

# STATES OF JERSEY



## ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – SIXTY-EIGHTH AMENDMENT USE OF FIELD T1404, TRINITY

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Lodged au Greffe on 7th February 2022  
by the Senator S.W. Pallett

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STATES GREFFE

**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. Field T1404 Trinity (0.5hectares/2.7 vergées)”;
- (b) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraph (a); and
- (c) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of paragraph (a).”.

SENATOR S. W. PALLETT

**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. Field T1404 Trinity (0.5 hectares/2.7 vergées)”;
- (b) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraph (a); and
- (c) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of paragraph (a).

## REPORT

I, and many others in our local community, believe we have a housing crisis and to address these concerns the Minister has brought forward a number of sites for rezoning as part of the Bridging Island Plan process. I believe we have a duty as States Members to meet the needs of the community as identified in the Objective Assessment of Housing Need – Final Report 2019, by delivering sites and opportunities for affordable homes within this Bridging Island Plan. There have been no new homes built at Sion for many years.

Field T1404 was included in the 2002 Island Plan as a back-up site and is being presented again as a suitable location for providing affordable homes.

Bridging Island Plan Policies H3 (Provision of homes) and H5 (Provision of affordable homes) provide the Minister with the ability to rezone land and to meet the island's affordable housing needs.

Field T1404 has been offered as an affordable housing site throughout the Bridging Island Plan process and has scored highly. Field T1404 has scored as well as some of the sites that are being recommended for rezoning. However, the Inspectors have rejected the site on the basis of poor "integration" with the existing Built-Up Area. The Minister has disappointingly agreed with this recommendation even though there is an accepted need for new sites for affordable housing required to meet islanders needs.

Not everyone agrees with this decision for the following reasons –

This field has been put forward by the owner as part of the Bridging Island Plan for affordable housing and there has never been any doubt that any homes provided on this site would be to meet affordable housing need.

The site is located immediately adjacent to the new Co-op that has been built on the site of the old JFTU and petrol station and would therefore mean that any future resident on this site would not have to drive to the shops. There are other shops and services in Sion Village that are within walking distance of the site and I believe are clearly "integrated" within the village setting.

The site would be a logical extension of the existing Built-Up Area of Sion Village and would be within cycling distance of island secondary schools, which are located approximately 2km to the south (a 10-minute cycle). D'Auvergne Primary School is also located a similar distance to the south.

The site would be accessed from the Primary Route Network where there are bus stops close by and within walking distance. The school bus provides a regular service for children in the mornings and afternoons.

The site is well screened behind the new Co-Op and more planting could be included along all boundaries to enhance local wildlife. Importantly, building on this site would not fill in an important open gap or lose an open view. There have been no objections to the loss of the field to agriculture as part of the Bridging Island Plan Review process.

The site can be connected to mains infrastructure including mains drains, water supply and electricity. There is no risk of flooding.

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

### **In Summary**

- Field T1404 has previously been identified as a potential affordable housing site.
- The site scores well against the planning criteria used to assess suitability.
- The site is located immediately next to the Built-Up area and to the new Co-Op.
- The site has direct access from the Primary route network
- The site is within cycling distance of primary and secondary school and served by a frequent bus service including the school buses.
- The site is served by all main utilities and infrastructure.
- There has been no objection to the loss of the field on the basis of its agricultural value.
- The site is well screened and would not result in an intrusive extension into the countryside, harmful to landscape character.
- Existing boundaries would be planted to enhance local biodiversity.
- The site would provide much needed affordable homes.

### **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 an additional agricultural field 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



