

Appendix 1: CONSULTATION FINDINGS AND RESPONSE

A) Numerical response to questionnaire

Questions	Strongly Agree	Agree	Don't Know	Disagree	Strongly Disagree
1. Redevelopment of these sites to provide new homes should they become available represents the best future use of these sites	✓	✓✓✓			
2. The sites are best used for the provision of affordable homes including social rent and purchase (as intermediate housing)	✓	✓✓✓			
3. The architectural approach set out in the Brief and derived from the NoT Masterplan - drawing from the Georgian system of proportion is appropriate for the redevelopment of these sites	✓		✓	✓✓	
4. The development of new buildings up to 4/5 storeys in height is acceptable in this location.	✓	✓✓	✓		
5. A form of development that could deliver up to 150 dwellings is a good and appropriate use of land in this part of St Helier.	✓✓	✓	✓		
6. Given the location of this site relatively close to town it is appropriate for there to be flexibility in the level of car parking provision.	✓	✓✓✓			

B) Response to representations received with the questionnaire returns

No.	Respondent	Comments	Department Response	Recommendation
1.	Housing Dept.	<ul style="list-style-type: none"> - The site should take more than 150 homes. Perhaps 200. - Social rented housing should be sold to not for profit social housing landlords. - Social rented homes should be retained as such in perpetuity and should only be occupied by those approved by the Affordable Housing Gateway. 	<p>It is inappropriate to designate a particular number of homes prior to the commencement of design work. It is appropriate to enter into a Planning Agreement ensuring that the homes be retained in perpetuity as social rented housing. The Affordable Housing Gateway is not operated by the Planning Minister but by the Housing Minister. Any such collaboration would need to be the subject of further discussions between the two departments.</p>	No change.
2.	Jersey Chamber of Commerce	<ul style="list-style-type: none"> - The Housing Minimum Standards Guidelines (1994) are out of date and require urgent review. The UK Code for Sustainable Homes is appropriate for new schemes in Jersey. - The States must minimise environmental impacts by addressing materials used and "in use" emissions. - Life cycle assessments of developments should be undertaken. - Local Building Bye-Laws lag behind the UK in reduction of energy use and emissions. Local Benchmarks should be improved. 	<p>The Housing Minimum Standards are under review. The standards set out in 1994 have been upgraded but it is accepted this is a body of work which needs to be completed. In the interim however the existing standards are deemed to be adequate.</p> <p>A review of the Building Bye-Laws are not within the remit of the Development Brief. Policy NR7 was agreed as part of the Island Plan 2011 and the review of the</p>	<p>In the absence of any subsequent changes to the Minimum Standards Policy document no changes are suggested.</p> <p>No change.</p>

		<ul style="list-style-type: none"> - Policy NE7 addresses renewable energy opportunities and it should rather focus on low energy design and improving u values on new buildings. A "fabric first solution". - Economic sustainability should address using local professionals in the construction industry within the realm of engineering, building services and architects. 	<p>Building Bye-Laws in 2011 improved the expected energy performance of buildings. The use of local professionals in new construction projects is controlled by legislation which sits outside the remit of the Minister for the Environment.</p>	
3.	Societe Jersiaise	<ul style="list-style-type: none"> - The site is best used for the new Police Station. It is large enough to do so. - The site in Green Street is not appropriate for the new Police Station. - This site should not take buildings of 4/5 storeys whereas Green Street can accommodate that scale. - Neither Green Street or this site should be developed without a strategic review of the options. 	<p>The brief accepts that the potential exists for the sites to become surplus to requirements only if the relocation of the Police to Green Street and the Ambulance Station to another facility in Rouge Bouillon is achieved. These proposals are being pursued by Jersey Property Holdings but have not yet been concluded.</p>	No change.
4.	Regeneration Steering Group	<ul style="list-style-type: none"> - The RSG has identified a number of sites owned by the States which are surplus to requirements and capable of providing residential accommodation. The RSG will determine the allocation of affordable homes within the guidelines set by the Island Plan and this allocation will be 	<p>The Brief accepts it will be driven by the policies and objectives and targets within the Island Plan. It is not accepted at this time that 6 floors is appropriate. This matter has to be the subject of further testing. The Brief accepts that in line with Policy SP2 there is an onus on the developer to make best use of land within</p>	No change.

		<p>based upon the best socio-economic return to the Island.</p> <ul style="list-style-type: none"> - The site might support 6 floors in parts. - The Minister should set minimum density standards to ensure optimum use of site. - Sustainability elements of the scheme need to be matched with ability to afford these matters. 	<p>the context of delivering a high quality residential environment. The introduction of a 'green' sustainable scheme should be regarded as reducing 'life time' costs.</p>	
5.	Save Jersey's Heritage	<ul style="list-style-type: none"> - The social mix of St Helier is out of balance and the quality of the town's environment is frequently 2nd rate. - The degraded environment of the town needs to be improved to the extent it attracts professionals back. - Specifically - - Caesarea/Convent Court should be removed and replaced with a classical scheme more in tune with the town. - Ruthless traffic calming is required. - Front gardens should be reinstated where it has been replaced by parking. - Loans should be given to restore architectural features. - Ambitious tree planting schemes should be pursued. - St Helier must become a desirable place to live. 	<p>The Brief accepts that the improvement of the environment of St Helier is one that will be driven by sequential and gradual improvements to its fabric. The strategy within the NoT Masterplan and the individual briefs will drive this forward.</p>	No change.

6.	Jersey Construction Council	<ul style="list-style-type: none"> - They consider It is a good site for affordable homes given their concern over the workability of H3 Policy. - The scale required may not fit a Georgian or Classical design approach. - Lower levels of parking should be accepted. - Site should be released quickly to assist construction industry. 	<p>The site is central and well suited to delivering affordable homes. It is believed there are opportunities to relax parking standards and the sites should move forward as quickly as possible.</p> <p>The Brief is not committed to a 'Classical' design approach.</p>	No change.
7.	Association of Jersey Architects	<ul style="list-style-type: none"> - The proximity to the ring road might mean some level of employment use on site could be appropriate. - If it is to be developed for housing then affordable homes are appropriate but a softer edge through planting must be provided to Rouge Bouillon. - The size and scale of any scheme needs to be carefully tested using X sections and density will be driven by the quality of new internal open spaces and the new edge to Rouge Bouillon. - The open aspect and views to Sacre Coeur is important and it may offer opportunities to a small commercial/retail or café. 	<p>These issues are all competent and relevant to the development of the site. The Brief makes provision for them.</p>	No change.
8.	Transport & Tech Serv Dept	A bus shelter should be provided.	Noted.	No change.

Appendix 2

The consultation paper was sent to the following individuals/organisations:

Jersey Property Holdings
Department of Housing
Department of Education, Sport & Culture
Department of Transport & Technical Services
Housing Needs Working Group
Environment Scrutiny Panel
Regeneration Steering Group
Parish of St Helier
States of Jersey Development Company
Jersey Chamber of Commerce
Jersey Construction Council
Association of Jersey Architects
Société Jersiaise
Save Jersey's Heritage
Council for the Protection of Jersey's Heritage

