

STATES OF JERSEY



FIELDS 190 AND 192, RUE DE LA SERGENTE, ST. BRELADE (P.75/2006): COMMENTS

**Presented to the States on 24th October 2006
by the Minister for Planning and Environment**

STATES GREFFE

COMMENTS

I am grateful to Deputy Power for raising this issue on behalf of his constituents and I accept and acknowledge their petition and their concerns expressed therein.

In response, I can confirm that were the current proposals for Fields 190-192 to be submitted as a planning application, they would be unlikely to be approved as they do not meet the requirements of the draft development brief for this site.

It is important to state that there is as yet no formal planning application for the development of the site. What we have is a set of proposals which represent a developer's interpretation of the draft development brief for Fields 190-192, which were produced for the purposes of public consultation in February and March of this year. The proposals have no formal endorsement from me or my department and fall short of the standards that I would expect and which are set out in the draft development brief.

Whether the proposed level and density of development proposed, as set out in these proposals – 29 three-bedroom homes on a 1.9 acre site, at a density of development of approximately 76 habitable rooms per acre – can realistically be achieved on the site remains to be determined through the planning application process.

Whether any subsequent application at this level and density of development can meet the requirements of the brief, remains to be seen. I feel that it may not be a matter that at this early stage can realistically be determined by this House as it requires a great deal of technical analysis of any proposals and presently we do not have a formal planning application.

Having considered the response to the consultation on the draft development brief for this site – which includes the views expressed by Deputy Power and his constituents in this petition – I will issue a revised development brief which takes these matters into account and which will guide the development of this site. It will pay particular attention to matters of design – in all its aspects – which is of great significance to me and is something that I am passionate about improving, especially in the development of housing.

Finally I wish to reiterate that I will give very careful consideration and appropriate weight to any decision of the States of Jersey in relation to this and any other planning matter.