

**Report to the Minister for Planning
and Environment**

by

Chris Shepley CBE BA DipTP MRTPI

Inspector

Alan Langton DipTP CEng MRTPI MICE MCIHT

Assistant Inspector

The (Draft) Jersey Island Plan 2009

Volume 2

EiP					
MY2 DP237 DP763	Field 502, St. Mary	Support for 'Built up Area' zoning extents. Supported for 'Protected Open Space' designation.	Amend, zoning to 'Built up Area'	Support is noted by the Minister	Recommendation: that the Minister does not amend the Plan.
O1 DP349	Field 616/617, St Ouen	3 supporting, 'Green Zone' designation. Site put forward for 'Sheltered' housing	Amend, zoning to 'Built up Area'	Minister is Minded to amend	We agree. Recommendation: that the Minister proceeds as intended.
O2 DP887 DP1082 DP1132DP1171	Field 622 Clos De La Croute, St Ouen	Site put forward for housing	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. Recommendation: The Minister does not amend the Plan.
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'.	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. Recommendation: that the Minister does not amend the Plan.

Ref	Agent	Name	Org/bus.	No.	Title	Response	Suggested changes to the document:	Why you consider this to be necessary:	General Response	Detailed Officer Response	Minister's Recommendation
DP116 8		Kevin Pilley		Map .1	Proposals Map	Neither	Key on Town Proposals Map needs amendment: should change 'Potential Pedestrian Priority Street' (Proposal 17) to 'Pedestrian Priority' (Proposal 18)	exception to the presumption against development, to enable the provision of much needed Category B Housing. For instance, the site has existing development on three sides abutting the existing Built Up Area. Therefore, the notion of developing this site would seem to be reasonable as it would not have an adverse impact on the landscape character of the proposed Green Zone. As indicated in the proposed policy SP1, it would also contribute to the supply of 4000 homes that are required over the Plan Period and which for various reasons detailed below, will not be able to be accommodated within the town of St Helier as predicted in the White Paper.	Amend error		Minister minded to amend error
DP117 1		Mr and Mrs Lees-Baker		Map .1	Proposals Map	Objecting	Field 622, Rue de la Croule, St Ouen, should not be rezoned for sheltered housing. (Objecting)	With regard to field 622 we have set out our particular concerns in a letter already submitted to your department. Generally, sheltered housing should be considered on an island wide basis taking into account the needs of the elderly in all Parishes as a demonstration of joined up Government thinking.	Support for zoning Field 622, St Ouen Green zone noted.	Field 622 St Ouen is zoned as Green Zone and not proposed for Category A development in the draft Island Plan.	The Minister notes the support for zoning Field 622, St Ouen Green zone
DP118 3		Mr Ralph Buchholz		Map .1	Proposals Map	Neither	Remove area to the east of Mont Nicolle school and north of Vue du Vallon from built up area to Green zone. See attached map.	There is a clear boundary change where the dominant landscape form changes from built up area to the east of Mont Nicolle from the northern boundary of the properties Vue du Vallon. The error in the hardcopy version of the map was not spotted until after they had been released for public consultation.			Minister minded to amend error on hardcopy version of proposal map as published on 26th September 2009
DP118 4		Mr Ralph Buchholz		Map .1	Proposals Map	Neither	Include fields 236 & 237 in St. John into important open space zoning boundary.	These fields are zoned in the 2002 Island plan as H3 sites and following a review of all sites were not included in the draft plan as they were not required (in terms of numbers) and did not meet with the Minister's stated aim of protecting green field sites. It is noted however that they may come forward in the future as part of potential village plan proposals brought forward by the parish. Therefore the area should be designated important open space to extend the area, which has the same landscape value, currently zoned for this purpose to the immediate east. The error in the hardcopy version of the map was not spotted until after they had been released for public consultation.			Minister minded to amend error on hardcopy version of proposal map as published on 26th September 2009
DP141	Mr James Naish	Jim Naish	Blarritz Hotel	Map .1	Proposals Map	Objecting	Our Client, the owner of Seafield House, Millbrook, would like the land to the east of Seafield House rezoned out of 'Protected Open Space' as it is his garden and is entirely separate to the gardens of	The Eastern part of the Seafield House garden should not be zoned as 'Protected Open Space' because: 1. It is not part of the Listed building 2. It cannot be seen from the public roads at.	Reject	The extent of land to the east of Seafield House that is objected to is not made explicit in the representation. It is considered,	The Minister is not minded to amend the draft Plan

Department of the Environment
Planning & Building Services
South Hill
St Helier, Jersey, JE2 4US
Tel: +44 (0) 1534 445508
Fax: +44 (0) 1534 445528

27/08/2013

Mr N Poole
Les Bois
Rue de la Croute
St. Ouen

Application Number P/2010/1717

Dear Sir / Madam

Application Address

Field No. 622, La Rue de la Croute, St. Ouen, JE3 2GG.

Description of Work

Construct 19 No. sheltered accommodation units, communal building and new vehicular access. (Model Available).

I am writing concerning the above application which has now been considered.

Having taken into account all of the relevant information submitted with this application, the Minister for Planning and Environment has decided to REFUSE permission, for the reasons set out below.

1. The proposal would result in the erection of 19 dwellings and community building within the designated Green Zone wherein there is a general presumption against all forms of new development. Such development without any rigorous evidence of a demonstrable essential need or a comprehensive Village Plan that has ben out to public consultation, is considered to represent a substantial departure from Policies NE7 and SP1 of the Jersey Island Plan, 2011.
2. The Minister has recently commenced a review of the 2011 Island Plan in respect of potential housing site designations. The Minister considers that it would be premature, and prejudicial to that review, to release Field 622 for any form of housing development prior to the conclusion of that review.

Yours sincerely



R Porter (Mrs)

Applications Manager
direct dial: +44 (0)1534 448428
email: r.porter@gov.je
www.gov.je