

### **Field 139, St Brelade**

*This note is supplementary to the letter dated 20<sup>th</sup> November 2013 to the Planning Minister from Gerald White, representing the joint owners of Field 139 (copy attached).*

The arguments in favour of developing Field 139 for 44 “over-50s” units, in response to its zoning in the 2002 Island Plan, were:

- There is a demand for “over-50s” units in St Brelade;
- People moving to an “over-50s” unit will normally release a larger property onto the market;
- There is a demand for such larger properties which would otherwise need to be met by new-builds;
- Field 139’s location next door to Maison St Brelade is ideal for “over-50s” units because it reduces the potential trauma of a subsequent move to Maison St Brelade – it shares location, environment, neighbours, shops and access to public transport etc.

That said, the owners are absolutely amenable to progressing alternative development options, given a better understanding of current Island and/or Parish needs, and a clearly demonstrated appetite for rezoning for development purposes from the relevant authorities.

Field 139 has little aesthetic or agricultural value, having been used for casual grazing only for many decades. All main services and utilities are available, within the immediate vicinity of this site. Vehicle access can be gained from the side road, leading to Maison St Brelade and Le Parcq du Pont Marquet, thus avoiding another entrance directly onto Les Petites Route des Mielles.

20<sup>th</sup> November 2013

Environment Minister

States of Jersey

Dear Sir,

**Development Opportunity: Field 139, La Petite Rue des Mielles, St Brelade**

I represent the joint owners of Field 139, which was zoned for potential housing development in the 2002 Island Plan. This land is of very low agricultural merit and the plot can reasonably be described as 'infill', as there are residential units, and Maison St Brelade, on 3 of the 4 boundaries. The field could accommodate about 44 one-bed "over 50s" units, or an equivalent number of other categories of property.

Development plans were drawn up in response to the 2002 Island Plan zoning, but development did not occur, due largely to lack of active support from the Parish authorities of the day. The field's zoning was removed in the 2011 Island Plan.

The field owners contacted the Housing Minister and Constable of St Brelade in April this year, to test their support for resurrecting the potential for developing this field to meet housing needs, and have received positive indications of support in principle from both.

I am contacting you now to confirm that the owners remain willing sellers of this land at a realistic development price, for purposes best suited to Island and Parish housing needs. They would be pleased to work constructively with you to achieve this, but would like a better understanding of States priority development needs before initiating a more detailed development proposal.

Please let me know if you think there is merit in progressing this proposal.

Yours faithfully

Gerald G White