

# APPENDIX 1

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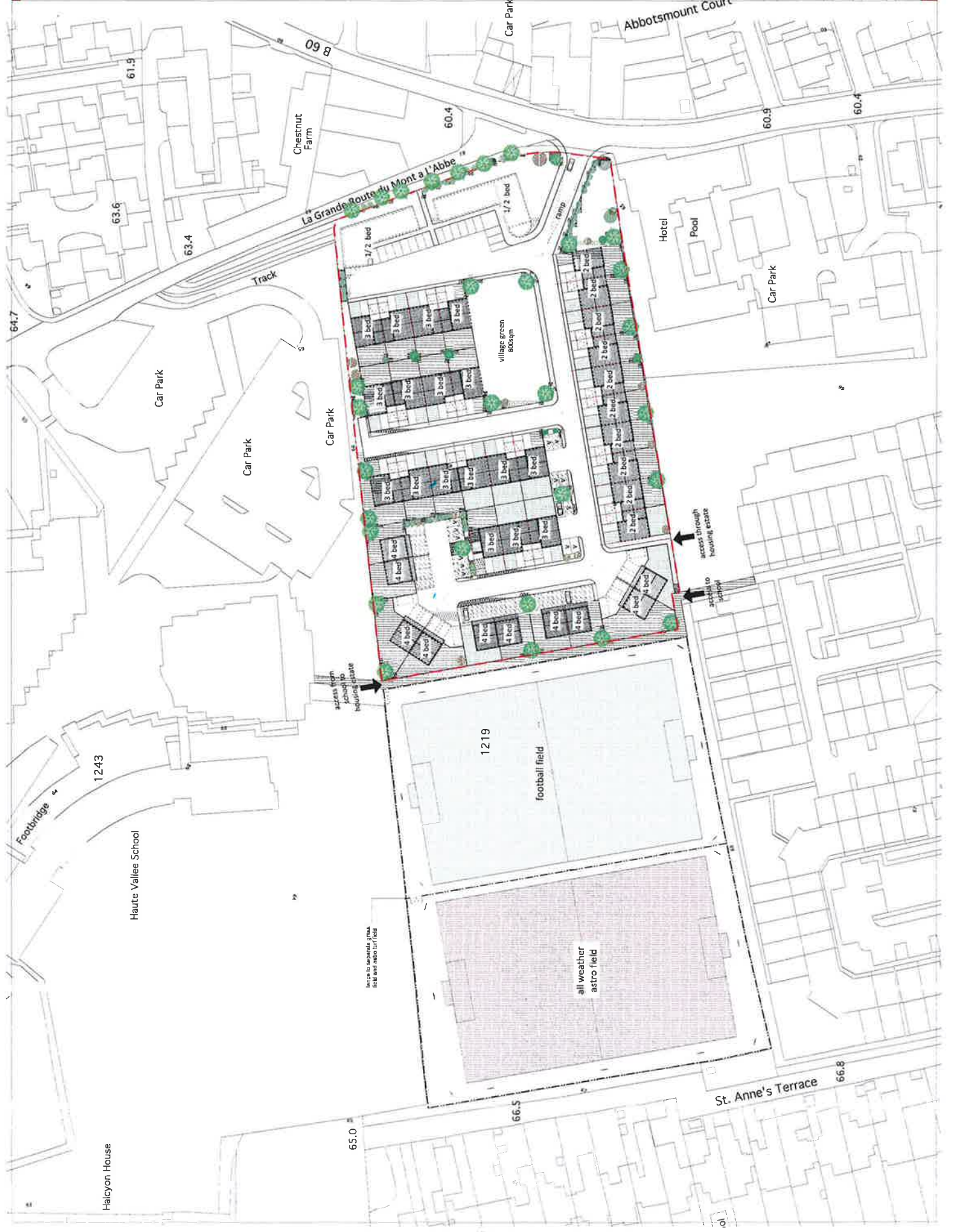
4 bedroom dwellings = 10No.  
 3 bedroom dwellings = 17No.  
 2 bedroom dwellings = 10No.  
 Total dwellings = 37No.  
 2 bedroom apartments = 5No.  
 3 bedroom apartments = 3No.  
 Total apartments = 10No.  
 Scheme total = 47No.

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Project: **Field 1219 St. Helier**

| Drawn:    | Checked: |
|-----------|----------|
| PD        |          |
| Scale:    | Date:    |
| 1:500     | Jan'10   |
| Drawn by: | Rev:     |
|           |          |

MSP-1137-PI02



site plan

Drawing Title:

## B.2 H2(5) Part Field 1219, La Grande Route de Mont a l'Abbe, St. Helier

| Site                           | <u>Part Field 1219, La Grande Route de Mont a l'Abbe, St. Helier.</u>  |
|--------------------------------|--|
| <b>Exiting use/s</b>           | Agricultural land  |
| <b>Suitable use/s</b>          | Category A housing on part of field. Remainder of field to be developed for school playing fields, allotment gardens and public footpath.  |
| <b>Approximate site area</b>   | <p>The total area of the land is 6.3 acres (14vergees)</p> <p>Area available for housing:</p> <ul style="list-style-type: none"> <li>Total land area = 6.3 acres (14 vergees),</li> <li>Develópable area = 3.15 acres (7 vergees) to include village green (10% of site approx) = 0.3 acre (0.7 vergee).</li> <li>Remainder of land for school playing fields, allotment gardens and public footpath = 3.15 acres (7 vergees)</li> </ul> |
| <b>Estimated housing yield</b> | Based on the developable site area of 3.0 acres, the site is capable of being developed for between 28 no dwellings (10 dwellings per acre) to 42 no dwellings (15 dwellings per acre).  |

Table B.3 Site details



## Location plan



Map B.2 Part Field 1219, La Grande Route de Mont a L'Abbe, St Helier

The site can also be viewed on the [Proposals Map](#)<sup>(2)</sup>

### Availability for housing

This site is proposed to be rezoned specifically for the development of Category A housing, planning permission for other forms of development will not be approved. In addition, the developer will be required to enter into a planning obligation agreement to deliver the affordable housing and the new school playing field, together with any necessary infrastructure.

In order to meet the Island's category A housing needs, the tenure proportions that is to be delivered whether it is to be social rent, Jersey Homebuy, first-time buyer or lifelong homes (for people over 55), shall be determined by the Minister, based on current housing need. The Minister for Planning and Environment will review these parameters on an annual basis and, where there is the need for change, will issue supplementary planning guidance to revise the threshold size of developments to which the policy will apply.

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2 <http://maps.digimap.je/islandplan/?cords=41480,66940,500>

The site will be developed for the purposes of Category A housing through agreement with developers and land owners via planning obligations and planning conditions or, where necessary, will be acquired by the States on behalf of the public, if needs be by compulsory purchase, in order to ensure that requirements for Category A homes can be met in a timely manner.

Accordingly, based on the developable site area of 2.8 acres, the site is capable of being developed for between 28 no dwellings (10 dwellings per acre) to 42 no dwellings (15 dwellings per acre).

### **Planning history**

- Planning consent granted in 1998 to extinguish existing track and field access onto La Grande Route de Mont a l'Abbe and form a new field access onto St. John's Road with granite faced retaining walls either side and ramp up to field.
- Site safeguarded in 2002 Island for educational purposes.
- ESC and the Parish of St Helier have recently confirmed a requirement for school playing fields and allotment gardens on part of the land, the site also provides a pedestrian route linking Clos Vaze with Haut Vallee school. The land owner has recently offered the land for the playing fields, allotments and footpath free of charge in return for Category A or B housing development on the remainder of the land.

### **Planning remarks**

The site was identified in the Strategic Housing Land Availability Assessment as being suitable for Category A housing.

### **Spatial strategy**

The site is adjacent to the built-up area of Mont A L'abbe and can be reasonably integrated into the built-up area through good design and landscaping.

### **Suitability**

- **Accessibility** - The site would provide a pedestrian footpath and is also accessible to local amenities and facilities.
- **Constraints and implementation** - The principle physical constraint for this site is the taking of good agricultural land, however this needs to be weighed up against the public benefits of school playing fields, allotment gardens, Category A housing and a public footpath.
- **Surrounding Development** - The height of the surrounding development is predominantly two storey and the densities of adjacent existing development are approximately 70 - 75 habitable rooms per acre (14 to 15 dwellings per acre).
- **Environmental Improvement** - The loss of a 6 acre productive agricultural field is significant and has to be considered against the environmental



improvement to the school through the provision of new playing fields and the benefits to the local community of a safe pedestrian route to school and allotment gardens.

- **Developer Proposal** - The land owner has offered to give the land for the school playing fields, allotment gardens and the footpath free of charge to the States if the land is rezoned for Category A or B housing.

### Landscape sensitivity

**Countryside Character Appraisal** - The site is located in area E5 of the Countryside Character Appraisal which states that the area has limited capacity to accept new development and any proposed development should be located in relation to the existing urban areas and it is recommended that the rural character of the area should be enhanced.

### Existing land use

**Existing land use** - The land is currently actively used in agriculture; however the site is located between Haut Valle School and the adjacent residential area and brings the benefit of school playing fields, allotment gardens and a public footpath to link the existing residential area with the school. The remaining land also provides an infill site for Category A housing in a location which is accessible to surrounding amenities and facilities.

### Response from consultees and other findings

| CONSULTEES   | COMMENTS  |
|--|---|
| Agricultural status  | Object in principle unless it can be demonstrated that benefits outweigh the agricultural need. |
| <p>The northern part of field 1219, St Helier was used to enable the construction of Haute Vallée School and in 1994 the Agriculture and Fisheries Committee requested that strenuous efforts be made to minimise the area of productive land to be used as part of the development in order that the remaining area of the field might remain workable.</p> <p>The remaining area of field is approximately 18 vergées of good, slightly south sloping land which would sustain a wide range of crops and has been used regularly for the last 15 years for potato production. Whilst it is recognised that this land is good productive land, it is the established policy of the Land Controls and Agricultural Development Section to assess the community benefits and if it is considered such benefits outweigh the agricultural considerations then no objection to the loss of land will be raised.</p> |   |



| CONSULTEES                      | COMMENTS   |
|---------------------------------|--|
|                                 | <p>At present the agricultural industry is relatively buoyant, in particular potato growing, with farmers and smallholders looking to expand their land holdings, therefore, on balance this section would object in principal at the loss of this agricultural land.</p> <p>However, it is recognised that the field is surrounded by a school and housing and would be suitable for this type of development. However, it must be demonstrated that benefits to the community outweigh the agricultural need. If so, we would amend the agricultural conditions imposed on the land enabling the development to proceed.</p>   |
| Ecological status               | None Identified  |
| None known                      |  |
| Environmental health conditions | Mitigation required  |
|                                 | <p>Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites</p> <p>a. The inclusion of school playing fields, garden allotments and public footpath leads to a number of queries which have a material impact on assessing this proposed development, namely:</p> <p>I. Is the intention to allow community use of the playing fields?</p> <p>II. Are the playing fields to be illuminated?</p> <p>III. Is parking for the allotments and playing fields planned at Haute Vallee School</p> <p>IV. Are the allotments being retained in States of Jersey management? (the issue here being to control pests, odour issues from composting and bonfires.</p> <p>In order to take a view on this site</p> <p>Notwithstanding the requirement to develop within the framework of the WHO guideline values for community noise there are specific issues associated with developing residential housing adjacent to schools and playing fields. It is recommended that a specific noise protection scheme is designed to screen any existing or proposed residential dwellings from both the school and adjacent mixed uses.</p> |
| Traffic and vehicular access    | Site supported by TTS  |



| CONSULTEES  | COMMENTS  |
|---|---|
| <p>This site is regarded as a sustainable site from a transport perspective, which TTS would support for rezoning for Category A Housing.</p>   |   |
| <p><b>Public transport</b></p>  | <p><b>Good access to frequent service</b></p>       |
| <p>Route 5 and Route 19 provide a frequent public transport service for both commuters and shoppers.</p>  |   |
| <p><b>Educational facilities - primary</b></p>  | <p><b>Capacity in D'Auvergne Primary School</b></p> |
| <p>D'Auvergne Primary School is likely to have sufficient capacity to cope with the potential number of children generated from this site which is located within walking distance of the site.</p>   |   |
| <p><b>Educational facilities - secondary</b></p>  | <p><b>Capacity in Haute Vallee School</b></p>       |
| <p>The site is within the secondary school catchment of Haute Vallee School which is predicted to have sufficient capacity to cope with the potential number of children generated from this site once the development is occupied.</p> <p>However, Haute Vallee School has insufficient playing field space and this proposal would provide the school with land sufficient to create a full size football pitch and a mini football pitch.</p> <p>In addition, a safe route to school could be achieved linking the Clos Vaze development with the school.</p> <p>An area of approximately 1 acre could also be achieved for allotment gardens.</p> |   |
| <p><b>Other community facilities</b></p>  | <p><b>Good access</b></p>                           |
| <p>The site is located within easy walking distance to existing community facilities and amenities.</p> <p>Food shopping is currently available within a safe walking distance on Queen's Road and additional retail facilities are available at the JEC and B&amp;Q site.</p> <p>La Pouquelaye Community Centre is also located within a short walking distance.</p>   |   |
| <p><b>Mains water supplies</b></p>  | <p><b>Yes</b></p>                                   |
| <p>Jersey Water has confirmed that the site is relatively close to water mains infrastructure, which is capable of supplying the size of development identified for this site.</p>  |   |
| <p><b>Foul drainage</b></p>   | <p><b>Yes</b></p>                                   |



| CONSULTEES             | COMMENTS   |
|------------------------|--|
|                        | There is an existing Public foul sewer in St John's Road that could accept flows from this development.  |
| Surface water drainage | Yes  |
|                        | The use of soakaways should be investigated at an early stage. If these will not work then there is an existing surface water sewer in Queens Road |
| Electricity            | Yes  |
|                        | The Jersey Electricity Company has confirmed that a substation would be required to serve the development.   |
| Other services         | Yes  |
|                        | Other services - telecoms and gas may also be investigated by the developer.   |

Table B.4 Consultee summary