



PLANNING & ENVIRONMENT DEPARTMENT

Draft Island Plan – White Paper

Revised and Additional Representation comments

Minister's Revised Response to Consultation

11th August 2010

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
Revised Representation Comment											
DP798	Mr Michael Stein	Mr Michael Stein	MSPlanning Ltd	Map .1	Proposals Map	Objecting	CTV Site, La Pouquelaye, St Helier Maintain site as part of the Built-Up Area	I write in response to the Draft Island Plan White Paper and to the proposal to maintain the CTV site within the Built-Up Area. Because, the character of the site is dominated by the existing commercial building, car parking and forms part of a continuous area of developed land that spreads out from central St. Helier it is entirely appropriate that the site should be maintained within the Built-Up Area. I understand this case will be referred to the Independent Inspector and we will be given the opportunity to make representations at his Examination in Public. Please advise me when this is likely to take place and whether we will be able to make our representations to the Inspector in person.	Noted and supported	The site is zoned as built up area under the revised draft proposals map and will be subject to the new affordable housing policy (H3).	Noted by Minister
Additional Representation											
DP1195		Mr Mark Le Boutillier	GR Langlois	Map .1	Proposals Map	Objecting	We would request that further consideration is given to including the Le Mourin Vineries site on the new Island plan for first time buyer housing.	Site Location/Current Use The site is located on the northern edge of Maufant village and is on a main bus route with a bus stop directly adjacent to the site. There is a footpath leading from the site to the existing Co-op Locale, hairdressers and Maufant youth centre which are all within 100 metres of the site. The majority of the site is currently built over with an existing farmhouse, outbuildings and glasshouses and is therefore considered a 'Brownfield' site. The site owners are tomato growers and it has been well publicised in the JEP that the tomato export industry as a whole has now ceased trading as the industry has basically become unviable (see attached). The site owners have other sites under glass and if Le Mourin were rezoned for housing they would continue supplying produce to local shops from their other glasshouses. Possible Scheme Design/Amenities An initial scheme has been drafted for discussion purposes consisting 98 x 2, 3 and 4 bedroom first time buyer homes and the renovation of the existing farm complex. The overall scheme is low density and loosely based on	Reject	<p>The site has been reviewed, and whilst it is adjacent to an existing built up area and does have good access to services and transport links, it is a relatively modern glasshouse site with a planning condition for their removal should they become in to disrepair or disuse.</p> <p>The site had a major glasshouse extension to the existing glasshouses approved in 1997. The following condition was also attached to the permit:</p> <p><i>Should the glasshouses fall into disuse or disrepair they shall be removed from the site and the land restored to agricultural use.</i></p> <p>Discussions with the Planning & Environment Land Controls Officer have indicated that there are existing growers within the horticultural industry that are looking to rent or buy</p>	The Minister is not minded to amend the draft Plan

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								<p>Jersey farm courtyard style properties. Also included in the scheme is a new Co-op Locale store with post office and chemist. We have been approached by Jim Hopley (chief executive) of the Co-op who is keen to promote the possible re-location of the Co-op Locale onto the Le Mourin site as part of any overall development. A new purpose built medical centre incorporating a doctor, dentist, chiropodist and chiropractor together with a 'character village pub' overlooking a large village green amenity space would be included. A village pub would be a useful amenity which could provide pub grub, be a meeting place for various clubs and could hold quiz nights etc. The communities at Five Oaks and St Martin's village to the north and south of Maufant village benefit from a local pub. This facility is absent at Maufant village. There is currently no meaningful amenity or play space in the Maufant village area and a large new village green would be a significant planning gain and provide a useful amenity space for use by occupiers of the new properties and existing residents in Maufant village. Mains Services All mains drainage and services are available to service the site. Neighbours and Landscaping There would be extensive planting undertaken around the perimeter of the site and once established this would provide significant 'wildlife corridors' and obscure the majority of the new buildings from view from any of the adjacent lanes or the main road. There are no existing houses directly bordering the site so any impact to neighbouring properties would be minimal. Schools The primary school for the catchment area of the site is St Martin's primary school so the majority of school traffic would be in the opposite direction to town away from the main peak time congested areas. Information from the education department</p>		<p>glasshouses and so until such a time that redundancy can be demonstrated they would not support the removal of this glasshouse development for alternative non agricultural uses.</p> <p>Should the redundancy be demonstrated however then it is expected that the disuse and disrepair condition would be applied, unless there was an exceptional case put forward to allow alternative uses of the site to be allowed, which may include the urgent need for additional Category A housing.</p> <p>However, sufficient land has been identified in the draft Plan for the provision of Category A homes and there are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional greenfield land by expanding the 'Built up Area' boundary.</p> <p>It is recognised that this site has a number of attributes that raise the suitability of the site for the provision of Category A housing. Should the identified supply of Category homes not become available or the future demand for Category A homes require the reconsideration of sites put forward, the availability of this site for development together with its merits will be taken into consideration.</p>	

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								<p>is that there would be adequate school provision at St Martin' s school for the development of the site from 20 IO. The frequent bus service runs directly from the site past a number of the secondary schools to town. Traffic and Transport The access to the site would be onto Chasse du Mourin which would be widened and extensively landscaped. The current poor junction with Chasse du Mourin and the main road (La Grande Route de St Martin) would be improved to create adequate visibility spay lines to comply with all the necessary safety requirements of the Transport and Technical services department The site is on a main bus route with a bus stop directly adjacent to the site. Currently the bus stops on the main road near a comer which obscures visibility and is quite dangerous. A bus lay-bye and shelter would be provided on the site aiding traffic flow and safety. The close proximity of existing and proposed new facilities would reduce the need for unnecessary car journeys. The site also has safe direct pedestrian access to the green lane network for walks and cycling etc.</p> <p>Demand in the Parish Some 18 months ago we undertook a survey to establish the level of demand specifically for first time buyers living within St Saviour, We received 194 replies from parishioners who required this type of housing 29 (1 5%) of which lived in States rental accommodation. Many expressed their total frustration and deep disappointment at the lack of availability of first time buyer homes.Demand for first time buyer homes has not diminished since our survey but mortgages for first time buyers have become more difficult to obtain, although this situation is now improving.</p> <p>General/Conclusion There is a significant number of first time buyers in St Saviour and throughout the Island who are in need of these homes. The development of this site</p>			

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								<p>would deliver first time buyer housing in a specifically designed scheme on a site identified on the 2002 Island plan for the purpose. The development has the advantage of being on the edge of an existing village and would offer existing residents in the Maufant village area significant community amenities and benefits. These new facilities together with an increased use of existing amenities by new residents would breathe new life into the village revitalising the area. We would request that the Le Mourin Vineries site be given serious consideration to be included on the new Island Plan as a site to be rezoned for first time buyer housing, Please find attached:- 1, Site location plan of the Maufant village area identifying the site. 2, Ariel photo of site showing the extent of the existing farm buildings and greenhouses. 3, Draft site plan of a proposed development 4, JEP cuttings.</p>			