

**Supplementary Planning Guidance
Development Brief for the former Jersey College for Girls
Rouge Bouillon St Helier.**

**Consultation Findings and Response
Numerical Response to Questionnaire**

	Strongly Agree	Agree	Don't know	Disagree	Strongly Disagree
1. The conversion of the LB and the redevelopment of the site to provide new homes represents best use of this site	✓✓	✓✓✓✓	✓✓		
2. The site is best used for provision of affordable homes including social rent and purchase (as intermediate housing)		✓✓✓✓ ✓	✓✓		✓
3. It is appropriate for the DB to be flexible to enable the provision of open market housing on this site.	✓✓✓	✓✓✓	✓✓		
4. Given location of site relatively close to town it is appropriate for there to be flexibility in car parking provision on site.	✓✓✓	✓✓✓✓ ✓			
5. Any new development on the site should reflect the character of the former College building.	✓✓✓✓		✓✓	✓✓	
6. Any new buildings on the site should not exceed 3 storeys.	✓✓✓		✓✓✓ ✓	✓	

	Respondent	Comments	Officer Response	Recommendation
1.	Housing Dept	No comments received.		
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 • The Housing Minimum Standards Guidelines (1994) are out of date and require urgent review.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. • 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. 	<ul style="list-style-type: none"> • 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 adequate. • A review of the Building Bye-Laws is not within the remit of the Development Brief. Policy NR7 was agreed as part of the Island Plan 2011 and the review of the Building Bye-Laws in 2011 improved the expected energy performance of buildings. • The use of local professionals in new construction projects sits outside the remit of the Minister for the Environment. 	<p>In the absence of any subsequent changes to the Minimum Standards Policy document no changes are suggested.</p> <p>No change.</p>
3.	Societe Jersiaise	<ul style="list-style-type: none"> • The trees on the site, the JCG building and the lawn must be conserved as 	The draft DB makes provision for the retention of the open space and	No change.

		<p>part of any scheme.</p> <ul style="list-style-type: none"> • The retention of these key elements and the provision of affordable homes represents a good use of the site. • Improved public transport is essential for future residents. • Jersey vernacular would also be an appropriate architectural treatment and 3 storeys is consistent with the existing and adjacent urban character. 	<p>the mature trees. The scale of new development requires to be fully tested.</p> <p>The draft DB accepts that there is not a single solution to architectural approach but that any scheme must respond to its urban context and might be derived from a contemporary adaptation of the Georgian system of proportion.</p>	
4.	TTS	<ul style="list-style-type: none"> • A bus shelter should be provided to serve new and existing residents of the area. 	<p>This is accepted and could be delivered by a Planning Agreement as might alternative solutions as set out within the brief.</p>	No change.
5.	Regeneration Steering Group	<ul style="list-style-type: none"> • The applicant (RSG) should determine the allocation of affordable units and open market units as long as this complies with the Island Plan. They have identified a number of sites which are surplus to the requirements of the States. The higher value sites are intended to deliver open market housing delivering the best socio-economic returns to the Island. • It is proposed to provide 40 social rented units for the over 55s. The Housing Department advise these be 1½ bedrooms per unit. • A minimum density should be set for the 	<ul style="list-style-type: none"> • The brief accepts that the spread of housing tenure needs to be assessed taking into account housing needs and the financial viability of the overall scheme. • It is not appropriate to set a minimum density for the site without first testing development proposals with drawings and perhaps models. • The site may be capable of taking 4 storey development but this will require to be fully tested. The brief accepts this. • The brief accepts that changes 	No change.

		<p>site to ensure optimum use of land.</p> <ul style="list-style-type: none"> • It is considered that the site could accept 4 storeys in part. • Flexibility and reasonableness should be applied to schemes which seek to alter the Registered Building to accommodate residential units which are saleable. • The parking ratios suggested in the brief look to be expensive to deliver given that most is intended below ground. One space per unit may not be setting parking requirements at a reasonable level and may not be viable. • The brief contains requirements driving a sustainable and energy efficient nature that may not be in the budget of the scheme. • An additional access might be possible onto La Pouquelaye. 	<p>may be required to the historic building to secure its long-term future. It accepts that a balanced approach whereby the negative impact of change will be set against ensuring an economic future for the building may be required in assessing development proposals.</p> <ul style="list-style-type: none"> • The brief allows for car parking solutions that may deliver a scheme that has less than one space per unit if this can be demonstrated to be appropriate and include other solutions. • The brief set out broad objectives in relation to sustainability and energy efficiency which are appropriate in the circumstances and are required within the States approved Island Plan. 	
6.	Save Jersey's Heritage	<ul style="list-style-type: none"> • The social mix in St Helier is out of balance. The quality of the townscape is 2nd rate with many handsome streets disfigured by unsightly appendages of wheelie bins and gardens now filled with cars. • There needs to be a co-ordinated effort to 'repair' the town and encourage 	<ul style="list-style-type: none"> • The North of Town Masterplan contains many of the aspirations expressed. • The brief provides the opportunity to have open market housing as part of a mixed tenure scheme. • The brief also makes clear the importance of the setting and 	No change.

		<p>people to want to make St Helier their home. This will require:</p> <ul style="list-style-type: none"> • Caesarea and Convent Court tower blocks should be removed and replaced by a Georgian style as suggested within the North of Town Masterplan. • Traffic calming measures should be introduced alongside environmental improvements to existing street surfaces and lighting. • A residents only parking scheme to allow for the reinstatement of front gardens alongside a loan system to encourage the reinstatement of some of the houses architectural features. • An ambitious tree planting scheme should be implemented. • Do not overload the JCG site with affordable or social housing - allow for the creation of a high quality elegant restoration of an attractive and unique urban site. 	<p>character of the principal building, as part of any scheme for redevelopment.</p>	
7.	Council for the Protection of Jersey's Heritage	<ul style="list-style-type: none"> • They endorse the aims of the development as set out in the brief. • They have concerns with the provision of open market homes and how this might be achieved but agree the site offers an excellent opportunity to meet 	<p>The aspirations of the group are reflected within the brief. The conversion of the former school will be challenging but the brief clearly identifies the importance of this element and the major contribution</p>	

		<p>present housing needs.</p> <ul style="list-style-type: none"> • Storage space including bike space should be provided for all the units. • The present poor condition of the building should not be justification for adopting other than a high quality refurbishment of this important building. 	<p>the building and its gardens make to the urban setting.</p> <ul style="list-style-type: none"> • The brief provides for cycle and general storage to be provided. 	
8.	Jersey Construction Council	<ul style="list-style-type: none"> • The viability of Policy H3 within the Island Plan is questionable thus this site is an ideal opportunity to deliver the stated aim of 150 affordable homes in the first 3 years of the plan. • It is important that the brief does not prevent open market housing on the site if it can be demonstrated that enhanced values can be achieved and affordable housing can be derived from other sources. • The level of car parking provision should be linked to a sustainable transport policy and high densities usually mean a lower level of parking provision. • High density development might mean there needs to be a departure from an architectural approach that reflects the character of the former school. There should not be a specific limit on height 	<ul style="list-style-type: none"> • The brief allows for open market housing on the site and makes provision for flexibility in parking provision if that can be demonstrated as appropriate. • The brief allows for a development of an architectural style beyond a strict repetition of the main school and or a straight classical Georgian approach. • The brief has given some general indication of height but the restraints on scale will be driven by the context provided by the former school and the immediate context of the site. • The brief does not mention a delivery time but it recognises that redevelopment of the site will address some immediate targets in the Island Plan. 	

		<p>but the context of the site is important.</p> <ul style="list-style-type: none"> • The site should be allowed to come forward without further delay to support the local construction industry. 		
9.	Anonymous	<ul style="list-style-type: none"> • This site may be suitable for review as a potential site for the consolidation of the States property portfolio. This might then allow for the release of further States sites as potential housing opportunities. • The site should be allowed to generate some value through open market housing as part of a housing mix. • At least one parking space per unit should be required. • A 3 storey limit may not be appropriate in order that best use be made of the site. If internal spatial standards are appropriate to the site and modern living then the density should not be limited. 	<p>The Island Plan clearly identifies this site as a housing site to meet identified need wholly or in part of 150 affordable homes (Policy H1).</p> <ul style="list-style-type: none"> • Open market housing is not precluded by the brief, and parking provision is flexible if it can be demonstrated to be appropriate or other solutions are available. • The scale of the development on site will require to be thoroughly tested and the brief does not preclude opportunities to go beyond that height. 	No change.
10.	Anonymous	<ul style="list-style-type: none"> • The site should be used for affordable homes for purchase only if this prevents green field sites being lost. All subject to avoiding overcrowding and densities that reduce the quality of the environment. • Open market housing should be considered with the receipts from 	<ul style="list-style-type: none"> • The brief allows for a range of housing both affordable and for sale in the open market. There is a need to accommodate the objectives for the delivery of affordable homes alongside a scheme which is financially viable. 	No change.

		<p>development going to advancing the development of other land with less restraints.</p> <ul style="list-style-type: none"> • No building should exceed 3 storeys in order that the appearance and character of the former school is retained and no prejudice is given to adjoining properties. Parking requirements may be reduced. • Excavation and building may cause damage and the developer should meet the cost of a conditions survey for surrounding properties. 	<ul style="list-style-type: none"> • The brief clearly identifies the need to respect the setting of the former school and the larger context of the site. 	
11.	Minister for Education, Sports & Culture	<ul style="list-style-type: none"> • Due to the current and future demographic pressures facing the primary school system and town schools in particular, the Minister considers that redevelopment of the former JCG school to provide new homes may not represent the best use of the site. • Primary school numbers are increasing and this is felt in the non-fee paying primary schools in and around St Helier. This puts increasing pressure on the current stock, notably Janvrin, Springfield, Rouge Bouillon, D'Auvergne, St Saviour and St Luke's. • Consideration should be given to 	<ul style="list-style-type: none"> • The former school had previously been deemed surplus to requirements by the Department for Education, Sports & Culture. Property Holdings have since then taken over responsibility for the building. • The present Island Plan identifies the site which would be developed in whole or in part to provide 150 affordable homes in accordance with Policy H1. The preparation of the brief was advanced as part of that States decision. Policy H1 goes on to say that the development of this 	No change.

		<p>redeveloping, refurbishing or rebuilding primary schools in town. The opportunity to use the former JCG to develop a new primary school should be considered.</p> <ul style="list-style-type: none"> • Janvrin School would only be released if a suitable alternative is made available for a new primary school in this part of St Helier. • Is it possible to release another school site in St Helier and thereby free up JCG for a new primary school? • Hibernia Lodge is needed as accommodation and would have to be replaced if included in the development site. • The loss of the car parking for Janvrin School would have to be replaced if redevelopment were to take place. 	<p>site and others for any other purpose will not be approved unless it can be demonstrated to the satisfaction of the Minister that their development in whole or in part is not required for the purposes of meeting the need for affordable homes.</p> <p>This is noted.</p>	
12.	Association of Jersey Architects	<ul style="list-style-type: none"> • New build should be for purchase but the conversion of the registered building should be retained as social rented accommodation to ensure that the high maintenance element is retained by a single landlord. • Open market housing should provide a financial return from the site. • Car parking requirements should be re- 	<ul style="list-style-type: none"> • It is not unusual for management companies to be set up to manage buildings which may contain a number of apartments. It is not considered appropriate to remove the opportunity to redevelop the former school for open market housing. • The brief recognises that some 	No change.

		<p>assessed for this and other town sites.</p> <ul style="list-style-type: none"> • The registered building has a strong independent character, new build should complement not copy this character. • The visual integrity of the building should be retained, but the quality of the architecture should not be limiting the development to 3 storeys. 	<p>open market housing will contribute to the viability of the site and that flexibility in parking provision will be considered.</p> <ul style="list-style-type: none"> • The brief allows for this design approach and recognises the importance of the setting and the scale of any new development which would require to be thoroughly tested. 	
13.	Jersey Energy	<p>A very full letter has been received covering:</p> <ul style="list-style-type: none"> • Minimum standards • Sustainable homes • Sustainability and affordability • Measurability of standards • Water resources • Water reserves • Building Bye-Laws • Reducing demands for energy • Set new quality standards • Higher benchmarks • Higher densities • 'Fabric First' solutions • Use local expertise 	<ul style="list-style-type: none"> • The comments are directed at applying a new mindset to issues surrounding sustainability and energy efficiency. This requires a new strategic direction to be provided by the States within a new 'Energy Policy' backed by a raft of new directives and standards to deliver the same. • Some of the current policy guidance is in need of review but without the adoption of new guidance and legislation remains relevant in relation to the present development brief. 	<p>No changes to the brief are proposed but the comments of Jersey Energy to be forwarded on to those departments of the States responsible for the application of energy efficiency and issues of sustainability.</p>