

2011 Island Plan: Interim Review (1)

H1 – Reply to Minister’s Response

De La Mare Nurseries, La Rue a Don, Grouville

November 2013



The site owner does not object to the principle of re-zoning of the site for Cat A Housing but objects to the proposed mix of 80% social rented and 20% affordable homes. With the support of the Parish, a mix of 1st time buyer and over 55's housing for parishioners, instead, sought.

Significantly, there is a current stayed appeal to the Royal Court against refusal of 25 cat B houses for this site (following an earlier successful Royal Court appeal) and on the same area of land that is now proposed to be re-zoned, with the remainder of redundant glass to be cleared and returned to open land. The application was submitted under the 2002 Island Plan and the owner submits that the proposal complies with the 2002 Island Plan. If the appeal was re-activated, this would ultimately be for the RC to decide on the grounds of reasonableness. A copy of a draft of our proposed submission is included as a background paper. This is purely for information regarding the planning background and issues relating to this site.

The Minister's current re-zoning proposal was published after the lodging of this latest appeal. In light of this, the owner, in the spirit of compromise, has stayed this latest appeal to see if an agreement can be reached.

However, in the interim, because of all the planning delays and financial implications, together with the policy constraints set by the current Island Plan, and as advised by the Minister, the owner has had no alternative but to sell the existing retail element on the site to the Co-Op for a proposed food store. This represents a loss of circa 25% of the site which is proposed to be re-zoned.

Therefore, to now make affordable housing viable (bearing also in mind the circa £250,000 (at 2008 prices) required for new foul sewer pumping station), the site has, therefore, to be enlarged, as suggested in our original consultation submission, **and has since discussed between the owner, developer and the Minister.**

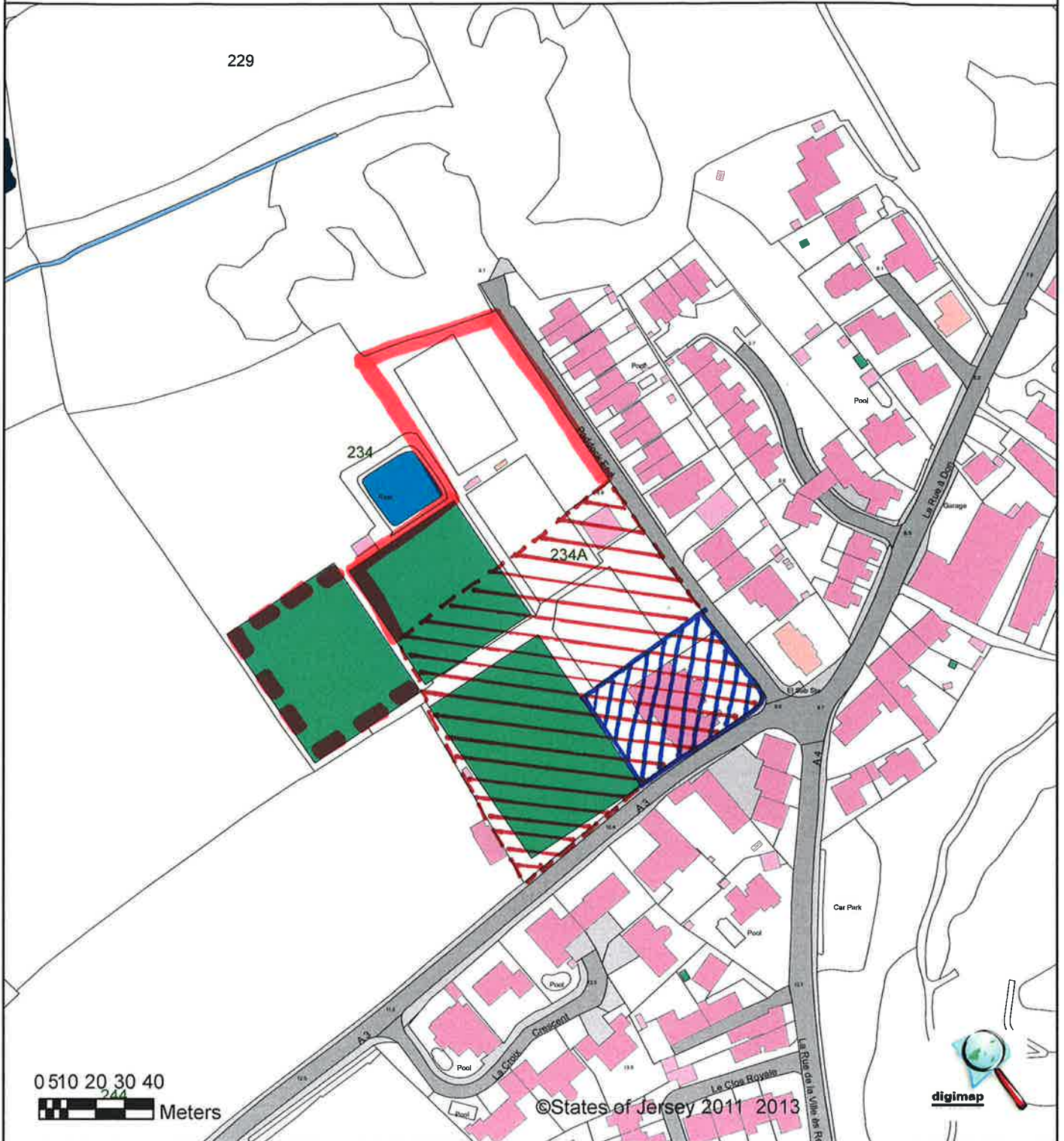
However, subsequent to these discussions, **we now suggest a further compromise to our consultation submission** which is as follows:

If the Inspector considers the area of land to be maximized to meet the need for affordable housing outweighs the environmental gain of now removing the westernmost block of glass (included in our enlarged area and which is not constrained by disuse or disrepair condition), the owner would be happy to dedicate this part of the site (or equivalent area) to social rented housing with the remainder allocated for 1st time buyer and over 55s. If not, then this block of glass can be cleared and returned to agricultural land, thereby securing a significant environmental gain, but only on the understanding that the remaining enlarged site is dedicated only for 1st time buyer and over 55s housing.

Irrespective of this, additional environmental gains would include:

- Utilisation and extension of the existing irrigation pond to hold surface waters arising from the developed site and which will add to the ecological/habitat value of the area.
- Retention of area of open land between site and SSI
- Defensive landscape barrier established on boundary of housing site and SSI to mitigate any possible harmful impacts.
- Donation of owner's land within SSI to the States or other appropriate organisation

Finally, given the political vulnerability of other proposed sites, the Inspector should reasonably recommend that this site is enlarged, in the likely event that some of these other sites are not re-zoned by the States.



Scale 1:2,000

DE LA MARE FLORIST
LA RUE A DON
JE3 9DX
GROUVILLE

Vingtaine : Des Marais
Type : Commercial



= Minister's proposal



= Owner's enlarged site for
let time houses + over 55's housing



= Land left to G-Op



= owner's enlarged site for social
rented housing

NB The details on this plan are illustrative, not defined. The coloured boundary illustrated above does not necessarily indicate the extent of the property or curtilage