

# STATES OF JERSEY



## **ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – SIXTY-SEVENTH AMENDMENT**

### **USE OF FIELDS G508, G508A, G526, G526A G521A, GROUVILLE**

---

Lodged au Greffe on 7th February 2022  
by Deputy S.M. Wickenden of St. Helier

---

**STATES GREFFE**

ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – SIXTY-SEVENTH  
AMENDMENT

---

**PAGE 2 –**

After the words “the draft Island Plan 2022-25” insert the words “except that –

- (a) the following should be inserted within the list of sites to be zoned for affordable homes at Policy H5 – Provision of affordable homes –  
“2. Fields G508, G508A Grouville (1.50 hectares/8.34 vergées)”;
- (b) the following should be inserted within the list of sites to be zoned for affordable homes at Policy H5 – Provision of affordable homes –  
“3. Fields G526, G526A and 521A Grouville (1.42 hectares/7.87 vergées)”;
- (c) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraphs (a) and (b); and
- (d) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of paragraph (a) and (b).”.

DEPUTY S.M. WICKENDEN OF ST. HELIER

**Note:** After this amendment, the proposition would read as follows –

**THE STATES are asked to decide whether they are of opinion –**

to approve, in accordance with Article 3(1) of the Planning and Building (Jersey) Law 2002, as amended by the Covid-19 (Island Plan) (Jersey) Regulations 2021, the draft Island Plan 2022-25, **except that –**

- (a) the following should be inserted within the list of sites to be zoned for affordable homes at Policy H5 – Provision of affordable homes –  
“2. Fields G508, G508A Grouville (1.50 hectares/8.34 vergées)”;
- (b) the following should be inserted within the list of sites to be zoned for affordable homes at Policy H5 – Provision of affordable homes –  
“3. Fields G526, G526A and 521A Grouville (1.42 hectares/7.87 vergées)”;
- (c) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraphs (a) and (b); and
- (d) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of paragraph (a) and (b).”.

## **REPORT**

With several withdrawals and refusals of sites for rezoning to provide homes within this bridging Island Plan, alternatives should be sought and considered so that we meet the needs of the community as identified in the Objective Assessment of Housing Needs 2019, by providing additional units for homes within this bridging island plan. Grouville has a very poor record in contributing to First-Time Buyer/Affordable housing for the Island, with only 6 units being provided in over 20 years.

The fields identified in this amendment have gone through the BIP process and missed out by one point in the original assessment.

The site would be a logical extension of the existing Built-Up Area and would be within walking and cycling distance of Holme Grown farm shop and the parish recycling centre. If approved the site would also be within cycling distance of other shops, services and amenity areas and Grouville Parish School. The beach is within walking distance.

The site is relatively flat already well screened and more planting could be included along all boundaries to enhance local wildlife. Building on this site would not fill in an important open gap across the coastal plain from La Route des Sablons.

The site can be connected to mains infrastructure including mains drains, water supply and electricity. There is also a gas main in La Rue de Fauvic. Any risk of future flooding has been considered and the watercourse that runs along the southern boundary of the site would be enhanced for wildlife.

The site is ideally placed for any future residents to access the Eastern Cycle Route. Any children living on the site could cycle to schools, the route is flat and the route to Grouville Primary School could be mostly along parish roads. Le Rocquier School is a 10 minute cycle away.

Future residents would have lots of choices for accessing sustainable transport. There are two regular bus routes close by on La Route de Fauvic and La Grande Route des Sablons. The owner of the fields would be very happy to work with Liberty Bus to provide new bus stops on these roads if needed.

The site could provide a mix of homes to meet the needs of the community of Grouville and also island parishioners. The owner of the site is happy to make available any future homes to an affordable housing provider.

### **In Summary**

- Fields G508, G508A, G526, G526A and G521A scored well against the established planning criteria;
- The fields are situated next to the Built-Up zone along the main road of La Rue de Fauvic;
- The location of the site is an extremely good one – close to Holme Grown and not far from the amenities at Fernlea, shops, health centre, recreational space and the local primary school;

- The site is served by all the main utilities, frequent bus routes and is positioned on a primary 30mph network road;
- The local primary school is a short cycle ride away;
- Le Rocquier Secondary School is a 10 minute cycle away;
- The site is on the 1A bus route which stops at Le Rocquier secondary school which is the feeder school for the East of the Island;
- The site is close to the frequently served number 1 bus route to St. Helier, Gorey and Grouville School and is therefore extremely good for school children and commuters;
- The beach is a 5 minute walk away;
- There has been no objection to the loss of the fields on the basis of their agricultural value;
- There would be a limited loss to the public vista of the area, as the fields are behind the ribbon development which blights the east coast road. It is also surrounded by natural screening, which can be further planted and enhanced..
- There would be limited disruption to quality of life and privacy.

#### **Financial and manpower implications**

There are no financial or manpower implications in relation to the inclusion of the site as identified.

#### **Child Rights Impact Assessment implications**

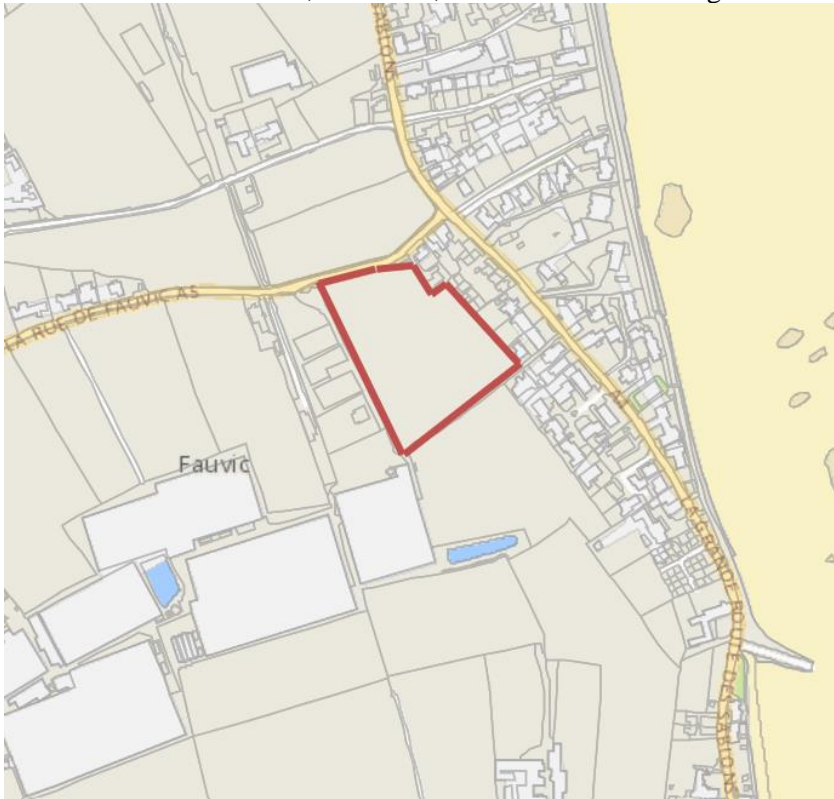
This amendment has been assessed in relation to the [Bridging Island Plan CRIA](#). Whilst this amendment will add additional agricultural fields to those already proposed to be made available for affordable housing, its aim is to increase the flexibility of the housing available within the Parish. These will ultimately benefit children growing up in the Island, who should have a right to live in suitable accommodation.

**APPENDIX 1** – photograph of the fields



**APPENDIX 2 – site plans**

**Plan 1:** Field G508/508A, Grouville, 1.50 hectares/8.34 vergées



**Plan 2:** Field G526/G526A/G521A, Grouville, 1.42 hectares/7.87 vergées

