

## **2.6 Deputy K.C. Lewis of St. Saviour of the Minister for Treasury and Resources regarding the future of the former d'Hautrée School site:**

Following the submission of yet more planning applications for large developments in the Parish of St. Saviour, will the Minister advise whether there are plans to sell the former d'Hautrée School site as a site for housing?

### **Connétable J.M. Refault of St. Peter (Assistant Minister for Treasury and Resources - rapporteur):**

The former d'Hautrée School site was identified as a site to be released for residential development, which supported the business case for the construction of Haute Vallée School. It was included in the 2010 Property Plan for disposal but withdrawn pending a review of the Education, Sport and Culture estate, which is yet to be concluded. In general, disposal proceeds from sites identified as surplus to requirement are an important source of funding for reinvestment in new schools and other essential capital projects approved by the States in the Annual Business Plan.

#### **2.6.1 Deputy K.C. Lewis:**

With the new St. Saviour village on St. Saviour's Hill, Chasse Brunet and Patier Road, more developments potentially at Longueville, the former dairy site at Five Oaks and a potential day centre on field 528 opposite St. Saviour's Parish School, if there are any more serious developments in the Parish, it will be absolute gridlock. Does the Minister not agree?

#### **The Connétable of St. Peter:**

Certainly I am very much aware of the Parish Deputy's concerns about the level of development in St. Saviour but that is not a matter for the Minister for Treasury and Resources. That is a matter for the Minister for Planning and Environment. Certainly one would need to consider any redevelopment for the former d'Hautrée School site and, I would suggest, must include steps to improve the road access network in that area of St. Saviour. That is normally done by the Roads Engineers of Transport and Technical Services in concert with the Planning Officers responsible for any sort of development in that area.

#### **2.6.2 Deputy G.P. Southern:**

Is this a continuation of the policy of selling off any sites to developers rather than using those sites for social rental housing, which is a proven need and does this not run contrary to the thrust of the new Island Plan, which is about to come before the States?

#### **The Connétable of St. Peter:**

There are several questions in that. I will try and remember them all. I may need to come back to the Deputy but certainly I do not believe it is running contrary to the Island Plan. We are redeveloping existing, what one could term, "brownfield" sites. But certainly with regard to social housing, the Minister for Planning and Environment has made it very clear that he is looking for the States to provide an additional 150 social rental units for the population of Jersey on top of an initial 12.5 per cent of affordable housing on any development which the States does, and I think the Deputy's first question was about selling-off to private developers. Certainly without going into the debate we had a couple of weeks ago, the intent is that the S.o.J.D.C. (States of Jersey Development Company) would divert on behalf of the

States and that would not have been done by private developers. Hopefully I have covered all the Deputy's questions.

### **2.6.3 Senator J.L. Perchard:**

The Assistant Minister mentioned brownfield sites in St. Saviour. Could the Assistant Minister inform the Assembly if there are any plans to resurrect the now decaying St. Saviour's Hospital buildings?

### **The Connétable of St. Peter:**

Yes, I can confirm that we are looking at St. Saviour's Hospital buildings among several other large property assets which are now redundant. St. Saviour's Hospital is still partly in use by Health and Social Services and until such time as enough capital has been released to develop new facilities for them up at the Overdale-type of development, there is nothing more we can do at St. Saviour's Hospital, not until we can get Health and Social Services to release that site. Certainly we are focused in Property Holdings and in Treasury to move that forward, and Health and Social Services are equally motivated to move that forward as well. It will be a matter of time but that certainly is quite high on the progress chart.

### **2.6.4 Senator J.L. Perchard:**

A supplementary if I may. Would the Assistant Minister join me in saying that we must develop all brownfield sites in St. Saviour before looking to develop further green fields?

### **The Connétable of St. Peter:**

That sounds a bit of a challenge to me. I think I would hesitate looking across at the St. Saviour Deputies on the other side of the Chamber to say we must develop all brownfield sites in St. Saviour. I would say I believe that we should develop brownfield sites in preference to any greenfield sites, wherever they may be.

### **2.6.5 Deputy R.G. Le Hérissier:**

Would the Assistant Minister give us the details of the review being carried out of the educational estate? Who is carrying out this review and when will it be completed?

### **The Connétable of St. Peter:**

The Minister for Education, Sport and Culture is looking at that with a panel of other people working with him. That is being handled very much by E.S.C. (Education, Sport and Culture). I believe they are hoping to deliver that later on this year is my expectation - and I see the Minister for E.S.C. nodding at me so hopefully that is correct.

### **2.6.6 Deputy T.A. Vallois of St. Saviour:**

Considering that consent was given when d'Hautrée was moved to Haute Vallée 13 years ago, does the Minister not consider due to the significant development, particularly in St. Saviour since then, that a full assessment of the area should be carried out before any decision is made and, along with T.T.S., endeavour to carry out a full and complete traffic impact assessment before going forward?

### **The Connétable of St. Peter:**

Yes, I do agree with the Deputy. Any large planning proposal must go in front of the Roads Engineers at T.T.S. and must also go through the officers of Planning, and they

will require full assessments of that. As part of the normal planning process of any development within a Parish, the Parish officers are always a consultee for input into any concerns they have with that development. So the Parish will have at all times the opportunity throughout the planning process to raise their concerns and to have them answered by either T.T.S. or the Minister for Planning and Environment.

**2.6.7 Deputy J.A. Hilton:**

Is the Assistant Minister able to tell the Assembly whether any consideration has been given to States-owned sites delivering first homebuyer or social rented housing?

**The Connétable of St. Peter:**

I can confirm we are looking at States-owned sites to live in both social rental and first-time housing or affordable housing. Certainly there is a commitment to deliver a significant amount of residential, both to first time buyers, affordable housing and social rental.

**2.6.8 Deputy R.G. Le Hérissier:**

I think the Assistant Minister has touched on it. Will the Assistant Minister undertake to consult the Parish Constable and Parish Deputies before any potential sale of the site?

**The Connétable of St. Peter:**

As always, I look forward to engaging with the Constable of St. Saviour and his Deputies on any matters.