

**Minister of Treasury & Resources to direct
Andium Homes to redesign their
development proposals in order to
maintain the existing green space and trees
on the site between La Collette Low Rise
and its border with Green Street**

For consideration by the Parish Assembly
on 1 March 2017 at 7.00pm

PARISH OF ST HELIER

P.03/2017



PROPOSITION

Parishioners are asked to support a proposition by the Constable of St Helier to be debated by the States Assembly requesting the Minister of Treasury & Resources to direct Andium Homes to redesign their development proposals in order to maintain the existing green space and trees on the site between La Collette Low Rise and its border with Green Street, an area designated as ‘Protected Open Space’ in the Island Plan.

REPORT

The revised Planning Application to redevelop La Collette ‘low rise’ housing (PP/2015/0747) by Andium Homes, the States’ owned company responsible for managing, improving and increasing the Island’s stock of social housing, was the subject of a proposition in the States Assembly by Deputy Russell Labey (P.78/2015) requesting that the Minister for Planning and Environment ensure that any redevelopment of La Collette Low Rise upholds and maintains the Protected Open Space status of the existing green space on the site between La Collette Low Rise and its border with Green Street. On the 8th September 2015, the States Assembly voted by 22 to 19 to support the proposition. In spite of the wishes of the States Assembly, the Planning Applications Committee nevertheless approved the application at its December 2015 meeting, with planning permission being issued on 18th January 2016. A third party appeal was lodged by certain residents of Green Street and heard by Mr Philip Staddon BSc, Dip, MBA, MRTPI, who rejected the appeal in July 2016. The Inspector’s report states that the Planning Department and Andium Homes ‘consider that the Green Street open space is little used and its reduction meets the required policy tests and will facilitate the wider benefits of the scheme, including the delivery of much needed affordable homes and the more efficient use of land (para.18).

Nothing in this proposition seeks to challenge the assumption that La Collette low-rise housing needs to be redeveloped; as the Planning Inspector pointed out, (especially in para. 51 of the Report) the present condition of the flats is unacceptable. What the proposition is seeking to do is to uphold the Island Plan’s protection of the important open space, including the trees, on the Green Street side of the development site. The States Assembly has already signalled its wish that the public amenity space be retained and it is up to Andium Homes to come up with redevelopment proposals which respect the wishes of the States and the States’ Strategic Policies on the importance of green space and trees in the densely populated capital of the Island. A fuller explanation of why the grass and trees along Green Street are worth fighting for will be given to the Parish Assembly on Wednesday 1st March.

Existing site plan



Existing view from Green Street

