

STATES OF JERSEY

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FIELDS 190 AND 192, RUE DE LA SERGENTE, ST. BRELADE: PETITION

**Lodged au Greffe on 13th June 2006
by Deputy S. Power of St. Brelade**

STATES GREFFE

PROPOSITION

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

to request the Minister for Planning and Environment to refuse to grant permission for the development of Fields 190 and 192, Rue de la Sergente, St. Brelade, a green field site, at the density and level of development currently proposed.

DEPUTY S. POWER OF ST. BRELADE

REPORT

The result of the proposition, if approved, would be to request the Minister for Planning and Environment to use his discretion, to ensure that a density and level of development be only allowed on this site that is in keeping with those single-storey dwellings situate along the Northern perimeter of the site and accessed by Le Clos Touris. A site location map is included in Appendix 1. A photograph of the field facing southwest and towards Rue de la Sergente is included in Appendix 4.

St. Brelade is the Islands third most populous Parish with about 11,000 residents. About one in eight residents of the Island live here. It has the fourth highest population density on the Island, after St. Helier, St. Clement and St. Saviour.

St. Brelade also suffers from high volumes of traffic and the roads of the Parish have seen large increases in traffic over recent years. This is very apparent on Route Orange, Routes des Genets, La Route de la Haule and Routes des Quennevais.

Parishioners of St. Brelade, have, for the most part, to endure the traffic problems surrounding Beaumont roundabout and the congestion in this area is well documented.

Parish	Population 2001 Census	Percent of total	Area (km. ²)	Population Density (persons per km. ²)
St. Helier	28,310	32	8.6	3,292
St. Saviour	12,491	14	9.3	1,343
St. Brelade	10,134	12	12.8	792
St. Clement	8,196	9	4.2	1,951
Grouville	4,702	5	7.8	603
St. Lawrence	4,702	5	9.5	495
St. Peter	4,293	5	11.6	370
St. Ouen	3,803	4	15.0	254
St. Martin	3,628	4	9.9	366
Trinity	2,718	3	12.3	221
St. John	2,618	3	8.7	301
St. Mary	1,591	2	6.5	245
JERSEY	87,186	100	116.2	750

The problem of over-development is further highlighted by another table –

PLANNING APPROVALS, PENDING APPLICATIONS AND COMPLETION OF DWELLINGS SINCE 1 JANUARY 2005

	Dwellings granted Planning Permission	Dwellings subject of current Planning Applications	Dwellings Completed
GROUVILLE	99	46	33
ST. BRELADE	113	124	81
ST. CLEMENT	69	97	115
ST. HELIER	464	221	574
ST. JOHN	37	28	21
ST. LAWRENCE	58	162	97
ST. MARTIN	16	65	30
ST. MARY	12	7	24

ST. OUEN	66	17	65
ST. PETER	103	13	24
ST. SAVIOUR	97	62	22
TRINITY	22	3	20
TOTAL	1,156	845	1,106

Members will see that St. Brelade has the second highest figure of Dwellings granted Planning Permission since 1st January 2005. It has the third highest rate of Dwellings subject to current Planning Applications since 1st January 2005. It has the fourth highest rate of Dwellings completed since 1st January 2005.

This means that the Parish of St. Brelade has an accelerating amount of Planning activity and Planning approval. This will add to the congestion in the Parish.

Members in many Parishes have expressed an increasing amount of concern at the density of residential development taking place and St. Brelade is not exception to other parts of the Island. The Island has many examples in other Parishes of the inappropriate design, density and height of some recent residential developments.

In St. Brelade, parishioners living adjacent to La Rue De Sergente, Le Clos Touris, Le Clos Orange, Le Feugere La Petite Commune and Le Mont De La Pulente have watched with a degree of apprehension the emerging residential development on the former Leonard's Garage site. This development of timber-framed houses rapidly advanced from foundation and footing stage to roof level in less than 8 weeks. At this stage, it became very clear to all residents of the area that the design height, density and layout of development on this site are very inappropriate to adjoining developments.

In particular, a row of 2-storey houses in Le Clos Orange closest to the Leonard's Garage development, whose foundations are 5 feet higher on average than the foundations in the Leonard's Garage site development, are now facing new dwellings that are higher in overall height than any home in Le Clos Orange. Residents on all existing developments adjacent to this site have felt so strongly that they organized an action group and raised a petition to request the Minister for Planning and the Environment to take heed of their concerns and to establish a lower density of development for this site. In addition, correspondence from this action group is included in Appendices 2 and 3.

It is because of this petition, that I am presenting this proposition to oppose a similar level of density on Fields 190/192 that currently exists on the former Leonard's Garage site.

Residents in the area accept that some residential development will take place on this site. They accept that under the terms of the changes incorporated in the Island Plan 2002, that this is a H1/H2 site. They are reasonable people. They are, however, understandably upset at what has been permitted on the former Leonard's Garage site.

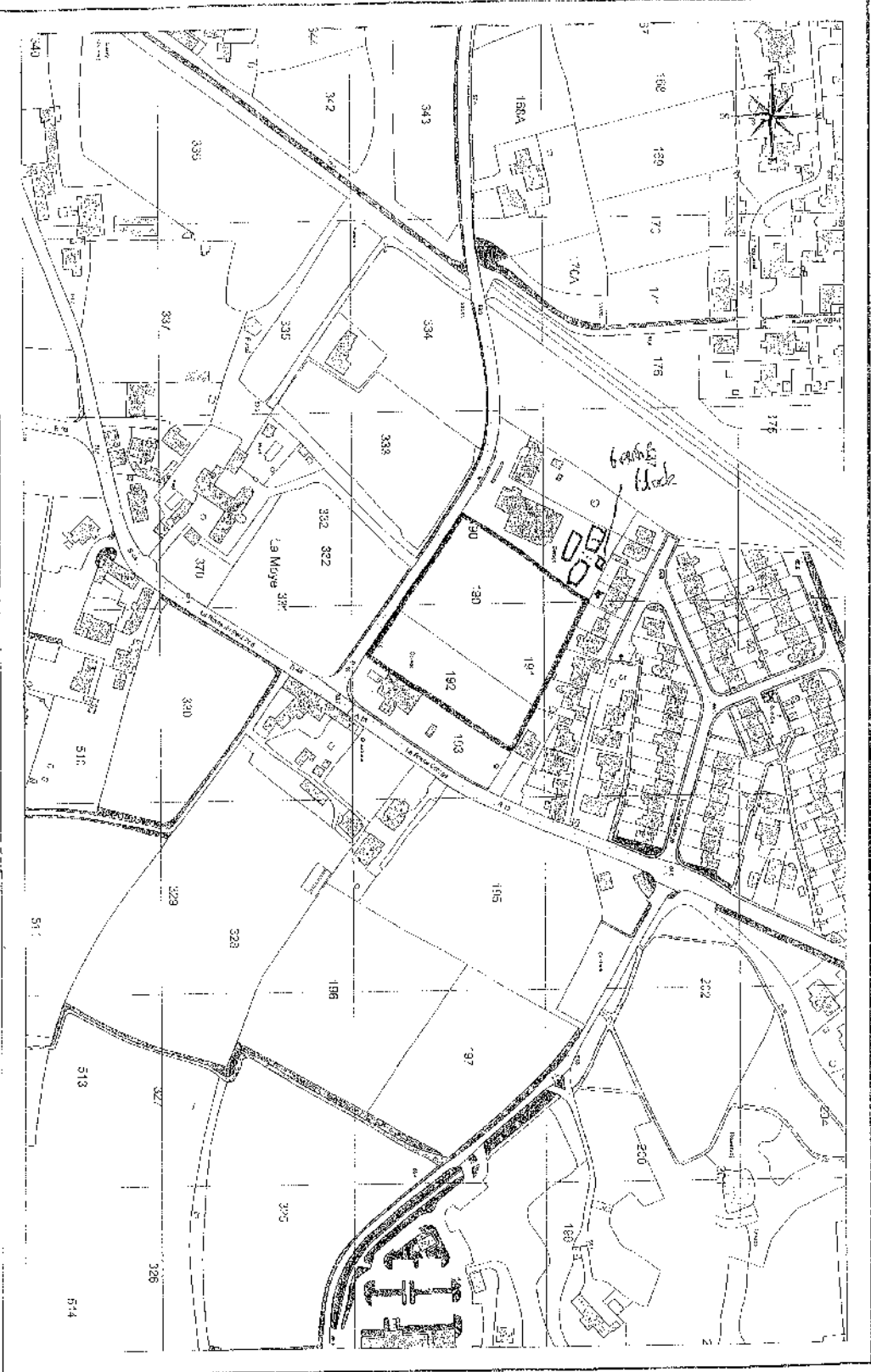
Over-development, mediocre design, small amenity spaces, small unit sizes of 3 storeys with disproportionate circulation areas are a growing contribution to existing social problems and anti-social behaviour. St. Brelade is suffering from an element of this type of anti-social behaviour, some of it Parish-based. Parishioners of St. Brelade have made it clear that they do not wish to see any further high density developments of this type.

It is too late for many parts of those other Parishes that have been blighted by over-development and poor design in recent years.

The Minister should use his discretionary powers and his authority as the Environment and Planning Minister to follow a new path and to begin the long remedial process of putting residential dwelling design on Jersey at the highest level of design excellence that can be achieved.

If Members support this proposition on Fields 190/192, La Moye, they will be sending a clear message from all over the Island that enough is enough.

There are no manpower implications arising from this proposition. There are no obvious financial implications arising from this proposition. Any other financial implications will depend upon the actions of the Minister for Planning and Environment following any States' request.



17 February 2006

LOCATION PLAN

SCALE 1:2500

Route Orange, St Brelade

5th May, 2006.

Senator Terry Le Main
Outwood
5 La Rue de Maupertuis
St Clement
JE2 6NG.

Dear Senator Le Main,

We write further to our meeting at Communicare today, 5th May

At that meeting you stated that you had the authority to allow or not allow the go ahead of any development. As you know we have the following concerns.

Overbearing impact. We believe 29 houses is much too dense for the area and they are way too high. The bottom line is **density equals height**.

Loss of Light. 3 storey houses on an area which is to be raised even higher, because of the water table, will be much higher than our properties at present and will lead to considerable loss of light.

The development is out of character with the existing buildings.

Loss of privacy.

Noise and Disturbance.

Traffic is already heavy in this area, having to wait 3 or 4 minutes to get out of the lane on to Route Orange and even longer at busy periods and in the summer. This can only get worse with approx another 90 cars coming down this road.

To this end, I know that you want the area to be developed, and that we cant stop this, but as your quotation in the JEP on Wednesday 26th April stated that approximately 400 units for the elderly was needed – could this development be considered for the elderly residents of the Parish consisting of bungalow type properties, more in keeping with the existing properties. There would be less traffic, and less aggravation for the schools, less noise and less light deprivation.

Yours sincerely,

Diane Canavan
Julie Huelin
CC Sean Power.

Route Orange, St Erelade

24th May, 2006.

Senator Terry Le Main
Outwood
5 La Rue de Maupertuis
St Clement
JT2 GNG.

Dear Senator Le Main,

FIELDS 190,191 AND 192 RUE DE LA SERGENTE.

We write further to the meeting at the Parish Hall on 22nd May 2006

We would just like to thank you for coming to the Meeting and although we obviously acknowledge the need for Housing - we have three daughters between us - it was nice to hear that you opposed the current plan, agreed that it is totally out of character with the surrounding properties and that there is no reason why low level buildings cannot be built on that site.

Yours sincerely,

Diane Canavan
Julie Huelin



Wording of petition

To: The Minister for Planning and Environment

RE, The residents of the La Moye area living adjacent to the proposed development of Fields 190/192, Rue De La Sergeante,

Wish to present to you this petition signed by those local residents that are opposed to the density and level of development of this green field site.

NAME OF PETITIONER	ADDRESS	SIGNATURE OR MARK

238 signatures