is adequate to control development in the countryside, without having to resort to such a measures)**
2. Use brown field sites - Build flats on the gas works site and use open countryside for a park. **(The comment is not accepted, the States have made a commitment to building a park on the Gas Works site. It would also not meet the requirement of the rural parishes)**
3. Concern about viability of existing care homes if a large 75 bed home is built at St Saviour. **(The comment is noted; however in the light of the ageing Island population it is necessary to provide good quality accommodation of this type. The provision of a new care and dementia facility is also supported by the Health & Social Services)**
4. Proposed care home is too large – people want to live in smaller homes. **(A 75 bed care home is supported by Health & Social Services)**
5. Tick box questionnaire is unsatisfactory and restricts the opportunity for people to reply fully. **(The comment is noted, however many respondents have chosen to provide additional comments (as invited in the questionnaire) and not be restricted to the tick box questionnaire)**
6. Support land being zoned for first time buyers not last time buyers. **(This comment is accepted, however there is also a need to provide good quality downsize accommodation, which in turn will release family homes onto the market)**
7. Encourage people to rent not purchase homes. **(Jersey lags behind other western societies in respect of the level of home ownership and the States are committed, in the strategic plan, to get more people into home ownership)**
8. Ensure developments have minimal impact on the landscape. **(The comment is noted. Design and visual impact will be carefully considered to ensure that all scheme are of high quality design and relevant to the local context)**
9. Improve internal and external space standards. **(The comment is accepted and this proposal requires developers to increase internal space standards, particularly for elderly persons homes)**
10. Resolve Chasse Brunet issues of pedestrian safety / car parking / existing bancques and trees. **(The comment is noted and issues of pedestrian safety / car parking / and landscaping will be carefully considered in any development proposal)**

11. Create safe pedestrian routes to shops and amenities in St Saviour. **(The comment is noted and issues of pedestrian safety will be carefully considered in any development proposal)**
12. Homes must be affordable. **(The comment is noted and planning obligation agreements will be used to achieve affordable social rent accommodation for the elderly)**
13. Provide a minimum of 2 car parking spaces per dwelling. **(Car parking on all schemes will be required to comply with the Minister's current parking guidelines)**
14. Agree with the proposal to provide much needed affordable first time buyer and homes for the elderly. **(The comment is noted)**
15. Parish should only pay land owners agricultural value and sell on to home buyers without profit. **(The comment is noted, however even the use of compulsory purchase could not achieve agricultural value for land rezoned for residential development)**
16. The attitude of two parishes of holding a list for people interested in the downsize homes is indifferent. **(Until sites have been rezoned Parish are unable to make any firm commitment to prospective house purchasers)**
17. Concern that people who purchase downsize homes are subsidizing the rental homes particularly the rent rebate. **(The comment is noted. The intention is that planning obligations are imposed to secure affordable social rent housing, which developers should negotiate off the land value, not cross subsidize against first time buyer or downsize housing)**
18. Allocation to downsize and Parish rental homes should be the Connetables discretion and not limited to an age restriction. Some younger people also need access to purpose built 'lifetime home' accommodation and should not be excluded because of age. **(The comment is accepted)**
19. First time buyer and elderly homes will help sustain Parish community. Parish communities are ageing and need young families. **(The comment is noted)**
20. Concentrate on need housing for first time buyer and social rent homes – not downsize housing. **(This comment is accepted, however there is a need to provide good quality downsize accommodation, which in turn will release family homes onto the market)**
21. No to rezoning land at La Pouquelaye. **(The comment is noted. However, the La Pouquelaye site is close to amenities and facilities for both family and elderly accommodation and also has unanimous support from the Parish Assembly)**
22. 55 is not retirement age.
(The comment is accepted. A better description provided by the Chairman of the Alzheimer's Society is that this is not retirement, but 55 is a period of lifetime change where families have grown up and left the family home and people start to plan for a different stage in their life)
23. Monthly charges for downsize homes charged on some existing retirement developments is not affordable. **(The comment is noted, however if**

services charges are charged then prospective purchasers will have to decide whether buy into that particular scheme)

24. Building skyscrapers will retain Islands countryside. **The comment is not accepted. The Minister for Planning & Environment has already considered the issue of tall buildings on the waterfront. Comments from the Women's Standing Conference also raised concerns about locking elderly people away in high rise flats, where they have no opportunity for social interaction)**
25. Property owned by non residents should be requisitioned and sold to local people. **(This comment quite nonsensical and not accepted)**
26. Objection to the creation of old age ghettos. **(The comment is accepted and is entirely what this proposal is about. Schemes for the elderly should be integrated into and be part of the Parish community)**
27. Query the term retirement – particularly in the light of Imagine Jersey – over 55 housing enables a change in life and preparation for retirement. **(The comment is accepted. As mentioned above, a better description provided by the Chairman of the Alzheimer's Society is that this is not retirement, but 55 is a period of lifetime change where families have grown up and left the family home and people start to plan for a different stage in their life)**
28. Case for downsizing is unproven – 33% JAS survey intended to remain in their own homes. **(The comment is not accepted. There is sufficient evidence from reports such as ISAS, JAS, Housing Needs Survey and Imagine Jersey to support the provision of downsize homes)**
29. Presumption in Island Plan Policies C6 and C13 against all forms of development. **(The comment is accepted. It is acknowledged that this proposal is a specific departure from the Island Plan policies which supports the Connetables need and the States will ultimately be asked to decide.**
30. Population debate needs to take place before land is rezoned. **(This comment is not accepted and would delay the provision of need housing for local people, for which there is adequate evidence of need)**
31. All immigration should be stopped. **(The comment is not relevant. The proposal deals solely with the rezoning of land for local need housing)**
32. Nobody should be forced out of their homes at 55 to downsize accommodation to make way for young people. **(The comment is misinformed. There is no intention on the part of this proposal to force anyone out of their home. Quite the contrary, the proposal is to make provision for people over the age of 55)**

Most people can't afford to retire until 65 – 70. **(The comment is accepted. As mentioned above, a better description provided by the Chairman of the Alzheimer's Society is that this is not retirement, but 55 is a period of lifetime change where families have grown up and left the family home and people start to plan for a different stage in their life)**

33. Proximity of overlooking and issues of privacy should be considered if sites are developed. **(The comment is accepted and this will be addressed as part of the application process)**
34. Men of the Trees should be consulted on all planning proposals. **(The comment is not accepted. The States employs its own qualified Arboricultural Officer)**
35. Accommodation needs to be large enough to provide for occasional overnight sleeping arrangements for grandchildren. **(The comment is accepted and the minimum size of a one bed unit is sized to allow for this)**
36. Need to ensure that any mature trees are retained and not damaged. **(The comment is accepted)**
37. Expression of interest in life long home, which will make existing 3 bed family home available for young family. **(The comment is noted)**
38. The term retirement is not right for over 55's; it should be life time change. These people aren't retiring but their life is changing. **The comment is accepted)**
39. Can young people afford the first time buyer homes that come onto the market? **(The comment is accepted. The Minister for Planning and Environment is proposing to introduce the Jersey HomeBuy scheme which will enable people on low income to purchase a home)**
40. There are numerous 1 bed flats available and these should be used instead of rezoning land. **(Many of these one bed flats would not be suitable for the elderly. This proposal will ensure that new homes for the elderly are constructed to life-long homes standards, which will provide more space, wider doorways, wet rooms and wheel chair access, etc)**
41. Support rezoning land for sheltered housing. **(The comment is acknowledged)**
42. Planning does not have the power to age restrict the accommodation. **(The comment is not accepted. The Planning and Building (Jersey) Law 2002, empowers the Minister to designate land for a particular development use; attach conditions to the granting of permission in respect of occupation and use of any building; and enter into planning obligation agreements with developers to restrict the development or use of land in a specified way)**
43. I am against rezoning of land for first time buyers. **(The comment is noted)**
44. The States should intervene to acquire land and build homes. **(The 2002 Island Plan policy H2 sites successfully delivered high quality affordable residential developments, through private developer resources and there is no reason for the States to intervene in a process that clearly delivers and works well)**
45. First time buyers make vast profits especially if they are allowed to extend the property. **(The comment is not accepted, surely any home owners has the right to extend and improve their property)**

46. We are against all rezoning in St Clement. **(The comment is noted; however the site in St Clement was identified by the Connetable. St Clement has no parish elderly accommodation and this site is being brought forward specifically to meet the needs of elderly parishioners in St Clement)**
47. Delay in approving these sites is causing problems for the economy and social hardship. **(The comment is accepted and this issue was raised during Deputy Labey's report and proposition 'Rezoning of sites in the Green and Countryside Zones and Island Plan Review' (P33/2008)**
48. The proposal has confused aims, with three different housing requirements:
- Ethical concerns – including open market homes for over 55's is not proper use of public money. States should not attempt to direct the market. **(The comment is noted. The inclusion of homes for the over 55's will have benefits enabling people to downsize releasing family homes into the market and there is a clear need to provide accommodation of this type for the ageing population**
 - Whilst there may be a need for social rent elderly homes however the 2005 Housing Needs survey is unreliable. **The comment is noted and the 2007 Housing Needs Survey will be published shortly which will inform this proposal)**
 - Shared equity should be considered in parallel to these proposals. **(The comment is noted, however proposal for shared equity are running in parallel to this consultation and will shortly to be presented to the States)**
49. The case for life long dwellings is indeed compelling and is very much in the interest of the Island. **(The comment is noted)**
50. There is clearly a large amount of FTB accommodation available on the market at present. **(The comment is not accepted, on the contrary, there is a distinct lack of first time buyer accommodation on the market)**
51. The current policy of devolving responsibility to Parishes is unsound. The Island Plan spatial and sustainable policies should be adhered to. St Martin's Conservation and development plan should serve as a model. **(This commented is not accepted. The Minister for Planning and Environment believes that the Parish Connetables have a key role to play in helping to identify the needs of their Parishes and should be involved in supporting important land use decision of this kind to the States)**
52. Consider brown field sites before agricultural land. **(The comment is noted. This proposal is specifically to meet identified Parish need)**
53. Validity and reliability of survey data is questioned. **(The comment is not accepted. The ISAS report which predicted the ageing population was based on the 2001 Census. A Housing Needs Survey was carried out in 2005 which estimated a shortfall of some 250 sheltered and the 2007 Housing Needs Survey is shortly to be published)**
54. Defer these proposals until Island Plan review completed and new Census is available. **(The comment is not accepted. The proposal to delay rezoning until the Island Plan Review was proposed by Deputy Labey in her**

report and proposition 'Rezoning of sites in the Green and Countryside Zones and Island Plan Review' (P33/2008) and was rejected by the States. Such a proposal would mean essential need housing would not be available for occupation until 2012 at the earliest.

55. Has need for over 55 housing been established. **(The need for over 55 housing was established in the ISAS report which predicted the ageing population using 2001 Census. A Housing Needs Survey was carried out in 2005 which estimated a shortfall of some 250 sheltered and the 2007 Housing Needs Survey is shortly to be published)**
56. Existing over 55 accommodation is available at Maison Belle Ville and L'Hermitage, so these proposals are not necessary. **(The comment is not accepted, the two developments referred to are only available for open market purchase, they do not provide affordable social rent accommodation for the elderly housing)**
57. People are now having families later in life so won't downsize until 60+. **(The point is noted and comments on possible future trends. However this proposal is designed to meet the current need)**
58. I would like to add my backing to this plan to rezone. There is an awful property shortage in Jersey. Personally I am a first time buyer, and my wife and I are in desperate need to get ourselves on the housing ladder. What we have found this last year is that the prices of properties have far outstretched our salaries, so we're doubly stuck. **(The comment is noted)**
59. Whilst I admire your attempts to rezone this land, how long do you think it will take? I ask this because we have been waiting on three first time buyer sites for nearly a year. **(The comment is noted. The earliest available homes for occupation are expected to be 2010.**

6.0 SITE SPECIFIC COMMENTS

2007/01 - Field 1248, La Pouquelaye, St Helier

- No to rezoning La Pouquelaye site **(The site is identified as an H3 site and unanimously support by a Parish Assembly. It is also in excellent proximity to amenities and facilities)**
- Loss to agricultural industry **(The comment is noted and the Rural Economy Strategy Group strongly object to the loss of this field because of its excellent soil type, drainage, good access, ease of working and its ability to produce a wide range of crops)**
- Vehicular access to the site is inadequate. **(The width of the existing access is 9m which provides sufficient width to accommodate two-way traffic. The existing visibility splays meet highway requirements)**
- General traffic impact in the La Pouquelaye area, particularly at school times. **(The site is supported by TTS Highways as the site is on the periphery of the town, however there is concern that the junction of La Pouquelaye and Queens Road would need to be improved)**
- Loss of privacy to neighbouring property. **(This is a development control matter which will be addressed at the time when a scheme is submitted)**
- Density is too high. **(The Density is approximately 65 habitable rooms per acre which is equivalent to densities in the area (Manor Park = 63hr/a & Nomond Avenue = 70 hr/a)**
- Site already has unanimous Parish Assembly support. **(Noted)**
- Development will affect market value of existing neighbouring homes. **(This is not a material planning consideration)**
- Emergency services need to be consulted about access. **(Noted, the emergency services have been consulted and confirm that access for the largest vehicle is adequate)**
- Disruption caused to residents during construction. **(Contrators are obliged to ensure that they maintain good working practices and do not breach the Nuisance Law, administered by Health Protection)**
- Will road be strong enough to take additional traffic? **(The developer would have to gain access through a third parties land. All parties will wish to protect their interest and ensure that the road is properly constructed by carrying out the necessary conditions survey)**
- Who will maintain the access road? **(The access road will be maintained by the owner)**
- Signalone could be damaged by vibration. **(The developers insurers require a conditions survey prior to commencement of the work)**

2007/02 - Fields 413, 415, 415A and 470, Five Oaks, St. Saviour

- No written representation was received in respect of this land.
- Strong objection was raised by local farmers at the St Saviour meeting. The field is regarded a good quality land and the last area of open agricultural land separating the urban area of Five Oaks and the countryside.
- Deputy Duhamel raised concerns that a local plan should be produced before any rezoning takes place in the Five Oaks area.

2007/03 - Field 836, Bagot, St. Saviour

- The Parish Deputies have raised strong objections to the development of this field, in respect of landscape impact (the field is the only glimpse of countryside in this area) and is also on the edge of a storm water catchment area and access coinciding with a bus lay –by. The site also contains important drainage pipes.

2007/04 - Fields 516, 516A, 517 and 518, St. Saviour

- The scheme is too dense. **(The density will be approximately 65 hr/a)**
- Loss of privacy to Clos du Patier houses because of level difference. **(The issue of loss of privacy will be addressed as part of the development control)**
- Boundary treatment and landscaping needs to be addressed. **(The issue of boundary treatment and landscaping will be addressed as part of the development control)**
- Support proposal for this site. **(The comment is noted)**
- Proposal will not impact on traffic as older people will not conflict with school traffic. **The comment is noted and supports the advice given by the traffic engineers)**
- Good bus service will avoid the need to use cars. **(The comment is noted and Transport & Technical Services support this site which is on a good bus route)**
- The proposal will have a significant traffic impact. Traffic impact needs to be understood. **(The comment is not accepted. Traffic engineers have looked at the impact and advise that the impact can be managed)**
- There is no open space in the area, apart from Grainville playing fields. **(The comment is not accepted. The scheme will comply with the Ministers requirement for open space. The site also benefits from being close to Grainville playing fields.)**
- There will be 2 years of development upheaval for neighbours. **(The comment is noted)**
- Establish need for this amount of housing. A recent private developer survey obtained 936 responses (now over a year old). 582 from first time buyers wanting family homes. 354 from over 55's wanting to buy or rent retirement homes. **(The comment is noted and the results of the 2007 Housing Needs Survey will be published at the end of April.)**
- Development should be on a brown field or in town where elderly are close to amenities. **(The comment is noted , brown field sites are being investigated)**
- Houses should be for first time buyers not elderly. **(The site lends itself to the development of elderly housing. Family housing would put pressure on existing primary school and would also add to peak traffic congestion)**
- There is a glasshouse site in St Martin which could be used for first time buyer housing. **(This proposal is dealing specifically with finding an appropriate site for the Parish of St Saviour)**
- Building on greenfields and constructing more offices is not the way to go. **(The comment is noted)**
- Can the site accommodate 78 homes and a 70 bed care home? **(The site is 12 acres and which is ample space for a development of this type. Avalon Park at St Clement is an example of the type of development and similar density)**
- Allotments should be included on site. **(The comment is accepted)**
- Over 55's will use roads at peak times and contribute to traffic congestion. **(Traffic modelling has been carried out for this site and does not support the assertion being made)**
- Pedestrian access, safety and traffic management need to be carefully considered by both the Parish and TTS. School children need a safe route to and from school. **(The comment is accepted)**
- Need to ensure a good quality of life is achieved for residents of the new development. **(The comment is accepted)**
- Jersey Dairy could be used instead. **(The comment is not accepted, the site is not available and the owners of the site will want to maximise the value)**
- Physical size of the development will have a tremendous impact. **(The comment is not accepted. By way of example, Avalon Park is a similar density)**

- The proposal is biased toward rental sector already well catered for by existing developments in St Saviour. **(The comment is not accepted. This development would provide 55% open market downsize homes and 45% Parish social rent. The Parish of St Saviour do not own any social rent property)**
- These fields have remained fallow for years and should be cultivated. **(The is noted)**
- New shops will compete with existing ones. **(The comment is not accepted. The on-site facilities will provide goods and services to residents)**

2007/05 - Field 274, St Clement

- Potential loss of privacy to adjacent property. **(The comment is noted and the issues of privacy will be addressed at the application stage)**
- Elderly downsize homes must be affordable. **(The comment is noted and planning obligations will be used to secure affordable rental homes. Developers will also be conscious to ensure that the open market downsize home are taken up)**
- Internal room sizes must be reasonable. **(The comment is noted and internal space will be well above the minimum requirement)**
- Accessibility to facilities is important. **(The comment is noted and the site have been selected on that basis)**
- The site is remote from the church or community hall. **(The comment is noted, however the site is on a good bus route)**
- The Parish Hall meeting provide no hope for first time buyers, land is being zoned only for social rent and open market sheltered homes. We have no objection to the social rent homes but the open market homes are taking away the opportunity from first time buyers. **(The comment is noted and will be considered following the release of the Housing Needs survey)**

2007/06 - Field 605, St John

- Previous Connetable presented proposals for elderly homes on Fields 605 & 608 but rejected by Parish Assembly. **(This proposal is only to rezone Field 605, not 608)**
- The Countryside zone makes a presumption against development. **(The comment is noted)**
- What alternative sites have been investigated? **(Several sites were discussed with the Connetable, but just two were taken forward for consultation)**
- Traffic issues, dangerous road and traffic congestion around shopping precinct. **(The comment is noted,**
- States should use existing vacant stock before building new. **(This proposal is specifically for the Parish of St John)**
- Impact on Parish infrastructure in respect of policing and traffic management. **(It is unlikely that a small development of this type would cause significant policing problems)**
- Privacy to nearby properties **(The architect will be required to address all concerns of privacy to neighbouring property)**
- Road safety issues regarding Rue des Landes site. **(An elderly housing development on this site is likely to have a low traffic generator)**
- The Connetable stated in the JEP (June 2007) that there was no evidence to support rezoning land for retirement homes - please develop homes for first time buyers instead. **(The comment is noted and will be discussed with the Connetable)**

2007/07 - Field 178, Les Landes, St. John

- Concern over access, particularly for emergency vehicles

2007/08 - Fields 561 and 562, St. Mary

- In agreement with the development objectives. **(The comment is noted)**
- Impact on privacy and amenity to neighbouring property. **(The comment is noted and the issue will be addressed if an application is submitted)**
- New homes should be positioned away from boundary. **(The comment is noted and the design will need to ensure sufficient space about the buildings and avoid loss of privacy to neighbouring property)**
- Housing should be low level to preserve skyline. **(The comment is noted, the scheme will need to compliment the surrounding neighbourhood)**
- Landscaping, boundary treatment and future maintenance should be carefully considered. **(The comment is accepted and a good quality landscaping scheme will be required)**
- External lighting should not be excessive and observe dark sky policy. **(The comment is accepted)**
- Incorporate traffic calming. **(The comment is noted and the issue will be carefully considered)**

2007/09 - Land north east of Maison St. Brelade

- No concerns raised

2007/10 - Field 148, Grouville

- Many other land owners were willing to make land available why weren't they consulted? **(Other sites were mentioned by the Connetable, however only this site met the Connetables requirement to be taken forward for consultation)**
- Island Plan policy C6 makes a presumption against development therefore this site should not be considered. **(The comment is noted. This is a departure from the plan, hence the Ministers decision to take a report and proposition to the States to rezone the land)**
- Use the Jersey Pottery site instead or build homes on the green area next to Jersey Pottery. **(The comment is noted; however permission has already been given for open market housing on the JP site. The adjacent green area is an essential part of the village flood relief scheme and cannot be built on)**
- Eco impact to the marsh. **(The comment is noted and the Environment Department will be consulted on any necessary measures)**
- Need for Parish rental houses not proven. **(The comment is not accepted. The Connetable has confirmed the Parish need for elderly housing)**
- Benefactor's generosity is over-riding planning policy. **(Notwithstanding the benefactors generosity, the site meets the requirements fort elderly housing)**
- The site floods. **(The comment is noted. It is understood that the lower section of the field is wet and this area could not be built on and would be retained as a buffer zone)**
- The site is too steep for elderly people. **(The comment is not accepted, the existing Parish homes at Hilgrove work well and are on a much steeper site)**
- 60 houses on the Pottery site will strain infrastructure and amenities and increase traffic. **(The comment is not accepted. The traffic impact study for the Potteries site showed that the replacement of the tourist use with residential would considerably reduce traffic)**
- These homes should be built in town or on the Waterfront. **(This would not address the Parish need)**
- Reduce speed limit in Rue Horman to 20 mph. **(The comment is noted and will be referred to the Parish)**

- Site is 600 m from village which is too remote for elderly people. **(The comment is not accepted. The site is in reasonable walking distance to the village centre and the shops)**
- Object to adjacent land being made green zone if the site is rezoned. **(The comment is noted)**
- The field is a wild life corridor. **(The comment is noted and the Environment Department will be consulted on any necessary measures)**
- View over the common to France will be lost if this field is developed. **(The comment is noted, however the loss of a view is not a material planning consideration)**
- Children will not be able to play in Rue de Maltiere. **(The comment is noted. However encouraging children to play in a public road is not condoned)**
- Development will result in light pollution. **(The comment is noted and the issue of light pollution will be addressed at the application stage)**
- Design and materials should blend in with the surrounding landscape. **(The comment is accepted)**
- Build a 1.8 m wall around site to safeguard neighbour privacy. **(The comment is not accepted; however boundary treatment will need to be carefully designed to ensure it does not have an unreasonable impact on the area.**
- Design homes to avoid overlooking and over bearing prejudice. **(The comment is accepted)**
- Soft landscaping needs to be carefully designed to avoid impact to neighbours **(The comment is accepted)**
- Adjacent properties should be rezoned as built up area. **(The comment is noted. If the land is rezoned then the area will be looked at by the Island Plan review)**
- Footpath link necessary for easy access to the village. **(The comment is accepted)**

2007/11 - Field 818, Trinity

- No concerns raised

2007/12 - Field 578, Trinity

- Visual impact on rural area needs careful landscaping and tree planting **(The comment is accepted and a good quality landscaping scheme will be required)**
- Retain existing trees **(The comment is accepted however some roadside improvements will be necessary)**
- Red squirrels live in the area. **(The comment is noted and the Environment Department will be consulted on this matter)**
- Retain privacy for the rectory. **The comment is noted and this issue will be addressed at the application stage)**
- Request for a 20 mph speed limit along that stretch of road **(The comment is noted and will be referred to the Connetable for his consideration)**
- Request for pedestrian crossing. **(The comment is accepted. Transport and Technical Services concur with the comment)**
- Field should be retained as open space. **(The comment is noted)**
- Currently developments in Trinity negate the necessity for a Parish development. **(The comment is not accepted, none of these developments provide affordable first time buyer or elderly homes)**
- Trinity School will not have capacity. **(The Parish primary school has sufficient capacity)**
- Could Parish help FTB's to buy flats at Highfield instead? **(The comment is noted, however because Field 578 is being given to the Parish free of charge, this enables the Parish to provide affordable homes for young parishioners)**

- Retain existing boundary trees on the north boundary. Uses hedges on the boundary not walls or fences. **(The comment is noted and a detailed landscaping scheme will be required as part of the application)**

7.0 COMMENTS FROM PUBLIC MEETINGS

St Clement's Parish Hall on 8 January 2008.

Chairman Connetable Gray

Deputy A. Pryke; Deputy J. Hilton;

Officers: Mr. P. Thorne; Mr. T. Gottard

Attended by c 90 members of the public.

1. Has the Parish homes committee met to discuss Field 274 and will it fulfil the Parish need.
2. What does the word dwelling mean is it a flat or a bungalow?
3. There should be greater controls on FTB house values and shared equity should be introduced. Demand for FTB homes has out stripped supply.
4. Village plans should guide consultation. Parishes should be given the power to determine planning applications.
5. Why have some not got any development? St Clement appears to be taking the brunt of the development. Affordability is an Island wide problem and Parishes should not be allowed to opt out.
6. Are there any rules that govern the distance on privacy?
7. Deputy Baudain suggested that it was not right that FTB's should be subsidizing the cost of the social rented dwellings. Land owners are immune and demand maximum land values. Developers cross subsidise the cost of rental homes with the FTB homes. FTB homes have to be affordable. £60k was paid to subsidise social rent houses. La Benefice was sold to Housing Association for £160k.
8. Support for the 23 key criteria listed in the consultation document, which will provide good quality homes.
9. Development should be a mix of FTB and elderly homes to meet current need.
10. If this or any other site is rejected are there any back up sites? Hopeful that the States will approve the sites, the Island Plan is too far off – need to address need now.
11. Deputy Baudain highlighted the difference between sheltered homes, which have wardens and lifelong dwellings which are designed to keep people living independently in their own homes for as long as possible. 20 homes is the minimum number that can support wardens on site.
12. Rezoning more land in St Clement will reduce the quality of life for parishioners.
13. St Clements has had enough development, FTB homes should be built in the less built up parishes.
14. This is wing and prayer stuff - States are leading from the rear! The Connetables should not be calling the shots. Where is joint up government? Government should be leading from the front and development should be equitably distributed around the Island.
15. Identification of sites should be looked at from a master plan approach rather than piecemeal.

16. The Jambart Lane development was originally zoned for 40 homes and ended up being double.
 17. Three storey house on road side in the Jambart development is not a good design. There needs to be greater design controls. Avoid ribbon development and improve design.
 18. A letter has been sent to residents about Le Quesne Nurseries – what development has been approved?
 19. All elderly homes should be 2 bed and not 1 bed.
-

Grouville Parish Hall on 14 January 2008,

Chairman: Connetbale D. Murphy

Deputy A. Pryke; Senator Le Main; Deputy J. Hilton

Officers: Mr. P. Thorne; Mr. T. Gottard

Attended by c 100 members of the public.

1. Rezoning agricultural land should not be first port of call.
2. It should be possible to include affordable housing on all development sites.
3. The Pottery site should be used to provide first time buyer and Parish elderly homes.
4. Concerns about building on the edge of the Marsh and the impact to the fragile eco system that exist there.
5. States should consider the introduction of a development tax.
6. Where is the evidence to support the requirement for hundreds of elderly homes?
7. Existing glasshouse sites should be used. St Mary and St Clement sites are the only two brown field sites.
8. Elderly housing is better located in the town.
9. Has the Connetable approached all the glasshouse owners? The owner of De La Mare Florist is willing to make the site available for development.
10. 360 elderly rental homes are required. The Waterfront only propose to provide 65 units. Why isn't the Planning Minister insisting on a greater proportion of affordable homes on the Waterfront?
11. How can the public be assured that these homes will only go to people in need?
12. The Connetable explained the proposal for Field 148 would provide 12 Parish homes for the elderly and 8 homes for the Gouray Charitable Trust.
13. What guarantees are there that the remainder of Rue Des Maltieires won't be developed?
14. Traffic impact issues were raised, particularly when potteries site is developed.

15. Connetable explained that the traffic impact study from the potteries development shows that a residential development will significantly reduce the amount of traffic.
 16. Can other sites be added? Land near Verona Stores is available for development.
 17. Mr Kirsch explained that the Gouray Trust had the opportunity of acquiring land at extremely low cost and developing homes for the elderly at no cost to the Parish. He explained that other sites might be available but landowners would want maximum values for the land. Field 148 was an infill site and in a good location to the amenities at Gorey Village and this was an opportunity for the Parish. Homes will be allocated by the Parish and the Trust.
 18. Residents need to park in Rue Horman and would resist traffic restrictions. The road is also beginning to break up and needs urgent maintenance.
-

La Pouquelaye Community Centre,

Chairman: Mr P. Tabb

Deputy A. Pryke; Deputy J. Hilton; Deputy Fox;

Officers: Mr. P. Thorne; Mr. T. Gottard

Attended by c 40 members of the public

1. Specification for over 55 dwellings needs to be fit for purpose.
2. Potential social problems if elderly and young families are mixed.
3. Crime can be designed out of schemes so that OAP's and FTB's can co-exist. Many potential social benefits.
4. Impact on existing neighbours through noise, etc.
5. Signalone residents were concerned about the vehicular access through CTV, which they considered to be inadequate in respect of width, footpath provision and visibility. It was agreed that this issue would be checked.
6. Signalone residents also own a relief over the access road.
7. *(note the width of the CTV access road is 9 m and visibility on to the main road accords with TTS requirements. If the development proceeds, the developer will be required to comply with TTS highway requirements.)*
8. The proposed development will impact on existing parking for Signalone flats.
9. CTV site was unanimously approved by Parish Assembly for first time buyer and social rent elderly homes.
10. What is the future of the CTV offices – will access be sufficient for any future development?
11. The field is higher than neighbouring property and there is concern about loss of privacy.
12. Impact to adjoining fields and the effect on agriculture if this land is developed.
13. Owner of adjoining field 1249 was prevented from developing a house.

14. Planning cannot control price of FTB homes, so will they be affordable?
 15. Can FTB homes be controlled to be only for FTB's and not sold to overseas investors?
 16. Traffic survey required.
 17. Tax payers have provided subsidy to farmers, so why should they profit again from enhanced land values. A development tax should be introduced or compulsory purchase used.
 18. Could a one way traffic loop be introduced?
 19. Owners of listed buildings are wrongly prevented from developing their sites because of existing listed building legislation.
 20. Derelict and redundant buildings in town should be developed.
 21. Why have so many 1 bed flats been built, but are not affordable homes.
-

St Saviour's Parish Hall on 21 January 2008,

Chairman: Connetable P. Hanning

Deputy A. Pryke; Deputy J. Hilton;

Officers: Mr. P. Thorne; Mr. T. Gottard

Attended by 100 members of the public.

1. This proposal of getting people to retire at 55 does not fit with Imagine Jersey 2035 which wants to keep people working longer.
2. Why are some Parishes providing a mix of FTB and elderly and others are all elderly?
3. Why aren't all the Parishes sharing the housing burden?
4. Why aren't the remaining H3 & H4 sites being used first?
5. Concerns over traffic impact from field 513, particularly in view of the proposed density. Elderly people will have cars.
6. How will the Parish social rent homes be funded?
7. St Saviour is becoming the easy touch for developers. Once these sites have been developed, what sites do we look at next?
8. What is the allocation system for downsize homes. Would someone living in St Saviour be able to downsize to one in St Brelade.
9. How much open space will be provided for Les Cinq Chenes Estate?
10. If someone who own an over 55 age restricted property be able to leave to the heirs and will they then be able to occupy the property if they are below 55.
11. Jersey people should be able to live in inherited property and not be controlled by an age restriction.

12. General support for Field 516 provided it is developed wisely, however strong objection to Five Oaks land. This is the cut off point between urban and countryside.
13. Five Oaks site has been rejected for development in the past.
14. Five Oaks land constantly damaged by children playing in the field.
15. What is the monetary value of the Field 516 development to the Parish as opposed to the quality of life? There needs to be some middle ground between quality of life and total development.
16. Apart from housing on Field 516, what are the other development benefits?
17. Social problems will occur if densities are too high.
18. Where is the main vehicular access proposed for Field 516 – all the surrounding roads are congested.
19. How much of this land is owned by the Parish or the States?

8.0 COMMENTS FROM INTEREST GROUPS

Island Wide Strategy for the Ageing Population

Meeting with former Connetable, Mrs Iris Le Feuvre, Deputy Anne Pryke and Tony Gottard, Principal Planner, held Monday 7 January 2008.

Mrs Le Feuvre explained her role as Chair of the Island Wide Strategy for the Ageing Society in 2003, which raised the issue of the ageing population and made recommendation on planning for that eventuality. ISAS was a robust strategy which used 2001 census data and other data to make an informed prediction of the Islands ageing society.

Mrs Le Feuvre expressed disappointment that recent schemes for the elderly did not provide appropriate accommodation for elderly people, particularly in respect of internal circulation space

A recent visit to Rowntree Foundation to look at retirement village scheme which offers well designed retirement accommodation, various forms of tenure and an insurance scheme which pays for care as and when required without homeowners having to sell their home. Jersey should consider a similar scheme.

Parish schemes work well because residents look after one another. **(The comment is accepted)**

Standing Conference of Womens' Organisations of Jersey

Meeting held Monday 21 January 2008 at Town Hall, St Helier

Present: Deputy Pryke; Deputy Hilton; Mrs A. Le Sueur, Chair SCWO; Tony Gottard – Principled Planner; and members of the SCWO.

- Recognition of the need to sustain Parish communities, but concern expressed about using green field sites. **(Comment noted)**

- There are many vacant homes in the Island which should be put to use. **(Comment noted, but likely to be difficult to enforce, particularly in light of human rights legislation)**
- The listed buildings legislation is very restrictive and can cause problems particularly if homes need to be converted for the disabled. **(Comment noted, but not relevant to this consultation)**
- Developers should be forced to build affordable houses – villages need augmenting. **(Comment noted and developers will be required to deliver affordable homes with the use of planning obligation agreements)**
- Island should bite the bullet and zone land for village development to provide for first time buyers and elderly parishioners. **(The comment is noted)**
- Single storey dwellings are a mistake and should be avoided. **(Comment noted and flatted developments will be considered in the right location)**
- Developments should be designed to benefit the community and ensure that the elderly are not segregated from youngsters. Mixing the elderly with young families is not a problem provided the design is right. The mix is mutually beneficial and helps create a well balanced community. **(Comment accepted and will be considered)**
- Locking elderly people away in gated retirement communities is an unnatural way of living. **(Comment accepted and will be considered)**
- Living in flatted accommodation can have problems, such as flooding which frequently occurs when people leave baths running. **(Comment accepted and will be considered)**

Alzheimer's Society (Mr Mike Tomkinson)

Meeting held Tuesday 5 February 2008 at South Hill

Present: Deputy Pryke; Mr Mike Tomkinson; Tony Gottard – Principled Planner.

- Retirement dwellings is the wrong word, this is a stage in people lives – the family have grown up and left and people are at a particular stage in life. **(The comment is accepted)**
- Allocation should be based on a desire to move rather than assessment. **(The comment is noted and will be passed to the Minister for Housing)**
- The Care & dementia unit proposed for the Retirement Village at St Saviours should give priority to people living on the village – how will this be ensured? **(The comment is noted and will be considered further)**
- Downsizing is normally a self selecting process. **(Comment noted)**
- There should be stimulus for residents not isolation – need to create an inclusive community and ensure that elderly people aren't locked away. **(Comment noted)**

Council for the Protection of Jersey's Heritage

- Main criticism of the White Paper is that it is based on an unwritten assumption that there are no alternatives to rezoning the areas identified. **(The comment is noted; however rural parishes have always found difficulty finding suitable sites)**

- Strong objections to 'equitable distribution of development throughout the Island' which will lead to increased urbanisation and would be contrary to the interest of Islanders. Green and Countryside zones should be adhered to. **(The comment is noted and the argument of locating development where infrastructure exists is accepted. Equally there is a need to sustain the rural parishes)**
- Possible alternatives would be to relocate light industrial sites to La Collette. **(The comment is noted, however there are many competing demands for land at La Collette)**
- Re-use vacant office space in St Helier. **(The comment is noted; however this does not answer the needs of the rural parishes)**
- Use small States owned sites identified in States Property Plan. **(The comment is accepted and it is understood that work is being carried out by Property Holdings looking at the feasibility of developing such sites for housing)**
- Any amendment to the Island Plan should be delayed until Imagine Jersey 2035 completed. **(The comment is noted; however this just delays the problem)**
- Is it proposed to create a new category of housing? How will it be administered? Who will own the freehold? Will there be limitations on who can purchase and occupy the dwellings? **(Lifelong homes are a new category, which will be controlled through the rezoning process and the use of planning obligations. There will be limitations on who can purchase and who can occupy)**

Age Concern (Mrs D. Minihane)

- Need for more homes of this type – but not ghettos – old people need to be part of the community and close to facilities. **(The comment is noted and will be considered)**
- St Helier offers potential accommodation for elderly and young **The comment is accepted)**
- Jane Sandman and Vauxhall Gardens are good examples of elderly housing in town. **Comment noted)**
- Age Concern provides range of facilities to support the elderly – similar to Eastern Good Companions Club.
- A review of funding for elderly care is essential and over due. **(The comment is noted and the cost of long term care is an issue which will be referred to the Minister for Social security)**
- Many elderly people requiring social accommodation are living in very poor accommodation. **(The comment is noted and this is an aim of the project)**
-
- The proposed site near St Saviour Parish Hall would provide much needed dementia accommodation and on site facilities. Essential to determine the service level agreement and services charges in this type of development. **(The comment is noted and will be considered)**

- Elderly people should also have the choice of where they live – they should be able to live in their own communities if they can. **(The comment is noted and this is an aim of the project)**
- People who purchase downsize accommodation are be heavily penalised under these proposals. Look at the Guernsey insurance model which enables people to keep their homes without having to sell up to pay if health problems emerge. **(The comment is noted and the cost of long term care is an issue which will be referred to the Minister for Social security)**
- Need to keep a record of where disabled people live, particularly in high rise accommodation. **(The comment is noted and will be considered)**

Family Nursing and Home Care

- Family Nursing are fully supportive of the proposed concept. **(The comment is noted)**
- Consultation document implies that the Association will provide support. All Islanders currently have access to this facility and therefore query the ‘new incentive’. **(The comment is noted and will be addressed)**
- All life long retirement dwellings should have access to clinic facilities. **(The comment is noted and will be considered)**
- All life long dwellings should have bedroom space conducive to possible long term care needs for both the patient and the carer **(The comment is noted and will be considered)**

Mr J. Le Maistre Jersey Farmers Union

The Jersey Farmers’ Union is deeply concerned about the implications for the countryside and Industry and make the following submission as part of the consultation process:

- We understand the implications of the changing demographic of the population to one with a much higher proportion of elderly people but do not accept that we have reached the point where we should be using green field sites to provide accommodation for that change. **(Comment noted; however the rural parishes do not have many options to provide need housing)**
- There are two very relevant processes going on at the moment. One is the “Imagine 2035 Consultation” which concentrates on population and the desirability of controlling its change and the other is the development of the new Island Plan. **(Comment noted, however the Island Plan review is too far off and homes are needed now)**
- It was quite clear from the Forum held at the Royal Yacht Hotel that the electorate in the main was totally against development in the countryside and in particular on green field sites. If the States really wish to take note of public opinion and make consultation meaningful then these present sites should be rejected. We are led to believe that a decision on the future size of the population has yet to be made. If this is the case then the real need for housing is not yet known. **(Comment noted; however as mentioned rural parishes do not have many option to develop need housing and the States will have to decide whether they support rezoning of land)**

- Once a policy on population is agreed then the new Island Plan needs to be completed and that must address the future needs of the whole population with regard to housing. Providing there is some restraint on population growth we should be able, by developing the town area and utilising existing brown field sites, to provide adequate housing for all. **(The comment is needed and the bigger picture of housing will be addressed in the Island Plan review)**
- The Trinity and Grouville sites appear to have been chosen because they are cheap. This is not a good planning reason for rezoning and other sites in the area need to be investigated. **(The sites are affordable, but are also near parish amenities)**
- We are less concerned with the development of the greenhouse sites in St John, St. Mary and St. Clement; indeed the Jersey Farmers' Union is keen to see a policy developed that deals with the future use of redundant glasshouse sites. We do not believe that all of these sites will be suitable for development but do think that some will be. This will deliver some sites that could provide the required type of housing. **(The comment is noted)**
- This Proposition drives a coach and horses through the present Island Plan which clearly states that there is a presumption against building on 'green' and 'countryside' zones. The Plan does allow for exceptions under certain circumstances but this cannot include the widespread building of houses on green field sites. There are times when exceptions must be made; if a school needed to be expanded for example there would obviously be no alternative, but these Proposals are in a completely different category. **(The comment is noted and this is a departure from the Island Plan which the States will have to decide on)**
- We do not accept the urgency for these Proposals. Solutions can wait until the new Island Plan is developed. Those wishing to down-size do have a house now by definition. There are a large number of first time buyers ready to find a new home but again they will be living in accommodation now and their aspiration is to improve their housing which again can wait in the interest of good planning. **(The comment is noted; however the Housing Needs survey will help confirm how desperate the situation is)**
- It is our opinion that if we do not have a migration strategy that controls the growth in population to allow for adequate housing then we will continue to destroy our countryside piecemeal as is being suggested in this Proposition. **(The comment is noted)**
- "Imagine Jersey 2035" failed to address the importance of balancing the quality of life with economic success. The respondents are quite happy to see an expanding economy but not at the cost of the loss of our countryside. We urge the Minister for Planning and Environment to shelve these Proposals. **(The comment is noted)**

Mr. J. Le Maistre

Personal view of the proposal to build approximately 20 sheltered homes on field G148 in Grouville.

Grouville, which is in essence still a country Parish, will lose its central heartland of countryside.

The loss of this field would not in its self jeopardise farming enterprise but any loss of land to the farming community as a whole is an erosion of the Industry.

I can confirm, having worked the land for ten years, it is good agricultural land. It is true that the bottom fifth is wet, although there is a ditch that would in the past have been kept clean but now because of the environmentally sensitive nature of the area is left pretty much untouched. The rest of the field is very good land. It is productive, very easy to work and because of its sheltered position and gentle Southern slope it is very early.

The field is also in a very sensitive area. The National Trust owns the field that touches its South-Western corner and this field is currently in the process of being designated an SSI along with the rest of Grouville marsh. Whilst field 148 itself (nor the one below) is part of this designation they do provide an important green barrier between it and the built up area.

There is mention in the report that a short cut for pedestrians could be made through the field to Gorey village. I use this field for grazing during the summer. A path through this field would hinder its use as an agricultural field and have an impact on wild life. Field 146 is in private ownership and not owned by the National Trust that does not mean to say that access could not be acquired.

The Grouville meetings was chaotic, advertised first by you as a general consultation meeting and then just two days before by the Parish to discuss field 148. The meeting was also at an early time of six pm.

The consultation stated that this development is to provide 20 units for social rent yet we have also been told at times that they could be for 55+ retirement homes for anyone. Before any decision is made it must be quite clear for what sort of resident are all twenty of these units being built.

I do not agree that we should spoil are countryside in order to save cost. Sheltered housing may seem attractive to, but to provide +55 housing for those who can afford accommodation on the open market is totally wrong. If they are for social rent then the rent must be established.

The proposal is that twelve houses will be for the Parish. It is essential to establish what sort of occupant would inhabit the other dwellings and restrict their occupancy accordingly.

It is said in the report that this development is in fill. I disagree. This is much closer to ribbon development that has so plagued Guernsey. It is true that there is a small cluster of houses to the West known as Parq des Maltieres. This development was built on an old glass house site and is pretty much self contained. At the moment as you leave the back of Gouray village to travel West you pass four houses and then have a splendid view of open countryside. Putting twenty houses in this field will interrupt that view. Starting the process of building along the inner lanes of Grouville is the start of the erosion of Grouville as a country Parish.

This site is not ideally suited for the elderly. It is not in the heart of the community but stuck out on the edge. Even if a short cut were established across the field below it is still a long walk from the village centre and the bus route. If a short cut were not established then it would be even further.

The Grouville proposal was not in the original proposal of 2007 but has been added subsequently. I find it hard to believe that the need has suddenly occurred.

No extensive research or advertising took place to find alternatives. For example, already a green house site has been raised as a possible alternative (De La Mare Florist). This site is on a main road close to a bus stop and a mini supermarket at the garage. We should not be rushing into the field 148 site without looking at alternatives such as these.

The proposed development of this site cannot be right. It is in the wrong place for access, it heavily compromises the environment and countryside, the need has not been established, it is ribbon development and the alternatives have not been properly investigated. The proposition should be withdrawn.

(The comments are noted however the site is affordable to the Parish and is in reasonable walking distance to village centre and is also on a good bus route. Careful design and use of materials and landscaping will help mitigate the visual impact of the site. The impact to the marsh will also be looked at; a buffer zone will be provided at the foot of the site and the Environment Department will advise on mitigating measures, both g and after construction)

Jersey Homes Trust (Mr Van Neste)

Official standards for design and specification of housing projects is fragmented and confusing. PPN6 is in force but out dated, PPG1 (draft) Housing specification, JHT's specification, Scrutiny's report and the Minister's interventions. **(The comment is noted and standards are being reviewed following Scrutiny comments)**

Urban sites for retirement homes are preferable, being close to amenities. Parking requirement is low. Secure, single purpose developments like Berkshire Court should be pursued, saving undesirable development of the countryside. **(The comment is noted, however this does not address rural parish needs)**

Mistake to place retirement homes close to family accommodation on social housing developments. Just ask elderly people what they prefer. Some high flown aspirations of social engineers do not work. **(The comment is noted, however discussion with other organisation indicate carefully designed scheme can be mutually beneficial)**

Current moratorium by Housing on supporting further social rent schemes which may well endure for 12 months is causing delay in commencing developments. It takes three years to deliver a new scheme and there are none in the pipe line. This may have repercussions in the development of retirement schemes. **(The comment is noted)**

Some items in the consultation draft are guided by the current (out of date) PPN6. Parking is over provided; Disabled access is under provided. **(The comment is noted)**

Serious doubts that the requirement for developers to price sales of rental units to provide for 'rent rebate' as part of income support will be viable. I applaud the objective to try to reduce land value, but doubt that developers can reduce prices to JHT much below current. One effect will be to increase the price of the units for sale. **(The comment is noted)**

Maintenance costs of traditional housing are very much lower than block of flats.

Several large urban sites which could support terraced family houses with separate retirement flatted accommodation. **(The comment is noted)**

National Trust for Jersey - comments

Re-zoning needs to be informed by up-to-date and housing needs survey. If a shortfall is identified then this needs to be integrated into the proposals for the sites in question. **(The comment is noted and the Minister's decision will be informed by the 2008 Housing Needs survey)**

Several sites located in the green zone. Current Island Plan is unambiguous and there is an obligation to demonstrate:

- No alternative site available in the countryside zone, where possible next to existing or within existing building group. **(The rural parishes will always have difficulties in finding sites; the Northern parishes in particular)**
- Inadequate information provided to demonstrate that these obligations have been met for three of the proposed sites. **(The comment is noted, however the States will decide whether they are prepared to allow a departure from the Island Plan policies in order to provide the rural parishes with need housing)**

Several sites identified are located in countryside zone where there is a need to demonstrate that any proposed development cannot practically be located elsewhere – inadequate information in this respect. **(The Assistant Minister has worked closely with Parish Connetables to find acceptable site, however some of these sites challenge existing policies and the States will have to decide whether to depart from the Island Plan policies as referred to already)**

Consideration should be given to housing for the over 70's as opposed to over 55's **(55 is a minimum age, by then the family have grown up and people are at a particular stage in life (and young enough) to plan for retirement)**

Sheltered housing schemes should include communal garden areas allowing a greater density. **(The comment is accepted)**

Heating should be provided through renewable sources. **(The comment is accepted)**

Development in rural areas should be designed to compliment surrounding landscape. Design and use of appropriate materials key to ensuring development enhances countryside and sense of place. **(The comment is accepted)**

Development of Field 148 Grouville represents a significant threat to ecological balance of Grouville marsh, which is a proposed Biological SSI; through loss of buffer zone/feeding area and predation of domestic pets. Development continues to encircle the marsh and the future ecological value will be severely diminished. Trust would urge those involved with this development to work closely to ensure every other development opportunity is explored before granting consent for this land, such as the Jersey Potteries or surrounding glasshouse sites. **(The concern is acknowledged and a buffer zone will be provided at the foot of the site and the Environment Department will be required to advise on the measures necessary to mitigate the any threat)**

The suitability of Field 578, Trinity is questioned:

Located in Green zone. **(The comment is noted and as mentioned above, the States will have to decide whether it is prepared to depart from the Island Plan policies)**

Inappropriate scale around historic Parish Church small cluster. Development must enhance not compromise the character of the area. **(The concern is noted and the Minister will ensure that the final scheme does not compromise the character of the area)**

Development amounts to ribbon development which is contrary to the Countryside Character Appraisal. **(The comment is noted, however as mentioned above the parish has little choice but to consider agricultural land, in addition the design will need to incorporate a good level of landscaping to minimise the impact of the development)**

The suitability of Field 178, St John is questioned:

Located in the Green zone and remote from the village for those with walking difficulties. **(The comment is noted; however this is a redundant glasshouse site, situated within an existing hamlet. The remoteness from the village centre is acknowledged, however this issues could be resolved with the provision of a minibus)**

G.R. Langlois Ltd

First time buyer homes proposed falls far short of number required. **(The comment is noted; however this rezoning proposition is essentially aimed at meeting Parish need for elderly homes)**

2006 Planning for Homes report states 405 to 490 FTB homes required over next 5 years. Can a second FTB list of H3 & H4 sites be rezoned? **(The comment is noted and the issue will be informed by the Housing Needs survey)**

Home size for 2 bed units are too small – price of units have to be realistic to encourage people to downsize. Can restriction on proposed maximum area be removed or increased to 112 sq.m? **(The comment and will be looked at)**

Planning obligations – rent rebate would be unworkable. One bed homes cannot be delivered for £45,000. Can this obligation be deleted? **(The comment is noted)**

Planning obligation – service and maintenance charges are already included in Housing Trust financial model. Can this obligation be deleted? **(The comment is noted and will be looked at)**

H2 development briefs took 12 months to be issued. Development briefs need to be issued as soon as sites are rezoned. **(The comment is noted and the intention is that the briefs will be simpler and available soon after the States debate)**

Downsize homes – its is highly likely that the Housing Needs survey will show a significant demand for FTB homes rather than downsize homers. FTB homes should take priority in rezoning. **(The comment is noted; however this rezoning proposition is essentially aimed at meeting Parish need for elderly homes)**

Concern that the Housing Needs survey was only sent to 5000 household. Will not provide an accurate picture of need? **(The comment is noted; however the Statistics Units are able to produce the necessary mathematical correction)**

M. P. Agencies Ltd

Support for both the re-zoning of land as well as the requirements set out for the design of new homes. **(The comment is noted)**

Consideration should be give to the Mantle Building System which is an ideal construction system for proposed homes and meets recommended requirement for sustainable homes. **(The comment is noted; however the choice of construction will be down to the developer of each site)**

9.0 POLITICAL RESPONSE

Health, Social Security and Housing Scrutiny Panel - Key Findings:

1. That the Planning and Housing Ministers (and their Assistant Ministers) ensure that Ministerial/Departmental powers are not used to support or unduly influence the progress or otherwise of applications for housing development, and that all applications are given equal consideration **(The Panel can be assured that the determination of all applications follow due process as laid down in the Planning and Building Law (Jersey) 2002)**
2. That all rezoning of green land for development purposes be suspended pending completion of the review of the Island Plan. **(Projet P33/2008, Rezoning of sites in the Green and Countryside Zones and Island Plan Review, proposed 'inter alia' that the States request the Minister for Planning and Environment to suspend all proposals for the rezoning of green field sites in the Green and Countryside zones for development purposes until the review of the Island Plan is completed. The debate was held on 2 April 2008 and the States rejected the proposal)**
3. That the Island Plan review process should be prioritised so as to minimise delay in bringing it forward for full public consultation and eventual States debate. **(The Island Plan review is a top Ministerial priority)**
4. That consultation on the Island Plan review should take the form of a Green Paper, presenting the people of the Island and States Members with a range of options from which to choose **(The Minister has already publicly committed that Island Plan review will take the form of a green paper and will be published shortly)**
5. That the options included should take fully into account and bring into the public domain all available information relevant to the planning process, to include results of the latest Housing Needs Survey, Population and Migration studies and consultation thereon, any information derived from the Population Register and associated consultation, and results of all other relevant public and Departmental consultation processes such as 'Imagine Jersey 2035' and ongoing studies into future land-management options. **(This proposal has taken account of the available and relevant information, much of which has been in the public domain for some time. The predicted shortfall in elderly housing was first identified in 2002 by the Island Wide Strategy for the Ageing Society (ISAS). The issue was subsequently endorsed by the 2005 Housing Needs Survey and now, the current 2008 Housing Needs survey confirms a potential shortfall of up to 400 dwelling units for older persons' housing over the next 5 years)**

6. That an independent professional body be commissioned to undertake an in-depth review into conditions in the local housing market as a matter of urgency, to include amongst other matters reporting back in detail on levels of supply and demand and prices across all housing sectors and tenures, the effect of existing and proposed housing conditions applied on the sale and purchase of properties, possible effects of policies regarding the future of social rented housing and rent rebate/housing component, the likely effects of the proposed shared equity 'Jersey Homebuy' scheme, the potential for conversion of existing unused property including commercial properties and undeveloped 'brown land' sites, and options for increasing housing yield from the Waterfront Development **(The Housing Needs survey will provide this information, which the Island Plan review team and their consultants will use to identify the Islands' housing need)**

7. That the above report should be used in conjunction with the ongoing Review of Social Housing by the Housing Department as essential references to inform the review of the Island Plan **(The comment is accepted)**

8. That further consideration of plans to develop shared equity sales of new properties with a 'Jersey Homebuy' scheme be postponed until the publication of the report, and that detailed consideration of possible alternatives to the proposed shared equity model be included in a Green Paper dedicated to affordable housing proposals **(The Jersey Homebuy scheme does not form part of this consultation; however the comment is noted and will be referred to the appropriate party)**

9. That the commitment to encouraging increased levels of home ownership under the States Strategic Plan be revisited in the context of sustainability under the Island Plan review **(The comment is noted and will be referred to the Chief Minister for his consideration)**

10. That consideration be given to bringing forward the date of the next proposed Census of the Island's population to better inform the population debate and enable accurate forward planning **(The comment is noted and will be referred to the Chief Minister for his consideration)**

Environment Scrutiny Panel meeting 10 January 2008

Review of the Island Plan to rezone land for life-long retirement dwellings for the over-55s and first-time buyer homes.

The Panel recalled that it had submitted a response to the Planning Department's consultation document in respect of life-long retirement dwellings, and that it had raised a number of concerns. The Panel had agreed to discuss these concerns with a delegation from the Department.

Accordingly, the Panel welcomed a delegation consisting of Deputy A. Pryke, Assistant Planning and Environment Minister, Mr. P. Thorne, Director of Planning and Building Services, and Mr. T. Gottard, Principal Planner.

The Panel informed the delegation that it had certain reservations concerning the proposed scheme. These were in part based on the fact that the development model appeared to be opportunistic rather than coordinated, and would result in the creation

of additional housing on green field sites without sufficient amenities. The Panel was of the opinion that the development of functioning communities would be preferable.

The delegation responded by informing the Panel that planned communities were being considered, but that these would be included in the next update of the Island Plan, which was between 18 and 24 months from reaching the States. Planning such communities was resource-intensive and took considerable time, and there was a demand for additional housing in the short-term. The current scheme was therefore an interim solution designed to meet immediate demand, and had been based on sites identified by the relevant Connétables.

The delegation added that the homes would be accessible to wheelchair users, and suitable for the installation of equipment to assist disabled residents.

The Panel informed the delegation that there were considerable issues in respect of affordability and availability in relation to local accommodation in general, fuelled in the opinion of the Panel by the presence of 'J-category' residents. It suggested that the situation could be alleviated by refusing planning permission for 'buy-to-let' properties.

The Panel thanked the delegation for its attendance. The delegation then withdrew.

The Panel considered that the discussion had been valuable, but decided that it would take no immediate action on the subject.

(Minute 10 January 2008 Item 6)

Meeting with Connetable and Deputies of St Saviour - 13 February 2008

Meeting attended by Connetable Hanning, Deputy Pryke, Deputy Hilton, Deputy Duhamel, Deputy Scott-Warren, Deputy Lewis and Deputy Le Herissier.
Officers: M. Mallet., Parish Secretary, C. Mavity, Housing and T. Gottard, Planning.

Meeting to discuss Field 413, 415, 415A & 470, Five Oaks, St Saviour

Deputy Duhamel raised concerns that the development of Fields 413 – 470, was a piecemeal approach and could lead to missed opportunities for the Five Oaks area. He pointed out the deficiencies of open space for residents in the Five Oaks area and suggested given the relatively low yield being proposed for this land that it would be prudent to refer the site to the Island Plan review and proposed that the Five Oaks area should be the subject of a local plan study, which would clearly identify the community need.

Field 856, Bagot, St Saviour

Deputies Duhamel and Scott-Warren raised concerns over the practicability of developing this site given that it is in a storm water catchment area and has services running through the site. There was concern that the access would also conflict with the bus lay-by.

The visual impact of developing this site was a major concern of both Deputies, who explained that any development on this field would cut off the last remaining glimpse of countryside, which they considered important to retain.

Deputy Pryke noted the comments, which would be considered in due course.

MINISTER'S RESPONSE TO THE CONSULTATION

The Minister for Planning and Environment considered the results of the consultation exercise, in conjunction with the Assistant Minister for Planning and Environment, Deputy Anne Pryke, the Minister for Housing, Senator Terry Le Main, and the Assistant Minister for Housing, Deputy Jackie Hilton.

On the basis of the assessment of each of the proposed sites previously undertaken and having regard to the comments from stakeholders and other interested parties, as well as to the specifics of need in each parish, as expressed by the parochial authorities based on their knowledge and expressed requirements, the Minister decided to progress the following sites for rezoning:

2007/04 - Fields 516, 516A, 517 and 518, St Saviour

To provide 55% open market lifelong homes and 45% social rent lifelong homes as part of an inclusive retirement village, and that may, through the use of planning obligation agreements, also provide a public car park and area of open space to the Parish, and other care facilities.

2007/05 - Field 274, La Lourderie, St Clement and 2007/06 - Field 605, St John

To provide 55% open market lifelong homes and 45% social rent lifelong homes.

2007/08 - Fields 561 and 562, St Mary

To provide a mix of 55% open market lifelong and first-time buyer homes and 45% social rent lifelong homes.

2007/09 - Land north east of Maison St Brelade and 2007/10 - Field 148, Rue des Maltières, Grouville

To provide 100% sheltered and social rent lifelong homes.

2007/11 - Fields 818 and part Field 873, Trinity and 2007/12 - Field 578, Trinity

To provide (in conjunction with Fields 818/813) 55% first time buyer and open market lifelong homes and 45% social rent lifelong homes.

The Minister also agreed that the following sites would **not** to be progressed for rezoning for the following reasons:

2007/01 – Field 1248, La Pouquelaye

Notwithstanding the endorsement of the Parish Assembly to provide 55% first time buyer and 45% social rent lifelong homes, in the light of the strong objections received from neighbouring residents, the Minister decided not to propose this site for rezoning.

The residents concerns related to the proposed vehicular access road being of insufficient width; the potential difficulty of access for emergency vehicles; potential loss of privacy and loss of good agricultural land. Whilst the concerns relating to the width of the access road and emergency access had been checked and found not to present any technical difficulties, and the

issue over loss of privacy could be managed as part of the schemes design, the concern over the loss of the agricultural land was clearly an issue.

2007/02 - Fields 413, 415, 415A and 470, Five Oaks, St Saviour

In light of the strong agricultural lobby over the loss of the agricultural land and concerns of Deputy Duhamel to consider the wider planning issues of the area, the site will not be taken forward and referred to the Island Plan review for further consideration.

2007/03 - Field 836, Bagot, St Saviour

In light of the objection raised by the Parish Deputies concerning the storm water catchment area, the conflict with the bus lay-by and the landscape impact, the site will not be taken forward, but referred to the Island Plan review for further consideration.

2007/07 - Field 178, Les Landes, St John

In light of the strong objection from TTS in respect of the remoteness of this site and the poor access for emergency services, the site will not taken forward and referred to the Island Plan review for further consideration. If you would like to discuss any of the above points in more detail, please do not hesitate to contact me.

Ends.
