

**WRITTEN QUESTION TO THE MINISTER FOR PLANNING AND ENVIRONMENT
BY DEPUTY P.V.F. LE CLAIRE OF ST. HELIER
ANSWER TO BE TABLED ON TUESDAY 23rd MARCH 2010**

Question

1. How many units of accommodation, houses and dwellings per Parish have been identified in the draft Island plan and in what categories?
2. How many of these, if any, have been identified as undesirable by the Connétables of the Parishes they are in?
3. is the main reason for any opposition to certain developments a perception of over development of their Parish and;
4. What discussions, if any, have taken place with the Minister for Housing to address his own concerns and those of his Assistant Minister and other members, regarding the adequacy of the units proposed and the potential over development of St. Helier?

Answer

The Minister for Planning and Environment was tasked by the States in the Strategic Plan 2009-2014 to identify sufficient appropriate development sites for housing – without further rezoning of green areas – in the Island Plan ensuring that the unit mix and tenure types meet prevailing demand (States Strategic Plan 2009-2014: Priority 14). The aim of the Island Plan is, therefore, to make provision for sufficient land and opportunities to meet, as far as possible, the anticipated requirement for homes in the Island over the 10 years of the Plan period ensuring that needs and demands for different categories of housing; housing tenures; and housing types are met.

The requirement for housing which needs to be provided for in the draft Island Plan is a minimum of 4,000 homes in the 10 year period 2009 to 2018.

The draft Plan does not seek to meet this need on a parochial basis, but rather seeks to meet the Island's overall housing need in accord with the Plan's proposed spatial strategy, which seeks to focus development largely within existing built-up areas and on already developed land, in accord with the objectives of the Strategic Plan.

On the basis of an assessment of estimated demand against anticipated and planned supply, the draft Island Plan seeks to satisfy identified requirements for new homes over the Plan period with sufficient supply from both;

- existing known sources of housing supply (e.g. existing planning permissions, opportunities for development at the Waterfront and windfall developments in the Built-up Area) and;
- from planned sources of supply, including new proposals to zone Category A housing sites.

The table below sets out the anticipated sources of housing supply:

Supply of Homes 2009-2018 (*source: draft Island Plan 2009*)

Supply	Delivery period				Total
	2009-2013		2014-2018		
	Cat A	Cat B	Cat A	Cat B	

2002 Island Plan Cat A sites (Policy H2, 2002 Island Plan)	125	0	0	0	125
2002 Island Plan amendment: lifelong and 1 st time buyer homes	300	0	0	0	300
St Helier Waterfront	0	600	0	400	1000
Town of St Helier	100	650	200	550	1500
Windfall	100	750	200	650	1700
Rural centres (Policy H5 Draft Island Plan)	25	0	75	0	100
Draft Island Plan Cat A sites (Policy H1 Draft Island Plan)	200	0	0	0	200
Less outworn sites	-300	0	0	0	-300
Total	550	2000	475	1600	4625

More information about the need for different categories and types of homes as well as these sources of supply is contained within the draft Island Plan (pp.234-243).

To help contribute towards part of the need for family homes and affordable homes over the initial five years of the life of the Plan in particular, it has been considered necessary to propose the rezoning of seven housing sites in the draft Island Plan. Policy H1 proposes the rezoning of the following sites, five of which are glasshouse sites and two are greenfield sites. If approved, these sites have the potential to provide between 200-300 homes.

1. De La Mare Nurseries, la Rue a Don, Grouville (2.5 acres/5.5 vergées);
2. Cooke's Rose Farm, Field 114, Le Passage, Carrefour Selous, St. Lawrence (1.3 acres/3 vergées);
3. Samares Nursery, Grande Route de St Clement, St Clement, (9.8 acres/22 vergées);
4. Longueville Nurseries, New York Lane, St Saviour (2.1 Acres/4.75 vergées);
5. Part Field 1219, Grande Route de Mont a l'Abbe, St. Helier. (2 Acres/4.5 vergées);
6. Glasshouse site, Field 785, Rue des Cosnets, St Ouen (1.5 Acres/3.5 vergées);
7. Field 633, La Verte Rue, St Peter (approximately 0.95 acres/2 vergées).

These sites are proposed to be zoned specifically for the development of Category A housing in the respective proportions of 75% (Jersey Homebuy): 25% (first-time buyer).

2. How many of these, if any, have been identified as undesirable by the Connétables of the parishes they are in?

Answer

The draft Island Plan was published for consultation in September 2009: the consultation period closes on 31 March 2010. To date, there has been one formal objection from a parish Connétable, lodged by the Connétable of St Clement, in relation to housing matters.

The Minister for Planning and Environment is, however, aware that other Connétables may have concern over sites proposed for rezoning in their parishes and is sympathetic to the need for Connétables to represent the concern that their parishioners may have about proposed new housing. The Minister will give these concerns close consideration as part of the plan preparation process.

To enable the Minister to clearly and properly understand the concerns that Connétables may have and to be able to give them due consideration, however, the Minister would urge the submission of formal representations before the end of the consultation period.

This will allow any representations, together with the polices and proposals themselves, to be subject to an

independent and rigorous scrutiny process of all issues of concern by the independent planning inspector at the forthcoming Examination in Public (EIP). This will help to inform the draft Island Plan that is lodged in the States.

Because of the areas of concern of which he is aware, the Minister is presently minded to make changes to the draft Island Plan that is brought back to the States, but will await the conclusion of the consultation process, before he does so.

In considering the provision of land for housing, however, and in particular the seven proposed sites for rezoning, it will be important for Members to be aware that these seven sites seek to contribute towards the identified need for affordable family homes in the draft Island Plan. Any change to the draft Island Plan affecting these sites would need to be made with a view to ensuring that the objective of helping to meet this need could be made through alternative provision if the Plan is to remain sound and is to satisfy the objectives set by the Strategic Plan.

3. Is the main reason for any opposition to certain developments a perception of over development of their parish and;

Answer

As stated in the response above, whilst the Minister is aware that some Connétables may have concern about the proposed rezoning of land for housing in their parishes, only one objection has been formalised as part of the Island Plan process. This cites four issues of concern related to the proposed rezoning of land in St Clement, which are:

- *The site is not necessary;*
- *The parish is 'overburdened' by development;*
- *The site would be better used for private amenity space and/or allotments;*
- *The proposal does not have the support of the Parish*

The exact basis of concern that other parish Connétables may have in relation to other sites is not precisely known presently as detailed representations have yet to be received.

It is also relevant to note, however, that in bringing these sites forward, the Minister for Planning and Environment is seeking to adhere to the direction provided to him by the States Strategic Plan 2009-2014 to identify sufficient appropriate development sites for housing – without further rezoning of green areas – in the Island Plan ensuring that the unit mix and tenure types meet prevailing demand (States Strategic Plan 2009-2014: Priority 14). The consequence of this strategic direction, provided by the States, is that new development will inevitably be directed to the Island's most urban parishes.

4. What discussions, if any, have taken place with the Minister for Housing to address his own concerns and those of his Assistant Minister and other members, regarding the adequacy of the units proposed and the potential over development of St. Helier?

Answer

The draft Island Plan seeks to meet many of the Island's needs, particularly in relation to housing, and has been developed in consultation with key stakeholders, including the Housing Department.

The draft Island Plan was the subject of consideration and endorsement, as a draft for consultation, by a political Steering Group and the Council of Ministers of which the Minister for Housing was a member of both.

The Planning and Environment Department has recently undertaken further work to update information relating to the provision of and supply of housing land. The *Interim Review of Residential Land*

Availability, to be published shortly, indicates that the Island is in a good position to meet the overall demands for new homes over the next five years. To meet particular housing challenges, such as the provision of family homes and more affordable housing, however, the report identifies that it is important that those sites identified for new housing in the draft Island Plan come forward for development. If these sites are not supported, it will be necessary that alternative provision is made for these needs to be met.

In preparing the draft Island Plan, the Minister for Planning and Environment is aware of the need to ensure that the impact of increased levels of development in existing urban areas does not detract from the quality of life enjoyed by existing and new residents and the character of these areas. To address this matter, the Minister's department is in the process of reviewing standards related to the provision of amenity space as part of new residential development, as an integral part of the Island Plan Review.

The draft Island Plan also contains policy which seeks to protect existing public open space within existing urban areas and to require and encourage its maintenance and enhancement as an important element of the urban environment (see draft Island Plan pp. 285-294).