

Planning and Environment Department

White Paper

REVIEW OF THE ISLAND PLAN TO REZONE LAND FOR LIFE-LONG DWELLINGS FOR THE OVER 55s' AND FIRST TIME BUYER HOMES

November 2007

The Minister and Assistant Minister for Planning and Environment are carrying out a review of the Island Plan with a view to rezoning land for Category A housing which will provide for lifelong dwellings for the over 55s' and first time buyers homes

The consultation paper seeks to provide Category A homes on 12 sites across the Island, yielding approximately 450 homes in total, which if approved by the States, will provide approximately 345 retirement dwellings and 105 first-time buyer homes.

The proposals are set out in the attached report entitled '**Review of the Island Plan to Rezone Land for Life-Long Dwellings for the Over 55s' and First Time Buyer Homes**'. In addition to providing for social rented retirement dwellings and first time buyer homes, the report introduces the concept of 'downsizing' which would enable existing home owners to downsize from existing family homes and acquire purpose built-life long homes. Selling their existing home will release equity to assist retirement and also put family homes back into the market place.

The proposed sites have initially been identified in consultation with the relevant Parish Connetable and the Minister, having been satisfied of the housing need, has reviewed the sites and agreed to put them forward in the consultation document for public comment.

In accordance with Article 3 of the Planning and Building (Jersey) Law 2002, an 8 week public consultation period will now begin. The consultation will be led by the Assistant Minister for Planning and Environment, Deputy Anne Pryke, who has responsibility for all social housing matters within the Department.

During the consultation period, public and focus group meetings will be held and details will be published in the gazette section of the Jersey Evening Post.

Deputy Anne Pryke invites written representations to be submitted to her at: **The Planning Department, South Hill, St Helier JE2 4US**, or by email to a.pryke@gov.je. The closing date for representations is 21 January 2008 by post or email.

Members of the public can also make a personal representation to Deputy Pryke; to make an appointment please telephone 445508.

A full summary of the responses will be published at the end of the consultation period and the Minister and Assistant Minister will take account of all of the issues raised by Islanders.

Public submissions - Please note that responses submitted to all States public consultations may be made public (sent to other interested parties on request, sent to the Scrutiny Office, quoted in a final published report, reported in the media, published on a States of Jersey website, listed on a consultation summary etc). If a respondent has a particular wish for confidentiality, such as where the response may concern an individual's private life, or matters of commercial confidentiality, please indicate this clearly when submitting a response.

The Assistant Minister for Planning and Environment would appreciate your comments to the following questions:

	YES	NO
<p>1. Do you think land should be rezoned to help meet the needs of :</p> <p>a. First time buyer housing?</p> <p>b. Social rent housing for the over 55s'?</p> <p>c. Housing for the over 55s' enabling existing home owners to downsize?</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>2. Last years Social Survey indicated that people were more likely to 'downsize' in their mid 50s' rather than in later years. Do you agree that the proposed minimum occupation age should be set at 55?</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. If you own a home in one of the rural Parishes, would you consider:</p> <p>a. Downsizing to a retirement dwelling within your own Parish?</p> <p>b. Downsizing to a retirement dwelling in one of the urban Parishes, where facilities may be more accessible?</p>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
<p>4. Do you have an opinion on any of the sites being proposed in respect of:</p> <p>a. Landscape impact?</p> <p>b. Agricultural impact?</p> <p>c. Vehicular access and traffic impact?</p> <p>d. Access to amenities and facilities?</p> <p>e. Development density?</p> <p>f. Internal and external space?</p> <p>g. Impact on existing infrastructure and services?</p> <p>h. Loss of privacy?</p> <p>i. Overbearing impact to neighbouring property?</p> <p>j. Proposed planning obligations?</p> <p>Please provide comments on a separate sheet</p>		

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5. Are there any further comments you wish to make?

DEADLINE FOR COMMENTS: 21 January 2008

Please send your comments to:

The Assistant Minister for Planning and Environment South Hill, St Helier, JE2 4US	Tel. 445508 Fax 445528 Email a.pryke@gov.je
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SUPPORTING DOCUMENTS

'Review of the Island Plan to Rezone Land for Life-Long Dwellings for the Over 55s' and First Time Buyer Homes'

Copies of the report are also available from the reception at Planning & Building Services, South Hill, St Helier.

SUPPORTING INFORMATION can be found on:

www.breeam.org/ecohomes

www.lifetimehomes.org.uk

www.irf.org.uk

DISTRIBUTION:

This consultation paper has been sent to the following individuals / organisations:

1. States members
2. Standing Conference of Women's Organizations
3. Age Concern
4. Senior Citizens Association
5. ISAS Consultation Group
6. Family Nursing & Homecare
7. Care Federation
8. Women's Institute
9. Health and Social services
10. Social Security
11. Education, Sport and Culture
12. Transport and Technical Services
13. Housing Department
14. States Treasury
15. Jersey Homes Trust
16. Christians Together
17. Les Vaux Trust
18. Gouray Lodge Charitable Trust
19. Association of Jersey Architects
20. Royal Institute of Chartered Surveyors
21. Jersey Construction Forum
22. Coin Smith & Partners
23. NSJ Partnership
24. GR Langlois
25. Alpine Estates
26. J F. Marett & Son
27. La Pouquelaye Developments
28. Dandara
29. Chamber of Commerce
30. Societe Jersiaise
31. National Trust for Jersey
32. Royal Jersey & Horticultural Society
33. All media

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