

# Summary of Responses

## GREEN PAPER ON ISLAND PLAN REVIEW: STRATEGIC OPTIONS

### APPENDIX 3 - GENERAL COMMENTS – DEPUTY GORST SURVEY

The Deputy of St. Clement, Ian Gorst, also circulated a hardcopy survey containing 20 questions from the paper that he felt that were key to his electorate and these were also included in the final response to the paper.

In addition to those answers provided to the detailed questions a number of general comments were made and these are listed below:

- I strongly disagree with building on Greenfield sites.
- The built up countryside areas should be looked at again, farmers are allowed to develop redundant areas on their land. Private property owners should be allowed to do the same; it does not make sense to leave a big garden in countryside left undeveloped when the garden is a liability.
- More control and transparency over greedy developers.
- The Planning Department has made some disastrous mistakes and needs a good shake up i.e. Jambart Lane housing.
- I fail to see that the policy of increasing the existing population will be of long term benefit as the whole structure rests on the finance industry, which is now under considerable pressure.
- Better quality, higher density housing is required on existing urban areas where buildings are going derelict. I applaud the new building on Rue du Fort and St Clements Road. The spralings site in Jambart Lane is atrocious use of land as a contrast. Promotion of two wheeled transport is a good idea.
- There should be “no more” developments in St Clements. Brownfield sites should be restored to countryside or allotments for parishioners.
- Landowners who obtain planning permission on land and sell on to a developer should pay capital gains (or equivalent) tax.
- The proposed new build at Sunset Nurseries has nothing to commend it. It is inappropriate for the setting! Don't mind a large, new house if it blends in with its surroundings – this does not!!
- There still may be a case for limited development within a ‘National Park’ – especially redevelopment of existing buildings.

- The whole planning process is NOT consistent and at times very unfair. 'Human rights' spring to mind!
- No development of Greenfield sites. Better building design using traditional materials and Jersey architectural styles, especially for office development in town, current office building style is totally alien to Jersey's character.
- St Clement has been badly treated in the last 20 years; it was a rural parish, now becoming an urban sprawl. Other parishes e.g. Trinity etc have virtually little development.
- The song 'Beautiful Jersey'. Please note we are an Island not a city. I would like to see better designed houses.
- Do not build on Green land, town sites and big houses should be converted to flats.
- Greenfield land should remain green forever, and not just until needed. New housing should be built to enhance the island and considering the infrastructure e.g. more schooling / roads / traffic / water supply etc.
- Where are all these people coming from to occupy all this new housing being planned when there are still loads of new flats unoccupied?
- I feel that I must strongly put forward my views on questions 14 and 15. They are ridiculous and one defeats the other. At first I wondered if there was a trick question here, or is common sense not being applied.  
Q.14. These areas must be recognised and used as building sites. What is the point of destroying attractive areas of what is left of our countryside by turning in to 'concreteville'? I really cannot fathom out the idea of clean up redundant glasshouse sites and turning them back into Greenfield's. It's a joke and a waste of public money. Also because there are already structures on these sites it would not offend the eye to build houses thereon as it would do by building on a Greenfield.  
So finally, what is the point of pouring concrete over a beautiful Greenfield which is already there, when most probably there are derelict glasshouses nearby?
- St Clement must be left alone, other parishes need more development.
- I strongly disagree on building on the esplanade car park. It is the only green area down there, and although it is a car park, it is well hidden by the lovely shrubs and trees. Also where are all the cars going to park when it has gone?
- I would like to see fewer people coming to live in Jersey because I think there are enough already.
- Please respect the Islands heritage to open spaces and countryside character which is what visitors come here for.
- St. Helier is in a terrible state with all the new terrible buildings, the town is spoilt.
- Personally for me it is all about good design / architecture etc. Any new space that is well designed will work if it fits the environment where it is to be located.
- Stop building rubbish designs and get back to Jersey Architecture/Design! Plus just a little common sense.

- Over the years St Clement have had more than its fair share of buildings put up in the Parish; time for somewhere else to have a fairer share of the buildings; social housing etc.
- St Clements is grossly over developed. There are empty flats and apartments which should be made available to first time buyers at reasonable prices in St Helier and elsewhere.
- We hope that the Island Plan Review does not further increase development in the Parish, we have enough.
- St Clement must be regarded as off limits to further large developments and allowed to retain the few truly open green areas for its residents to enjoy. The beaches along the southeast corner deserve an equally impressive backdrop of green space – not continuous suburbia.
- There are too many petty planning regulations and the proposed new underpass and building on the large car park near the waterfront is a step too far. A few very tall buildings that have a small footprint would be much better. Sell Fort Regent for 11K Type.
- St Clements has more than its share of recent development – enough is enough. Other Parishes must share the load.
- There is a need to protect open spaces and limit 'in-fill' development/developers have too much influence and should be prevented from consuming substantial plots for purpose of sub-dividing them.
- Encourage development of existing derelict buildings rather than allow Brown and Green field development.
- Car parking should be addressed by a planned reduction in car use. Existing car parking in St Helier restricted for residents: Commuters to use park and ride only once this is in place. Can a reduction in parking with residential developments take place?
- Have any States Members ever tried pushing a pram, and holding a child's hand along a pavement?
- Some of these questions are too complex for such a simplistic multiple choice answers.
- I think housing estate residents should have more say in what is a public open area on this estate. We tried to provide a safe play area (fenced in) and had it rejected by planning this means our children now roam to the beach and FB to play football instead of being safe on our estate!
- It is the same old song don't do what we ask just do as you wish we fill in all these silly forms and nothing is done. Look what has happened to our Parish – complete waste of time.
- St Clement is now over built on its being ugly and over populated – what happened to this lovely Parish? Also we have 4 of Jersey's tallest flats wrecking our skyline and too much Social Housing at La Maraise.
- This will need detailed strategy in view of the cessation of tomato growing just announced.
- Jersey has sold its heritage to developers' proper control of population and ensures that large developers such as Dandara contribute to the wide population should have been considered in the past. The island has not changed for the better!