

Proposed Amendments to the 2011 Island Plan

Field 1198, La Grande Route de St Jean, St Helier

I wish put forward this site, which adjoins fields 1189 and 1189A St Helier. It has a different owner to those fields, but unfortunately we were unable to obtain the owner's agreement until after the first submissions were made. The site is immediately south of Site 6 (on the day 5 agenda), and enjoys all the properties of fields 1189 and 1189A. Indeed it links the aforementioned fields to the built up area. Accordingly, I am submitting this site as a second representation in advance of the 13 December 2013 deadline.

It is considered that the merits of the above field for development appear to have been overlooked by the Planning Department during the preparation of the proposed amendments to the 2011 Island Plan.

The States conducted a public consultation exercise, entitled "Imagine Jersey", in 2004/5. One of the main issues to arise was a reluctance to develop 'green-field' sites for housing, and a mistaken belief that the Island's housing needs, particularly affordable housing, could be met only by development within the designated built-up areas and on 'brown-field' sites.

Policy H1 of the 2011 Island Plan requires the States to bring forward planning applications for 150 affordable homes on States-owned land within 12 months (29 June 2012) or release for development 150 affordable homes on States-owned land within 24 months (29 June 2013). In the event that it does not do so.

"the Plan will be immediately reviewed to provide for a minimum of 150 affordable homes on some or all of the following sites:-

- Samarès Nursery;
- Longueville Nurseries; and
- Field 252A/B Le Quesne Nurseries, St. Clement."

While the above sites should deliver a considerable number of affordable homes, there is every reason to believe that there will still be considerable opposition to all of the three sites, and it would not cause surprise if none of them were subsequently zoned for development. Indeed, the Parish of St Clement has already decided to fight against the proposed development of the two sites in the Parish.

Accordingly, it may well become necessary to find many other housing sites, which are better located around St Helier, St Saviour and St Clement.

Fields 1198 St. Helier have previously been considered as potential housing site by the Planning Department. It is a small agricultural field, but is difficult to work. Housing in such a location would satisfy Strategic Policy 1- Spatial Strategy. The sites have all main services, and are located on a major bus route into town, are close to primary and secondary schools, and also to local shops, a doctor's surgery and a pharmacy.

I wish to put the site forward, alongside Fields 1189 and 1189A, for affordable housing development to help meet any shortage in future provision.

Peter Thorne MRTPI

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