

**FIELD 818, TRINITY: DEVELOPMENT FOR AGED  
PERSONS' HOUSING**

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**Lodged au Greffe on 31st March 1998  
by the Planning and Environment Committee**

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**STATES OF JERSEY**

**STATES GREFFE**

175

1998

P.61

Price code : B

## **PROPOSITION**

**THE STATES are asked to decide whether they are of opinion -**

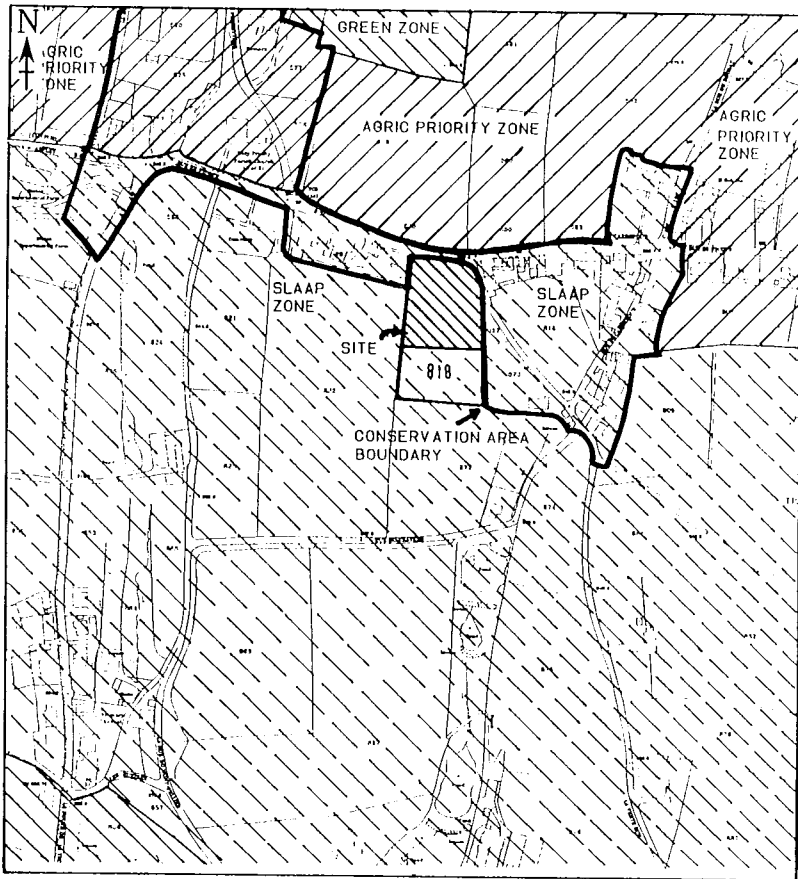
in pursuance of Article 3 of the Island Planning (Jersey) Law 1964, as amended, to approve the designation of part of Field 818, Trinity, which is situated within an area designated as the Sensitive Landscape Area of the Agricultural Priority Zone on the Island Map as amended 1-87, for use as an aged persons' housing development for the Parish of Trinity with car parking, as shown on drawing No 299/1; the said designation being an amendment of the Island Map.


**PLANNING AND ENVIRONMENT COMMITTEE**

## Report

1. The Parish of Trinity has applied to build residential homes for the elderly of the Parish. The aim is to provide eight one-bedroom dwellings for the elderly, with gardens and a public parking area on Field 818 La Rue es Picot, Trinity. The Planning and Environment Committee accepts that there is a definite need for this type of accommodation to cater for the growing numbers of elderly people in the Parish, and believes that a well designed small scale single storey housing scheme will not detract from the character of the village.
2. There is no village plan for Trinity. The site, as defined on the Island Map, falls within the Sensitive Landscape Area of the Agricultural Priority Zone in which there is a general presumption against development unless it is for agricultural purposes. The site area is 3.9 vergées and is the northern portion of Field 818 on the south western corner of Rue es Picot and La Rue du Catel, Trinity.
3. The Planning and Environment Committee has visited the site, and has viewed the plans and a model of the proposed development. It took into consideration 13 representations to the application (three in opposition and 10 in support).
4. The Committee has investigated other sites within the Parish in consultation with the Connétable, but has not been able to identify a suitable alternative. Field 818 is suitable as it is near to the post office, shop, public house, parish church and bus stop, and the inclusion of public parking within this scheme would enable traffic congestion outside the post office and shop to be eased.
5. The Agriculture and Fisheries Committee has suggested that the possibility of using less of the land of Field 818 be investigated in order not to render the remainder of the field useless in agricultural terms, or failing that, to look at the possibility of eventually utilising the remainder of the field for development if the need arose in the future, thereby alleviating the loss of agricultural land elsewhere.

6. The type of housing units proposed are designed to meet specific local needs. Due to the location of the existing dwellings and the availability of the land and the demand for these units, the Planning and Environment Committee considers that the presumption against development in the Sensitive Landscape Area of Agricultural Priority Zone should be set aside and the land zoned for this purpose.
  
7. If the designation is approved the Planning and Environment Committee will insist on a high quality of design for the dwellings and the car parking with good landscaping around the site boundaries. The slope of the field combined with the design of the buildings would reduce any visual impact from the south or from the road. While there is concern at developing this open field the Committee recognise that this would be the case wherever the development was sited in the Parish. Having considered other alternatives to Field 818, and in noting that the Agriculture and Fisheries Committee did not oppose this development of Field 818 the Committee requests the States to designate this land as discussed in the proposition.



<h3>Proposed Residential Housing For The Elderly On Part Of Field 818 Trinity</h3>	<p>DRAWING No: 299/1</p>
<p>Boundary information supplied by The States of Jersey Planning Office, but no responsibility can be accepted for error P &amp; R Copyright 1997</p>	 <p>States of Jersey Planning &amp; Environment Planning &amp; Environment DEPARTMENT 100, RUE DE LA POSTE, ST. HELENS, JERSEY TELEPHONE: 01473 333333 FAX: 01473 333333</p>