

STATES OF JERSEY



REZONED SITES: ASSESSMENT OF HOUSING NEEDS (P.152/2010) – COMMENTS

**Presented to the States on 16th November 2010
by the Minister for Planning and Environment**

STATES GREFFE

COMMENTS

Introduction

The Minister for Planning and Environment does not support this proposition.

Proposition P.75/2008 – ‘Provision of land for lifelong dwellings (for people over 55) and first-time buyers: amendment to Island Plan (2002)’ – was lodged in May 2008 and approved by the States in July 2008. This followed a ‘White Paper’ consultation. In addition, an amendment to P.75/2008 by the Connétable of St. Mary was also approved, limiting development on Fields 561 and 562 to 33 dwellings.

Three of these sites are Parish sites, and 5 are private developer-led with the support of the relevant Parish.

Planning briefs were approved by the Minister for Planning and Environment on 20th February 2009 providing guidance for each site, and were issued to the Connétables and developers on 23rd February 2009.

The original States proposition (P.75/2008) to rezone 8 sites for retirement and over-55s accommodation was made within the context of an ageing population in Jersey that will require these specific housing requirements in both the immediate and longer term. As indicated below, most of these sites are now progressing through the planning and development process.

It is clear that since 2008, significant changes in the economy have affected both the market for housing and the short-term ability of developers to finance the progression of housing schemes.

The sites were zoned in July 2008 (P.75/2008) and 4 of the 8 sites have since been granted planning permission and 2 sites are pending a decision. Two sites have yet to have applications submitted.

It is noted that the Connétable of Trinity has put forward an amendment to this proposition requesting that Field 578 not be included, as a planning application is soon to be made, and the Parish clearly have a desire for the homes to be provided.

Progress of rezoned sites with planning permission

P/2008/2065 – Maison St. Brelade is a Parish elderly homes site. A planning application to extend the home was submitted on 19th September 2008 and approved on 18th February 2009.

P/2008/2471 – Field 818, Trinity is a Parish life-long homes site. A planning application to develop 14 dwellings was submitted on 25th November 2008 and approved on 18th February 2009. The permit was conditioned requiring a Planning Obligation Agreement (POA).

P/2009/1600 – Fields 561 and 562 (Strathmore Nurseries), St. Mary is a private developer site supported by Parish. A planning application to develop 33 dwellings was submitted on 21st August 2009 and approved on 12th November 2009. The permit was conditioned requiring a POA to be drawn up.

P/2009/2388 – Field 274 (La Chasse Nurseries), St. Clement is a private developer site supported by the Parish, application to develop 42 dwellings submitted 23rd December 2009 and approved 17th June 2010.

Sites without planning permission – application submitted

P/2010/0112 – Field 605, St. John is a private developer site supported by the Parish. The application to develop 16 dwellings was submitted on 1st February 2010 and the decision is pending. Any permit will need to be conditioned requiring a POA.

P/2010/0126 – Field 148, Grouville is a private developer site supported by the Parish. The application to develop 20 dwellings was submitted on 2nd February 2010 and the decision is pending. Any permit will need to be conditioned requiring a POA.

Sites without planning permission – no application submitted

Fields 516, 516A, 517 and 518, St. Saviour form a private developer site supported by the Parish, no application submitted. Pre-application meetings have taken place. Any permit will need to be conditioned requiring a POA.

Field 578, Trinity is a Parish first-time buyer/elderly homes site, no application has been submitted. No pre-application discussion has taken place. Any permit will need to be conditioned requiring a POA.

Financial and manpower implications

The sites that have yet to receive planning permission are either currently under consideration or will have to be considered through the planning application process. Consideration of the applications will be met through existing resources, but unreasonably withholding planning permission could result in legal action.