

# Site assessments



2011 Island Plan: interim review

## Minister's response to consultation: volume 2

December 2013

## Introduction

The Minister for Planning and Environment wishes to revise parts of the 2011 Island Plan. He has publicized his proposals and invited members of the public and any other interested parties to submit comments on the proposed revisions. He has also appointed independent planning inspectors to conduct an examination in public at which any representations that have been made might be heard in public. This will take place in January 2014.

The consultation on the Minister's proposals took place from 30 July to 25 September 2013 and over 200 people or organisations have submitted representations: these are set out in two volumes, together with the Minister's initial views on the representations that have been made.

A further opportunity was then provided, between 27 November and 13 December, for comments to be submitted on the representations that people had made and, in some instances, to submit new representations.

Both first and second round representations are set out in the following two volumes, together with the Minister's comments on them.

- **Volume 1:** this deals with all representations, and the Minister's initial response to them, relating to the form and content of the policies that Minister is proposing to amend. The representations have been considered relative to the policies to which they relate. Where comments are general in nature, these have been dealt with separately at the end of the document as have various miscellaneous comments.
- **Volume 2:** this deals with all representations that have been received which are proposing that the Minister gives consideration to the potential rezoning of additional land to meet the need for housing in the Island. These representations are essentially related to the proposed amendment of Policies H1 and H5 of the 2011 Island Plan. The Minister has sought to assess the suitability of these sites for housing development having regard to a set of criteria which seeks to determine how well these proposals might fit with the existing planning policy framework and to set out his initial response to them.

Taken together, these two volumes seek to provide the Minister's initial consideration of the representations received based on his current analysis of them.

His initial analysis serves to highlight and respond to the points considered significant by the Minister. The Minister is also able to recommend to the inspectors particular matters to be examined by them. Where, in the view of the Minister there has been no material change to the circumstances relating, in particular, to sites proposed for housing previously examined for the 2011 Island Plan the Minister has recommended, on the grounds of efficiency, that they are not reviewed afresh: the Inspectors' previous and recent views on them are already known.

In setting out his analysis, the Minister has also made reference to particular information, plans, policies and strategies that are considered to be of relevance.

The inspectors will independently consider these issues and draw up a list of topics and participants to best enable discussion of the issues that they consider are most relevant and which require consideration at the forthcoming examination in public.

**Department of the Environment**

December 2013

# Contents

Introduction .....	2
Background and process .....	4
<b>Sites</b>	
<b><u>St Brelade</u></b>	<b>Le Mourin Vineries, St Martin..... 26</b>
Field 139, La Petite Route des Mielles, St Brelade .....	7
Field 139, La Petite Route des Mielles, St Brelade .....	8
Field 459A, La Rue de la Corbiere Strip of Land, St. Brelade .....	8
Tabor Park, La Route des Genets, St Brelade .....	8
<b><u>St Clement</u></b>	<b><u>St Mary</u></b>
Fields 241, 242, 242A, 243, 244 and 244A, St Clement.....	9
Fields128/127, St Clement .....	10
<b><u>Grouville</u></b>	<b><u>St Ouen</u></b>
Fauvic Nurseries, (fields 508, 508A, 526, 526A & 521A) Grouville .....	11
Rainbow Nurseries, le Boulivot de Bas, Grouville .....	11
The Grange & Field 730A, La Rue a Don, Grouville.....	12
The Allotments, Rue des Maltieres, Grouville (Field 155).....	13
<b><u>St Helier</u></b>	<b><u>St Peter</u></b>
Part Field 1219, Grande Route de Mont a l'Abbe, St. Helier .....	13
Field 1248, La Pouquelaye, St. Helier .....	14
Field 1368, St Helier .....	20
Fields 1551 Westmount Road, St Helier .....	21
Fields 1186A and 1189, La Grande Route de St Jean, St Helier .....	21
Field 1341 and 1341A, St Helier .....	23
<b><u>St John</u></b>	<b><u>St Saviour</u></b>
Garden of Hors d'la Vaie, St. John.....	23
<b><u>St Lawrence</u></b>	<b><u>Trinity</u></b>
Lion Park, Les Chanolles De Six Rues, St Lawrence .....	24
Field 114, Le Passage, Carrefour Selous, St Lawrence .....	24
<b><u>St Martin</u></b>	<b>Sites location map .....</b>
Field 652a, & Cornfields, La Grande Route de Faldouet St. Martin.....	25
	42

Background and process

During the consultation period for the interim review of the 2011 Island Plan (July- Sept 2013), 33 representations have been received proposing that the Minister gives consideration to the potential rezoning of additional land to meet the need for housing in the Island. These representations are essentially related to the proposed amendment of Policies H1 and H5 of the 2011 Island Plan.

All of these sites have been mapped and recorded on a database with information about the site and the representation made. This data is presented in the following tables together with the Minister’s assessment of the potential use of these sites for housing.

The Minister’s response is based on the assessment of the sites against a number of criteria to determine their *suitability for housing use* and is made in the context of the Minister’s statement made in the consultation paper, dated July 2013, as set out below;

*“Representations seeking the rezoning of land for housing development which would not support the Plan’s existing spatial strategy; would not deliver truly affordable homes (having regard to the definition of affordable homes and tenure requirements of Policy H1 set out in the proposed revision to the Plan); and would not make a significant contribution to the need for homes (i.e. 10 or more homes), are unlikely to be favourably considered.”*

The sites are shown in order of the Examination in Public (EiP) reference number and are mapped at the back of this document. Hyperlinks to the original representations are available within this document. Hard copies of site plans are available on request.

Site assessment methodology

In assessing the suitability of sites put forward for housing purposes, it is important to ensure that each site is assessed in a consistent manner, using a clear and robust methodology. In order to achieve this all sites put forward for consideration have been systematically evaluated using the scoring system shown in Table 1 below. The assessment criteria that have been used seek to ‘measure’ the suitability of a site across four key characteristics:

- 1. *how well a site fits the existing 2011 Island Plan spatial strategy;*
- 2. *the suitability of its location in terms of development constraints and accessibility;*
- 3. *an assessment of the landscape sensitivity of the site’s context; and*
- 4. *the current use of the site*

In order to ensure consistency, the suitability rating for each assessment criteria has been rated as falling within one of the categories of high, good, low or poor.

- a ‘poor’ rating represents a development constraint that prevents a site from being suitable for housing development, such as a site located in a very highly sensitive character area;
- a ‘low’ suitability rating represents a constraint that restricts the suitability of a site for housing development, for instance, where the development of a site would result in the loss of an operating commercial activity;
- a ‘good’ rating suitability refers to a site attribute that, whilst it may make a site suitable, would not be the most preferable site to development. For instance it is preferable to develop a ‘brownfield’ site before developing a redundant glasshouse;
- a ‘high’ suitability rating has been given only when the site characteristic assessed was the most suitable, such as to a site within the existing built up area.

Table 1: Site suitability assessment criteria

Assessment Criteria	Classification	Suitability Rating
Spatial Strategy:  Settlement Integration	Within the Built Up area	High
	Edge of St. Helier Continuous Built Up area (inc. First Tower, St. Saviour & St. Clement)	Good
	Edge of any other built up area boundary	Low
	No integration	Poor
Suitability:  Accessibility/ Development Constraints	High Suitability Rating (rating 76-100)	High
	Good Suitability Rating (rating 51-75)	Good
	Medium Suitability Rating (rating 26-50)	Low
	Low Suitability Rating (rating 0-25)	Poor
Landscape Sensitivity:  Sensitivity of Countryside Character Area	Very Low (Built up Areas)	High
	Low	Good
	Medium & High	Low
	Very High	Poor
Use:  Existing use of site	Brownfield	High
	Redundant Glasshouse	Good
	Commercial Activity	Low
	Open Space, Agricultural Field, Recreation or Community Use	Poor

1. Spatial Strategy

The aim of the Spatial Strategy is to ensure that new development is built in the most sustainable location available. As set out by the 2011 Island Plan Spatial Strategy, primarily, this means that new housing development should form a cohesive part of existing communities and not encroach unduly into the countryside.

On this basis, the suitability of sites put forward has been assessed according to the following settlement hierarchy:

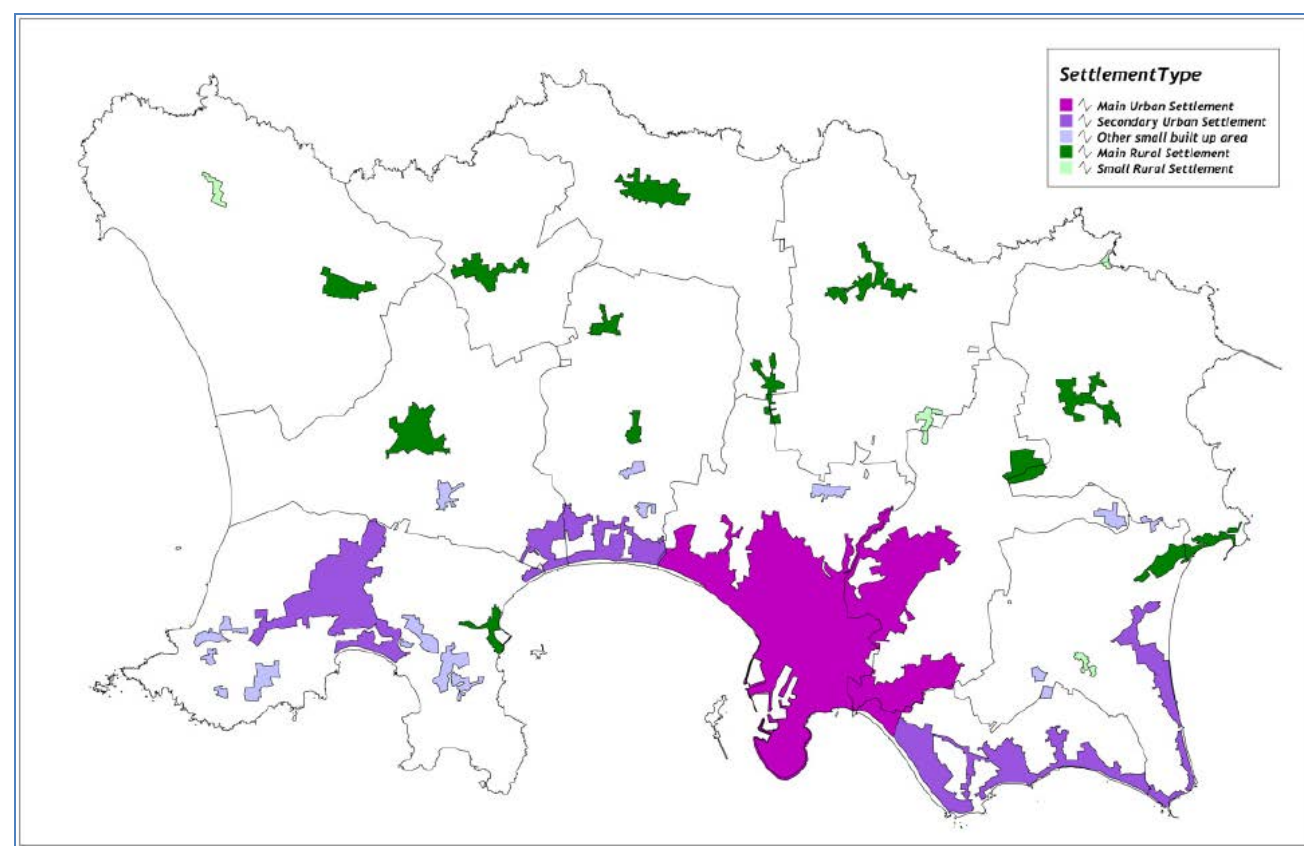
- within the existing built up area
- immediately adjacent to the edge of St Helier (including the contiguous built-up areas of First Tower, St Saviour and St Clement) and can be integrated into the existing built-up area.
- immediately adjacent to the edge of a built up area;
- no integration with a built up area.

Sites within the existing built up area achieve a ‘high’ suitability rating; those adjacent to St Helier ‘good’; and those adjacent to any other Built up Area, a ‘Low’ suitability rating.

Where sites failed to have any integration with the existing ‘Built up Area’ a ‘poor’ suitability rating has been given.



Figure 1: Spatial Strategy: settlement hierarchy



## 2. Suitability

The suitability of the location of each site put forward has been evaluated and measured by taking into consideration two key factors;

1. *identifying any location based development constraints and*
2. *determining accessibility levels.*

For this assessment criteria, location based development constraints including the following;

- unsuitable land parcels (cliffs, playing & recreational fields, woodlands, dune lands etc)
- Sites of Special Interest (Ecological SSIs)
- land within the Aircraft Public Safety Zone, Aircraft Noise Zones and existing Safety Zones for Hazardous Installations
- National Trust land
- where further development could be construed as 'ribbon development'.

Good accessibility is vital to developing sustainable housing by helping to reduce the need to travel and promoting the choice of more sustainable forms of transport. In determining accessibility, the following factors have been taken into consideration;

- distance from Built up Area – weighted to main urban areas
- distance from bus routes – weighted by frequency
- distance from shops (inc garages with convenience store)
- distance from non-fee paying schools

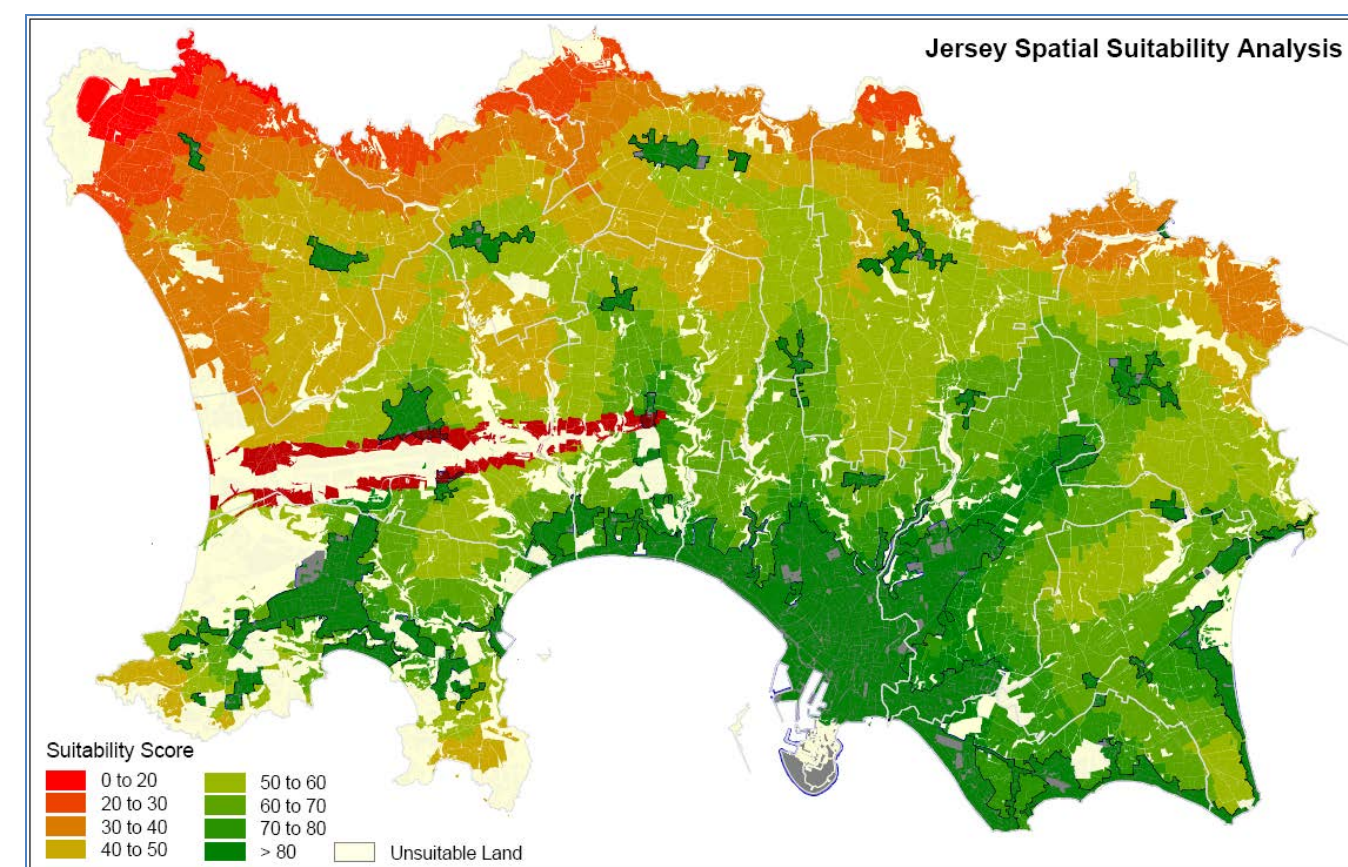
Using the criteria set out above sites have been scored with a rating out of 100, the higher the rating the more suitable the site for housing development.

Figure 2, shows that unsurprisingly the most spatially suitable areas are those close to the existing built up area. There are a number of transport corridors where suitability is good, most notably the areas between St Martin's Village and Five Oaks.

Outside the Town of St Helier and the other built up areas, the highest scoring areas are within St Saviour, St Clement, Grouville, and the southern half of St Lawrence. The most suitable areas in the west of the Island of the island are found close to the centres of Les Quennevais and St Peter's Village.

The lowest scoring areas are located along the north coast and in particular the mostly northerly and western parts of St Ouen.

Figure 2: Jersey Spatial Suitability Analysis



In using the scoring system to determine site suitability, sites have been rated with a 'high' suitability rating if they achieved an accessibility score greater than 75. These such sites are likely to be either, within the built up area, or in close proximity to it and have good accessibility to a range of community facilities.

Sites which achieved a 'good' suitability rating have been those that had an accessibility rating between 51-75. These sites have been likely to be in close proximity to the main rural settlements.

Sites with poor accessibility, a rating between 25-50 have been given a 'low' suitability score. These sites are likely to be located in the north of the Island further away from the village centres, in isolated areas of the countryside.

The lowest scoring sites, scoring less than 25, have been given a 'poor' suitability rating. These sites are likely to be situated on unsuitable/constrained land, for instance within an Aircraft Public Safety Zone, or have very poor accessibility, such as the most north-westerly areas of St Ouen.



3. Landscape sensitivity

This assessment has looked at the suitability of sites relative to the sensitivity and value of the landscape they sit within.

Landscape sensitivity is defined by the UK Countryside Agency, as “the degree to which a particular landscape character type or area can accommodate change without unacceptable detrimental effects on character.” Site ratings have been given by taking into account of the sensitivity of the individual Countryside Character Area as identified by the Countryside Character Appraisal and shown by Table 2, below.

Areas with a ‘very high’ sensitivity, such as St Ouen’s Bay coastal plain, have been given a ‘poor’ suitability rating.

Sites located in areas with either a ‘medium’ or ‘high’ sensitivity rating, such as D3: St. Brelade’s Valleys, have been given a ‘low’ suitability rating.

Sites falling within landscape character areas with a ‘low’ sensitivity have been rated good whilst sites within the built up areas have been given a ‘high’ suitability.

Figure 3: Countryside Character Appraisal, Character Areas

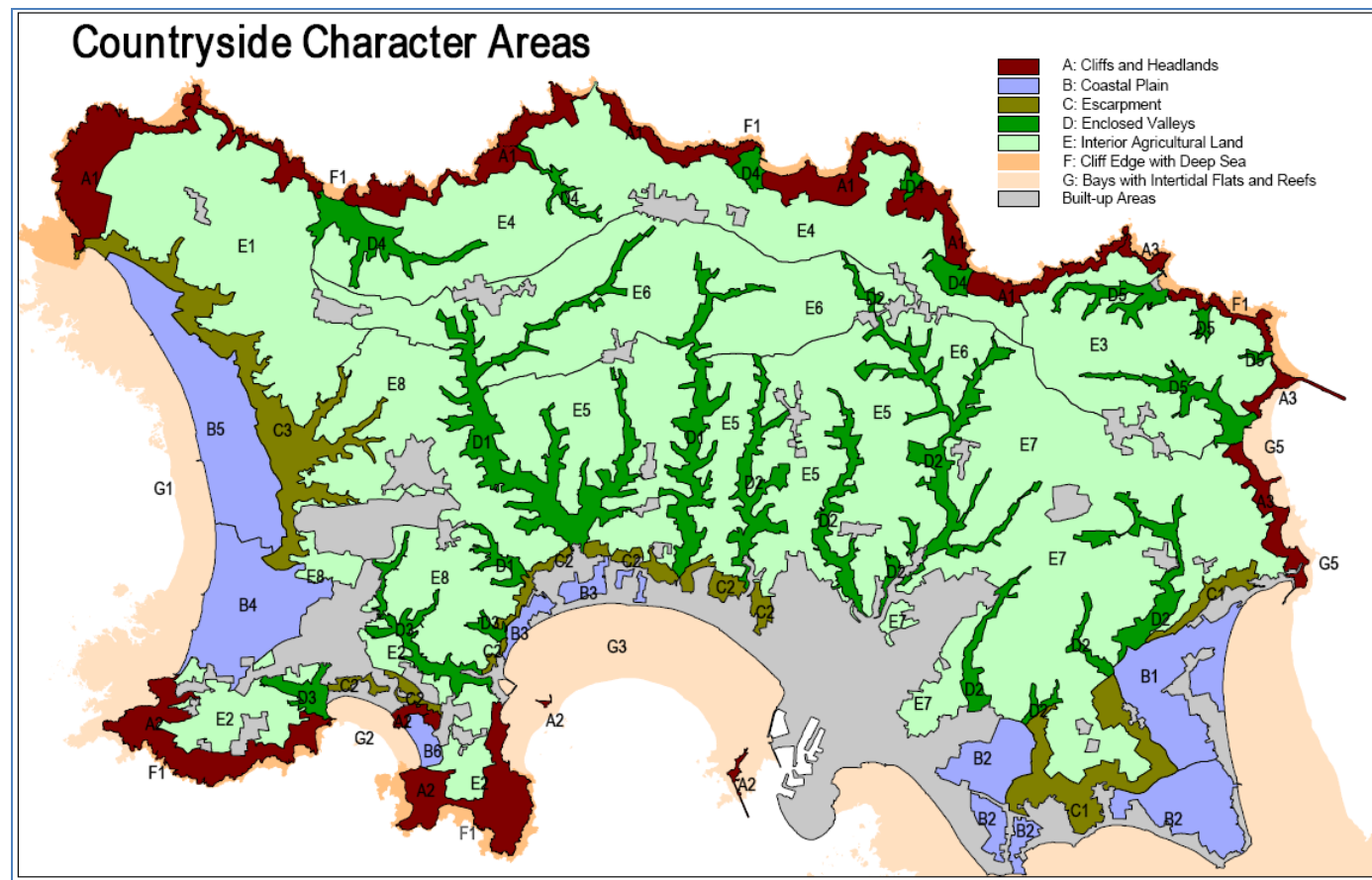


Table 2: Landscape Sensitivity

Sensitivity	Landscape Character Area
1 Very Low Impact	Built Up areas, no rural areas in Jersey
2 Low Impact	B2: St. Clement – St. Saviour Coast – where no view of sea E2: South-West Headland (St Brelade) - where forming well integrated, infill development E7: Eastern Plateau - where well integrated to existing built up areas E8: Western Plateau- where well integrated to existing built up areas
3 Medium Impact	B2: St. Clement – St. Saviour Coast – where view of sea B3: South Coast Urban Plain. E5: Central Plateau – Ridges – around Carfour Selois & Sion E6: Central Plateau – Valley Heads, only around Trinity, St. John, St. Mary & St. Ouen villages.
4 High Impact	B1: Grouville Coastal Plain C1: Grouville , St. Saviour Escarpment C2: South Coast Urban Escarpment D1: Main Interior Valleys D2: Eastern Valleys D3: St. Brelade’s Valleys E1 North-West Headland (St. Ouen) E2: South-West Headland (St Brelade) E3: North-East (St. Martin) E4: North Coast E5: Central Plateau Ridges – other than around Carrefour Selous & Sion E6: Central Plateau Valley Heads, other than around Trinity, St. John, St. Mary & St. Ouen villages. E7: Eastern Plateau – along the main roads (infill development) E8: Western Plateau – east of Le Quennevais & along the main roads (infill development)
5 Very High Impact	A1: North Coast Heathland A2: South West Headland Heaths A3: North-East Low Wooded Edge B4: The Quennevais Dunes B5: St. Ouen’s Bay Coastal Plain B6: Le Ouaisné Common C3: St Ouen’s Bay Escarpment and Valleys D4: North Coast Valleys D5 St. Martin’s Valleys

4. Existing use

The existing land use is an important consideration for determining the suitability of sites for housing development. The preference within the Island Plan and, therefore, this assessment is to ensure previously developed, brownfield land is re-developed before developing greenfield sites. Consequently brownfield sites have been awarded a high suitability rating.

The second most preferable type of land for housing developing is redundant glasshouses, therefore, these sites have been given a suitability score of ‘good’.

Land that is activity being used for commercial purpose was deemed to have a ‘low’ suitability as such premises would need to be relocated.

In accordance with the Minister’s desire for protecting open spaces, sites that constitute either, an open space, an agricultural or recreation field or a community use have been given a ‘poor’ suitability rating.

EIP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
B1	IPR (1) - 175	Field 139, La Petite Route des Mielles, St Brelade  Connetable of St Brelade	<p>Due to time constraints I am initially providing a brief representation outlining reasons for considering various sites in St Brelade to provide either affordable category A First Time Buyer or Lifelong Over 55's homes.</p> <p>The Parish of St Brelade would like to play its part in providing part of the identified requirements for Category A Housing of 700 homes in Jersey between 2013 and 2017 with the rezoning of one or all of the sites listed below.</p> <p>It is an aim of the current Council of Ministers to boost the supply of affordable homes, not just for social rented purposes, but also purchase which supports one of the States Strategic Plan's priority objectives to ensure all island residents are adequately housed. In regards to the Council of Ministers request to the Planning and Environment Minister to identify sites for rezoning to facilitate the short term supply of affordable housing. I believe there is a definite need, both within the Parish and island wide, for both affordable Category A First Time Buyer and Lifelong Over 55's homes.</p> <p>I am aware of the current proposals to build Category A Housing at Belle Vue (Phase One) of 35 units and Belle Vue (Phase 2) of 20 to 47 units dependent on the Planning Permit. Most, if not all, these homes are being developed for the social rented market. It is my belief that affordable over 55's homes to purchase are also needed and that the Parish could develop in partnership with others, homes of this nature which could release open market properties for both first time buyers and those looking to move up the property ladder.</p> <p>I believe each, if not all, the sites proposed by the Parish could be part of improving the recent record of delivering affordable homes islandwide and increase the limited quantity of only 26 purpose built Category Homes built in the Parish between 2002 to the end of 2012 as mentioned in the current Residential Land Availability Report (RLAR). From figures provided in this report, St Brelade are currently only committed to providing a total of 157 homes at the start of 2013, none of which are either First Time Buyer or Over 55's homes.</p> <p>For a Parish with the diversity of residents and needs it has, this is a disappointing projection. As mentioned the current RLAR identifies housing affordability as the most important issue requiring attention. The sites identified by the Parish if rezoned, and acquired at a reasonable cost could offer homes to those families on modest or lower incomes or in the case of over 55's, at a price that will be attractive enough to consider downsizing.</p> <p>As I have said, this is only an initial representation and it will be my intention to provide a more detailed submission for review by the Planning Inspector early next year which will be accompanied by public consultation and an Examination in Public. It is my hope that all three sites listed below will be either developed by the Parish or have strong Parish links ensuring strong community links are maintained and enhanced. Along with the Minister, the Parish is committed to good quality design meeting or exceeding current standards.</p> <p>Consideration for rezoning of the following sites is being requested as follows:-</p> <ul style="list-style-type: none"> <li>Field 139, La Petite Route des Mielles</li> <li>Field 459A, La Rue de la Corbiere Strip of Land,</li> <li>Tabor Park, La Route des Genets</li> </ul> <p>The site identified by the Parish if rezoned, and acquired at a reasonable cost could offer homes to those families on modest or lower incomes or in the case of over 55's, at a price that will be attractive enough to consider downsizing.</p> <p>The site identified by the Parish if rezoned, and acquired at a reasonable cost could offer homes to those families on modest or lower incomes or in the case of over 55's, at a price that will be attractive enough to consider downsizing.</p>	L o w	G o o d	G o o d	L o w	<p>It would be inappropriate to zone this land for housing given that;</p> <p>The site is undeveloped; the development of this site would not meet with the 2011 Island Plan objectives for protecting green fields and open spaces and preventing the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>The Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the E2: Interior Agricultural land. This would constitute development along the character area's main roads (infill development) where the landscape sensitivity of this site/area is high.</p> <p>Designating this site for housing development would contradict the established policies of the 2011 Island Plan, to which the Minister is not prepared to make an exception.</p> <p>Given that this site has been designated as Green Zone and that the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. However, given that this site has not previously been reviewed by planning inspectors the Minister recommends that they review this site in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>

EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
Second Round Representation for B1 - Field 139, La Petite Route des Mielles, St. Brelade								
B1 (2 <sup>nd</sup> Rnd Rep		Field 139, La Petite Route des Mielles, St Brelade  Mr G White	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.	L o w	G o o d	G o o d	L o w	Comments noted, please refer to previous response (IPR (1) - 175). The Minister will consider all of the recommendations made by the planning inspectors in their report following the EiP and make any amendments, as necessary, before lodging the final draft to the States of Jersey for debate.
B2	IPR (1) - 175	Field 459A, La Rue de la Corbiere Strip of Land, St. Brelade  Connetable of St Brelade	<div>Withdrawn</div>	L o w	L o w	L o w	P o o r	<p>It would be inappropriate to zone this land for housing given that;</p> <p>This remote small site is a green field and the development of this site would not meet with the 2011 Island Plan objectives for protecting green fields and open spaces and preventing the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>The Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the E2: Interior Agricultural land. This would constitute development along the character area's main roads (infill development) where the landscape sensitivity of this site/area is high.</p> <p>Designating this site for housing development would contradict the established policies of the 2011 Island Plan, to which the Minister is not prepared to make an exception.</p> <p>Given that this is a remote site; has been designated as Green Zone; does not meet with the spatial strategy; and that the interim review of the 2011 Island Plan has made sufficient provision for affordable housing; the Minister is not minded to support this site for rezoning. However, given that this site has not previously been reviewed by planning inspectors the Minister recommends that they review this site in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>
B3	IPR (1) - 175 IPR (1) - 152	Tabor Park, La Route des Genets, St Brelade  Connetable of St Brelade		L o w	H i g h	L o w	P o o r	<p>It would be inappropriate to zone this land for housing given that;</p> <p>The small site is undeveloped; the development of this site would not meet with the 2011 Island Plan objectives for protecting green fields and open spaces and preventing the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>The Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the E2: Interior Agricultural land. This would constitute development along the character area's main roads (infill development) where the landscape sensitivity of this site/area is high.</p> <p>Designating this site for housing development would contradict the established policies of the 2011 Island Plan, to which the Minister is not prepared to make an exception.</p> <p>Given that this is a small site that has been designated as Green Zone and that the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the</p>



EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
			<p>I am aware of the current proposals to build Category A Housing at Belle Vue (Phase One) of 35 units and Belle Vue (Phase 2) of 20 to 47 units dependent on the Planning Permit. Most, if not all, these homes are being developed for the social rented market. It is my belief that affordable over 55's homes to purchase are also needed and that the Parish could develop in partnership with others, homes of this nature which could release open market properties for both first time buyers and those looking to move up the property ladder.</p> <p>I believe each, if not all, the sites proposed by the Parish could be part of improving the recent record of delivering affordable homes islandwide and increase the limited quantity of only 26 purpose built Category Homes built in the Parish between 2002 to the end of 2012 as mentioned in the current Residential Land Availability Report (RLAR). From figures provided in this report, St Brelade are currently only committed to providing a total of 157 homes at the start of 2013, none of which are either First Time Buyer or Over 55's homes.</p> <p>For a Parish with the diversity of residents and needs it has, this is a disappointing projection. As mentioned the current RLAR identifies housing affordability as the most important issue requiring attention. The sites identified by the Parish if rezoned, and acquired at a reasonable cost could offer homes to those families on modest or lower incomes or in the case of over 55's, at a price that will be attractive enough to consider downsizing.</p> <p>As I have said, this is only an initial representation and it will be my intention to provide a more detailed submission for review by the Planning Inspector early next year which will be accompanied by public consultation and an Examination in Public. It is my hope that all three sites listed below will be either developed by the Parish or have strong Parish links ensuring strong community links are maintained and enhanced. Along with the Minister, the Parish is committed to good quality design meeting or exceeding current standards.</p> <p>Consideration for rezoning of the following sites is being requested as follows:-</p> <ul style="list-style-type: none"> <li>Field 139, La Petite Route des Mielles</li> <li>Field 459A, La Rue de la Corbiere Strip of Land, <b>(withdrawn)</b></li> <li>Tabor Park, La Route des Genets</li> </ul> <p>The site identified by the Parish if rezoned, and acquired at a reasonable cost could offer homes to those families on modest or lower incomes or in the case of over 55's, at a price that will be attractive enough to consider downsizing.</p> <p>The site identified by the Parish if rezoned, and acquired at a reasonable cost could offer homes to those families on modest or lower incomes or in the case of over 55's, at a price that will be attractive enough to consider downsizing.</p>					Minister is not minded to support this site for rezoning. However, given that this site has not previously been reviewed by planning inspectors the Minister recommends that they review this site in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).
C1	IPR (1) - 178	Fields 241, 242, 242A, 243, 244 and 244A, St Clement  Grange Developments (D Whalley)	<p>Request to rezone Fields 241, 242, 242A, 243, 244 and 244A, St Clement for affordable housing</p> <p>The zoning of this site will not only provide much needed affordable homes it will also provide a fantastic addition to an existing sports club for which there is big demand.</p> <p>The full details of this representation can be found using this link <a href="http://consult.gov.je/file/2650244">http://consult.gov.je/file/2650244</a></p>	Poor	Good	Low	Poor	<p>It would be inappropriate to zone this land for housing given that;</p> <p>The site has a low 'spatial strategy' suitability, as the site constitutes previously undeveloped land outside the 'Built up Area' and does not meet with the 2011 Island Plan objectives for protecting green fields and open spaces.</p> <p>Designating this site for housing development would contradict the established policies of the 2011 Island Plan, to which the Minister is not prepared to make an exception.</p> <p>The Plan makes it clear that throughout the plan period, sufficient land is available for the provision of Category A homes from proposed re-zoned sites that are aligned with the current spatial strategy and from existing sites within the 'Built up Area'. There are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional greenfield land.</p> <p>This site was reviewed at the second EiP for the 2011 Island Plan review in the context of a</p>

Withdrawn

EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
								<p>proposed amendment (36<sup>th</sup> amendment P48./2011) by the then Deputy Gorst to safeguard field 244 for community use. The inspectors supported this and the site was subsequently protected.</p> <p>Given that this site has been designated as Green Zone and protected open space, and that the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. However, given that this site has only previously been reviewed by the inspectors for safeguarding the open space for community use, the Minister recommends that they review this site in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>
Second Round Representation for - C2 Fields128/127, St Clement								
C2 (2 <sup>nd</sup> round rep)	IPR	Fields128/127, St Clement Mr P Troy	<p><b>F128 St Clement (Troy Family) &amp; F127 (3rd Party willing seller)</b> The above land is on the fringe of the built up area.</p> <p>Number of units up to 30. OR 60 plus units with additional land from the adjoining field (Field 124) to the West of F127/F128 or alternatively land to the North (F129). The owners of F127 have in the past expressed an interest to work with us on a development scheme. The owners of F124 and F129 have not been contacted to establish whether they would be willing participants in a development scheme. Please note that a much larger scheme could be considered if the surrounding land were added, and it would have the advantage of being close to the nearby school.</p> <p>The Troy family have been building in Jersey since 1927. Both my grandfather and my father (and his brothers) have built numerous developments providing needed homes in Jersey. I have continued in the business after my father retired.</p> <p>My grandparents, my parents, myself and my wife and our children were all born in Jersey, and I am disappointed that business prospects are declining due to the recession.</p> <p>I wrote to you on the 28th of May 2013 stating that the Government needs to take positive steps to stimulate the construction industry particularly with regard to small firms employing local families and explained that land already owned by bone fide developers should be given priority in rezoning so as to ensure survival of existing businesses. I put forward the sites listed below but unfortunately did not receive a response to my letter and so I resubmit details again asking that you consider our sites for development.</p> <p>If developers can bring forward schemes on land that they already own, they obviously do not have the expense of purchasing the land from a third party and the financial input required is significantly reduced as the land may have been purchased many years ago at much lower prices. We own land that my father purchased over 30 years ago in anticipation of obtaining planning permission, but to this day remain undeveloped. We could provide 2 bedroom starter homes on this land at approximately £295,000 per unit (excluding garages), and 3 bedroom starter homes at approximately £325,000 per unit (excluding garages). These prices would cover all architect fees, planning fees, engineer's fees, development costs, development financing costs, and allow a payment to my father for his land but at a significantly reduced value to market prices. It would allow a sum for me, as the developer, to cover all my costs and make a small profit. However, it must be stressed that one cannot quote a "fixed price" for a starter home, it must always be considered "approximate" because each site will have different house designs, layouts and different costs.</p> <p>Items which affect costs include: method of construction, site levels needing adjustment, site clearance costs, ground-works required, distance required to bring services, ease of access to the site, amount of walls to be constructed, parking spaces to be provided, differing architects or engineering fees on each site, problems encountered on site, perhaps even weather conditions</p>	G o o d	G o o d	L o w	p o o r	<p>It would be inappropriate to re-zone this land for housing purpose given that;</p> <p>It does not meet with planning Minister's criteria for protecting green fields and open spaces. This includes the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>The Plan makes it clear that throughout the plan period, sufficient land is available for the provision of Category A homes from proposed re-zoned sites that are aligned with the current spatial strategy and from existing sites within the 'Built up Area'. There are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional greenfield land.</p> <p>This view was endorsed by the independent planning inspectors when this site was previously put forward and considered at the Examination in Public (EiP) in 2010 for the previous Island Plan review;</p> <p><i>"Development of this site would extend the BUA into open countryside contrary to the strategic aims of the Plan. <b>Recommendation: that the Minister does not amend the Plan</b>"</i></p> <p>Given that the inspectors have previously reviewed and rejected this site; it has been designated as Green Zone; and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. Accordingly, as there has been no demonstrable material change in circumstances the Minister recommends to the planning inspectors that they do not review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>

EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
			<p>during construction (the above are just some issues which differ in relation to site construction). What is of major importance is that because my family already owns the land we will not have the same input costs and requirement for bank finance as if we had to purchase land from a third party.</p> <p>I would suggest that you also consider that the developer be allowed a percentage of category B units on such a site, which would integrate more affluent middle class home owners next to starter home owners thereby ensuring a good social mix and age mix of home owners on a development.</p>					
G1	IPR (1) - 147	<p>Fauvic Nurseries, (fields 508, 508A, 526, 526A &amp; 521A) Grouville</p> <p>Mr S Payn (MS Planning)</p>	<p><b>Request to rezone for Affordable Housing</b> This largely redundant glasshouse complex and associated land provides the perfect opportunity for the provision of Category A Housing as an extension of the Built-Up Area whilst securing substantial environmental improvements. In many respects it is superior to other sites put forward by the Minister; including the for instance open field in St. Martin which provides no environmental improvements.</p> <p>The full details of this representation can be found using this link <a href="http://consult.gov.je/file/2648688">http://consult.gov.je/file/2648688</a></p>	Low	Good	Low	Poor	<p>It would be inappropriate to zone this land for housing given that;</p> <p>The site has a low 'spatial strategy' suitability, as the site constitutes previously undeveloped land outside the 'Built up Area' and the development of this site would not meet with the 2011 Island Plan objectives for protecting green fields and open spaces and preventing the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>The Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the E7: Eastern Plateau Interior Agricultural land, E7. As this would constitute development along the character area's main roads (infill development) the landscape sensitivity of this site/area is high.</p> <p>The Plan makes it clear that throughout the plan period, sufficient land is available for the provision of Category A homes from proposed re-zoned sites that are aligned with the current spatial strategy and from existing sites within the 'Built up Area'. There are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional greenfield land.</p> <p><b>Given that this site has been designated as Green Zone and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. However, given that this site has previously not been reviewed by the planning inspectors, the Minister recommends that they review this site in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</b></p>
G2	IPR (1) - 219	<p>Rainbow Nurseries, le Boulivot de Haut, Grouville</p> <p>Mr K Renouard</p>	<p>I am writing to with regard to the revision of the island plan, particularly in respect of the development of old glasshouse sites. I am making a representation in order to put forward my own and my family's opinions in this respect. We understand that the States are currently considering revising the plan to allow for the limited development of some glasshouse sites for first time buyer housing. We believe that all glasshouse sites should be permitted to make individual applications, to be considered on a case by case basis. Although some may be suitable for first time buyer housing many will be better suited for lower density high quality developments, in keeping with the surrounding areas, which would fall outside the first time buyer category.</p> <p>I have two sites of greenhouse, one in Grouville and one in St Saviour. Both of these sites are beyond economic repair. These sites have fallen into disrepair because the industry has failed and due to the lack of ongoing support from the States as well as foreign competition. The States encouraged my generation of farmers to invest heavily in to the industry but failed to foresee and deal with the consequential challenges that farmers have been left with. The result of this has been that glasshouses throughout the island have fallen into disrepair and farmers have not been able to provide for their own retirements or hand down the family business to the next generation.</p> <p>From a personal aspect, I would like to build sufficient houses on both our greenhouse sites to cover the cost of clearing the sites, installing mains drains and water and to compensate for my own and my late wife's lifetimes endeavour. I would be able to offer the opportunity for other local resident to join onto the main drains and water infrastructure that I install, which would be a</p>	Poor	Good	Low	Good	<p>It would be inappropriate to re-zone this land for housing development given that;</p> <p>The site has a poor 'spatial strategy' suitability, as the development of this site cannot be integrated with the defined 'Built up Area'. This includes the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>The Countryside Character Appraisal's evaluation is that the overriding local character of the area is, Eastern Plateau, Interior Agricultural Land, E7. The landscape sensitivity of this area is high given that the sites fall within the 'open countryside' away from the established 'Built up Areas'.</p> <p>The Plan makes it clear that throughout the plan period, sufficient land is available for the provision of Category A homes from proposed re-zoned sites that are aligned with the current spatial strategy and from existing sites within the 'Built up Area'. There are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional greenfield land.</p> <p>Whilst there is a presumption against the redevelopment of redundant and derelict glasshouses for other uses unrelated to agriculture; in exceptional circumstances, Policy ERE7, Derelict and Redundant Glasshouses, permits minimal non-agricultural development in order to ensure demonstrable environmental improvement of the site by the removal of the glasshouses and any contaminated material, the reduction in the area of buildings, and the repair to the landscape.</p>



EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
			considerable public gain in the areas concerned, which I am aware is a particular problem for many of my neighbours. To reiterate, I believe that all greenhouse sites in the island should have the opportunity to be redeveloped, thus enhancing the landscape rather than remaining as eyesores and potentially a danger to public health.					<p>This view was endorsed by the independent planning inspectors when this site was previously put forward and considered at the Examination in Public (EiP) in 2010 for the previous Island Plan review;</p> <p><i>The scope of Policy ERE 7 regarding redundant glasshouses is discussed In Volume 1, Chapter 7. This pair of sites is remote, served by narrow lanes well away from any BUA. Accordingly their development for housing would be contrary to the strategic aims of the Plan. Recommendation: that the Minister does not amend the Plan.</i></p> <p>Given that the inspectors have previously reviewed and rejected this site; that it has been designated as Green Zone; and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing; the Minister is not minded to support this site for rezoning. Accordingly, as there has been no demonstrable material change in circumstances the Minister recommends to the planning inspectors that they do not review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>
G3	IPR (1) - 158	<p><b>The Grange &amp; Field 730A, La Rue a Don, Grouville</b></p> <p>Mrs Freda Evans</p> <p>(MS Planning)</p>	<p>This brownfield site of derelict glasshouse infrastructure and commercial storage/car parking provides the perfect opportunity for the provision of Category A Housing whilst securing substantial environmental improvements. In many respects it is superior to other sites put forward by the Minister; including the for instance open field in St. Martin which provides no environmental improvements.</p> <p>The full representation can be found using this link: <a href="http://consult.gov.je/file/2648777">http://consult.gov.je/file/2648777</a></p>	P o o r	H i g h	G o o d	P o o r	<p>It would be inappropriate to re-zone this land as part of the 'Built up Area' given that;</p> <p>Site has a poor 'spatial strategy' suitability, as the site constitutes previously undeveloped land that cannot be integrated with the defined 'Built up Area'. The site does not meet with planning Minister's criteria for protecting green fields and open spaces and preventing the extension of the built-up area boundary, into the countryside, to allow for that;</p> <p>Designating this site for housing development would contradict the established policies of the 2011 Island Plan, to which the Minister is not prepared to make an exception.</p> <p>The Plan makes it clear that throughout the plan period, sufficient land is available for the provision of Category A homes from proposed re-zoned sites that are aligned with the current spatial strategy and from existing sites within the 'Built up Area'. There are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional Green Zone land.</p> <p>This view was endorsed by the independent planning inspectors when this site was previously put forward and considered at the Examination in Public (EiP) in 2010 for the previous Island Plan review;</p> <p><i>"We consider that this site is poorly related to the BUA and its development would be contrary to the strategic aims of the Plan. Recommendation: that the Minister does not amend the Plan."</i></p> <p>Given that the inspectors have previously reviewed and rejected this site; it has been designated as Green Zone; and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing; the Minister is not minded to support this site for rezoning. Accordingly, as there has been no demonstrable material change in circumstances the Minister recommends to the planning inspectors that they do not review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>
Second Round Representation for - G4 The Allotments, Rue des Maltieres, Grouville (Field 155)								

EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
G4 (2 <sup>nd</sup> Rnd Rep)	IPR	The Allotments, Rue des Maltieres, Grouville (Field 155)  Peter Troy	<p>Possible number of units 40-50. Borders the built up area Gorey. This site was once suggested by our family as a site for a hotel and conference centre. The existing allotments are unsightly and located on the fringe of Gorey village and could easily be relocated to a more suitable area allowing construction of much needed homes close to all amenities. It is worthy of note that construction of housing has been permitted directly opposite the allotments.</p> <p>The Troy family have been building in Jersey since 1927. Both my grandfather and my father (and his brothers) have built numerous developments providing needed homes in Jersey. I have continued in the business after my father retired.</p> <p>My grandparents, my parents, myself and my wife and our children were all born in Jersey, and I am disappointed that business prospects are declining due to the recession.</p> <p>I wrote to you on the 28th of May 2013 stating that the Government needs to take positive steps to stimulate the construction industry particularly with regard to small firms employing local families and explained that land already owned by bone fide developers should be given priority in rezoning so as to ensure survival of existing businesses. I put forward the sites listed below but unfortunately did not receive a response to my letter and so I resubmit details again asking that you consider our sites for development.</p> <p>If developers can bring forward schemes on land that they already own, they obviously do not have the expense of purchasing the land from a third party and the financial input required is significantly reduced as the land may have been purchased many years ago at much lower prices. We own land that my father purchased over 30 years ago in anticipation of obtaining planning permission, but to this day remain undeveloped. We could provide 2 bedroom starter homes on this land at approximately £295,000 per unit (excluding garages), and 3 bedroom starter homes at approximately £325,000 per unit (excluding garages). These prices would cover all architect fees, planning fees, engineer’s fees, development costs, development financing costs, and allow a payment to my father for his land but at a significantly reduced value to market prices. It would allow a sum for me, as the developer, to cover all my costs and make a small profit. However, it must be stressed that one cannot quote a "fixed price" for a starter home, it must always be considered "approximate" because each site will have different house designs, layouts and different costs.</p> <p>Items which affect costs include: method of construction, site levels needing adjustment, site clearance costs, ground-works required, distance required to bring services, ease of access to the site, amount of walls to be constructed, parking spaces to be provided, differing architects or engineering fees on each site, problems encountered on site, perhaps even weather conditions during construction (the above are just some issues which differ in relation to site construction). What is of major importance is that because my family already owns the land we will not have the same input costs and requirement for bank finance as if we had to purchase land from a third party.</p> <p>I would suggest that you also consider that the developer be allowed a percentage of category B units on such a site, which would integrate more affluent middle class home owners next to starter home owners thereby ensuring a good social mix and age mix of home owners on a development.</p>	L o w	G o o d	L o w	P o o r	<p>It would be inappropriate to re-zone this land for housing purpose given that;</p> <p>The site is zoned as a 'Protected Open Space' and provides allotment space, a much sought after community use.</p> <p>It does not meet with planning Minister's criteria for protecting green fields and open spaces. This includes the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>The Plan makes it clear that throughout the plan period, sufficient land is available for the provision of Category A homes from proposed re-zoned sites that are aligned with the current spatial strategy and from existing sites within the ‘Built up Area’. There are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional greenfield land.</p> <p>The site has a ‘low’, spatial strategy suitability, as it constitutes previously undeveloped land outside the ‘Built up Area’ and does not meet with planning Minister's criteria for protecting green fields and open spaces. This includes the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>This view was endorsed by the independent planning inspectors when this site was previously put forward and considered at the Examination in Public (EiP) in 2010 for the previous Island Plan review;</p> <p><i>“Development of this site would extend the BUA into open countryside contrary to the strategic aims of the Plan. Recommendation: that the Minister does not amend the Plan”</i></p> <p>Given that the inspectors have previously reviewed and rejected this site; it has been designated as Protected Open Space within the Green Zone; and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. Accordingly, as there has been no demonstrable material change in circumstances the Minister recommends to the planning inspectors that they do not review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>
H1	IPR (1) - 149	Part Field 1219, Grande Route de Mont a l’Abbe, St. Helier  Peter Furzer (MS	Owing to various factors, the Minister seeks to revise the 2011 Island Plan to address a number of polices ahead of the preparation of a new Island Plan which is due around 2020-2021. The proposed changes to Policy H1 and H5 are likely to be seen as the most fundamental change to the 2011 Island Plan proposed by the current amendment, requiring the re-zoning of land to meet the need for affordable housing. However, this is not unusual as similar re-zoning propositions had to be brought to the States to update the previous two Island Plans, namely, the 1987 Island Plan and the 2002 Island Plan. There is therefore a history of under-provision in plan preparation. Providing	H i g h	H i g h	H i g h	P o o r	<p>It would be inappropriate to zone this land for housing given that;</p> <p>The site is undeveloped; the development of this site would not meet with the 2011 Island Plan objectives for protecting green fields and open spaces.</p> <p>The Plan makes it clear that throughout the plan period, sufficient land is available for the provision of Category A homes from proposed re-zoned sites that are aligned with the current</p>

EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
		Planning)	<p>adequate land for housing is perhaps the most important function of the Island Plan and the doubts regarding the ability of the 2011 Island Plan, raised prior to and after its adoption, to deliver an adequate number of affordable homes appear, regrettably, to have been correct. This is the reason the Chief Minister, in his statement on 16th April 2013 stated the Council is determined to boost the supply of social rented and affordable homes. "For this reason we have agreed to bring forward the sites (including Field 1219) set aside in the last (draft) Island Plan for re-zoning to provide more affordable homes."</p> <p>However, whilst the Minister's proposal to re-zone sites is welcome, it is confusing, notwithstanding the Chief Minister's comments above, why Field 1219, which is in the Built Up Area, is not included in the interim Plan as a site to be re-zoned. Conclusion This therefore demonstrates the need to re-zone additional privately owned sites for affordable housing over and above the 6 that have been identified in the interim Island Plan, and which should include Field 1219, St Helier for the additional public benefits it would bring, namely to Haute Vallee School. Alternatively, it should be included high up on a reserve list of sites to be zoned for affordable housing and which can be released as and when required.</p> <p>The full representation can be found using this link <a href="http://consult.gov.je/file/2648776">http://consult.gov.je/file/2648776</a></p>					<p>spatial strategy and from existing sites within the 'Built up Area'. There are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional greenfield land.</p> <p>This site has been reviewed and supported for housing development by the independent planning inspectors when this site was previously put forward and considered at the Examination in Public (EiP) in 2010 and they also made further comment on this site at the further EiP in May 2011 for the previous Island Plan review. The Minister is however not minded to support their conclusions for the reasons previously stated.</p> <p><b>Given that the site has been designated as Green Zone and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, notwithstanding the inspectors' previous review and recommendations for this site for housing, the Minister recommends to the planning inspectors that they do not review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</b></p>
H2	IPR (1) - 150	<p>Field 1248, La Pouquelaye, St. Helier</p> <p>Mr A Ozanne (Walter property/MS planning)</p>	<p>The site is ideal spatially for residential development close to the town of St. Helier, as is indicated by the previous recommendation for approval for housing, the existence of safe vehicular access and proximity to services. Critically needed Category A dwellings can be achieved without harming the appearance of the area through good design, thoughtful siting and landscaping.</p> <p>The full representation can be found using this link <a href="http://consult.gov.je/file/2648760">http://consult.gov.je/file/2648760</a></p>	H i g h	H i g h	L o w	L o w	<p>It would be inappropriate to zone this land for housing purposes given that;</p> <p>Although the site is well located and scores well against the spatial strategy, the development of this site would not meet with the 2011 Island Plan objectives for protecting green fields and open spaces.</p> <p>The Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the Central Plateau Ridges, E5. The landscape sensitivity of this area is high.</p> <p>The Plan makes it clear that throughout the plan period, sufficient land is available for the provision of Category A homes from proposed re-zoned sites that are aligned with the current spatial strategy and from existing sites within the 'Built up Area'. There are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional greenfield land.</p> <p>This view was endorsed by the independent planning inspectors when this site was previously put forward and considered at the Examination in Public (EiP) in 2010 for the previous Island Plan review;</p> <p><i>We think that in most respects this site represents a potential Category A housing site. It is well located from a strategic point of view; close to a range of services and to the town centre; capable of being developed quickly; and though - like any site - it will have traffic and visual impacts we think these are no more serious than in many other places. However it is greenfield land. For this reason, as we indicated in part 1 of this report, it is less satisfactory than other sites despite its advantages, and it conflicts with the strategy in the IP and the States Strategic Plan. It comes into play because of the proposals to omit from the IP sites which appear more suitable in strategic terms. Our view is that, if the exclusion of those sites is confirmed, then in order to meet the needs of the Island for housing, this amendment should be accepted. But if other sites (notably the large site at Samarès) were to go ahead then this site should be rejected</i></p> <p>Given that the inspectors have previously reviewed and rejected this site; it has been designated as Green Zone; and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. Accordingly, as there has been no demonstrable material change in circumstances the Minister recommends to the planning inspectors that they do not review this site at the EiP in the</p>



EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
								context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).
Second Round Representations for H2 - Field 1248, la Poucalaye								
H2 (2 <sup>nd</sup> Rnd Rep		Field 1248 La Pouquelaye, St. Helier  Mr A De Burgos	I would like this field to be left as a farm land as I suggested ten years ago.	H i g h	H i g h	L o w	L o w	Comments noted, please refer to response to representation IPR (1) - 150. The Minister will consider all of the recommendations made by the planning inspectors in their report following the EiP and make any amendments, as necessary, before lodging the final draft to the States of Jersey for debate.
H2 (2 <sup>nd</sup> Rnd Rep		Field 1248 La Pouquelaye, St. Helier  Ms D McKay	I understand that the Island Plan is urgently under review and the matter of the potential development of field 1248 has been put forward for consideration. I am dismayed that this field is being considered once again given there has been so much debate in the past against this. Being a resident of ten years at Signal One, I wish to re-iterate my views on any development of this field, as follows: - we are slowly losing green space around St Helier to the detriment of residents - the landowners of field 1248 have stated that it is not used as agricultural land, yet they grew crops this year - more importantly the residents of surrounding area have the right to privacy and for disruption to be minimised, yet the only entrance and exit to any development is either side of Signal One. There is no dedicated entrance and exit by any other route. - we already have significant traffic due to Channel TV and the various offices (and this can be substantiated by the fact that the landlord of the car park and offices had to increase parking in order to accommodate requirements of these businesses) plus traffic from the development of houses adjacent to the car park- the exits are not designed for heavy traffic. We suffer from speeding vehicles between Manor Park and Queens Road which makes it dangerous at times to exit I sincerely hope that once again support is not given to this proposed development	H i g h	H i g h	L o w	L o w	Comments noted, please refer to response to representation IPR (1) - 150. The Minister will consider all of the recommendations made by the planning inspectors in their report following the EiP and make any amendments, as necessary, before lodging the final draft to the States of Jersey for debate.
H2 (2 <sup>nd</sup> Rnd Rep		Field 1248 La Pouquelaye, St. Helier  Dr W Franklin & Family	I am writing on behalf of the residents of Abbotsfield, Highview Lane, St Helier, Jersey, JE2 3GD, to object to any proposed development in Field 1248. The arguments have been fully reviewed on a number of previous occasions and the need to preserve green space wherever possible becomes greater with the passage of time. I will not trouble you by rehearsing the arguments of which I am sure you are well aware. However, I would highlight that when my family attended the well supported meeting at the Town Hall about this matter when it was last reviewed, the lawyer representing the owners of the field stated that ' <i>the land would never be returned to agriculture</i> '. It has come as no surprise, and it is a great delight to see, that it has already been returned to productive agricultural use. We would once again be fully supportive of local action against development as we have been on previous occasions. I hope my short comments are of value and I can expand on them should you wish.	H i g h	H i g h	L o w	L o w	Comments noted, please refer to response to representation IPR (1) - 150. The Minister will consider all of the recommendations made by the planning inspectors in their report following the EiP and make any amendments, as necessary, before lodging the final draft to the States of Jersey for debate.
H2 (2 <sup>nd</sup> Rnd Rep		Field 1248 La Pouquelaye, St. Helier  Mr & Mrs Flaxman	We understand that you are the Programme Officer dealing with the renewed application by the owner of Field 1248, St Helier, Jersey to have this field rezoned for housing. Our original opposition remains on the grounds that this is prime agricultural land, as proved by the excellent crop of potatoes grown in it this year, and also that it borders on other fields in the same area which are productive agricultural land. Once one field is lost it would not be long before the others suffer the same fate. There must be alternative areas in the island more suitable for development. May we thank you in advance for taking our views into consideration.	H i g h	H i g h	L o w	L o w	Comments noted, please refer to response to representation IPR (1) - 150. The Minister will consider all of the recommendations made by the planning inspectors in their report following the EiP and make any amendments, as necessary, before lodging the final draft to the States of Jersey for debate.

EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
H2 (2nd Rnd Rep)		Field 1248 La Pouquelaye, St. Helier  Mr & Mrs Heffy	This is our objection to above field proposal for rezoning. La Pouquelaye is a very busy road due to the school, Centre Point & housing on this road, this road is not able to take any further traffic. The field in question, also backs onto "Highview Lane" & is a green lane, if this field is made into housing this would destroy this beautiful area. There are many areas all round the island that could be made for development & our farming fields need to be protected.	H i g h	H i g h	L o w	L o w	Comments noted, please refer to response to representation IPR (1) - 150. The Minister will consider all of the recommendations made by the planning inspectors in their report following the EiP and make any amendments, as necessary, before lodging the final draft to the States of Jersey for debate.
H2 (2nd Rnd Rep)		Field 1248 La Pouquelaye, St. Helier  R & Mrs N Asplet	We object to the development of Field 1248. This unspoilt field is listed in the Island Plan as farm land. We have been resident in this area for more than 60 years and have seen the gradual spread of housing and consequent loss of green fields. An attempt to have this field re zoned for housing was made a few years back and a considerable number of residents successfully opposed the proposition.	H i g h	H i g h	L o w	L o w	Comments noted, please refer to response to representation IPR (1) - 150. The Minister will consider all of the recommendations made by the planning inspectors in their report following the EiP and make any amendments, as necessary, before lodging the final draft to the States of Jersey for debate.
H2 (2nd Rnd Rep)		Field 1248 La Pouquelaye, St. Helier  Mrs M Hubbard	I cannot believe that Field 1248 is once again up for consideration as a housing project. This field has been the subject of applications over the years I have lived nearby and has been rejected each time including an appeal to the Royal Court. This field is surrounded by potato fields and this year potatoes were once again grown there. Another problem is access. La Pouquelaye is half one way and with the extra traffic caused by the nearby school being extended which has already been agreed, the only road leading to Queen's Road will be even more chaotic at certain times without any extra traffic being generated. I do hope this application will be rejected once again.	H i g h	H i g h	L o w	L o w	Comments noted, please refer to response to representation IPR (1) - 150. The Minister will consider all of the recommendations made by the planning inspectors in their report following the EiP and make any amendments, as necessary, before lodging the final draft to the States of Jersey for debate.
H2 (2nd Rnd Rep)		Field 1248 La Pouquelaye, St. Helier  Mrs A Mayne	My sentiments and opinions have not changed since the last time Field 1248 was put forward for rezoning. Highview Lane is beautiful throughout the seasons. It is used by walkers, school children and visitors. Runners and keep fit enthusiasts use it regularly. Traffic would obviously be unable to exit via the lane. When one field is developed the others will go down like dominoes. At the last meeting at the Town Hall, the lawyers on behalf of the owner stated the field would be unfit for growing crops. How ridiculous, he has been proved wrong. Potatoes were grown in Field 1248 this year and it was an exceptionally good crop. It is sad that developers seem to control the building anywhere in our island. Jersey is becoming a concrete jungle not the green and beautiful Island it should be.	H i g h	H i g h	L o w	L o w	Comments noted, please refer to response to representation IPR (1) - 150. The Minister will consider all of the recommendations made by the planning inspectors in their report following the EiP and make any amendments, as necessary, before lodging the final draft to the States of Jersey for debate.
H2 (2nd Rnd Rep)		Field 1248 La Pouquelaye, St. Helier  Mrs G James	It was with some degree of surprise and dismay that I learned from one of our district's deputies that proposed rezoning of the above field for development is due to be the subject of yet another inquiry in January. We were assured after the last inquiry in 2011 that the above field would not be considered for rezoning for "at least 10 years". The main reason given was that there are enough sites in the Island Plan that would be suitable for building affordable housing without developing anymore green field sites. The States debated this and agreed to go ahead, look at the sites in the Island that were suitable for redevelopment and that were not in the Green zone and build on them. Nothing in the last 2 years has changed - there are still sites waiting for approval to be developed :- The former JCG School, at least 2 former glasshouse and vineries, the Le Masuriers site opposite the new Town Park, a former garden centre/ nursery are the ones I can think of and there are probably more. All these sites would provide desperately needed housing without building in the green zone and sacrificing beautiful and productive agricultural land. That they have not is due to the inertia and inactivity of States Members and the inability of the Planning Dept to work co-operatively with Housing and Developers. The reasons given for objecting to the rezoning of the above field 1248 always have been and still are as follows :- It is good agricultural land and is currently being cultivated - potatoes have been grown on it this year. (Until about 10 years ago when development of this field was first mooted it had been in continual cultivation for at least 60 years and had been used for a variety of agricultural purposes) Access to the site is restricted as the field is situated off a narrow Green Lane which in turn leads off a narrow but busy main road. Pressure on existing services especially schools in the area - we have 2 full Primary Schools on La Pouquelaye itself. Indeed one of them has been earmarked already to have	H i g h	H i g h	L o w	L o w	Comments noted, please refer to response to representation IPR (1) - 150. The Minister will consider all of the recommendations made by the planning inspectors in their report following the EiP and make any amendments, as necessary, before lodging the final draft to the States of Jersey for debate.

EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
			extra classrooms built. This will lead to a considerable increase in traffic along an already busy road at peak times Is in close proximity to National Trust land and abuts other agricultural fields. It is on a green lane that is itself a green lung for residents of the area and provides access to one of the most beautiful valleys in the Island (Vallee des <i>Vaux</i> was saved from development in 1936 by a one of our Island's more enlightened people Carlyle Le Gallais who founded the National Trust for Jersey as a result). Agricultural land once lost to development cannot be reinstated and there may come a time when we will need more land for agriculture so we should at least hold on to what we have. We have had enough creeping urbanisation around the outlying areas of St Helier. There are enough sites that could and should be used for housing without destroying perfectly good and productive agricultural land.					
H2 (2nd Rnd Rep		Field 1248 La Pouquelaye, St. Helier  Graham and Margaret Talbot	<p>I have to start our objection to any proposed development of the above with 'surely it's not here we go again'! We have, with other residents of La Pouquelaye, raised objections to building on Field 1248 in the past; and together with the fact that this land has not been designated by the States as land to be rezoned for development, these objections have been upheld.</p> <p>With two schools (one of which is due to have extra classrooms built bringing in even more traffic) and a Youth &amp; Community centre already in the area, the traffic trying to get out already backs up well down the road from the junction with La Grande Route de St Jean, especially at peak collection/delivery times for these schools and already makes it difficult to exit from Highview Lane on to La Pouquelaye. The private road, Le Petit Clos, where I live joins on to Highview Lane. These difficulties will only increase with any extra houses</p> <p>I was born in this island and have lived here all my life apart from a period in H.M. Forces, serving in Malaya during the conflict in that country. I hope that during my retirement and for the future of my children and grandchildren Jersey will remain a green and beautiful place to live.</p> <p>Field 1248 is part of the Green Zone and all the nearby fields, including 1248, are used for agriculture. The owners in years prior to 2013 did not permit any planting to take place, obviously to claim it was not suitable for growing, in the hope that Planning would allow it to be used for Housing and so increase its value.</p> <p>If the field does go to housing it would only be a matter of time before the surrounding green fields were developed and so town would be pushed further into the country and our fields become part of the increasing concrete jungle.</p> <p>Highview Lane is a beautiful country lane. only about 10ft wide and cannot possible cope with any extra traffic from a housing estate, even if most of it is diverted via the Channel Television site.</p>	H i g h	H i g h	L o w	L o w	Comments noted, please refer to response to representation IPR (1) - 150. The Minister will consider all of the recommendations made by the planning inspectors in their report following the EiP and make any amendments, as necessary, before lodging the final draft to the States of Jersey for debate.
H2 (2nd Rnd Rep		Field 1248 La Pouquelaye, St. Helier  Christine De La Haye	<p>I refer to the Island Plan Review with particular reference to Field 1248 situated behind Channel Television, La Pouquelaye, St Helier.</p> <p>I am totally opposed to any development on Field 1248 for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The unwarranted creep of urbanization on the outskirts of St Helier.</li> <li>2. The loss of farmland.</li> <li>3. The slow degradation of the quality of life I currently enjoy, mainly through the increase in vehicular traffic.</li> </ol> <p>Please consider my views during the review process.</p>	H i g h	H i g h	L o w	L o w	Comments noted, please refer to response to representation IPR (1) - 150. The Minister will consider all of the recommendations made by the planning inspectors in their report following the EiP and make any amendments, as necessary, before lodging the final draft to the States of Jersey for debate.



EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
H2 (2nd Rnd Rep		Field 1248 La Pouquelaye, St. Helier  Helen Le Riche	Field1248 is a beautiful enclosed fertile, agricultural field which has been growing crops for decades. Why would any Owner/Developer ever dream on building there except for financial reasons. I understand Jersey is in need of Social Housing but surely there are more accessible brown sites available. Traffic is a huge problem in the area, especially at School times and it is difficult for Residents to exit on to the La Pouquelaye road. Cars, 80/100 exiting from field 1248,would create a chaotic situation, especially for emergency vehicles. I sincerely hope Island Planners will continue to allow Green Fields to be cultivated, producing crops in the future.	H i g h	H i g h	L o w	L o w	Comments noted, please refer to response to representation IPR (1) - 150. The Minister will consider all of the recommendations made by the planning inspectors in their report following the EiP and make any amendments, as necessary, before lodging the final draft to the States of Jersey for debate.
H2 (2nd Rnd Rep		Field 1248 La Pouquelaye, St. Helier  Sandra Wakeham	I am totally opposed to any development in La Pouquelaye, especially in Field 1248. I have lived in Nomond Avenue for nearly thirty years, and in that time this private road where I live has become a dangerous rat run for people trying to jump the queues of traffic in order to join Queens Road. In spite of No Thouroughfare and Private Road signs, the sheer volume of traffic in this area has become intolerable, and to add extra development and the accompanying vehicles is wrong on several levels. We live in a small Island, and we need to protect our green areas and fields from the money grabbing developers who will stop at nothing until our whole Island is concreted over. Good luck in your battle for our quality of life.	H i g h	H i g h	L o w	L o w	Comments noted, please refer to response to representation IPR (1) - 150. The Minister will consider all of the recommendations made by the planning inspectors in their report following the EiP and make any amendments, as necessary, before lodging the final draft to the States of Jersey for debate.
H2 (2nd Rnd Rep		Field 1248 La Pouquelaye, St. Helier  Roger & Sandra Clark	We are aware that there is to be a review into the 2011 Jersey IslandPlan and have been advised to write to you with our comments as we are affected by the delusion of the owner of Field 1248 (inparticular) has put this green field forward for consideration for housing as he believes the Planning Department got its figures wrong on supply.  Island Plan Review Field 1248 We have lived close to this field for 34 years during which time we have always believed it to be agricultural land although for many years it has not been farmed. Over the years attempts have been made to gain permission to construct homes on this field. Each time we have opposed the planning application on the grounds of there having already been approved a number of additional properties in the vicinity - the CTV car park, Manor Park Estate and D'Auvergne primary school. We are told that there are brown field sites in St. Helier which are ripe for development and will meet the current need for housing, in particular for first time buyers. . traffic generation and road safety, in particular that caused by the new primary school which we understand is likely to increase significantly its numbers over the next few years. There is already significant traffic entering and leaving the properties belonging to CTV, Signal One flats and the recently completed development in the CTV car park. (The entrance is directly opposite the bedroom for my 93 year old mother-in-law, who already suffers from ever increasing traffic noise generally and anti-social behaviour, especially late at night) At rush hour times as well as the beginning and end of school it is impossible to exit our estate (Fairfield Avenue) due to the very long queue of traffic that has built up from the junction with La Pouquelaye and Queen's Road. This main road is also used as a rat-run for traffic travelling to the North of the Island, thus avoiding the heavily congested roundabout at the bottom of Queen's Road and the Ring Road around town. . the detrimental effect any development will have on the character of the area. The field is at the top of the slope down to one of the Island's prettiest valleys - Vallee des Vaux. The area is awash with wildlife and a woodland footpath connects our already built up area with the unspoilt valley below. We support the view that all such countryside areas around our parish should be protected from the ever increasing urbanisation of the edges of St. Helier. I hope you will give our comments serious thought. We would be extremely disappointed if Field 1248 was rezoned for the building of many houses. None the applications submitted over the years have been approved by the Planning Office and long may this be the case.	H i g h	H i g h	L o w	L o w	Comments noted, please refer to response to representation IPR (1) - 150. The Minister will consider all of the recommendations made by the planning inspectors in their report following the EiP and make any amendments, as necessary, before lodging the final draft to the States of Jersey for debate.

EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
H2 (2nd Rnd Rep		Field 1248 La Pouquelaye, St. Helier  C P Lister	<p>My objection to the proposed changes to the Island Plan are as follows: A letter received from Planning and Building Services, dated 13.10.2009, contains the following statement.... 'The draft Island Plan ..... does not recommend this site for development as it is considered that predicted housing needs can be met through development within the designated Built Up areas and the development of brownfield sites. <b>Accordingly the application is considered to be <i>prejudicial to the to the emerging Island Plan</i></b>, In my opinion nothing has changed that justifies the proposed alteration to the plan. In addition to the above, there would still remain the likely difficulties of access to and from the site and also the worsening of already difficult vehicular access to Queen's Road, particularly during peak times. Finally, the development of this field would be yet another unnecessary incursion into the rural parts of the island, a loss to the farming community and a further desecration of the island much loved by <i>most</i> of the people who live here. It would be shameful if this proposed change to the Island Plan were to be permitted purely to line the pockets of those greedy individuals who care little for the island and the environment and wish to leave a legacy of urban sprawl to generations to come.</p>	H i g h	H i g h	L o w	L o w	Comments noted, please refer to response to representation IPR (1) - 150. The Minister will consider all of the recommendations made by the planning inspectors in their report following the EiP and make any amendments, as necessary, before lodging the final draft to the States of Jersey for debate.
H2 (2nd Rnd Rep		Field 1248 La Pouquelaye, St. Helier  Mr and Mrs E. Moniz	<p>In response to your letter dated 26th of November regarding the island Plan review for Field 1248, behind channel TV. We would like oppose the move to try to use the field for housing purposes. The main reason for us is the traffic congestion is already horrendous in the mornings, evenings and even at school start and finishing times. The classrooms at D'auvern and Mont Millais schools are overcrowded. The move to have even more families in this area would put even more pressure on all the services. There several brown spots in town that could be further developed and not green fields. ie Les Follies (left to rot for the last 12 years).</p>	H i g h	H i g h	L o w	L o w	Comments noted, please refer to response to representation IPR (1) - 150. The Minister will consider all of the recommendations made by the planning inspectors in their report following the EiP and make any amendments, as necessary, before lodging the final draft to the States of Jersey for debate.
H2 (2nd Rnd Rep		Field 1248 La Pouquelaye, St. Helier  Jennifer Knowland	<p>Having just returned from annual leave, I am totally dismayed and horrified at the proposal to rezone Field 1248. The traffic issues would be horrendous and a danger to local residents. I could go into more detail but unfortunately with only just hearing about it today upon my return then I am conscious of the time constraints to raise my objections.</p>	H i g h	H i g h	L o w	L o w	Comments noted, please refer to response to representation IPR (1) - 150. The Minister will consider all of the recommendations made by the planning inspectors in their report following the EiP and make any amendments, as necessary, before lodging the final draft to the States of Jersey for debate.
H2 (2nd Rnd Rep		Field 1248 La Pouquelaye, St. Helier  M D Burgos	<p>I think it would be a tragic loss of farm land if Field 1248 was to be used for housing. The extra volume of traffic will create more problems for residents in the area. Cars are already queuing the entire length of Queens Road at times, and it will be much worse if these houses are built. Farm land should be preserved at all costs, even if it is not in use at the moment. In the future it may be essential to grow more crops in the island. Wildlife should also be considered as animals such as hedgehogs and birds will lose their habitats.</p>	H i g h	H i g h	L o w	L o w	Comments noted, please refer to response to representation IPR (1) - 150. The Minister will consider all of the recommendations made by the planning inspectors in their report following the EiP and make any amendments, as necessary, before lodging the final draft to the States of Jersey for debate.
H2 (2nd Rnd Rep		Field 1248 La Pouquelaye, St. Helier  Miss J P Towersey	<p>I wish to express my strong objection to the attempt at rezoning Field 1248 for housing. This is a green field and should not be touched, it is special to this area, as is the narrow lane that borders it. We have had a fair share of new builds in the last few years, ie Signal One, Cligue Marine Terrace, the new school and houses opposite and houses added to Clos du Paradis. All of these new builds have added an increase in vehicles and there are times when traffic is</p>	H i g h	H i g h	L o w	L o w	Comments noted, please refer to response to representation IPR (1) - 150. The Minister will consider all of the recommendations made by the planning inspectors in their report following the EiP and make any amendments, as necessary, before lodging the final draft to the States of Jersey for debate.

EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
			backed up from the La Pouquelaye/Queens Road junction down to the corner shop. The pavements are very narrow and great care has to be taken when stepping off into the road to let someone else pass by, for example mothers with children and prams. If the field is to be used it should be for agricultural purposes only.					
H2 (2nd Rnd Rep)		Field 1248 La Pouquelaye, St. Helier  Mr Labey	<p>I am writing to you as owner of field 1248, St. Helier, Jersey.</p> <p>I am enclosing a copy of a flyer sent out by Deputy Hilton, presumably to everyone she feels might write to you in opposition to the development of this field.</p> <p>The flyer only came to my notice very recently, and whilst I knew that the field might be considered soon, I have not been made aware of any date by which time submissions should be received by yourself, (as stated at the bottom of her letter).</p> <p>Obviously this is going to generate many submissions in opposition to the plan and none in favour. As far as I am aware no members of the public, other than those in receipt of this flyer, know anything of this deadline of 13<sup>th</sup> December 2013.</p> <p>I also note that Deputy Hilton refers to ‘several owners of green field sites in St. Helier’. Strange that she focuses only on field 1248!</p>	H i g h	H i g h	L o w	L o w	Comments noted, please refer to response to representation IPR (1) - 150. The Minister will consider all of the recommendations made by the planning inspectors in their report following the EiP and make any amendments, as necessary, before lodging the final draft to the States of Jersey for debate.
H3	IPR (1) - 151	Field 1368, St Helier  Mr R McCammon  (MS Planning)	<p>The site has a long history of being considered acceptable for some form of housing development and given the current shortage of suitable sites should be considered for Category A housing. Re-zoning would enable much needed housing on the last remaining part of a larger area of development which has been in progress for decades, and most recently for Category A housing. It is accepted that a high quality of design and landscaping, and appropriate scale of development, would be necessary. However this can be achieved through the drawing up of a ‘Brief’ and the Development Control process.</p> <p>The full representation can be found using this link <a href="http://consult.gov.je/file/2648764">http://consult.gov.je/file/2648764</a></p>	L o w	G o o d	L o w	P o o r	<p>It would be inappropriate to zone this land for Category A housing purposes given that;</p> <p>The Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the Central Plateau Ridges, E5. The landscape sensitivity of this area is high.</p> <p>The site is undeveloped; the development of this site would not meet with the 2011 Island Plan objectives for protecting green fields and open spaces and preventing the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>The Plan makes it clear that throughout the plan period, sufficient land is available for the provision of Category A homes from proposed re-zoned sites that are aligned with the current spatial strategy and from existing sites within the ‘Built up Area’. There are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional greenfield land.</p> <p>This view was endorsed by the independent planning inspectors when this site was previously put forward and considered at the Examination in Public (EiP) in 2010 for the previous Island Plan review;</p> <p><i>“This is an open field standing a little above the road, some way out from the main built up extent of St Helier. We have some reservations regarding the location of this site for housing as it is separate from the main part of the BUA, but accept the Minister’s recognition that it might be considered for Category A housing at some future time should the need arise. Recommendation: that the Minister does not amend the Plan.”</i></p> <p>Given that the inspectors have previously reviewed and rejected this site; it has been designated as Green Zone; and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. Accordingly, as there has been no demonstrable material change in circumstances the Minister recommends to the planning inspectors that they do not review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review</p>



EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
								(1).
H4	IPR(1) -153	Fields 1551 Westmount Road, St Helier  M Deputy Richard Rondel  (Agent - MS Planning Ltd)	<p>The site is ideal spatially for residential development close to the town of St. Helier, and would limit the need for private vehicle use by residents. Critically needed Category A dwellings can be achieved without harming the appearance of the area through good design, thoughtful siting and landscaping which would overcome any concerns regarding visual impact.</p> <p>The full representation can be found using this <a href="http://consult.gov.je/file/2648759">http://consult.gov.je/file/2648759</a></p>	G o o d	H i g h	H i g h	P o o r	<p>It would be inappropriate to zone this land for housing given that;</p> <p>The site is undeveloped; the development of this site would not meet with the 2011 Island Plan objectives for protecting green fields and open spaces.</p> <p>The landscape character appraisal score of High is due to this site being included in the 'urban area' as part of the countryside character study and so in this context it is not a relevant score. More relevant would be the urban character appraisal study and this site occupies a prominent position on the escarpment above the Town of St. Helier and any development would cause visual harm to the character and amenities of the area and to the skyline.</p> <p>The Plan makes it clear that throughout the plan period, sufficient land is available for the provision of Category A homes from proposed re-zoned sites that are aligned with the current spatial strategy and from existing sites within the 'Built up Area'. There are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional greenfield land.</p> <p>This view was endorsed by the independent planning inspectors when this site was previously put forward and considered at the Examination in Public (EiP) in 2010 for the previous Island Plan review;</p> <p><i>We visited this site on two occasions and also viewed it from elsewhere in St Helier. The issues are not clear cut. We consider that the exclusion of this and adjacent land from the BUA to be illogical as the locality is entirely within the urban extent of St Helier. Conversely, its location on the escarpment makes this a sensitive location where development has the potential to be intrusive. On balance we consider that it would be premature to consider allocating the site for housing but rather it warrants designation as Protected Open Space. It may be that at a future review of the Plan some limited Category A housing development along the road frontage could be considered, taking into account any impact that results from the currently proposed development on the quarry below. Recommendation: that the Minister extends the BUA to include this site but also designates it as POS.</i></p> <p>Given that the inspectors have previously reviewed and rejected this site; it has been designated as protected open space; and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. Accordingly, as there has been no demonstrable material change in circumstances the Minister recommends to the planning inspectors that they do not review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>
H5	IPR (1) - 23	Fields 1186A and 1189, La Grande Route de St Jean, St Helier  Peter Thorne	<p>Fields 1186A and 1189 St. Helier, have previously been considered as potential housing sites by the Planning Department. They are small agricultural fields, but are difficult to work. Housing in such a location would satisfy Strategic Policy 1- Spatial Strategy. The sites are located on a major bus route into town, are close to primary and secondary schools, and also to local shops.</p> <p>The full representation can be found using this <a href="http://consult.gov.je/file/2628220">http://consult.gov.je/file/2628220</a></p>	G o o d	H i g h	L o w	P o o r	<p>Although the site has good 'spatial strategy' and high suitability ratings, and could be integrated with the defined 'Built up Area', the development of these fields would not meet with 2011 Island Plan objectives of protecting green fields and open spaces and preventing the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>In addition, the Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the 'Central Plateau, Interior Agricultural Land', E5. The landscape sensitivity of this area is high.</p>

EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
								<p>The Plan makes it clear that throughout the plan period, sufficient land is available for the provision of Category B homes within the existing 'Built up Area'. There are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional greenfield land.</p> <p>Given that this site has been designated as Green Zone and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. However, given that this site has not previously been reviewed by the planning inspectors, the Minister recommends that they review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>
Second Round Representations for H5a - Field 1198, La Grande Route de St Jean, St Helier								
H5a (2 <sup>nd</sup> Rnd Rep)	IR(1)	H5a - Field 1198, La Grande Route de St Jean, St Helier  Mr Peter Thorne	<p>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 2013deadline.</p> <p>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.</p> <p>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.</p> <p>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.....</p> <p>"the Plan will be immediately reviewed to provide for a minimum of 150 affordable homes on some or all of the following sites:-</p> <ul style="list-style-type: none"><li>• Samarès Nursery;</li><li>• Longueville Nurseries; and</li><li>• Field 252A/B Le Quesne Nurseries, St. Clement."</li></ul> <p>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.</p> <p>Accordingly, it may well become necessary to find many other housing sites, which are better located around St Helier, St Saviour and St Clement.</p> <p>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.</p> <p>I wish to put the site forward, alongside Fields 1189 and 1189A, for affordable housing development to help meet any shortage in future provision.</p>	G o o d	H i g h	L o w	P o o r	<p>Although the site has good 'spatial strategy' and high suitability ratings, and could be integrated with the defined 'Built up Area', the development of these fields would not meet with 2011 Island Plan objectives of protecting green fields and open spaces and preventing the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>In addition, the Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the 'Central Plateau, Interior Agricultural Land', E5. The landscape sensitivity of this area is high.</p> <p>The Plan makes it clear that throughout the plan period, sufficient land is available for the provision of Category B homes within the existing 'Built up Area'. There are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional greenfield land.</p> <p>Given that this site has been designated as Green Zone and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. However, given that this site has not previously been reviewed by the planning inspectors, the Minister recommends that they review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>

EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
H6	IPR(1) -208	Field 1341 and 1341A, St Helier  Mr Bryan Williamson  (Agent - Chris Dunne-C3D Architect)	<p>Site Information Field 1341 and 1341A, St Helier, comprises 4.5acres/11 verges. Presently situated in the Green Zone as indicated by the 2011 Island Plan, however this site was previously zoned as a H3 site in the 2002 Island Plan. Fields 1341 and 1341A are situated at the Southern end of Le Mont de la Trinite in St Helier and overlook the meandering road of Vallee des Vaux and the Waitrose supermarket car park. Bordering to the East is the curving, ascending thoroughfare of Le Mont de la Trinite, with agricultural land and further housing development to the North.</p> <p>Neither of the two areas of land proposed for development are in agricultural use and both of them are in part, overgrown, with many mature trees and shrubs lining their perimeter. In addition, a footpath also traverses the Eastern boundary of the site accessed from Le Mont de la Trinite. It is proposed that these natural features would be retained and enhanced as part of any development proposals.</p> <p>Development Proposal Any development that took place on the site would be able to take full advantage of it's Southern sloping face, both in terms of creating a building form that would not sit proud of the present level of the land and also making full use of the Southerly aspect to create a sustainable development with extremely low running costs.</p> <p>Simply using the 'planographic' area to calculate a quantum of units of accommodation possible on this site would indicate approximately 60-65 units using standard density calculations, however utilising the site's advantageous topography through the use of careful and clever design principles could yield a larger number units. It is important to stress that this site could realistically address and satisfy a significant proportion of the shortfall of essential, affordable homes required by the States of Jersey. Being located so close to the existing built up area of town, on one of the principle routes into St Helier, provides an opportunity for the States of Jersey to realise their immediate goals within a short time frame.</p> <p>Access It is proposed that the access point to the proposed Field 1341 site will be located in close proximity and on the opposite face to the existing access to St Ewold's Nursing Home and Avranches Nursery.</p> <p>It is proposed that at this location the road could easily be adjusted to enable improvements to both the access and vehicular visibility to St Ewold's and Avranches, with this resultant changes could also enable improvements to the existing bus stop configuration, allowing for the bus to pull off the road, thereby improving vehicular movement and flow. Amenities As part of the development, a significant and secure area of open space would be incorporated as part of the design for the benefit of both the residents and people from all other Parishes. Being on the outskirts of St Helier's built-up area, supported by excellent bus and pedestrian links, this space could add to the amenity areas already serving the town public.</p> <p>The full representation can be found using the following link; <a href="http://consult.gov.je/file/2653392">http://consult.gov.je/file/2653392</a></p>	G o o d	G o o d	L o w	P o o r	<p>It would be inappropriate to zone this land for housing purposes given that;</p> <p>The site is undeveloped; it therefore does not meet with the planning Minister's criteria for protecting green fields and open spaces.</p> <p>The site occupies a prominent position on the escarpment above the Town of St. Helier and any development would cause visual harm to the character and amenities of the area and to the skyline.</p> <p>The Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the Central Plateau Ridges, E5. The landscape sensitivity of this area is high.</p> <p>The Plan makes it clear that throughout the plan period, sufficient land is available for the provision of Category A homes from proposed re-zoned sites that are aligned with the current spatial strategy and from existing sites within the 'Built up Area'. There are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional greenfield land.</p> <p>This view was endorsed by the independent planning inspectors when this site was previously put forward and considered at the Examination in Public (EiP) in 2010 for the previous Island Plan review;</p> <p><i>This site projects high above its surroundings and is currently an open field. We found access to it difficult. We think that it would be a mistake to extend the BUA to take in this site as this could prompt conventional but potentially intrusive development proposals, on the skyline, which might then be difficult to resist. Recommendation: that the Minister does not amend the Plan.</i></p> <p>Given that the inspectors have previously reviewed and rejected this site; it has been designated as Green Zone; and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. Accordingly, as there has been no demonstrable material change in circumstances the Minister recommends to the planning inspectors that they do not review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>
J1	IPR (1) - 198	Garden of Hors d'la Vaie, St. John  G.E O'Hara	<p>I am writing to request a review of the area to the East of my property that is my garden/lawn and id marked as Green Zone on the present Island Plan. The house was built in 1976 and the land up to the point to the East of my property is owned by me, and used as a garden. The site was originally part of Field 791 and whilst the fields to the East and North of my property are Green Belt and feel that the inclusion of my garden is an anomaly and request that it be removed as a Green Zone area.</p>	P o o r	L o w	L o w	P o o r	<p>It would be inappropriate to zone this land for housing given that;</p> <p>The site constitutes previously undeveloped land outside the 'Built up Area' and does not meet with planning Minister's criteria for protecting green fields and open spaces and preventing the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>The site is located in an area of open country side as defined by the countryside character appraisal. Indeed the Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the E7: Eastern Plateau Interior Agricultural land, E7. As this would constitute development along the character area's main roads (infill development) the landscape sensitivity of this site/area is high.</p>



EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
								Given that this small and remote site has been correctly designated as Green Zone, the Minister is not minded to support this site for rezoning. However, given that this site has not previously been reviewed by the planning inspectors, the Minister will ask the planning inspectors to review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).
L1	IPR (1) - 179	Lion Park, Les Chanolles De Six Rues, St Lawrence  S cook  (Godel Architects)	<p><b>Request to rezone Retreat Farm/Lion Park, St Lawrence for affordable housing (Extract from attached letter)</b></p> <p>We believe that this site has the potential to make a valuable contribution to the Island's Housing need. Whilst it does not lie within any of the established Rural Settlement areas, it is very close to two such areas, and there is the potential to replace an effectively redundant and very large commercial facility with much needed dwellings. We believe that this could be achieved in a visually discreet fashion, and in a way such that the landscape character and biological diversity of the site and immediate area could be much enhanced. We therefore request that this site be considered for inclusion in the revised H3 Policy.</p> <p>The full representation can be found using the following links; <a href="http://consult.gov.je/file/2650678">http://consult.gov.je/file/2650678</a> (letter), <a href="http://consult.gov.je/file/2650704">http://consult.gov.je/file/2650704</a> (site plan), <a href="http://consult.gov.je/file/2650703">http://consult.gov.je/file/2650703</a> (location plan).</p>	P o o r	G o o d	L o w	G o o d	<p>It would be inappropriate to zone this land for housing purposes given that;</p> <p>The site is remote and contrary to the spatial strategy and that cannot be integrated with the defined 'Built up Area'.</p> <p>The Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the Central Plateau Valley Heads, Interior Agricultural land, E6. The landscape sensitivity of this area is high.</p> <p>Designating this site for housing development would contradict the established policies of the 2011 Island Plan, to which the Minister is not prepared to make an exception.</p> <p>The Plan makes it clear that throughout the plan period, sufficient land is available for the provision of Category A homes from proposed re-zoned sites that are aligned with the current spatial strategy and from existing sites within the 'Built up Area'. There are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional Green Zone land.</p> <p><b>Given that the site is remote and contrary to the Strategic aims of the Plan; it has been designated as Green Zone; and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. However, given that this site has not previously been reviewed by the planning inspectors, the Minister recommends that they review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</b></p>
L2	IPR (1) - 148	Field 114, Le Passage, Carrefour Selous, St Lawrence  Mr R Cook (MS Planning)	<p>In parallel with ALL the proposed sites to be re-zoned by the Minister, (which proposes the replacement of redundant glass with Category A housing), it is reasonable to place the housing crisis as a material need that outweighs the retention of derelict and non-viable facility. The restrictive IP policies prevent development throughout the vast majority of St. Lawrence preventing future opportunities for Parishioners to reside in affordable housing in the Parish. The site is ideally located because it would have a minimal visual impact and would enable environmental improvements to be realised, whilst contributing to solving the Island's critical housing shortage, either as part of Policy H1 or H5.</p> <p>The full representation can be found using this link <a href="http://consult.gov.je/file/2648756">http://consult.gov.je/file/2648756</a></p>	L o w	G o o d	L o w	G o o d	<p>It would be inappropriate to re-zone this land for housing given that;</p> <p>Site has a poor 'spatial strategy' suitability.</p> <p>The Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the Central Plateau Valley Heads, Interior Agricultural land, E6. The landscape sensitivity of this area is high.</p> <p>The Plan makes it clear that throughout the plan period, sufficient land is available for the provision of Category A homes from proposed re-zoned sites that are aligned with the current spatial strategy and from existing sites within the 'Built up Area'. There are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional greenfield land.</p> <p>Designating this site for housing development would contradict the established policies of the 2011 Island Plan, to which the Minister is not prepared to make an exception.</p> <p>This view was endorsed by the independent planning inspectors when this site was previously put forward and considered at the Examination in Public (EiP) in 2010 for the previous Island Plan review;</p> <p><i>"The problems of access to the site were apparent to us, and we saw the narrow streets and pavements and the effects of the one-way system. These may be soluble (this would be a matter for the development control stage), but cannot be ignored. From our point of view, however, the key factors are the distance of the site from the main BUA in St Helier and the surrounding area;</i></p>

EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
								<p>and the relative lack of services locally. The "Low" score is indicative of its lesser compatibility with the overall strategy.....</p> <p>....We conclude therefore that this is not a site which should be pursued as an H1 site in the IP because it is poorly located in relation to the strategic policies in the IP and because it has relatively poor access to services."</p> <p>Given that the inspectors have previously reviewed and rejected this site; that it is relatively small in size; has been designated as Green Zone; and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. Accordingly, as there has been no demonstrable material change in circumstances the Minister recommends to the planning inspectors that they do not review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>
MN1		<p>Field 652a, &amp; Cornfields, La Grande Route de Faldouet St. Martin</p> <p>Mr &amp; Mrs B Maindonald</p> <p>(Fluid Architecture)</p>	<p>Development of Field 652A had the support of the Connetable and if this site is now rezoned to assist future housing requirements as part of the current consultation process and revision to the Island Plan, I continue to have a developer who is very keen in providing an exemplar development of "Affordable Eco Homes" to a standard not yet seen within the island. In conclusion, on behalf of our client, we put forward Field 652A as being an "infill site" suitable for rezoning to assist the housing requirements of the Island and look forward to confirmation that it is being given serious consideration and that I will be kept informed of its progress through the next stages of the current consultation process and beyond.</p> <p>The full representation can be found using these links; <a href="http://consult.gov.je/file/26502451">http://consult.gov.je/file/26502451</a> (letter), <a href="http://consult.gov.je/file/2650246">http://consult.gov.je/file/2650246</a> (Map)</p>	P o o r	G o o d	L o w	P o o r	<p>It would be inappropriate to zone this land for housing given that;</p> <p>The site is undeveloped; the development of this site would not meet with the 2011 Island Plan objectives for protecting green fields and open spaces.</p> <p>The site constitutes previously undeveloped land outside the 'Built up Area' and does not meet with planning Minister's criteria for protecting green fields and open spaces and preventing the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>The site fails the tests as set out by the spatial strategy it cannot be integrated with a 'Built up Area' as it is located in an area of open country side as defined by the countryside character appraisal. Indeed the Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the E7: Eastern Plateau Interior Agricultural land, E7. As this would constitute development along the character areas main roads (infill development) the landscape sensitivity of this site/area is high.</p> <p>The Plan makes it clear that throughout the plan period, sufficient land is available for the provision of Category A homes from proposed re-zoned sites that are aligned with the current spatial strategy and from existing sites within the 'Built up Area'. There are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional greenfield land.</p> <p>The Plan's Green Zone designation remains consistent and designating this 'Built up Area' would contradict the established policy.</p> <p>This view was endorsed by the independent planning inspectors when this site was previously put forward and considered at the Examination in Public (EiP) in 2010 for the previous Island Plan review;</p> <p><i>Notwithstanding a small cluster of development, this rural locality falls short of having the attributes of a BUA. Housing development and rezoning the locality as BUA would each be contrary to the strategic aims of the Plan. Recommendation: that the Minister does not amend the Plan.</i></p> <p>Given that the inspectors have previously reviewed this site; that it does not meet the spatial strategy; has been designated as Green Zone; and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. Accordingly, as there has been no demonstrable material change in circumstances the Minister recommends to the planning inspectors that they do not review</p>

EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
								this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).
MN2	IR(1)-182	Le Mourin Vineries, St Martin  Gerald Fletcher Jersey (Hospitality Association)	<p><b>Zone a limited number of appropriately located Redundant Glasshouse Sites for Affordable Housing.</b> To offset this shortfall in the short term, the States need to review the Island Plan and reinstate the Policy H1 Category A Housing sites proposed in the Draft Island Plan (September 2009). Indeed the preamble to Policy SP1 of the Island Plan states "to meet the extent of the Island's housing needs, there may also be a requirement to zone land outside of the Built Up Area"</p> <p>These sites are:</p> <ul style="list-style-type: none"> <li>De La Mare Nurseries, Grouville</li> <li>Cooke's Rose Farm, St Lawrence</li> <li>Samares Nurseries, St Clement</li> <li>Longueville Nurseries, St Saviour</li> <li>Field 1219, St Helier Glasshouse site,</li> <li>Field 785, St Ouen</li> </ul> <p>Additional to this, re-zone the redundant glasshouses on Fields 252A and 252B, St Clement, referred to in Policy H1 of the adopted Island Plan (2011).</p> <p>This would enable over 300 of the 450 Category A homes to be constructed on carefully selected redundant glasshouse sites (which incidentally all scored well in the Minister's own Sites Suitability (for housing) Assessment produced in July 2010). This would result in a shortfall of only 150 affordable homes.</p> <p>However, there are other sites which also satisfy the criteria of the Minister's own Sites Suitability (for housing) Assessment (July 2010) and which the Inspector, in his report to the Minister following the Examination in Public of the Draft Island Plan, considered could be released, if necessary, and included (in no order of priority) the following sites:</p> <ul style="list-style-type: none"> <li><b>Le Mourin Vineries, St Martin</b></li> <li>Field 622, St Ouen</li> <li>Field 189, St Peter</li> <li><b>Field 888, St Peter</b></li> <li>Fields 341 &amp; 342, St Saviour</li> <li>Fields 741 &amp; 742, St Saviour</li> <li>Field 530, St Saviour</li> <li>Field 1404, Trinity</li> </ul>	L o w	L o w	L o w	G o o d	<p>Most of the sites listed in the representation have been proposed by either the Minister, in his proposed revision of the Island Plan, or by other consultees within this consultation: only those sites not already considered elsewhere are commented upon, as follows;</p> <p><b>Le Mourin Vineries, St Martin</b></p> <p>It would be inappropriate to zone this land for Category A housing purposes given that;</p> <p>This is a currently used glasshouse site, significant parts of which are up to modern standards.</p> <p>The site constitutes land outside the 'Built up Area' and the development of this site would not meet with the 2011 Island Plan objectives for protecting the countryside. This includes the extension of the built-up area boundary, into the countryside, to allow for incremental development opportunities.</p> <p>The Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the E7: Eastern Plateau Interior Agricultural land, E7. As this would constitute development along the character area's main roads (infill development) the landscape sensitivity of this site/area is high.</p> <p>Designating this site for housing development would contradict the established policies of the 2011 Island Plan, to which the Minister is not prepared to make an exception.</p> <p>This view was endorsed by the independent planning inspectors when this site was previously put forward and considered at the Examination in Public (EiP) in 2010 for the previous Island Plan review;</p> <p><i>Although this large site relates reasonably well to the existing established settlement of Maufant, the development of this land would represent a considerable extension of the BUA into open countryside. We also note that there is a restoration condition attached to the glasshouses requiring their removal should they fall into disuse or disrepair. We see no basis for allocating the land for housing at present; however as the Minister recognises the site does have "a number of attributes that raise the suitability of the site for the provision of Category A housing". We accept this point, bearing in mind the accessibility to services and facilities (even though it is less closely related to the main BUA of St Helier than some other sites) - and conclude that it might be considered at some future time for Category A housing should the need arise.</i></p> <p><b>Recommendation: that the Minister does not amend the Plan.</b></p> <p>Given that the inspectors have previously reviewed this site; it has been designated as Green Zone; and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. Accordingly, as there has been no demonstrable material change in circumstances the Minister recommends to the planning inspectors that they do not review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>



EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
MN3	IR(1)-207	<p><b>La Preference, La Rue du Hucquet, St. Martin</b></p> <p>Mr Paul Monamy (Agent - Chris Dunne - C3D Architect)</p>	<p><b>Site Information</b> La Preference Cottage, St Martin, comprises 0.5acre. Presently situated in the Green Zone as indicated by the 2011 Island Plan, however very close to a significant built-up area in St Martin as indicated on the enclosed Location Plan. The 'private' part of the proposed site is presently occupied by La Preference Cottage (green), which has Planning approval for demolition and subsequent replacement by a 6,000sqft dwelling.</p> <p>The site bordering to the South East, outlined in blue on the enclosed Location Plan, is owned by the States of Jersey and presently there-on resides a building previously used as a States Children's Home (yellow). The Children's Home is presently accessed across my client's land. La Preference Cottage resides within a small hamlet, itself surrounded by dwellings, two hundred metres North East of the densely built up area of Maufant Village.</p> <p><b>Development Proposal</b> Keeping the walled garden and protecting all of the existing mature trees, the combined site is still capable of yielding potential 20-30 additional dwellings under the States affordable housing scheme. By cleverly adjusting levels on the site, a section of the site could be excavated to form a 'bowl' around which new dwellings of 2/3 storeys could be constructed. The walled garden could form either an amenity space in addition to the individual dwellings' own spaces, or could be split into allotments for the residents to grow their own produce.</p> <p><b>Access</b> The present access to the site lies on the junction corner of La Grande Route de St Martin and La Rue du Hucquet and is dangerous for both access and egress. The approved replacement dwelling for La Preference Cottage has a 'new' access situated further away from this corner on La Rue du Hucquet. This access point could be relocated again so as to form a better access to the development of the combined sites.</p> <p><b>Amenities</b> The site is located in close proximity to St Martin's Village, where there is a Parish Hall, several convenience stores, a Village Green and the Parish Church of St Martin. The site is also conveniently situated on a main bus route into St Helier and within walking distance of St Martin's Primary School to the North East and Maufant Village to the South West.</p> <p>The full representation can be found using this link <a href="http://consult.gov.je/file/2653391">http://consult.gov.je/file/2653391</a></p>	P o o r	G o o d	L o w	G o o d	<p>It would be inappropriate to zone this land for housing given that;</p> <p>The site is undeveloped; the development of this site would not meet with the 2011 Island Plan objectives for protecting green fields and open spaces. This includes the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>The site fails the tests as set out by the spatial strategy it cannot be integrated with a 'Built up Area' as it is located in an area of open country side as defined by the countryside character appraisal. Indeed the Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the E7: Eastern Plateau Interior Agricultural land, E7. As this would constitute development along the character area's main roads (infill development) the landscape sensitivity of this site/area is high.</p> <p>The Plan makes it clear that throughout the plan period, sufficient land is available for the provision of Category A homes from proposed re-zoned sites that are aligned with the current spatial strategy and from existing sites within the 'Built up Area'. There are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional greenfield land.</p> <p>Designating this site for housing development would contradict the established policies of the 2011 Island Plan, to which the Minister is not prepared to make an exception.</p> <p><b>Given that this is a relatively small isolated site within Green Zone, and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. However, given that this site has not previously been reviewed by the planning inspectors, the Minister recommends that they review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</b></p>
MN4	IR(1)-157	<p><b>Field 410, St. Martin</b></p> <p>Mr Lawrence Strong (Agent - MSPlanning Ltd)</p>	<p>The site has previously been considered as an acceptable site for re-zoning and it would make a natural extension to St. Martin's whilst having an acceptable impact on the landscape. The site has already been partially developed (unlike Field 402) and has not been used for agriculture since 2000. If re-zoned, the site would have excellent access to infrastructure, public transport, and to the facilities within the settlement with it abuts.</p> <p>The full representation can be found using this <a href="http://consult.gov.je/file/2648762">http://consult.gov.je/file/2648762</a></p>	L o w	G o o d	L o w	P o o r	<p>It would be inappropriate to zone this land for housing given that;</p> <p>The site is undeveloped; the development of this site would not meet with the 2011 Island Plan objectives for protecting green fields and open spaces and preventing the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>The Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the E7: Eastern Plateau Interior Agricultural land, E7. As this would constitute development along the character area's main roads (infill development) the landscape sensitivity of this site/area is high.</p> <p>Designating this site for housing development would contradict the established policies of the 2011 Island Plan, to which the Minister is not prepared to make an exception.</p> <p><b>Given that this site has been designated as Green Zone and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. However, given that this site has not previously been reviewed by the planning inspectors, the Minister recommends that they review this site at the EiP in</b></p>

EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
								the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).
Second Round Representations for MY1 - Jardin de La Rue La Rue de la Frontiere, St Mary								
MY1 (2 <sup>nd</sup> Rnd Rep)	IPR	Jardin de La Rue (Field 730) La rue de la Frontiere, St Mary Peter Troy	Developers will also own other pieces of land that will not be suitable for large-scale developments of low cost housing. My wife and I, for example, own a piece of land in St Mary (Jardin de la Rue) that is next to the farm her parents owned and lies between the farm and another farm property (once owned by her uncle) which has since been developed into a gentleman's residence. The farm her parents once owned has had major development undertaken by the current owners, including conversion of the outbuildings into four or five units of accommodation. If this piece of land received permission, it would immediately allow me to obtain development finance and commence construction of four or five units, one of which could possibly be for ourselves to live in. The advantage would be that it would not require land finance, and would provide work for my employees and a whole host of construction workers and sub-contractors who desperately need work for their men.	P o o o r	G o o o d	L o o w	P o o r	<p>It would be inappropriate to zone this land for housing given that;</p> <p>The site constitutes previously undeveloped land outside the 'Built up Area' and does not meet with planning Minister's criteria for protecting green fields and open spaces and preventing the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>The site is located in an area of open country side as defined by the countryside character appraisal. Indeed the Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the E6: Central Plateau Interior Agricultural land. The landscape sensitivity of this site/area is high.</p> <p>Given that this small and remote site has been correctly designated as Green Zone, the Minister is not minded to support this site for rezoning. However, given that this site has not previously been reviewed by the planning inspectors, the Minister will ask the planning inspectors to review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>
O1	IPR (1) - 143	Field 783, La Route De Millais, St Ouen Mr Prouten	<p>Owing to various factors, the Minister seeks to revise the 2011 Island Plan to address a number of polices ahead of the preparation of a new Island Plan which is due around 2020-2021. The proposed changes to Policy H1 and H5 are likely to be seen as the most fundamental change to the 2011 Island Plan proposed by the current amendment, requiring the re-zoning of land to meet the need for affordable housing.</p> <p>However, this is not unusual as similar re-zoning propositions had to be brought to the States to update the previous two Island Plans, namely, the 1987 Island Plan and the 2002 Island Plan. There is therefore a history of under-provision in plan preparation. Providing adequate land for housing is perhaps the most important function of the Island Plan and the doubts regarding the ability of the 2011 Island Plan, raised prior to and after its adoption, to deliver an adequate number of affordable homes appear, regrettably, to have been correct. However, whilst the Minister's proposal to re-zone sites is welcome, there remains serious doubt whether the proposed re-zoning, only two years after the States of Jersey was advised this re-zoning would not be necessary, will be adequate to deal with Jersey's affordable housing need during the life of the Island Plan.</p> <p>If only the 6 (23 acres) are re-zoned, as is now proposed, it is inevitable that further propositions will need to be brought before the States for additional sites to be re-zoned, bearing in mind 46 acres were proposed to be re-zoned in the 2002 Island Plan and a further 8 sites (26 acres) had to be further re-zoned during the Plan period in 2008 to satisfy the additional unforeseen demand.</p> <p>Therefore, on publication of the Interim Plan, MSPlanning Ltd engaged Pioneer Property Services Ltd to examine the Minister's analysis on the demand and supply for affordable housing. Their research demonstrates: a) a significant underestimation in the demand for affordable housing and; b) the likely undersupply of land for affordable housing. This will therefore only serve to exacerbate the housing crisis the Inspectors referred to in 2010 which, since then, little has been done to address this crisis. (Pioneer's report is submitted as a separate representation to the Minister).</p> <p>It is on this basis Field 783 is submitted to the Minister as a potential site for affordable housing.</p>	L o o w	L o o w	L o o w	P o o r	<p>It would be inappropriate to zone this land for housing given that;</p> <p>The site is undeveloped; the development of this site would not meet with the 2011 Island Plan objectives for protecting green fields and open spaces and preventing the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>The Countryside Character Appraisal's evaluation is that the site forms part of the North-West Headland (St. Ouen), Interior Agricultural land, E1. The landscape sensitivity of this area is high.</p> <p>Designating this site for housing development would contradict the established policies of the 2011 Island Plan, to which the Minister is not prepared to make an exception.</p> <p>Given that this site has been designated as Green Zone and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. However, given that this site has not previously been reviewed by the planning inspectors, the Minister recommends that they review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>

EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
			<p>Alternatively, it should be included on a reserve list of suitable re-zoning sites which can be released for affordable housing as and when the need arises, without the requirement to review the Plan again.</p> <p>The full representation can be found using this link <a href="http://consult.gov.je/file/2644703">http://consult.gov.je/file/2644703</a></p>					
O2	IPR (1) - 228	Field 1037, St Ouen Mr Philip Le Quesne	<p><b>Request to rezone Field 1037, La Rue de la Pendue, St. Ouen for affordable housing</b> It is clear that there is a desperate shortage of homes available for first time buyers and this would be an excellent opportunity to provide two homes for this market.</p> <p>he would lose his privacy and his property devalued as a result. Today his privet hedge totally hides his property as it is over 9ft high (see photograph). With the planned properties set back on field 1037 it is obvious that his property would not be affected in the slightest, as he fears it will be.</p> <p><b>DETAILS OF FIELD</b> 1037 Field 1037 is very small measuring 20 perch and has been declared by the Jersey Farmers Union of being "of very little agricultural value" (1996). The Parish agrees with this assessment and has set an annual rate of £2 on it. As can be seen, it is in the middle row of properties that stretch along La Rue de la Pendue. There are similar developments on the other side of the road. The area is fully served by all necessary utilities such as water, electricity and sewage.</p> <p>The full representation can be found using this link <a href="http://consult.gov.je/file/2655012">http://consult.gov.je/file/2655012</a></p>	Poor	Low	Low	Poor	<p>It would be inappropriate to re-zone this land for housing given that;</p> <p>The site is undeveloped; the development of this site would not meet with the 2011 Island Plan objectives for protecting green fields and open spaces and preventing the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>The Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the North-West Headland (St. Ouen), Interior Agricultural land, E1. The landscape sensitivity of this area is high. Given the Countryside Character evaluation, it is clear that this is not a suitable housing site and zoning this land as such would not meet with the 2011 Island Plan spatial strategy.</p> <p>The sites accessibility is rated low. The site is located in area detached from the main urban settlements and convenience stores.</p> <p>The Plan makes it clear that throughout the plan period, sufficient land is available for the provision of Category A homes from proposed re-zoned sites that are aligned with the current spatial strategy and from existing sites within the 'Built up Area'. There are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional greenfield land.</p> <p>Designating this site for housing development would contradict the established policies of the 2011 Island Plan, to which the Minister is not prepared to make an exception.</p> <p>This view was endorsed by the independent planning inspectors when this site was previously put forward and considered at the Examination in Public (EiP) in 2010 for the previous Island Plan review;</p> <p><i>"The location scores poorly or low on all categories in the Suitability for Housing Assessment: it is a greenfield site, remotely located in the countryside well outside any major BUA. Recommendation: that the Minister does not amend the Plan."</i></p> <p>Given that the inspectors have previously reviewed this site; that it does not meet the spatial strategy; has been designated as Green Zone; and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. Accordingly, as there has been no demonstrable material change in circumstances the Minister recommends to the planning inspectors that they do not review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>



EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
P1	lpr (1) - 168	Field 189, Rue d'Eglise, St. Peter  Connetable St Peter	<p>Can I ask you to place the following parcels of land in St Peter on to your rezoning proposals to go before the inspector? You will be aware of these fields as they have been discussed with your office on previous occasions for the <b>potential use for 1st Time buyers, social rental or lifelong homes.</b></p> <ul style="list-style-type: none"> <li>Mr B Masefield Field 287 La Rue de la Commune</li> <li>Mrs B Cornelissen Field 797 La Rue des Sauvalleries</li> <li>Mr D Anderson Field 189 La Rue de la Pointe</li> </ul>	Low	Poor	Good	Poor	<p>The support for this site for affordable housing by the Connetable of St. Peter for this site is noted, however not withstanding this, it would be inappropriate to zone this land for housing given that;</p> <p>Site has a low 'spatial strategy' suitability, as the site constitutes previously undeveloped land outside the 'Built up Area' and does not meet with the 2011 Island Plan objectives for protecting green fields and open spaces and preventing the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>The Countryside Character Appraisal's evaluation is that the site forms part of the Western Plateau, Interior Agricultural land, E8. The site lies within Aircraft Noise Zone 3.</p> <p>Although designating this site for housing development would contradict the established policies of the 2011 Island plan, this site could be supported under policy H5 as it is better related to existing local facilities, services and infrastructure and where provision for education, leisure, recreation, local shopping, and other community facilities is adequate or can be provided.</p> <p>This view was endorsed by the independent planning inspectors when this site was previously put forward and considered at the Examination in Public (EiP) in 2010 for the previous Island plan review;</p> <p><i>This somewhat elevated site on the periphery of the village does not immediately suggest a suitable location for development. However, should a local need be demonstrated for housing for retirement homes or other affordable provision, this could be addressed through Proposal 14 and Policy H5 via a Village Plan. Recommendation: that the Minister does not amend the Plan.</i></p> <p>Given that it has been designated as Green Zone and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning.</p> <p>With regard to the inspectors' previous comments on this site, the Minister would only consider this site for rezoning if evidence was submitted in accordance with the requirements of policy H5, including evidence of local need.</p> <p>Accordingly, as there has been no demonstrable material change in circumstances the Minister recommends to the planning inspectors that they do not review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>
P2	IR (1) - 168 IR (1) - 128	Field 287, St. Peter  Connetable St Peter & BDK Architects	<p>Can I ask you to place the following parcels of land in St Peter on to your rezoning proposals to go before the inspector? You will be aware of these fields as they have been discussed with your office on previous occasions for the <b>potential use for 1st Time buyers, social rental or lifelong homes.</b></p> <ul style="list-style-type: none"> <li>Mr B Masefield Field 287 La Rue de la Commune</li> <li>Mrs B Cornelissen Field 797 La Rue des Sauvalleries</li> <li>Mr D Anderson Field 189 La Rue de la Pointe</li> </ul> <p><u>Extract from letter from Mr Paul Harding (BDK Architects)</u> There are several fundamental reasons, based on Planning Policy, why Field 287 should be developed for Affordable / Retirement Housing:-</p> <p>1) Previous Planning decisions in the proximity of Field 287 have effectively rezoned this area by stealth into a Built Up Area within the former Countryside Zone of the Jersey Island Plan 2002, which became the Green Zone in 2011 Island Plan. The former Mermaid Hotel</p>	Poor	Good	Low	Poor	<p>The support for this site for affordable housing by the Connetable of St. Peter for this site is noted, however not withstanding this, it would be inappropriate to zone this land for housing given that;</p> <p>Site has a poor 'spatial strategy' suitability, as the site constitutes previously undeveloped land that cannot be integrated with the defined 'Built up Area'. The Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the Central Plateau Valley Heads, Interior Agricultural land, E6. The landscape sensitivity of this area is high.</p> <p>Designating this site for housing development would contradict the established policies of the 2011 Island Plan, to which the Minister is not prepared to make an exception. This site would also not likely be supported under policy H5 as it is not well related to existing local facilities, services and infrastructure and is not in a location where provision for education, leisure, recreation, local shopping, and other community facilities is adequate or can be provided.</p> <p>This view was endorsed by the independent planning inspectors when this site was previously put</p>

EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
			<p>use was changed to the Lakeside Residential Home, followed by issuing an approval in July 2009 (P/2008/2010) for constructing a massive new Residential Care Home on Fields 291 &amp; 292, immediately to the north of Field 287. This has left Field 287 as the only pocket of “undeveloped” land surrounded by existing development on all four sides. Please see enclosed Drwg. No. 1953/0/05 revision A illustrating this context.</p> <p>2) Field 287 is useless for agriculture having a very thin layer of topsoil with shale immediately below. The former Agriculture and Fisheries Department confirmed they do not class Field 287 as “agricultural land”, indeed it is totally unsuitable for farming and has not been used as such for over 40 years. There is no other viable use for Field 27 except being used for some form of development, without which it will remain useless.</p> <p>3) Indeed in 1991 the former Island Development Committee gave approval (Permit ref: 327/E) to change use of southern quarter of Field 287 to storage of materials connected with landscaping gardening business. <u>It is apparent Field 287 has the equivalent status of Brownfield Land being incapable of being used for Agricultural purposes.</u></p> <p>4) During States Members consultation on the draft 2011 Island Plan the Connetable of St Peter, John Refault, supported rezoning of Field 287 for Category A Housing, by lodging his 29<sup>th</sup> Amendment Part (ii). Further previous Connetable’s of St Peter have also given their support as in November 2008 the then Connetable of St Peter, Tom J Du Feu, wrote to the Planning Minister requesting re-zoning of Field 287 for housing.</p> <p>Tom J Du Feu’s letter pointed out “<i>The site is adjoining [existing] housing on the east and south sides and the proposed large medical buildings which are subject to planning consideration for the Barchester Group [approved in July 2009 as earlier noted]. I believe this would form a very orderly building line of the entire area [taken together with the Jersey Airport Regeneration Zone immediately to the west which forms an extremely large area within which development will be allowed].</i>”</p> <p>5) This site complies with the 2011 Island Plan “Spatial Strategy” criteria for rezoning because, considering this Policy’s hierarchical sequence of principles :- i) the site is located within an existing heavily developed area which, whether or not actually classified as such, previous Planning decisions have resulted in this area becoming a “Built Up” area therefore comprising “<i>Development within the Built-up Area outside the Town of St Helier</i>”; ii) Field 287 has effectively become “brownfield land” (because its development would not result in loss of any further greenfield land) therefore comprising “<i>Development of brownfield land outside the Built-up Area</i>”.</p> <p>6) Field 287 is close to Quennevais Parade / Red Houses shops and public amenities; it is located on an excellent frequent bus route (bus no. 15) running every 15 minutes from Airport through Quennevais Parade / Red Houses and directly to St Helier; there is an existing good road access onto L’Avenue de la Commune meeting Transport &amp; Technical Services Highways standards; there are existing bus stop lay-bys both sides of L’Avenue de la Commune within 30 metres of Field 287 (a couple of minutes walk); the site is extremely well screened from the main road and public realm (unlike Lakeside Residential Care Home built on Fields 291 &amp; 292) with established mature tree belt along L’Avenue de la Commune plus around Field 287; and Field 287 is served with drainage and mains services adequate for Affordable / Retirement housing.</p> <p>The full representation can be found using this link:  <a href="http://consult.gov.je/file/2643250">http://consult.gov.je/file/2643250</a></p>					<p>forward and considered at the Examination in Public (EiP) in 2010 for the previous Island plan review;</p> <p><i>This site is remote from the BUA and has no special attributes that would warrant its allocation for housing. Recommendation: that the Minister does not amend the Plan.</i></p> <p>Given that the inspectors have previously reviewed and rejected this site; it does not meet the spatial strategy; has been designated as Green Zone; and the interim review of the 2011 Island plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. Accordingly, as there has been no demonstrable material change in circumstances the Minister recommends to the planning inspectors that they do not review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>

EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
P3	IR (1) - 136  IR (1) - 168	Field 797, St Peter  Mr A Cornelissen  Connetable St Peter	<p>Can I ask you to place the following parcels of land in St Peter on to your rezoning proposals to go before the inspector? You will be aware of these fields as they have been discussed with your office on previous occasions for the <b>potential use for 1st Time buyers, social rental or lifelong homes.</b></p> <ul style="list-style-type: none"><li>• Mr B Masefield Field 287 La Rue de la Commune</li><li>• Mrs B Cornelissen Field 797 La Rue des Sauvalleries</li><li>• Mr D Anderson Field 189 La Rue de la Pointe</li></ul> <p><u>Letter from Mr A Cornelissen - Field 797</u> I write in respect of the Minister's proposed amendments to the 2011 Island Plan, and I respectfully ask that my views are included with the public consultation which I believe expired on the 25<sup>th</sup> September. My wife and I are in partnership with the Constable of St Peter regarding a Parish led scheme in providing 13 low cost houses with an affordability bond attached. In order to achieve this, we have agreed with the Constable to sell the land at way below the market value, and this fits in with our ethos in providing low cost housing, and which also allows my wife, to follow in the footsteps of her father and grandfather who also provided affordable homes for the parishioners of St Peter. However the land in question is class B agricultural land, and although the field stitches in with other built up area around the land, and that the scheme has the backing of the Parish, we understand from the Constable that the Planning Minister does not now support the Parish led scheme in providing low cost housing. This is not only disappointing, but is also very disheartening. It seems incredulous that the Planning Minister would oppose a Parish led scheme with the knowledge that there are no brown field sites in the Parish of St Peter, and there is a large waiting list for such low cost homes in the Parish. Surely the Minister must now realise that some low grade agricultural land, and which has no real agricultural or horticultural value, has to be released in order to provide low cost housing. The current Island Plan allows for parcels of land to be put forward for re-zoning if they form part of a Parish led scheme. It appears that despite this provision, we understand that the Minister opposes this parochial facility. Surely, the Constables of each Parish should have a say in which land they wish to develop, as they will be more in tune in what is required, as well as what is being proposed. This is I feel is especially relevant if the owner of the land is willing to enter into partnership with the Parish, and sell at a price whereby affordable homes can be legitimately achieved. I am not in favour of glasshouse sites being used for housing as the majority of them are far too big, and still sit on valuable agricultural land. History has shown that if large estates are built, they create antisocial and public order difficulties. Surely it is these large glasshouse sites that should be reverted back to prime agricultural use, and not taken for granted that they serve no other purpose other than development. Surely it is better to utilise some low grade agricultural field that would provide housing but would not have such an impact on the Parishes. Then in the future, review the possible need to utilise large glasshouse sites if and only when necessary. Clearly the issue is the fact that land owners are very reluctant to sell land cheaply, so that low cost housing can legitimately be achieved, and to include an affordability bond in perpetuity. It also seems incredulous that where there is low grade agricultural land which can be stitched into existing built up area, and the owners are willing to sell at a price to support legitimate low cost homes, as well as being supported by the Parish, the Planning Minister declines the scheme in preference to other much less suitable land. I have since become aware that the representation of this submission will form part of the material that will be submitted to the Examination In Public Inspectors. This does cause me some concern as the last EIP failed to listen to the views expressed by the various Constables and Deputies regarding the re-zoning of some agricultural land, and which seems to have had a disastrous effect on the Island, and the predictions pose EIP appear to have materialised. Hopefully the Inspectors will now take into account the views and release land as directed by parish officials.</p>	L o w	G o o d	L o w	P o o r	<p>The support for this site for affordable housing by the Connetable of St. Peter for this site is noted, however not withstanding this, it would be inappropriate to zone this land for housing given that;</p> <p>Site has a low 'spatial strategy' suitability, as the site constitutes previously undeveloped land outside the 'Built up Area' and does not meet with the 2011 Island Plan objectives for protecting green fields and open spaces and preventing the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>Designating this site for housing development would contradict the established policies of the 2011 Island plan, to which I am not prepared to make an exception. This site would also not likely to be supported under policy H5 as it is not well related to existing local facilities, services and infrastructure and where provision for education, leisure, recreation, local shopping, and other community facilities is adequate or can be provided.</p> <p>This view was endorsed by the independent planning inspectors when this site was previously put forward and considered at the Examination in Public (EiP) in 2010 for the previous Island plan review;</p> <p><i>"This site does not form a natural extension to the BUA but rather development here would not sit comfortably with the main framework of the village. Should there be a need for affordable housing to meet local needs we consider that there is a more suitable site in the vicinity. Recommendation: that the Minister does not amend the Plan."</i></p> <p>Given that the inspectors have previously reviewed and rejected this site; that it does not meet the spatial strategy; has been designated as Green Zone; and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. Accordingly, as there has been no demonstrable material change in circumstances the Minister recommends to the planning inspectors that they do not review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>



EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
P4	IR(1)-182	Field 888, St Peter.  Gerald Fletcher Jersey (Hospitality Association)	<p><b>Zone a limited number of appropriately located Redundant Glasshouse Sites for Affordable Housing.</b></p> <p>To offset this shortfall in the short term, the States need to review the Island Plan and reinstate the Policy H1 Category A Housing sites proposed in the Draft Island Plan (September 2009). Indeed the preamble to Policy SP1 of the Island Plan states "to meet the extent of the Island's housing needs, there may also be a requirement to zone land outside of the Built Up Area"</p> <p>These sites are:</p> <ul style="list-style-type: none"><li>De La Mare Nurseries, Grouville</li><li>Cooke's Rose Farm, St Lawrence</li><li>Samares Nurseries, St Clement</li><li>Longueville Nurseries, St Saviour</li><li>Field 1219, St Helier Glasshouse site,</li><li>Field 785, St Ouen</li></ul> <p>Additional to this, re-zone the redundant glasshouses on Fields 252A and 252B, St Clement, referred to in Policy H1 of the adopted Island Plan (2011).</p> <p>This would enable over 300 of the 450 Category A homes to be constructed on carefully selected redundant glasshouse sites (which incidentally all scored well in the Minister's own Sites Suitability (for housing) Assessment produced in July 2010). This would result in a shortfall of only 150 affordable homes.</p> <p>However, there are other sites which also satisfy the criteria of the Minister's own Sites Suitability (for housing) Assessment (July 2010) and which the Inspector, in his report to the Minister following the Examination in Public of the Draft Island Plan, considered could be released, if necessary, and included (in no order of priority) the following sites:</p> <ul style="list-style-type: none"><li>Le Mourin Vineries, St Martin</li><li>Field 622, St Ouen</li><li>Field 189, St Peter</li><li><b>Field 888, St Peter</b></li><li>Fields 341 &amp; 342, St Saviour</li><li>Fields 741 &amp; 742, St Saviour</li><li>Field 530, St Saviour</li><li>Field 1404, Trinity</li></ul>	L o w	G o o d	G o o d	P o o r	<p>It would be inappropriate to zone this land for Category A housing purposes given that;</p> <p>The site constitutes a small previously undeveloped land outside the 'Built up Area' and the development of this site would not meet with the 2011 Island Plan objectives for protecting green fields and open spaces and preventing the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>It is also apparent that the current Connetable of the Parish is not actively supporting this site as he has not included this site in his representation (IR (1) 168).</p> <p>This view was endorsed by the independent planning inspectors when this site was previously put forward and considered at the Examination in Public (EiP) in 2010 for the previous Island plan review;</p> <p><i>"It is appropriate that this site is included in the Green Zone for the reasons the Minister gave. However, it relates well to the village and in the event of the preparation of a Village Plan under Proposal 14 and Policy H5, it might provide a suitable site for consideration for affordable housing to meet local needs. The Constable advised us of his general support, provided the outcome met local needs in perpetuity. There is evident benefit in considering this site in conjunction with the adjacent Avis site to its north. Recommendation: The Minister does not amend the Plan."</i></p> <p>Given that the inspectors have previously reviewed and rejected this site; it has been designated as Green Zone; and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site. Accordingly, as there has been no demonstrable material change in circumstances the Minister recommends to the planning inspectors that they do not review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>
Second Round Representations for P5 - Field 1027, Beaumont, St Peter								
P5 (2 <sup>nd</sup> Rnd Rep)	IPR	Field 1027, Beaumont, St Peter  Peter Troy	<p><b>F1027 (Beaumont) St Peter</b></p> <p>Possible number of units 25-30, either starter homes or homes for elderly. Borders built up area. Across the road Dandara built a large scheme for the over 50's.</p> <p>The Troy family have been building in Jersey since 1927. Both my grandfather and my father (and his brothers) have built numerous developments providing needed homes in Jersey. I have continued in the business after my father retired.</p> <p>My grandparents, my parents, myself and my wife and our children were all born in Jersey, and I am disappointed that business prospects are declining due to the recession.</p> <p>I wrote to you on the 28th of May 2013 stating that the Government needs to take positive steps to stimulate the construction industry particularly with regard to small firms employing local families and explained that land already owned by bone fide developers should be given priority in</p>	G o o d	H i g h	L o w	p o o r	<p>It would be inappropriate to re-zone this land for housing purpose given that;</p> <p>It does not meet with planning Minister's criteria for protecting green fields and open spaces. This includes the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>The Plan makes it clear that throughout the plan period, sufficient land is available for the provision of Category A homes from proposed re-zoned sites that are aligned with the current spatial strategy and from existing sites within the 'Built up Area'. There are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional greenfield land.</p> <p>Given that this site has been designated as Green Zone and protected open space, and that the interim review of the 2011 Island Plan has made sufficient provision for affordable housing,</p>

EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
			<p>rezoning so as to ensure survival of existing businesses. I put forward the sites listed below but unfortunately did not receive a response to my letter and so I resubmit details again asking that you consider our sites for development.</p> <p>If developers can bring forward schemes on land that they already own, they obviously do not have the expense of purchasing the land from a third party and the financial input required is significantly reduced as the land may have been purchased many years ago at much lower prices. We own land that my father purchased over 30 years ago in anticipation of obtaining planning permission, but to this day remain undeveloped. We could provide 2 bedroom starter homes on this land at approximately £295,000 per unit (excluding garages), and 3 bedroom starter homes at approximately £325,000 per unit (excluding garages). These prices would cover all architect fees, planning fees, engineer's fees, development costs, development financing costs, and allow a payment to my father for his land but at a significantly reduced value to market prices. It would allow a sum for me, as the developer, to cover all my costs and make a small profit. However, it must be stressed that one cannot quote a "fixed price" for a starter home, it must always be considered "approximate" because each site will have different house designs, layouts and different costs.</p> <p>Items which affect costs include: method of construction, site levels needing adjustment, site clearance costs, ground-works required, distance required to bring services, ease of access to the site, amount of walls to be constructed, parking spaces to be provided, differing architects or engineering fees on each site, problems encountered on site, perhaps even weather conditions during construction (the above are just some issues which differ in relation to site construction). What is of major importance is that because my family already owns the land we will not have the same input costs and requirement for bank finance as if we had to purchase land from a third party.</p> <p>I would suggest that you also consider that the developer be allowed a percentage of category B units on such a site, which would integrate more affluent middle class home owners next to starter home owners thereby ensuring a good social mix and age mix of home owners on a development.</p>					the Minister is not minded to support this site for rezoning. However, given that this site has not previously been reviewed by the planning inspectors, the Minister recommends that they review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).
S1	IR(1)-145	<p>Fields 341 &amp; 342, Clos De La Pommeraie, La Rue De Deloraine, St Saviour</p> <p>Mr D Hocquard</p> <p>MSPlanning Ltd</p>	<p>The site is ideally located close to all everyday facilities and this explains why other sites in the area have been deemed spatial acceptable, and approved to provide dozens of residential units. Development for Category A housing could occur on the site without the loss of commercial viable agricultural land and with minimal impact on the landscape. The site abuts or is adjacent to a significant number of residential units and given the pressing need for Category A Housing to be delivered without delay the site is ideal to be brought forward for re-zoning.</p> <p>The full representation can be found using this link <a href="http://consult.gov.je/file/2646216">http://consult.gov.je/file/2646216</a></p>	G o o d	H i g h	G o o d	P o o r	<p>It would be inappropriate to zone this land for housing given that;</p> <p>The site is undeveloped; the development of this site would not meet with the 2011 Island Plan objectives for protecting green fields and open spaces and preventing the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>The Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the E7: Eastern Plateau Interior Agricultural land, E7. As this would constitute development along the character areas main roads (infill development) the landscape sensitivity of this site/area is high.</p> <p>Designating this site for housing development would contradict the established policies of the 2011 Island Plan, to which the Minister is not prepared to make an exception.</p> <p>The view of the independent planning inspector, when this site was previously put forward and considered at the Examination in Public (EiP) in 2010 for the previous Island plan review, was;</p> <p><i>"The site lies outside the BUA to its south, but has the school to its west and some, albeit limited, development to its north and east. Whilst we do not see a reason to recommend a change to the Plan at present, in the event of a future unmet need for Category A housing this site might warrant consideration. Recommendation: that the Minister does not amend the Plan."</i></p>

EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
								Given that the inspectors have previously reviewed and rejected this site; it has been designated as Green Zone; and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. Accordingly, as there has been no demonstrable material change in circumstances the Minister recommends to the planning inspectors that they do not review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).
S2	IR(1)-145	Fields 380, La Rue a la Dame, St Saviour Mr Norman MSPlanning Ltd	<p>The site is ideally located close to all everyday facilities and this explains why other sites in the area have been deemed spatial acceptable, and approved to provide dozens of residential units. Development for Category A housing could occur on the site without the loss of commercial viable agricultural land and with minimal impact on the landscape.</p> <p>The site abuts or is adjacent to a significant number of residential units (mainly Category A) and a large commercial site forming the Main Urban Settlement. Given the pressing need for affordable homes to be delivered without delay, the site is therefore ideal to be brought forward for re-zoning.</p> <p>The full representation can be found using this link <a href="http://consult.gov.je/file/2648763">http://consult.gov.je/file/2648763</a></p>	G o o d	H i g h	G o o d	P o o r	<p>It would be inappropriate to zone this land for housing given that;</p> <p>The site is undeveloped; the development of this site would not meet with the 2011 Island Plan objectives for protecting green fields and open spaces and preventing the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>The Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the E7: Eastern Plateau Interior Agricultural land, E7. As this would constitute development along the character areas main roads (infill development) the landscape sensitivity of this site/area is high.</p> <p>Designating this site for housing development would contradict the established policies of the 2011 Island Plan, to which the Minister is not prepared to make an exception.</p> <p>Given that this site has been designated as Green Zone and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. However, given that this site has not previously been reviewed by the planning inspectors, the Minister recommends that they review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>
S3	IR(1)-182	Field 530, St Saviour Gerald Fletcher Jersey (Hospitality Association)	<p><b>Zone a limited number of appropriately located Redundant Glasshouse Sites for Affordable Housing.</b></p> <p>To offset this shortfall in the short term, the States need to review the Island Plan and reinstate the Policy H1 Category A Housing sites proposed in the Draft Island Plan (September 2009). Indeed the preamble to Policy SP1 of the Island Plan states "to meet the extent of the Island's housing needs, there may also be a requirement to zone land outside of the Built Up Area"</p> <p>These sites are:</p> <ul style="list-style-type: none"> <li>De La Mare Nurseries, Grouville</li> <li>Cooke's Rose Farm, St Lawrence</li> <li>Samares Nurseries, St Clement</li> <li>Longueville Nurseries, St Saviour</li> <li>Field 1219, St Helier Glasshouse site,</li> <li>Field 785, St Ouen</li> </ul> <p>Additional to this, re-zone the redundant glasshouses on Fields 252A and 252B, St Clement, referred to in Policy H1 of the adopted Island Plan (2011).</p> <p>This would enable over 300 of the 450 Category A homes to be constructed on carefully selected redundant glasshouse sites (which incidentally all scored well in the Minister's own Sites Suitability (for housing) Assessment produced in July 2010). This would result in a shortfall of only 150 affordable homes.</p> <p>However, there are other sites which also satisfy the criteria of the Minister's own Sites Suitability (for housing) Assessment (July 2010) and which the Inspector, in his report to the Minister</p>	G o o d	H i g h	G o o d	P o o r	<p>It would be inappropriate to zone this land for Category A housing purposes given that;</p> <p>The site constitutes previously undeveloped land outside the 'Built up Area' and the development of this site would not meet with the 2011 Island Plan objectives for protecting green fields and open spaces. This includes the extension of the built-up area boundary, into the countryside, to allow for incremental development opportunities.</p> <p>The Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the E7: Eastern Plateau Interior Agricultural land, E7. As this would constitute development along the character areas main roads (infill development) the landscape sensitivity of this site/area is high.</p> <p>Designating this site for housing development would contradict the established policies of the 2011 Island Plan, to which I am not prepared to make an exception.</p> <p>This view was endorsed by the independent planning inspectors when this site was previously put forward and considered at the Examination in Public (EiP) in 2010 for the previous Island plan review;</p> <p><i>"This site scores well on spatial strategy, suitability and landscape sensitivity in the Suitability for Housing Assessment. It scores 'poor' for use being undeveloped land. However, it is or shortly will be largely surrounded by residential development on three sides, this together with its topography and location make it possible candidate for Category A housing development. Assuming that the other major sites which we are recommending for Category A housing proceed, we do not see the need to recommend an amendment to the Plan with respect to this site. We</i></p>



EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
			<p>following the Examination in Public of the Draft Island Plan, considered could be released, if necessary, and included (in no order of priority) the following sites:</p> <ul style="list-style-type: none"> <li>Le Mourin Vineries, St Martin</li> <li>Field 622, St Ouen</li> <li>Field 189, St Peter</li> <li>Field 888, St Peter</li> <li>Fields 341 &amp; 342, St Saviour</li> <li>Fields 741 &amp; 742, St Saviour</li> <li>Field 530, St Saviour</li> <li>Field 1404, Trinity</li> </ul>					<p><i>understand, however, that it is intended to prepare a Local Plan for the Five Oaks area, including this locality. In preparing that Plan we suggest that the Minister should take into account that at some point in the future this site is likely to offer the opportunity to provide for Category A housing to meet future needs. The relationship between the southern part of the site and the countryside beyond would need to be addressed in any detailed design and layout. Recommendation: that the Minister does not amend the current Plan but that this site might be considered for Category A housing at a future date should the need arise."</i></p> <p>Given that the inspectors have previously reviewed and rejected this site; it has been designated as Green Zone; and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. Accordingly, as there has been no demonstrable material change in circumstances the Minister recommends to the planning inspectors that they do not review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>
S4	IR(1) -144	<p><b>Fields 741 &amp; 742, New York Lane, St. Saviour</b></p> <p>Mr &amp; Mrs Lloyd</p> <p>(Agent - MSPlanning Ltd)</p>	<p>The entirety of the Longueville garden centre site, and Fields 741 &amp; 742 merits re-zoning to help resolve the housing crises that failed to be addressed by the 2011 IP. The site is appropriately located as an extension to the Main Urban Settlement. It has access to services and the ability to deliver a greater number of more affordable housing if the site is re-zoned as proposed, and has a limited impact of the landscape in particular the key elements described by the Countryside Character Appraisal. In this context it would be a lost opportunity to rezone only part of the Longueville Nurseries site. The site should include the land to the north (already a brownfield site), the land potentially supported by the Inspector, and the site rounded off where it abuts the Built-Up area namely Fields 741 and 742.</p> <p>The full representation can be found using this link <a href="http://consult.gov.je/file/2646206">http://consult.gov.je/file/2646206</a></p>	Good	High	Good	Poor	<p>Site has a low 'spatial strategy' suitability, as the site constitutes previously undeveloped land outside the 'Built up Area' and does not meet with the Minister's criteria for protecting green fields and open spaces and preventing the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>The Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the E7: Eastern Plateau Interior Agricultural land, E7. As this would constitute development along the character area's main roads (infill development) the landscape sensitivity of this site/area is high.</p> <p>The Plan makes it clear that throughout the plan period, sufficient land is available for the provision of Category A homes from proposed re-zoned sites that are aligned with the current spatial strategy and from existing sites within the 'Built up Area'. There are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional greenfield land.</p> <p>The view of the independent planning inspector, when this site was previously put forward and considered at the Examination in Public (EiP) in 2010 for the previous Island plan review, was;</p> <p><i>"Recommendation: for the reasons given in Volume 1, Chapter 8, that the Minister does not amend the Plan but that subject to consultation and further investigation he considers the southern part of the site for Category A housing should the need arise in the future (to align with the northern edge of development on the adjacent Longueville Site if confirmed.)"</i></p> <p>Given that the inspectors have previously reviewed and rejected this site; it has been designated as Green Zone; and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. Accordingly, as there has been no demonstrable material change in circumstances the Minister recommends to the planning inspectors that they do not review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>
S5	IR(1) -197	<p><b>Field 740, Longueville, St. Saviour</b></p> <p>Mr S Payn</p> <p>(Agent - P Warren)</p>	<p>I write to request that the above-mentioned site be considered for re-zoning under the current Island Plan Review. The Site The site is field 740 which is situated to the east of the Longueville Nursery, Longueville Road, St. Saviour. The site is accessed from La Rue Messurvey and is approximately 5 verges in area. History The land involved was at one time part of Alexandre Farm. This in turn became a nursing home and is now a residential dwelling. The land has been in the Payn family for at least 35 years. Justification of Application Longueville Nursery is ceasing to trade from this month. My client William Bertram Payn is of the opinion that a re-zoning application for field 729 and 741A (Nursery) will be forthcoming. It would therefore seem a</p>					<p>It would be inappropriate to zone this land for housing given that;</p> <p>The site has a low 'spatial strategy' suitability, as the site constitutes previously undeveloped land outside the 'Built up Area' and the development of this site would not meet with the 2011 Island Plan objectives for protecting green fields and open spaces. This includes the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p>

EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
			<p>sensible and logical extension to include this neighbouring field for potential future housing. The site is a logical extension of the housing zone as adjoining land has recently been developed for housing such as Le Bernage and Longueville de Bas. The site is also opposite the industrial estate of Rue des Pres Trading Estate. Access could be through 741A, although field 740 in its entirety has good access to Longueville Road. I enclose a location plan and enlarged site plan showing my client's land coloured in red. Services All main services are situated on Longueville Road and therefore the site is within close proximity to a full range of underground services. Shops are closely located at Longueville and Checkers supermarket, both approximately half a mile from the site. Conclusion If re-zoned the site would allow the creation of dwellings which would have little visual impact from Longueville Road. I therefore respectfully ask the Minister for Planning and Environment to consider this land in his re-zoning programme for housing.</p> <p>The full representation can be found using this link: <a href="http://consult.gov.je/file/2652214">http://consult.gov.je/file/2652214</a></p>					<p>The Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the E7: Eastern Plateau Interior Agricultural land, E7. As this would constitute development along the character area's main roads (infill development) the landscape sensitivity of this site/area is high.</p> <p>The Plan makes it clear that throughout the plan period, sufficient land is available for the provision of Category A homes from proposed re-zoned sites that are aligned with the current spatial strategy and from existing sites within the 'Built up Area'. There are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional greenfield land.</p> <p>Given that this site has been designated as Green Zone and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. However, given that this site is adjacent to a potential H1 site and has not previously been reviewed by the inspectors, the Minister recommends that they review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>
S6	IR(1)-146	<p>Field 836, Bagot Road, St Saviour</p> <p>Mr Le Marquand (Agent - MSPPlanning Ltd)</p>	<p>The site is ideally located spatially, affording residents easy and safe access to all required facilities. Developing this site as affordable housing is significantly more important than retaining a gap that has little amenity or landscape value.</p> <p>The full representation can be found using this link: <a href="http://consult.gov.je/file/2646217">http://consult.gov.je/file/2646217</a></p>	G o o d	H i g h	L o w	P o o r	<p>It would be inappropriate to zone this land for housing given that;</p> <p>The site is undeveloped; the development of this site would not meet with the 2011 Island Plan objectives for protecting green fields and open spaces and preventing the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>In addition the northern boundary of the site forms one of the last remaining gaps in the built environment along Bagot Road. Development of this gap would be detrimental to the character of the local area.</p> <p>The Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the E7: Eastern Plateau Interior Agricultural land, E7. As this would constitute development along the character area's main roads (infill development) the landscape sensitivity of this site/area is high.</p> <p>The Plan makes it clear that throughout the plan period, sufficient land is available for the provision of Category A homes from proposed re-zoned sites that are aligned with the current spatial strategy and from existing sites within the 'Built up Area'. There are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional greenfield land.</p> <p>Designating this site for housing development would contradict the established policies of the 2011 Island Plan, to which the Minister is not prepared to make an exception.</p> <p>This view was endorsed by the independent planning inspectors when this site was previously put forward and considered at the Examination in Public (EiP) in 2010 for the previous Island plan review;</p> <p><i>"This site scores well on spatial strategy and suitability in the Suitability for Housing Assessment though not on the other categories. It could make no more than a small contribution to the Island's housing needs, but its development would extend the BUA into open countryside and in the process foreclose views out from the only significant gap on Bagot Road. For the present we consider that the public interest lies with retaining this open gap. Recommendation: that the Minister does not amend the Plan."</i></p> <p>Given that the inspectors have previously reviewed and rejected this site; it has been</p>

EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
								designated as Green Zone; and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. Accordingly, as there has been no demonstrable material change in circumstances the Minister recommends to the planning inspectors that they do not review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).
S7	IPR (1) - 219	Rainbow Nurseries, Rue de Tapon, St Saviour  Mr K Renouard	<p>I am writing to with regard to the revision of the island plan, particularly in respect of the development of old glasshouse sites. I am making a representation in order to put forward my own and my family's opinions in this respect. We understand that the States are currently considering revising the plan to allow for the limited development of some glasshouse sites for first time buyer housing. We believe that all glasshouse sites should be permitted to make individual applications, to be considered on a case by case basis. Although some may be suitable for first time buyer housing many will be better suited for lower density high quality developments, in keeping with the surrounding areas, which would fall outside the first time buyer category.</p> <p>I have two sites of greenhouse, one in Grouville and one in St Saviour. Both of these sites are beyond economic repair. These sites have fallen into disrepair because the industry has failed and due to the lack of ongoing support from the States as well as foreign competition. The States encouraged my generation of farmers to invest heavily in to the industry but failed to foresee and deal with the consequential challenges that farmers have been left with. The result of this has been that glasshouses throughout the island have fallen into disrepair and farmers have not been able to provide for their own retirements or hand down the family business to the next generation.</p> <p>From a personal aspect, I would like to build sufficient houses on both our greenhouse sites to cover the cost of clearing the sites, installing mains drains and water and to compensate for my own and my late wife's lifetimes endeavour. I would be able to offer the opportunity for other local resident to join onto the main drains and water infrastructure that I install, which would be a considerable public gain in the areas concerned, which I am aware is a particular problem for many of my neighbours. To reiterate, I believe that all greenhouse sites in the island should have the opportunity to be redeveloped, thus enhancing the landscape rather than remaining as eyesores and potentially a danger to public health.</p>	P o o r	G o o d	L o w	G o o d	<p>It would be inappropriate to re-zone this land for housing development given that;</p> <p>The site has a poor 'spatial strategy' suitability, as the development of this site cannot be integrated with the defined 'Built up Area'. This includes the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>The Countryside Character Appraisal's evaluation is that the overriding local character of the area is, Eastern Plateau, Interior Agricultural Land, E7. The landscape sensitivity of this area is high given that the sites fall within the 'open countryside' away from the established 'Built up Areas'.</p> <p>The Plan makes it clear that throughout the plan period, sufficient land is available for the provision of Category A homes from proposed re-zoned sites that are aligned with the current spatial strategy and from existing sites within the 'Built up Area'. There are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional greenfield land.</p> <p>Whilst there is a presumption against the redevelopment of redundant and derelict glasshouses for other uses unrelated to agriculture; in exceptional circumstances, Policy ERE7, Derelict and Redundant Glasshouses, permits minimal non-agricultural development in order to ensure demonstrable environmental improvement of the site by the removal of the glasshouses and any contaminated material, the reduction in the area of buildings, and the repair to the landscape.</p> <p>This view was endorsed by the independent planning inspectors when this site was previously put forward and considered at the Examination in Public (EiP) in 2010 for the previous Island Plan review;</p> <p><i>The scope of Policy ERE 7 regarding redundant glasshouses is discussed In Volume 1, Chapter 7. This pair of sites is remote, served by narrow lanes well away from any BUA. Accordingly their development for housing would be contrary to the strategic aims of the Plan. Recommendation: that the Minister does not amend the Plan.</i></p> <p>Given that the inspectors have previously reviewed and rejected this site; that it has been designated as Green Zone; and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing; the Minister is not minded to support this site for rezoning. Accordingly, as there has been no demonstrable material change in circumstances the Minister recommends to the planning inspectors that they do not review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>
T1	IR(1) -154	Field 1017a, La Rue Du Moulin Du Ponterrin, Trinity  Mr Le Quesne  (MSPlanning Ltd)	<p>The site could be developed without harm to the character of the area or the countryside. Critically, the site is not considered important agricultural land, in part, due to previous development in the north and south of the field.</p> <p>The full representation can be found using this link <a href="http://consult.gov.je/file/2648698">http://consult.gov.je/file/2648698</a></p>	L o w	G o o d	G o o d	P o o r	<p>It would be inappropriate to zone this land for housing given that;</p> <p>The site is undeveloped; the development of this site would not meet with the 2011 Island Plan objectives for protecting green fields and open spaces and preventing the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>In addition the northern boundary of the site forms one of the last remaining gaps in the built environment along Bagot Road. Development of this gap would be detrimental to the character of the local area.</p>



EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
								<p>The Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the E7: Eastern Plateau Interior Agricultural land, E7. As this would constitute development along the character areas main roads (infill development) the landscape sensitivity of this site/area is high.</p> <p>The Plan makes it clear that throughout the plan period, sufficient land is available for the provision of Category A homes from proposed re-zoned sites that are aligned with the current spatial strategy and from existing sites within the 'Built up Area'. There are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional greenfield land.</p> <p>Designating this site for housing development would contradict the established policies of the 2011 Island plan, to which the Minister is not prepared to make an exception.</p> <p>This view was endorsed by the independent planning inspectors when this site was previously put forward and considered at the Examination in Public (EiP) in 2010 for the previous Island Plan review;</p> <p><i>"Development of this site would extend the BUA of a very small village within the central part of the Island, contrary to the strategic aims of the Plan. Recommendation that the Minister does not amend the Plan".</i></p> <p>Given that the inspectors have previously reviewed and rejected this site; it has been designated as Green Zone; and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. Accordingly, as there has been no demonstrable material change in circumstances the Minister recommends to the planning inspectors that they do not review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>
T2	IR(1)-223	Field 1404, Trinity Mr Graham Bisson	<p>This small field, within the Green Zone, of about one acre (2.5 verges) is agricultural land of indifferent quality with mains services and an existing access to the main road. It is surrounded on three sides by a mix of commercial and residential developments, is adjacent to a bus stop and a short walk from the refurbished CO-OP shop at the centre of "Sion Village".The "Town &amp; Country" store and garage is alongside.</p> <p>The site was included in the list of H4 housing needs potential sites in the previous Island Plan. It is family owned and I - as family representative, have spoken with the Ministers of both the Housing and Environment Departments of the States about its potential for housing development. An agreement has been made with the owner of the adjoining bungalow "Fairways" - which has been approved for redevelopment as two houses - to ensure that the existing field 1404 access might be upgraded when required. It is proposed that this field might be re-zoned for the construction of Affordable Housing purposes. Investigation of the current market in conjunction with contractors and suppliers indicates that a scheme for the construction of sixteen dwellings is realistic. The aim is to provide completed homes at the "key in the door" price of £300,000 each. At this price such properties would be attractive and affordable to a wide range of people seeking to buy - besides Housing Trusts or others who manage "Social housing" to rent.</p> <p>The draft designs prepared are intended to indicate the flexibility of the two storey houses that could be provided having a floor area of about 100 sq metres (or 1,000 sq ft). They are planned to be innovative and adaptable to personal needs - such as being tailored specifically for disabled persons if necessary or with non• standard accommodation layouts. In basic ground floor configuration a house would include a living-room, toilet (with or without shower), dining-room and separate kitchen. First floor might typically consist of two double bedrooms, a single room (or</p>	L o w	G o o d	L o w	P o o r	<p>It would be inappropriate to zone this land for housing purposes given that;</p> <p>The site is undeveloped; the development of this site would not meet with the 2011 Island Plan objectives for protecting green fields and open spaces and preventing the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>Site has a low 'spatial strategy' suitability, as the site constitutes previously undeveloped land outside the 'Built up Area'.</p> <p>The Countryside Character Appraisal's evaluation is that the overriding local character of the area forms part of the Central Plateau Ridges, E5. The landscape sensitivity of this area is high.</p> <p>The Plan makes it clear that throughout the plan period, sufficient land is available for the provision of Category A homes from proposed re-zoned sites that are aligned with the current spatial strategy and from existing sites within the 'Built up Area'. There are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional greenfield land.</p> <p>This view was endorsed by the independent planning inspectors when this site was previously put forward and considered at the Examination in Public (EiP) in 2010 for the previous Island plan review;</p> <p><i>"The site is greenfield and outside the existing extent of the village. Although safeguarded for</i></p>

EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
			<p>study) and bathroom.</p> <p>However, the plan is flexible enough to accommodate the needs of a young growing family or an older down-sizing couple. Living space can be transferred to first floor, single bedroom to be an en-suite bathroom or office use etc. Alternatively the house can be arranged to provide accommodation for a disabled person with a separate carer's unit with a vertical lift installed but such a layout may require some extra funding. No garages are proposed. Adequate provision for open parking of cars is included.</p> <p>The central stairwell provides the structural and services core of each dwelling. It is anticipated that a mechanical ventilation and heat recovery system will be installed in each house. Construction will utilize SIPs (structural Insulated Panels), achieving a very high level of insulation and be pre-fabricated for speedy assembly on-site. Although this is to be considered as a "stand alone" site and not linked to any other developments it could be considered as an innovative model for others to follow if successful.</p> <p>The designs indicated here are outline only but are presented as an invitation to the Environment Department to consider the re-zoning of Field 1404 as part of the current Island Plan review.</p> <p>The full representation can be found using this link <a href="http://consult.gov.je/file/2655372">http://consult.gov.je/file/2655372</a></p>					<p><i>future housing needs (Policy H4) in the 2002 Plan, its allocation as part of the BUA would be contrary to the strategic aims of the 2009 Plan. However the site does relate reasonably well to Sion village and we understand that the St John's Working Party is considering a Plan for the area. In that context it might be that this site could be considered under Proposal 14 and Policy H5 for affordable housing to meet a local need. Recommendation that the Minister does not amend the Plan."</i></p> <p>Given that the inspectors have previously reviewed and rejected this site this site; it has been designated as Green Zone; and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning.</p> <p>With regard to the inspectors' previous comments on this site, the Minister would only consider this site for rezoning if evidence was submitted in accordance with the requirements of policy H5, including evidence of local need.</p> <p>Accordingly, as there has been no demonstrable material change in circumstances the Minister recommends to the planning inspectors that they do not review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>
Second Round Representations for T3 - Field 873, Trinity								
<b>T3</b> (2 <sup>nd</sup> Rnd Rep)	IPR	<b>Field 873, Trinity</b>  Mr & Mrs Fromage J Design Ltd	<p>We act on behalf of Mr and Mrs Fromage, the owners of Field 873 in La Verte Rue, Trinity, as identified on the attached Ordnance Survey extract.</p> <p>This field was originally put forward for rezoning under the review I consultation process which took place prior to the adoption of the 2011 Jersey Island Plan. In the notes I summary accompanying this request for rezoning which was to be considered by the States it was accepted that this piece of land could be dealt with under Proposal 15 ( Village Plans ) and proposed Policy H5 ( Housing in Rural Centres ).</p> <p>However due to the withdrawal of the potential sites put forward for rezoning in the then proposed Island Plan, this proposal was never actually considered by the States.</p> <p>Mr and Mrs Fromage have now instructed us to resubmit their proposal for the rezoning of this field.</p> <p>The background history to this request is that a portion of Field 873 was sold to the Parish in December 2007 to enable Phase II of the Parish housing development at Les Maisons Cabots to take place and subsequently in September 2010 rights for the surface water drainage from this development to pass through Mr and Mrs Fromage's land were granted. This was all on the understanding that the Parish would support a request to construct two houses on remaining piece of this land for occupation by members of Mr and Mrs Fromages family who would otherwise need to avail themselves of States housing within the Parish. Access rights for services and for vehicles to access the site from Les Maisons Cabot are already in place. The Parish of</p> <p>Trinity have been consulted and a copy of a letter of support from the Connetable is also enclosed.</p> <p>Policy H5 (Housing in Rural Centres) states that "The Minister will support the provision of small - scale affordable housing to support the viability and vitality of Jersey's smaller main rural settlements, predominantly in the northern and central parishes (i.e. St Ouen, St Mary, St John, St Lawrence, Trinity and St Martin). Any such housing shall be Category A housing or for homes to meet the specific needs of the elderly and those with disabilities, including sheltered</p>	L o w	G o o d	L o w	p o o r	<p>It would be inappropriate to zone this land for housing given that;</p> <p>Site has a low 'spatial strategy' suitability, as the site constitutes previously undeveloped land outside the 'Built up Area' and does not meet with planning Minister's criteria for protecting green fields and open spaces. This includes the extension of the built-up area boundary, into the countryside, to allow for smaller-scale incremental development opportunities.</p> <p>The Plan makes it clear that throughout the plan period, sufficient land is available for the provision of Category A homes from proposed re-zoned sites that are aligned with the current spatial strategy and from existing sites within the 'Built up Area'. There are, therefore, considered to be no grounds to identify other sources of supply to meet housing needs, including the release of additional greenfield land.</p> <p>The draft Plan's Green Zone designation remains consistent with the 2002 Island Plan designation. Designating this 'Built up Area' would contradict the established policy.</p> <p>Policy H5 (housing in rural areas) supports the provision of new housing as part of village plan proposals put forward by the constable and this is the policy where such housing sites may be considered in the future, provided they are required to support the vitality of the village.</p> <p>This view was endorsed by the independent planning inspectors when this site was previously put forward and considered at the Examination in Public (EiP) in 2010 for the previous Island plan review;</p> <p><i>"This is a relatively small parcel of land that remains following the attractive development of retirement homes to its north and west. Any further extension to include this site in order to meet local needs we see as falling within the scope of Proposal 14 and Policy H5 via the preparation of a Village Plan. Recommendation that the Minister does not amend the Plan."</i></p> <p>With regard to the inspectors' previous comments on this site, the Minister would only consider this site for rezoning if evidence was submitted in accordance with the requirements of policy H5, including evidence of local need.</p>

EiP Site Ref	Consultee Refs	Site Address and Consultee /Agent Details	Summary of Representation (s)	Spatial Strategy	Suitability	Landscape Sensitivity	Use Rating	Minister Response
			<p>accommodation.</p> <p>Housing developments proposals to support the viability and vitality of Jersey's smaller rural settlements will be permitted, provided that the development:</p> <ol style="list-style-type: none"><li>1. Is appropriate in scale and density to the existing character of the village.</li><li>2. Is within the existing Built - Up - Area and well - related local facilities, services and infrastructure and where provision for education, leisure, recreation, local shopping, and other community facilities is adequate or can be provided, where required, to meet the needs arising from the proposals.</li><li>3. Meets an identified local need ( evidenced through the Housing Gateway ) for such homes.</li><li>4. Has been the subject of full and comprehensive assessment and engagement with the local community and key stakeholders, including relevant States departments.</li><li>5. Is designed and constructed or can be adapted to accommodate the specific requirements of the intended residents.</li></ol> <p>In our opinion the rezoning of this field to construct two modest houses for occupation by members ofMr and Mrs Fromages' family would be in accordance with clauses 1, 3 and 5 of this Policy, and, with the support of the Connetable, clause 4 can also be met.</p> <p>Unfortunately the site lies outside ofthe "Built Up Area" as defined in the 2011 Jersey Island Plan, and this proposal cannot therefore comply fully with clause 2 of Policy H5 without rezoning. We therefore request that the Minister consider the rezoning of Field 873 to allow for the construction of two Category A houses specifically for occupation by members of Mr and Mrs Fromages family or for resale to first time buyers only.</p> <p>If there is any further information which you require in connection with this request, please do not hesitate to contact us.</p>					<p>Therefore, Given that the inspectors have previously reviewed and rejected this site; it has been designated as Green Zone; and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. Accordingly, as there has been no demonstrable material change in circumstances the Minister recommends to the planning inspectors that they do not review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review (1).</p>

Sites location map

