

# STATES OF JERSEY



## ISLAND PLAN 2011: REVISED DRAFT REVISION – APPROVAL (P.37/2014) – FOURTH AMENDMENT

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Lodged au Greffe on 1st May 2014  
by the Connétable of St. Ouen

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STATES GREFFE

ISLAND PLAN 2011: REVISED DRAFT REVISION – APPROVAL (P.37/2014) –  
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**PAGE 2 –**

After the words “the revised draft revision to the Island Plan 2011” insert the words “except that –

- (a) there be added to the list of sites to be zoned for Category A housing at Policy H5: Affordable housing in rural centres (on page 20):
  - ‘3. Field 622, St. Ouen (1.8 acres/4 vergées);’;
- (b) the revised draft revision to the Island Plan 2011 be further amended in such respects as may be necessary, including the Proposals Map, consequent upon the adoption of (a);”.

CONNÉTABLE OF ST. OUEN

## REPORT

For many years St. Ouen has sought to provide for the housing needs of our local community and land close to the Parish hall has, over time, been rezoned to provide first-time buyer and sheltered housing for many families with parish connections. St. Ouen's Village, as it is now known, is right at the heart of the Parish and has a range of facilities, including a Community Centre, Village Green, Public House, Doctor's Surgery, Pharmacy, Hairdressers and a Supermarket, as well as other shops which support the local community. The area also benefits from good access to public transport.

In more recent times, land has been rezoned around Les Landes School to provide a mixed development of social housing and first-time buyer homes. The draft Island Plan proposes to extend this settlement by rezoning Field 785, a site adjacent to the newest development, known as Ville Vautier. The Parish has always supported the rezoning of this land and considers that it would meet the need of additional affordable housing for young families in the Parish.

However, this site is in an isolated location with no local amenities and therefore considered to be unsuitable for the type of social housing the Parish want to provide for the more elderly residents. With this in mind the Parish, working with the Planning Department, identified Field 622 as a more appropriate site for additional over-55s housing, as it is close to the Village centre and the Parish's existing sheltered housing.

St. Ouen was one of the first Parishes to provide sheltered housing for the elderly right at the heart of its community. The first 20 units were built in 1976 at Le Clos de Mahaut, followed by 10 units in 1987 and 8 units in 1996. This Parish-owned accommodation has been a victim of its own success, with 100% occupancy since its conception, and the Parish currently has many individuals on the waiting list.

Although the homes are owned by the Parish, they are run by the Parish of St. Ouen's Homes for the Elderly Committee, and are managed independently with separately audited accounts. All revenue generated is not only used for the upkeep and improvement of the current homes, but also, as the funds allow, to develop more units of accommodation in the future in order to satisfy what we know to be an increased demand.

In 2007, the Parish learned that it had been left a sizeable legacy by a generous benefactor, to be used for the sole purpose of constructing additional homes for the elderly in the Parish of St. Ouen.

Ken Vibert, the then Connétable of St. Ouen, held meetings with the Homes for the Elderly Committee and the Trustees to determine the most appropriate way forward to realise the wishes of the generous benefactor, whilst at the same time providing additional sheltered housing which was known would be required.

Following much discussion with the Planning Department and others, the Parish then embarked on finding suitable sites for the construction of additional homes.

Although many sites were considered, Field 622 was identified as the most appropriate as –

1. Field 622 is currently administered by Le Rectorat, a committee comprising both Parish and church officials.
2. It is in close proximity to the Village centre, with the best pedestrian access of all the sites reviewed.
3. It has excellent pedestrian access via a public footpath that leads onto La Petite Fosse, giving direct access to the shops and other amenities.
4. All mains services are available.
5. The site is adjacent to a residentially developed area and could be integrated into the village successfully.

A recommendation was put to a Parish Assembly held in November 2009, that the eastern part of Field 622 should be developed for 19 sheltered housing bungalows, community facility and designated lifelong homes, with adaptations to allow for carers' accommodation.

A full planning application was lodged on 22nd November 2010.

That application was not processed by the Planning Department, as the Department had indicated earlier that it would.

The Parish has been very frustrated by the sometimes conflicting advice received from the Planning Department and the previous Minister, who actually encouraged the previous Connétable not to amend the 2011 Island Plan and instead pursue an alternative route.

The Parish recognise that they need to follow due process; however, it is important that we all learn from the lessons of the past.

On 26th November 2013, a Parish Assembly was held where an account was given on the current situation in relation to Field 622; and parishioners were asked whether it was still their wish to continue to proceed with the development of sheltered homes on Field 622 and as recommended by the Inspectors' report in July 2013 to re-examine other sites. The Assembly voted in favour to continue this process.

Immediately after the Assembly, the Parish met with the Parish Architect to determine how best to address the concerns raised by the Planning Inspector. At the same time, a review of all potential sites in and around St. Ouen's Village was undertaken. A provisional list was submitted to the Planning and Environment Department and, following discussions, additional sites were added. The Parish, working closely with the Planning Department, then embarked on a rigorous examination of all sites, reviewing 22 sites; 15 in the Green Zone and 7 in the Built-up Area. At the end of this process, Field 622 was once again shown to be the most appropriate site for the development of sheltered homes.

The Parish have also worked closely with the Housing Department to clarify questions raised by the Inspector in July 2013 around demand for over-55s social housing accommodation which has been concluded to the benefit of the Parish and the Island as a whole.

Once all this work had been completed and, with the support of the Planning Department, the Parish submitted a robust case for the development of Field 622 to the 2013 Jersey Island Plan Proposed Revisions Examination in Public.

At the end of the Public Inquiry, the Planning Inspectors recommended that the site be deleted from the Island Plan, but that work on the Village Plan should be completed as fast as possible with a view to either its reinstatement or the addition of an alternative site.

However, the Inspectors also acknowledged that, as a great deal of work had already been undertaken it should be completed expeditiously. This course of action has both the support of the Parish and the Planning Department, and agreement has been reached that planning officers will provide the necessary help and advice to undertake the work required.

This amendment simply seeks to reflect the Inspectors' recommendation, whilst at the same time ensuring that the development of a Village plan and the rezoning of the necessary land do not fall outside the normal Island Plan process.

The Parish are confident that, following the work already carried out, part of Field 622 is the most suitable site for the proposed development.

The Parish accepts that Field 622 is presently in agricultural use, but being a rural parish with little in the way of brownfield sites, any further development will require the rezoning of agricultural land. As this field is on the edge of the built-up area and can be easily linked with the Village centre, it will have minimal impact on the surrounding countryside, which we all aim to protect.

Although there were number of objections, there is much evidence to support the fact that parishioners have supported the Parish in seeking to rezone this field, in order to provide additional homes for our more elderly residents.

It should be noted that many of those objecting lived in close proximity to the land in question and, although they spoke against the rezoning of the field, many suggested that development should occur on other agricultural land in the vicinity.

In conclusion, the Parish are firmly of the opinion that Field 622 is ideally suited as outlined above for the development of sheltered homes, therefore feel that Field 622 should be included in the review of the 2013 Island Plan.

#### **Financial and manpower implications**

The only financial and manpower implications the Parish foresee is the assistance given by the officers from the Planning Department.

