

2011 Island Plan: interim review  
Examination in Public

## **Statement: Housing sites**

### **Policy H1(5): De la Mare Nurseries, Grouville**

Part of this site that is proposed for the development of affordable homes under the auspices of Policy H1 of the Minister's proposals currently sits within the existing built-up area boundary, as defined in the 2011 Island Plan (see extract at appendix 1). This area reflects the extent of built development as it exists on the ground embracing, as it does, the former retail building (florists) on the site.

This part of the site is presently the subject of a current planning application (see appendix 2 + <https://www.mygov.je//Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2013/1315>) for the following form of development

*Demolish existing retail, storage and staff accommodation building. Construct two storey building comprising of convenience store, storage and ancillary areas at ground floor level. Internal plant area and 2 No. two bedroom apartments and 1 No. one bedroom apartment at first floor level. Various landscaping works including 33 No. parking spaces.*

In light of the current application (P/2013/1315) to redevelop the existing retail and residential uses that sit within the built-up area for a new local supermarket, the Minister is minded to amend his proposal to remove this part of the site from the proposed rezoning for the provision of affordable homes.

The justification for doing this is two-fold: first, this part of the site already sits within the current built-up area boundary and there must be a legitimate expectation for the landowner to pursue any development proposals having regard to the existing planning policy regime. And second; no other site proposed for re-zoning, save for those owned by the States, includes an area of land that sits within the existing built-up area boundary and the treatment of the site in this way would thus be consistent with that of other private land proposed for rezoning.

In being minded to amend the extent of the proposed area for rezoning to exclude that part of the site already within the built-up area, the Minister would also remain open to consider the potential for the possible expansion of the land rezoned for housing, in a north-westerly direction, in order to offset that lost. In any consideration of this, however, the Minister would wish to be convinced that this would not have any adverse environmental implications for the ecological value of Grouville Marsh and the quality of the adjacent water catchment area, and that it would deliver an environmental enhancement to the northern edge of the existing site, including removal of all redundant horticultural paraphernalia and the restoration/creation of a suitable buffer between any development and the marsh.

The potential expansion of the site has already been proposed by the landowner and an agent (IR(1) – 32 and IR(1) – 159 respectively).

The matters outlined above have been the subject of discussion between the Minister and his department with the site owner and his representative.

Appendix 1: Extract from 2011 Island Plan proposals map



Appendix 2: Location plan of application P/2013/1315

