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**Field 622, St Ouen**

**Submission of Richard Renouf - Procureur du Bien Public**

There has been clear support within the Parish of St Ouen for the rezoning of the eastern part of Field 622. This has been demonstrated by two public meetings of parishioners, both having majorities to pursue the option of sheltered housing on Field 622. The most recent of these public meetings was called by objectors of the scheme and was held on 2<sup>nd</sup> October 2013. Whilst there has been opposition (mainly from locally affected people), the Parish as a whole has supported the rezoning of this field for affordable over 55 Category A sheltered accommodation. The Housing Minister has given his support to the proposal, confirming that, in his opinion, affordable over 55 sheltered accommodation falls within the definition of Category A housing.

The site is available to the Parish, being owned by the Rectorat of the Parish - a parochial body which administers land for ecclesiastical purposes. The Rectorat also owns a strip of land connecting the southeast corner of the site to a quiet lane, which then leads to the centre and heart of the village, thereby making easily accessible all the local amenities necessary to benefit the future occupants of the accommodation. We have examined legal documents to confirm that the site (including the strip of land leading from its southeast corner) is in the ownership of the Rectorat.

Transactions relating to Rectorat land must receive the consent of the Lt. Governor on behalf of the Crown and the Bishop of Winchester. The church authorities support the proposals in principle.

A benefactor has left funds to the Parish for the "construction of homes for the elderly of the Parish". Purchase of land is excluded. Therefore funds are best expended on a Parish owned site as there is no requirement to purchase a new site on open market or pay additional costs for demolitions or structural groundwork. The rezoning of the site, being already owned by the Rectorat, means that the land is affordable, which in itself provides affordable housing, as suggested within the Island Plan, clause 6.127.

It was the benefactor's intent that homes should be "for the elderly of the Parish". If, under the Housing Gateway, any dwellings were to be available for occupation by persons with no previous Parish connections, her funds may not then be available. It is possible that a discretion could be exercised and further discussion with the trustee and the Housing Minister would be required.

All the dwellings proposed would be for rental as this fits best the Parish's model for provision of sheltered accommodation within its existing sheltered units.

The rezoning and development of Field 622 makes sense in terms of legal ownership, makes best use of funds available to the Parish and has Parish support. Therefore, I consider it should be rezoned, as proposed by the Planning and Housing Ministers, the Parish Constable and the majority of parishioners.

Richard J Renouf, Procureur du Bien Public