

STATES OF JERSEY

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FIELD 812A, BAGOT MANOR FARM, ST. SAVIOUR: REZONING

**Lodged au Greffe on 25th January 2005
by the Environment and Public Services Committee**

STATES GREFFE

PROPOSITION

THE STATES are asked to decide whether they are of opinion –

to refer to their Act of 10th July 2002 in which they approved the Island Plan 2002 and identified, under Policy H3, Field 812A, St. Saviour as a site for further consideration for Category A housing, and to not agree to rezone this site for Category A housing in order to provide first-time buyers and social rented housing.

ENVIRONMENT AND PUBLIC SERVICES COMMITTEE

REPORT

1. In 1999 the States considered and agreed, as part of P.150, the rezoning of 5 sites to provide first-time buyer and social rented housing. The former derelict glasshouse adjacent to Field 812A was one of those sites rezoned. The President of Planning and Environment gave a commitment in the States that the glasshouse site would be accessed from Longueville Road as a result of a request by the Constable of St. Saviour. That access has been formed and is currently being used for construction purposes. The service infrastructure presently in place will serve Field 812A.
2. The States are asked to refer to R.C.36/2004 "Planning for Homes 2004". This document is a review of current information on Residential Land Availability but it also sets out the position of both the Environment and Public Services and Housing Committees in relation to the development of further land for housing. Both Committees are determined to ensure that the community's housing needs are properly addressed and emphasise that they will persevere in their efforts to secure the delivery of the 'H2' sites. However they point out that the significant resistance to new housing developments notwithstanding the States approval of sites in the Island Plan is prejudicing delivery of some of these new homes. The Committees are anxious to maintain the present momentum in the supply of new homes and have stated that they will immediately commence detailed feasibility studies on 'H3' and 'H4' sites in the 2002 Island Plan to determine viability. Field 812A is identified as one of the 'H3' sites which were identified for further consideration for Category A Housing.
 - 3.1 The Committee wish to clarify the proposal to rezone this site within the context of the Island Plan. The 2002 Island Plan gave a number of commitments in relation to future housing developments which are relevant to this site.
 - 3.2 As part of Policy H3 it gave a commitment to bringing forward these additional sites following public consultation. The Committee through the advertisement of the planning application and through a public exhibition of the scheme in November 2004 has addressed these matters. The comments received as a result of both consultation processes have been evaluated and considered. The Committee has concluded that it is appropriate to proceed with the scheme.
 - 3.3 Policy H6 states that no planning consent would be issued until a development brief had been approved. A development brief was prepared for the former glasshouse site in 1999. At the same time that the drawings were approved for the site rezoned in 1999 a draft layout and design was prepared for this site, Field 812A. The Committee deemed it prudent and rational to apply the same principles and standards given the proposed shared access, service, infrastructure, amenity space and landscape structure. To that affect the current road layout and the location of the amenity space was part of an approach which took a coordinated overview of how the 2 sites which shared a common context should be developed. It was recognised that the sites may not be developed simultaneously but in effect both sites shared the same development brief.
4. The Committee considers that in the context of faltering progress and delivery of some 'H2' sites, the clear and enduring need for new housing and the practical advantages of allowing the completion of these two sites almost as a single construction project that re-zoning should be brought forward.
5. The Committee considers that the proposed development should provide the 45:55 social rented and first time buyer mix, that has been stipulated on 'H2' sites but will permit 'swaps' with other sites if the proposed arrangements are deemed satisfactory. The Committee has considered the drawings submitted for Field 812A and consider them appropriate and acceptable given the context of the site. It is its view that the advancement of this 'H3' site will make an immediate and positive contribution to the housing requirements of the Island with no adverse landscape or amenity implications.
6. There are no additional financial or manpower implications for the States arising from this proposition.