



Statement of Andrew Morris

December 2013

Field 622 is the best site for the Parish to meet its need for over 55 Category A sheltered housing.

The proposal for housing on this site spans a period between two Island Plans, during which the concept of Village Plans was introduced. This left the Parish in a bureaucratic process due to the failures within the Island Plan to provide for land for the expansion of the village to provide new homes to meet the requirements for future demand and ensuring the continued viability and vitality of the Parish.

At this time, no Parish has successfully produced a Villa Plan which has been formalised into a Supplementary Planning Guidance due to the inherent difficulties of producing a plan with the agreement of the Parishioners and authorities.

The Parish proceeded with the planning application for Field 622, having been advised to do so by the Planning Department during the existence of the Island Plan 2002. The subsequent Planning Inquiry came to the conclusion that the existing Island Plan lays down a criteria by which it would be possible to assess whether housing on Field 622 should be approved. This criteria is essentially to demonstrate that there is a need for the proposed housing and also that no other sites are available to provide for this need. Both of these have now been addressed and answered by the demonstration of housing need via the Housing Gateway and the thorough examination of possible sites around the village carried out through the site assessments. The Planning Inquiry also referred to a lack of identified Built Up Area Zone space within which the Parish would be able to cater for housing need, both for retirement and generally across the spectrum. This was noted as a clear shortcoming of the current Island Plan. The Inspector also indicated that the Village Plan was the best vehicle for the Parish to consider how and where it should expand. Whilst it might be noted that in the United Kingdom the experience of local and Village Plans has been successful, the experience in Jersey has not been so; in some cases it has actually been disruptive.

The site assessments that we have undertaken essentially form a mini Village Plan or, at the very least, a large component that would go toward a Village Plan. The need for sheltered housing has been clearly identified, having looked at the Parish's current provision and the most feasible sites to expand it and having come to the conclusion that Field 622 is the best site. This conclusion has been backed up by two clear majority votes in separate Parish Assemblies.

The Parish has already been through a lengthy process and has arguably fallen foul of shifting planning policy as well as the shortcomings of the Island Plan to allocate adequate provision for sheltered housing.

Rezoning Field 622 to address this would allow the Parish to meet its needs, future viability and vitality.

A handwritten signature in black ink, appearing to be 'A. Morris', written in a cursive style.

**ANDREW MORRIS**

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**MORRIS ARCHITECTS LIMITED**