



Report to the Minister for Planning and Environment

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2011 Jersey Island Plan Interim Review

Volume 2

Introduction to site specifics

The schedule which follows deals with all the issues which refer to sites which were raised via representations. We visited all of them and we are grateful to the States for making arrangements for this.

We have looked at all of the sites in a dispassionate way. We deal with them quite briefly in order to save time and cost, but we have considered them carefully and taken into account all the written as well as oral evidence.

In Chapter 6, in our comments on process, we have already made the following points on the site specifics (see details in that Chapter)

That some of these are in effect minor development control issues and it is not appropriate for us to go into a fine level of detail; we give a preliminary view

That there has been little or no public consultation on most of these sites

That a number of the proposals are in direct conflict with the strategic aims of the Plan

That it would undermine the process if further new sites were to come forward as amendments by States members

That these may not be the “best of the rest” and there may be preferable alternative sites of which we are not aware

We would in addition make the following observations:

We have taken into account in all cases the Minister’s gradings of the sites in terms of “spatial strategy”, “suitability”, “landscape sensitivity” and “use” (for details see the Minister’s response to consultation Volume 2). We have not done this uncritically, though we think they are a useful and dispassionate analysis of the situation. For brevity we have not repeated our assessments in every case.

In quite a number of cases the fact that a site was unused, or untidy, or semi-derelict was put forward as a reason for permitting residential development. We wish to make the point quite strongly that this is not a sufficient reason. Matters of location and the relationship of the site to the spatial strategy are far more important. If it were accepted that untidiness or dereliction were a convenient route to permission for housing development, it would be likely to lead to sites all over the Island falling into disuse. This applies in a similar way to disused glasshouses. The fact of the existence of disused glasshouses is not in itself a sufficient justification for a housing allocation; all depends on their location and suitability. The Plan provides for other ways of dealing with these sites.

We also accept the view put by the Minister that the cumulative effect of a substantial number of small sites “pepper-potted” (as it was put) across the Island’s countryside would be damaging, even if each individual site was in itself capable of being screened or otherwise rendered less damaging. The lack of a view of a site from the public realm was sometimes cited as a reason for allowing development; though this is material it is again not in itself a reason to make an exception, especially if the site tends to conflict with the overall strategy.

EiP Site Ref	Address	Summary of Representation(s)	Minister's Response	Inspectors' Comment & Recommendation
B1	Field 139, La Petite Route des Mielles, St Brelade	Site put forward for housing	The Minister is not minded to amend the Plan	This is an open field just outside the BUA enclosed on 3 sides by residential development. It is important visually because of the topography of the valley in which it lies. The site has been put forward privately, and the Parish has indicated a potential interest in development for housing for the over 55s. No clear evidence has been submitted of need for development of this kind, nor does it appear that alternatives have been systematically explored. Recommendation: that the Minister does not amend the Plan. The site might provide potential for affordable housing at some point in the future, subject to the demonstration of need and the examination of alternatives.
B2	Field 459A, La Rue de la Corbiere Strip of Land, St Brelade	Withdrawn		This site was withdrawn.
B3	Tabor Park, La Route des Genets, St Brelade	Site put forward for housing	The Minister is not minded to amend the Plan	This small site has been put forward privately, and the Parish has indicated a potential interest in development for housing for the over 55s. No clear evidence has been submitted of need for development of this kind, nor does it appear that alternatives have been systematically explored. The BUA extends along the opposite side of the road, but this site and its setting are predominantly rural or at any rate semi-rural in character. There is development to the rear, but this sits at a significantly lower level in landscaped grounds and has little or no effect on the character of the road frontage. In contrast, development of this site would be much more evident and have the effect of visually extending the BUA, albeit by a small amount. In any event its very small size would limit any contribution towards the provision of affordable housing. Recommendation: that the Minister does not amend the Plan.
C1	Fields 241, 242, 242A, 243, 244 and 244A, St Clement	Withdrawn		This site was withdrawn.
C2	Fields 128/127, St Clement	Site put forward for housing	The Minister is not minded to amend the Plan	Development of this site would extend the BUA into open countryside contrary to the strategic aims of the Plan. Recommendation: that the Minister does not amend the Plan.
G1	Fauvic Nurseries, Grouville (Fields 508, 508A, 526, 526A, 521A)	Site put forward for housing	The Minister is not minded to amend the Plan	Development of this site would extend the BUA into open countryside contrary to the strategic aims of the Plan. The resulting harm would not be overcome by the removal of adjacent glasshouses and associated structures, which are not in principle out of place in the countryside and could be removed in any event. Nor would the harm be justified by a putative contribution towards an Eastern Cycle Route. Recommendation: that the Minister does not amend the Plan.
G2	Rainbow Nurseries, Rue de Tapon, Grouville	Site put forward for housing	The Minister is not minded to amend the Plan	Development of this very rural site would extend the BUA into open countryside contrary to the strategic aims of the Plan. Recommendation: that the Minister does not amend the Plan.
G3	The Grange & Field 730A, La Rue a	Site put forward for housing	The Minister is not minded to amend the	This parcel of land sits behind a row of houses some way outside the BUA. Development would intrude harmfully into the open countryside. The opportunity to remove existing storage

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	Don, Grouville		Plan	uses would not justify development at this location, which would be contrary to the strategic aims of the Plan. Recommendation: that the Minister does not amend the Plan.
G4	The Allotments, Rue des Maltieres, Grouville (Field 155)	Site put forward for housing	The Minister is not minded to amend the Plan	Development of this site would extend the BUA into exposed rising land, currently predominantly open countryside and actively used as allotments. This would be contrary to the strategic aims of the Plan and also to Policy SCO 6. Recommendation: that the Minister does not amend the Plan.
H1	Part Field 1219, Grande Route de Mont a l'Abbe, St Helier	Site put forward for housing	The Minister is not minded to amend the Plan	This site, which is largely enclosed by development, was included as a housing site in the Draft 2011 Plan. It is argued that development could enable school playing fields and a pedestrian route between HV School and housing to the south. It scores very well on all criteria other than being in agricultural use. For the Minister there was a suggestion that the land might be considered for future educational use but as we were not made aware of any firm proposal we accord this suggestion little weight. This land remains in our view a suitable site for housing and should be considered in the event that any of the sites included in the Proposed Revisions were not to be confirmed. It would in any event be a strong candidate in any future review of the Plan. Recommendation: subject to our previous point, that the Minister does not amend the Plan.
H2	Field 1248, La Pouquelaye, St Helier	Site put forward for housing	The Minister is not minded to amend the Plan	This agricultural field sits outside but in other regards relates well to the BUA. There have been several proposals for residential development over the years, and these were explained to us at the EiP. We considered it at some length in our report on the Further Examination into the Draft Plan in May 2011, leading to a recommendation that it be brought forward only in the event that Plan sites such as Samares Nurseries did not proceed. We have now revisited it and considered it afresh, noting that as in 2011 there remains considerable local opposition. Its location offers a number of advantages but development would be on relatively exposed greenfield land extending into the countryside. Recommendation: that this site should not be considered unless other sites intended for development in the proposed revisions do not proceed.
H3	Field 1368, St Helier	Site put forward for housing	The Minister is not minded to amend the Plan	This greenfield site lies some distance outside the main BUA of St Helier, a little elevated above the road with housing on 2 sides. It is not particularly well related to shops and main services and offers no advantage compared with a number of the other sites before us. Recommendation: that the Minister does not amend the Plan.
H4	Field 1551 Westmount Road, St Helier	Site put forward for housing	The Minister is not minded to amend the Plan	This parcel of greenfield land sits within the main BUA of St Helier as Protected Open Space in the Plan. Its location above the escarpment makes this a sensitive location for development since this could be exposed over a very wide area. It might be that at some future review of the Plan limited Category A housing along the road frontage only could be considered. We are sceptical regarding suggestions for an underground car park on the site to serve the hospital across the road. Recommendation: that the Minister does not amend the Plan
H5	Fields 1186A and 1189, La Grande Route de St Jean, St Helier	Site put forward for housing	The Minister is not minded to amend the Plan	We consider H5 and the adjacent H5a together. These 3 fields sit just outside the northern edge of the BUA. Development on Fields 1186A and 1189 would extend prominently into the open countryside. Field 1198 sits at a lower level and is enclosed on 3 sides by housing, but development there may raise difficult development control issues in relation to the existing

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				housing. The Minister indicated that should development be considered in this area, it would be desirable to prepare a local plan assessing all potential sites. Recommendation: that the Minister does not amend the Plan
H5a	Field 1198, La Grande Route de St Jean, St Helier	Site put forward for housing	The Minister is not minded to amend the Plan	See above.
H6	Field 1341 and 1341a, Le Mont de la Trinité, St Helier	Site put forward for housing	The Minister is not minded to amend the Plan	Though this site is relatively close to the centre of St Helier it comprises a prominent undeveloped raised outcrop excluded from the BUA. The development put to us would not feature any built development on the plateau above but rather replace the sloping escarpments with an elaborate tiered scheme with extensive incidental planting. We are unconvinced by the practicality of this scheme, which would require very substantial ground works, and neither do we consider that the resulting development would fit its surroundings even if very well maintained. Recommendation: that the Minister does not amend the Plan.
J1	Garden of Hors d'la Vaie, St John	Land put forward for exclusion from the BUA.	The Minister is not minded to amend the Plan	We were unable to identify with certainty the piece of land in question. The representation was to request that the land to the east of the property, used as a "garden/lawn" should be removed from the Green Zone. Land to the east of the property forms part of Field 791 and shows no indication of domestic use. It would not, in any event, be appropriate to remove any part of the field from the Green Zone. It is, however, possible that the relevant land lies to the west and not the east. We were unable to view this land; it appears to us from the photographic evidence would be little benefit to rezoning that area. But in the absence of the individual concerned at the hearing, the Minister agreed to make further investigations. Recommendation: that, subject these investigations, the Minister does not amend the Plan.
L1	Lion Park, Les Chanolles des Six Rues, St Lawrence	Site put forward for housing	The Minister is not minded to amend the Plan	This very large area of land sits well outside of the BUA towards the north of the Island, largely occupied by currently unused commercial buildings. The remoteness of this site means that residential development would clearly be contrary to the Plan's Spatial Strategy. Recommendation: that the Minister does not amend the Plan.
L2	Field 114, Le Passage, Carrefour Selous, St Lawrence	Site put forward for housing	The Minister is not minded to amend the Plan	We dealt with this site at some length at page 60 of our November 2010 report into the draft Island Plan. It is some way from the main BUA on the edge of the small settlement of Carrefour Selous, with poor vehicular and pedestrian access and lack of local services. The promoter referred to possible use for affordable housing by the Parish. The Constable did not support this and in any event it would necessitate preparation of a Village Plan. Having looked afresh at this site we find no reason to amend our previous conclusions. Recommendation: that the Minister does not amend the Plan.

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MN1	Cornfields, Oxford House and Field 652A, La Ruelle de Faldouet, St Martin	Site put forward for housing	The Minister is not minded to amend the Plan	This largely greenfield site lies at the edge of a small settlement in the countryside some way from the BUA. Housing here would intrude into the countryside contrary to the Plan's strategic policies. Recommendation: that the Minister does not amend the Plan.
MN2	Le Mourin Vineries, St Martin	Site put forward for housing	The Minister is not minded to amend the Plan	Although this large glasshouse site relates reasonably well to the BUA, its development would considerably enlarge Maufant into open countryside. We previously accepted the Minister's suggestion in 2010 that the site had "a number of attributes that raise the suitability of the site for the provision of category A housing". However, we see nothing to justify allocating this very large and somewhat remote site at the present time. We also note that the glasshouses are subject to a restoration condition. Recommendation: that the Minister does not amend the Plan.
MN3	La Preference, La Rue du Hucquet, St Martin	Site put forward for housing	The Minister is not minded to amend the Plan	This quite large site contains a single dwelling with planning permission for its replacement. The promoter suggested that the site might be considered alongside the adjacent States owned children's home, which is no longer in use but which shares a somewhat unsatisfactory access with the site. The Minister was concerned about possible intensification at this small rural settlement but accepted that development could facilitate an improved access. There has, however, been no direct contact between the promoter and States regarding the children's home (assigned a non-statutory Grade 4 listing). While we do not recommend a change to the Plan zoning, we do feel that the 2 sites could well offer scope for a joint scheme subject to normal development control consideration. Recommendation: subject to our previous point, that the Minister does not amend the Plan.
MN4	Field 410, La Rue des Buttes, St Martin	Site put forward for housing	The Minister is not minded to amend the Plan	Although this field is bounded on two sides by BUA, the immediately adjacent areas are respectively a car park (formerly part of the field) serving the Catholic Church, and the graveyard. Housing would not relate well to the local pattern of development but rather would extend the BUA intrusively into the local countryside contrary to the Plan's spatial strategy. Recommendation: that the Minister does not amend the Plan.
MY1	Jardin de La Rue (Field 730) La Rue de la Frontière, St Mary.	Site put forward for housing	The Minister is not minded to amend the Plan	This rural greenfield site is remote from the BUA and its development would clearly be contrary to the Plan's strategic aims. Recommendation: that the Minister does not amend the Plan.
O1	Field 783, La Route de Millais, St Ouen	Site put forward for housing	The Minister is not minded to amend the Plan	This rural site, including a number of polytunnels, lies at the edge of a small settlement in the north west of St Ouen. The Plan Review proposed allocating the nearby Field 785 for development; however that site is almost entirely surrounded by development, whereas Field 783 would extend housing into the countryside contrary to the Plan's strategic aims. Recommendation: that the Minister does not amend the Plan.
O2	Field 1037, St Ouen	Site put forward for housing	The Minister is not minded to amend the Plan	As in our 2010 report we take the intended site to be the open field to the east of the enclosed garden. This rural greenfield land is very remote from the main BUA and its development would be contrary to the Plan's strategic aims. Recommendation: that the Minister does not amend the Plan.

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P1	Field 189, La Rue de L'Eglise, St Peter	Site put forward for housing	The Minister is not minded to amend the Plan	This somewhat elevated and prominent field lies outside the BUA just beyond the edge of the village. It does not obviously lend itself to development. The Parish have put it forward as a possible candidate for local needs housing, but this would require consideration through a Village Plan having regard to evidence of local needs and possible alternatives. Recommendation: that the Minister does not amend the Plan.
P2	Field 287, St Peter	Site put forward for housing	The Minister is not minded to amend the Plan	Notwithstanding the Airport across the road, and substantial adjacent care homes together with some sporadic private housing, the locality on this side of the road remains, overall, strongly rural in character and well outside the defined BUA. The small site, used in part for storage, is well enclosed but even so housing here would consolidate development in the countryside contrary to the Plan's strategic aims. Recommendation: that the Minister does not amend the Plan.
P3	Field 797, St Peter	Site put forward for housing	The Minister is not minded to amend the Plan	The site does not form a natural extension to the BUA but development would extend intrusively into a predominantly open locality. Recommendation: that the Minister does not amend the Plan.
P4	Field 888, St Peter	Site put forward for housing	The Minister is not minded to amend the Plan	This greenfield site is excluded from the BUA but largely enclosed by it. When we considered this site in 2010 it had the general support of the Constable for local needs housing. We have no such submission on this occasion but nonetheless, should a future need be demonstrated, this is a location that might be considered via a Village Plan. Recommendation: that the Minister does not amend the Plan.
P5	Field 1027, Beaumont, St Peter	Site put forward for housing	The Minister is not minded to amend the Plan	Development of this open greenfield site would enlarge the BUA intrusively into open countryside contrary to the Plan's strategic aims. Moreover, it was far from evident to us how a satisfactory means of access could be provided. Recommendation: that the Minister does not amend the Plan.
S1	Fields 341 & 342, Clos de la Pommeraie, La Rue de Deloraine, St Saviour	Sites put forward for housing	The Minister is not minded to amend the Plan	It was made clear to us (and has since been confirmed) that the proposal is limited to the more southerly of the 2 fields (F341) and we comment accordingly. This greenfield site lies outside the BUA to its south and has the school to its west. There is also sporadic development to the east and north. Its location and character make an attractive contribution to the locality and we do not recommend a change to the Plan at present. In the event of a future unmet need for affordable housing, this site might warrant consideration along with possible alternatives. Recommendation: that the Minister does not amend the Plan.
S2	Field 380, La Rue a la Dame, St Saviour	Site put forward for housing	The Minister is not minded to amend the Plan	This elevated greenfield site sits outside the BUA. It has substantial development on 2 sides but no more than sporadic housing on a third. Notwithstanding trees along the edge of the land, development here would be prominent and extend the BUA intrusively into the countryside contrary to the Plan's strategic aims. Recommendation: that the Minister does not amend the Plan.
S3	Field 530, Princes Tower Road, St Saviour	Site put forward for housing	The Minister is not minded to amend the Plan	This large unkept field relates well to the BUA and scores on all assessment criteria other than in being currently undeveloped. It is largely enclosed on 3 sides by residential development. Assuming that the other major sites intended for allocation in the Plan Review proceed, we do not see the need to recommend an amendment to the Plan at this stage. However this site

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				could well warrant consideration for affordable housing at some future date, subject to careful consideration of its relationship to the countryside to the south. Recommendation: that the Minister does not amend the Plan.
S4	Fields 741 & 742, New York Lane, St Saviour	Sites put forward for housing	The Minister is not minded to amend the Plan	This large open greenfield field lies immediately west of the Longueville Nurseries and any potential development is inextricably linked. Development on the upper, northern part of the land would be prominent and very intrusive in the countryside. In principle we see no reason why the lower, southern part, as far north as a line extending westwards from development on the Nursery site itself (assuming that proceeds) should not be considered at some future date for affordable housing. Recommendation: that the Minister does not amend the Plan.
S5	Field 740, Longueville, St Saviour	Site put forward for housing	The Minister is not minded to amend the Plan	This open agricultural field lies to the east of the Longueville Nurseries, with some limited development to its south and east. In comparison with the lower part of Fields 741/742, development here would be more intrusive in the countryside and significantly extend the BUA contrary to the Plan's strategic aims. Recommendation: that the Minister does not amend the Plan.
S6	Field 836, Bagot Road, St Saviour	Site put forward for housing	The Minister is not minded to amend the Plan	This greenfield site is closely related to the BUA but does represent the only significant gap in the road frontage, creating a feeling of openness and proximity to extensive open countryside over and beyond its substantial stone boundary wall. Development here would be contrary to the Plan's strategic aims and there may also be practical difficulties in reconciling satisfactory, appearance, access and use of a bus layby. Recommendation: that the Minister does not amend the Plan.
S7	Rainbow Nurseries, Rue de Tapon, St Saviour	Site put forward for housing	The Minister is not minded to amend the Plan	Development of this very rural site would extend the BUA into open countryside contrary to the strategic aims of the Plan. Recommendation: that the Minister does not amend the Plan.
T1	Field 1017a, La Rue du Moulin du Ponterrin, Trinity	Site put forward for housing	The Minister is not minded to amend the Plan	Development of this greenfield site would extend the BUA of a very small village within the central part of the Island, contrary to the Plan's strategic aims. Recommendation: that the Minister does not amend the Plan.
T2	Field 1404, Trinity	Site put forward for housing	The Minister is not minded to amend the Plan	Development on this greenfield site would enlarge the BUA of the small rural village of Sion into the adjoining countryside, contrary to the Plan's strategic aims. However, a sensitively designed scheme would relate reasonably well to the village and might be assessed, along with other potential locations, in any future Village Plan should one be progressed and the local need demonstrated. Recommendation: that the Minister does not amend the Plan.
T3	Field 873, Trinity	Site put forward for housing	The Minister is not minded to amend the Plan	This is a relatively small parcel of land that remains following the attractive development of retirement homes to its north and west. Any further extension to include this site in order to meet local needs we see as being pursued via the preparation of a Village Plan. Recommendation: that the Minister does not amend the Plan.