

STATES OF JERSEY

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JERSEY ENTERPRISE BOARD LIMITED: PROPOSED ESTABLISHMENT (P.194/2007) – AMENDMENT

**Lodged au Greffe on 28th December 2007
by Deputy J.B. Fox of St. Helier**

STATES GREFFE

JERSEY ENTERPRISE BOARD LIMITED: PROPOSED ESTABLISHMENT (P.194/2007) – AMENDMENT

After paragraph (b) insert the following new paragraph –

- “(c) to agree that the new company should be required to take due account of community needs during any development project and ensure that appropriate facilities and amenities are provided for the community within the overall cost of each project”.

DEPUTY J.B. FOX OF ST. HELIER

REPORT

1. Introduction

- 1.1 The purpose of this Amendment is to ensure that the proposed Jersey Enterprise Board Limited and its Brief, when commissioning or considering new developments or refurbishment of existing developments, has due consideration not only for the financial aspects and the density of a proposed complex, but also to include in its Brief to take due account of the community needs at this planning and refurbishment stage.
- 1.2 Sustainable communities are communities which succeed now, economically, socially and environmentally, and respect the needs of future generations. They are well-designed places where people feel safe and secure where crime and disorder, or the fear of crime does not undermine the quality of life or community cohesion.
- 1.3 Planning out crime, for example, also makes sense financially. Once a development has been completed, the main opportunities to incorporate crime prevention measures will be lost. The costs involved in connecting or managing badly-designed developments are much greater than getting it right in the first place.

2. Brief

- 2.1 The proposed Jersey Enterprise Board will have a huge remit, not only bringing the existing West of Albert, New St. Helier Development; the Future Development and Regeneration of St. Helier; the Easter Area Proposals in and around St. Helier Harbour and the Future Proposals for Mont de la Ville (For Regent), this together with other similar remits in other Parishes.
- 2.2 All future developments require that the new proposed JEB must ensure that the current lack of amenities and facilities are included at the design and refurbishment stage and not left in abeyance, as has been done on so many occasions at this moment in time, i.e. appropriate teenage facilities or amenities.

Examples are the retention and the increased provision of significant green park facilities that can be actively used by the local community and where appropriate visitors alike.

This to be designed that specific areas such as leisure facilities for young children, teenagers, families, youth and adult recreational space be included for public use, even if the overall complex is designed for private use so that the existing surrounding communities can benefit, i.e. Clos de Vase (New St. John's Road/Tower Road) and Jardins de Soleil (First Tower).

Private smaller facilities to be included in any sizeable developments, whether it be within an enclosed green grass courtyard or a roof garden, or other similar amenity of an individual nature such as in the traditional sense of a front and back garden, and not to be relying on other community space where parents are unable to supervise their children.

- 2.3 The future increasing density of residential and other commercial areas within the urban Parishes and especially within St. Helier will necessitate that due account of community facilities be taken on each and every development of any notable size, namely nursery/crèche facility, children and teenage youth facility, senior citizen community facility, or where appropriate larger multi-purpose youth and community centres to give some practical examples, i.e. Eastern Good Companions Club, Clos de Vase Oak Tree Gardens, etc.

3. Financial/manpower implications

There are no financial or manpower implications for the States arising from the Amendment as any costs will be included within the overall cost of each project.