

STATES OF JERSEY

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

Lodged au Greffe on 14th September 2004
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 identified Field 812A, St. Saviour, under policy H as a site for further consideration for Category A housing, and to now designate the site for Category 1 housing, to provide first time buyers and social rented housing in the respective proportion of 55% and 45% of the total units constructed.

ENVIRONMENT AND PUBLIC SERVICES COMMITTEE

REPORT

In 1999 the States considered and agreed, as part of P.150/99, the re-zoning of 5 sites to provide firsttime buyer and/or social rented housing. The derelict glasshouse adjacent to Field 812A was one of those sites re-zoned. This site is now under construction and will shortly yield 23 three-bedroom houses. Field 812A, the subject of this Report and Proposition, lies along its northern boundary and is regarded as a logical extension to this new residential development, sharing the same advantages of proximity to the built-up area, availability of existing services and accessibility which prompted the re-zoning in 1999.

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 studies on 'H3' and 'H4' sites in the 2002 Island Plan to determine feasibility.

When the derelict glasshouse site was brought forward for re-zoning in 1999 much of the feasibility work, also relevant to Field 812A, was completed at that time. The President of the Planning and Environment Committee 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 currently under construction will serve Field 812A.

At the time that the glasshouse site was the subject of a development application in November 2001 following its re-zoning, the current site (Field 812A), its layout and links to the larger site were fully examined. The road layout and the provision of open space were laid out on plan to serve both sites, although it was recognised that development might not take place simultaneously. The development application for the glasshouse site was approved in November 2001 and provision was made in that approval for the co-ordinated development of Field 812A.

Conclusions

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 2 sites as a single construction project that re-zoning should be brought forward.

The Committee considers that the proposed development should provide the 45:55 social rented and firsttime 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 an application for the development of Field 812A and consider them appropriate and acceptable given the context of the site. It is prepared to grant permission subject to the States agreeing this proposition. 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.