

STATES OF JERSEY



ISLAND PLAN 2011: APPROVAL (P.48/2011): SEVENTEENTH AMENDMENT

Lodged au Greffe on 21st April 2011
by Deputy P.V.F. Le Claire of St. Helier

STATES GREFFE

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After the words “the revised draft 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 H1: Category A housing sites (on page 246):
 - ‘4. Glasshouse site, Fields 252A and 252B, La Rue de Jambart, St. Clement (approx. 4 acres/9 vergées)’;
- (b) the revised draft Island Plan 2011 be further amended in such respects as may be necessary consequent upon the adoption of (a);
- (c) the Proposals Map be amended to reflect the adoption of (a).”.

DEPUTY P.V.F. LE CLAIRE OF ST. HELIER

NOTE:

The consequential amendments would include amendments to Proposal 17: Provision of homes (page 242), Table 6.3: Supply of homes 2011 – 2020 (page 238), and Table 6.4: Net housing supply 2011 – 2020 (page 239) be amended accordingly to reflect the potential additional yield of Category A homes from the zoning of this site; and there may be others.

REPORT

1. The need for social rented housing and first-time buyer homes cannot be underestimated. There are rising numbers on the Housing Department's list for the former, and there are no new sites likely to emerge for first-time buyers in the foreseeable future. As far as I am aware, there are currently no plans to develop the remaining 2 Island Plan H2 sites in the near future.
2. My concern is that the removal of 3 Category A sites from the draft Plan is likely to lead to a shortfall of Category A housing provision in the new Plan. That is why I am proposing Le Quesne Nurseries be designated as a Category A site.
3. This site is a disused glasshouse site in a state of advanced dereliction. It is an eyesore and a dangerous playground for children of the area. The site adjoins, on its western boundary, the development at Clos Corvée, off Jambart Lane and Grande Route de St. Clement – one of the sites designated for Category A Housing in the 2002 Island Plan. The site was considered for development in the early 2000s. Indeed, the then Environment and Public Services Committee visited the site and indicated that it was favourably disposed to its development for Category A housing purposes.
4. The site scores very highly in meeting the criteria of the draft 2011 Island Plan's spatial strategy, being brown-field land which meets an identified need. It abuts the proposed Built-up Area, and is close to schools, bus routes and shops.
5. Plans were put forwards and displayed for public examination at the Parish Hall for this site and 2 others. Parishioners were invited to vote for their preferred site by secret ballot. This site won the ballot. A Parish Assembly some 2 years earlier had voted unanimously for the Parish to seek to obtain and create sheltered housing. Out of the 3 sites, in a secret ballot, this was the favourite.
6. Since then a new proposal has been put forward, which restricts any new building to the site of the derelict glasshouses, to provide –
 - (a) 40 first-time buyer homes (3–4 bedroom homes);
 - (b) 15 social rental homes (10 x 2 bedroom cottages) of which, 10 sheltered homes to be gifted to the Parish of St. Clement or the States at approximately £1.65 million-worth of value;
 - (c) a pedestrian link to the Coast Road south of the site;
 - (d) to the north, a car park for the Parish Church and Caldwell Hall, if required;
 - (e) for the remaining land to the north of the site a covenant preventing any further development and landscaping to its edges.

7. There are many people living in large family homes at the moment who might wish to downsize into a small sheltered housing unit that is more suitable. This would allow them to remain in the Parish and avoid going into a States or private home at great expense. It would, in turn, free up some much-needed housing for young families who are desperate to own a decent home of their own for them and their children.

Financial and manpower implications

There are no financial or manpower implications for the States arising from this amendment.

