

STATES OF JERSEY



ISLAND PLAN 2011: APPROVAL (P.48/2011): FOURTH AMENDMENT

Lodged au Greffe on 14th April 2011
by Senator J.L. Perchard

STATES GREFFE

PAGE 2 –

After the words “the revised draft Island Plan 2011” insert the words “except that –

- (a) there be added to the list of sites to be zoned for Category A housing at Policy H1: Category A housing sites (on page 246):
 - ‘4. Longueville Nurseries, New York Lane, St. Saviour (2.1 acres/ 4.75 vergées).’;
- (b) the revised draft Island Plan 2011 be further amended in such respects as may be necessary consequent upon the adoption of (a);
- (c) the Proposals Map be amended to reflect the adoption of (a).”

SENATOR J.L. PERCHARD

NOTE:

The consequential amendments would include amendments to Proposal 17: Provision of homes (page 242); Table 6.3: Supply of homes 2011–2020 (page 238); and Table 6.4: Net housing supply 2011–2020 (page 239); to be amended accordingly to reflect the potential additional yield of 10–15 homes from the zoning of this site; and there may be others.

REPORT

The First draft of the new Island Plan was published as a White Paper in September 2009. This document included an Appendix B4, which identified and proposed Longueville Nurseries, New York Lane, St. Saviour as a suitable site for the delivery of Category A housing. I copy in full at the end of this report the proposal B4 – Longueville Nurseries – as proposed in the 2009 Draft Island Plan.

There were, I understand, some objections to the proposed rezoning, including one raised from the Connétable of St. Saviour who “argued that the Parish had met its share of development; that this was another example of “creep” – pieces of land being gradually infilled; that there were traffic problems, especially at the nearby junction; and that there was a lot of opposition to the development.”.

Objections and serious analysis of all sites were encouraged as a result of the extension from 3 to 6 months of the period for public consultation. This was to be the very first time that a development plan had been subjected to such an open, transparent and detailed process of public examination on the Island.

The objections were subject to the rigours of a meticulous Independent Enquiry, where expert scrutiny and analysis of all the facts by means of “Examination in Public” were undertaken by 2 Planning Inspectors.

Despite the few localised objections, it is important to note that the Independent Inspectors made an unequivocal recommendation to the Minister and the States in Volume 1, Chapter 8 of their report, “that the Minister should not delete the allocation of this site for Category A housing from the Plan.”.

I reproduce below the relevant paragraphs from the Independent Inspectors’ report.

EXTRACT FROM INSPECTORS’ REPORT, VOLUME 1:

“8.62 On the sites in Policy H1 we recommend that the Samarès Nursery site and the Longueville Nurseries site should be retained in the IP as originally proposed. We have also indicated support for the possible future development of part of the land to the west of the Longueville site, subject to further investigation, should the need arise.

Longueville Nurseries.

8.50 The issues in relation to this site are similar. It also scored “Good”, “High”, “Good”, and “Good” in the Suitability for Housing Assessment. Constable Hanning and Deputy Vallois (among others) had written to us objecting to this development, and the Constable took part in the EiP debate. He argued that the Parish had met its share of development; that this was another example of “creep” – pieces of land being gradually infilled; that there were traffic problems, especially at the nearby junction; and that there was a lot of opposition to the development. Mr Stein and the site owner, Mr Hamon, spoke in favour of the site. It was previously developed land, close to St Helier and ideally located in relation to bus services and community facilities. It had support from TTS. Traffic from housing

development would be less than that from the garden centre. If it was not used for housing it might be developed for an alternative retail use (the Minister confirmed that this was lawfully possible). Mr Ransom, the leaseholder, accepted it was a good site for housing, but was concerned about the difficulty of finding an alternative site for his business.

- 8.51 Senator Le Main repeated his concerns about the shortage of sites for affordable housing and felt that this was one of the best brownfield sites available.
- 8.52 Having read all the representations in full and considered the debate at the EiP we conclude that this is a suitable site for housing. It is well located in relation to the IP strategy, with good services and facilities nearby. Though the traffic generation may be less than the garden centre, it will occur at peak times; however there are proposals to improve the junction and we do not see this as an insuperable problem. We disagree with the Minister's proposed modification.
- 8.53 There are two other points to make. Mr Stein argued that the whole of the site should be allocated for development – not just the southern part. The Minister argued that the more substantial buildings were on the southern part and that as the land was rising development to the rear would be more obtrusive. We returned to the site to consider these points. We agree on balance with the Minister and recommend that, as proposed, development should be limited to the southern part of the site.
- 8.54 Secondly, there was a proposal before us to develop land immediately to the west of the Longueville Nurseries site (number S5 in our classification), and it makes sense to deal with this now. The issues affecting the site – location, traffic, services etc – are virtually identical, except that the land – though not in use for any particular purpose, is not previously developed. It scored “Good”,

The (Draft) Jersey Island Plan Inspectors' Report Chapter 8: Housing Page 60

“High”, “Good” and (because it is not brownfield land) “Poor” in the suitability assessment. The area which was put to us was large, and extended well to the north. We do not accept that the development of the whole of the site would be appropriate; it would be prominent and intrusive. But in principle we see no reason why the southern section of the site (as far north as a line extending westwards from the proposed development on the Longueville Nurseries site itself) should not be acceptable. This line is marked on the ground by a hedgerow. This has not been the subject of consultation; and a traffic assessment needs to be carried out to assess its effects. We do not recommend its immediate inclusion in the IP therefore. But, in the manner foreshadowed at para 8.41 above we recommend that the southern part of site S5 be borne in mind as a possible site for further development should future monitoring indicate an emerging unmet need for additional Category A housing depending on requirements at the time.”

END OF QUOTE

I am very confused as to why this site was removed from the Draft Island Plan. It is clear that the proposal enjoyed Departmental officer support and there is no doubt that the Independent Inspector recommendation was for it to be retained in the plan.

I maintain that the price that an individual is required to pay for a home or a developer is required to pay for a site is dependant on availability of supply. Market forces exist in this area, often to the detriment of the first-time buyer and those wishing to purchase a lifelong family home. This site has the potential to provide between 20 and 30 Category A homes. The rezoning of this site will assist in our efforts to make housing more affordable, and importantly was recommended after the exhaustive Public Enquiry process.

I ask members to support my amendment to include the Longueville Nurseries site (as outlined below) in the Island Plan, as a site for the delivery of Category A housing.

Financial and manpower implications

There are no financial or manpower implications for the States arising from this amendment.

B.4 Longueville Nurseries, New York Lane, St Saviour

Site	Longueville Nurseries, New York Lane, St Saviour
Exiting Use/s	Retail Garden Centre
Suitable Use/s	Category A housing
Approximate Site Area	<p>The site is 2.1 acres (4.75 vergées) consisting of:</p> <ul style="list-style-type: none"> • Covered retail area of 1100 m.sq. approx; • Customer and staff parking 1680 m.sq. approx; • Glass & polytunnels 900 m.sq. <p>Area Available For Housing:</p> <ul style="list-style-type: none"> • Total site = 2.1 acres (4.75 vergées), • Developable area = 1.0 acres (2.25 vergées), with an area of communal open space (10% of site approx) = 0.1 acre (0.225 vergées) • Remainder of the northern end of the site to be restored to grazing or woodland.
Estimated Housing Yield	Based on the developable site area of 1.0 acres, the site is capable of being developed for between 10 no dwellings (10 dwellings per acre) to 15 no dwellings (15 dwellings per acre).

Table B.10 Site Details

Location Plan



Map B.4 Longueville Nurseries, New York Lane, St Saviour

The site can also be viewed on the [Proposals Map](#)⁰

Availability For Housing

This site is proposed to be rezoned specifically for the development of Category A housing in the respective proportions of 75% (Jersey Homebuy); 25% (first-time buyer); planning permission for other forms of development will not be approved.

This percentage shall be rounded up in favour of Jersey Homebuy if the figure for housing thus arrived at contains a proportion of one unit.

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

Accordingly, based on the developable site area of 1.0 acres, the site is capable of being developed for between 10 no dwellings (10 dwellings per acre) to 15 no dwellings (15 dwellings per acre).

<http://maps.digimap.je/islandplan/?cords=44306,65374,500>

The following table shows the type and size of property that first-time buyers would like to purchase during the next five year period. It also shows the ratio of first-time buyer and Jersey Homebuy dwellings and the dwelling mix required on each site.

CATEGORY	HOUSE TYPE	%
First Time Buyer (25% of total site)	1 Bed Flat	10%
	2 Bed Flat	20%
	2 Bed House	20%
	3 Bed House	40%
	4 Bed House	10%
Jersey Homebuy (75% of total site)	1 Bed Flat	10%
	2 Bed Flat	20%
	2 Bed House	20%
	3 Bed House	40%
	4 Bed House	10%

Table B.11 Housing Mix Requirements

Planning History

- Garden Centre and associated dwelling house established in the early 80's.
- Agricultural corpus fundi condition on dwelling removed in 2004.
- Site currently operating as retail garden centre

Planning Remarks

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

Spatial Strategy

The site is in the Longueville area, to the North of the Rue des Pres Trading Estate area and the southern part of the site which is occupied by the existing car park and retail floor space can, with careful design and landscaping can be reasonably integrated into the existing built-up area. The remainder of the site would be cleared and restored to open pasture or woodland.

Suitability

- **Accessibility** - The site is reasonably accessible to facilities and amenities in the Longueville area, with good access to public transport.
- **Constraints and implementation** - The principle physical constraint on this site is its proximity to Rue des Pres Marsh which is designated as an Ecological Site of Special Interest and an environmental impact appraisal will be required to identify the mitigation measures required. All utility services are available.
- **Surrounding Development** - The height of the surrounding development is predominantly two storey and the densities of adjacent existing development are approximately 65 - 70 habitable rooms per acre (13 to 14 dwellings per acre).
- **Environmental Improvement** - The development of the site offers the opportunity of removing garden centre (retail) activity and improving the visual amenity of the area by restricting the extent of development, with careful design, and the use of appropriate material, colour and landscaping.

Landscape Sensitivity

Countryside Character - The site is located in area B2 of the Countryside Character Appraisal which states that there is some capacity to accept new development, provide this is carefully located and linked with appropriate environmental enhancement measures.

Existing Land Use

Existing Land Use - The proposal makes use of land that is currently used as a garden centre.

Response from Consultees and Other Findings

CONSULTEES	COMMENTS
Agricultural Status	Objection to loss of nursery
Longueville Nursery is an active horticultural business operating from areas of hard standing and polythene tunnels sited on agricultural land (Field 729 St Saviour) Recently the owners and operators of the nursery retired from the business and the nursery is now let on a short term lease. The nursery is an intensive horticultural use of 6 vergées of land.	
Ecological Status	None known
The site is located to the north of Rue des Pres wetland area which is a designated ecological SSL.	
Environmental Health Conditions	Mitigation required

CONSULTEES	COMMENTS
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites	<ol style="list-style-type: none"> The site is adjacent to the Rue des Pres Trading Estate. In order for residential development to take place, a detailed noise assessment of traffic and commercial noise sources must be undertaken to demonstrate development can be achieved without annoyance or nuisance being caused to residential dwellings. The existing oil tank and historic use presents the risk of contaminated land. A contamination land assessment for this site is necessary prior to development.
Traffic And Vehicular Access	Site supported by TTS
<p>Although the trip generation is likely to be fairly high, there are realistic alternatives to car use from this site, and potential to improve those alternatives.</p> <p>If this site were to be developed for Category A housing, there are some choices for residents to make as alternatives to car use. TTS Highway Engineer therefore supports the site for rezoning for Category A housing.</p>	
Public Transport	Good access to frequent service
<p>Good commuter bus routes provided by 1b, 2c and 22. Existing bus stop located at Longueville Stores which is a short distance from the site.</p>	
Educational Facilities - Primary	Capacity in Plat Douet Primary School
<p>Plat Douet Primary School is likely to have sufficient capacity to cope with the potential number of children generated from this site and is located approximately 1 km from the site.</p>	
Educational Facilities - Secondary	Capacity in Le Rocquier School
<p>The site is within the secondary school catchment of Le Rocquier which is predicted to have sufficient capacity to cope with the potential number of children generated from this site once the development is occupied. And is located approximately 3 km from the site.</p>	
Other Community Facilities	Good access
<ul style="list-style-type: none"> The site is located within easy walking distance to existing community facilities and amenities. 	

CONSULTEES	COMMENTS
<ul style="list-style-type: none"> Food shopping is currently available at Longueville Stores and a greater range of services are available at Longueville Parade which is located within a safe walking distance of 450m. The site is located within walking distance of a number of recreational facilities, such as golf club, squash and tennis courts at Georgetown. 	
Mains Water Supplies	Yes
Jersey Water has confirmed that the site is relatively close to water mains infrastructure, which is capable of supplying the size of development identified for this site.	
Foul Drainage	Yes
There is a Public foul sewer in La Route de Longueville that can be reached by a short length of off-site sewer along New York Lane. However, the downstream pumping station may require upgrading to accept the additional flows from this development as well as the construction of additional emergency storage to accept the increased volume.	
Surface Water Drainage	Yes
Soakways are the preferred option for disposal of surface water and these should be investigated at an early stage. If these will not work then there is a watercourse to the west that crosses under La Route de Longueville to the east of the entrance to the Rue des Pres Trading Estate. This can be reached by a short length of off-site sewer although a topographical survey will be required to determine the best connection point. Irrespective of this, on-site attenuation will be required to restrict peak flows from any development.	
Electricity	Yes
The Jersey Electricity Company has confirmed that two substations would be required to serve the development.	
Other Services	Yes
Other services - telecoms and gas may also be investigated by the developer.	

Table B.12 Consultee Summary

