

# STATES OF JERSEY



**ISLAND PLAN 2022-25: APPROVAL  
(P.36/2021) – NINETY-FIFTH  
AMENDMENT  
POLICY CI5 - SPORTS, LEISURE AND  
CULTURAL FACILITIES,  
CONSOLIDATED**

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Lodged au Greffe on 11th February 2022  
by the Minister for the Environment

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STATES GREFFE

**PAGE 2 –**

After the words “the draft Island Plan 2022-25” insert the words “except that, within Policy CI5 - Sports, leisure and cultural facilities –

- (a) at point 3, the words “or increases” should be deleted, and after the words “use by the public” there should be inserted the words “or increases the proportion of freely accessible public green space”;
- (b) after “Southwest St. Helier Planning Framework Area”, there should be inserted “6. FB Fields, La Grande Route de St. Clement”;
- (c) after the words “Southwest St. Helier Planning Framework Area.” there should be inserted the words –

“The development of sports and leisure uses may also be supported in the identified sports and leisure area of potential (St. Peter) but only where the public benefit and contribution to the viability and success of local sports can be proven to outweigh any loss or harm to the landscape and agricultural land”;

- (d) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraphs (a)-(c).
- (e) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones be amended to reflect the adoption of (b) and (c).”

**MINISTER FOR THE ENVIRONMENT**

**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 –**

**within Policy CI5 - Sports, leisure and cultural facilities –**

- (a) at point 3, the words “or increases” should be deleted, and after the words “use by the public” there should be inserted the words “or increases the proportion of freely accessible public green space”;
- (b) after “Southwest St. Helier Planning Framework Area”, there should be inserted “6. FB Fields, La Grande Route de St. Clement”;

(c) after the words “Southwest St. Helier Planning Framework Area.” there should be inserted the words –

“The development of sports and leisure uses may also be supported in the identified sports and leisure area of potential (St. Peter) but only where the public benefit and contribution to the viability and success of local sports can be proven to outweigh any loss or harm to the landscape and agricultural land”;

(d) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraphs (a)-(c).

(e) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones be amended to reflect the adoption of (b) and (c).”

## REPORT

These proposed changes to Policy CI5 have arisen as a result of the consultation and examination in public process, as recommended by the planning inspectors and endorsed by the Minister for the Environment.

In order to provide a consolidated view of all amendments that the Minister for the Environment is minded to make or accept relative to Policy CI5 – Sports, leisure and cultural facilities, this amendment includes - at part (a) - words to the effect of [P.36/2021 Amd. \(9\)](#), lodged by Deputy Ward, which seeks to amend the additional considerations attached to the future development of Springfield Stadium, to maintain or increase the availability of freely accessible public green space. This is supported by the Minister (see Minister’s Statement Response [SR 14 - Policy CI5 - Springfield sports and leisure enhancement area](#)).

The inclusion of FB Fields as a sports and leisure enhancement area has been proposed following a representation made by Jersey Sport, which seeks to improve facilities on the site as part of the Inspiring Active Places Strategy. This has been supported by both the Minister and also independent planning inspectors following the examination in public (see Minister’s Statement Response [SR15 Policy CI5 - FB Fields - proposed sports and leisure enhancement area](#)). Its designation, based on the site plan at appendix 1, would need to be reflected on the proposals map.

A new sports and leisure area of potential is proposed on the land to the south of Strive Health Club in St Peter, supported by both Jersey Sport and Strive in representations. The Minister acknowledges the potential benefits of developing this land for sporting use, which may include the development of netball courts to meet an identified need; and where private investment would reduce the pressure on Government to fund and develop these facilities on an alternative site. The benefit of any such development would, however, remain to be considered relative to normal planning considerations, including its impact on the loss of agricultural land and impact on local landscape character.

This potential of sport-related development here is supported by both the Minister and also independent planning inspectors, following the examination in public (see Minister’s Statement Response [SR 13 - Land to the south of Strive, St Peter \(fields P789B, P898 & P789A\)](#) and recommendation 43 of the [inspectors’ report](#) on p. 64). Identification of this area, as a new sports and leisure area of potential, would need to be reflected on the proposals map, as set out in appendix 2.

Full background information relating to these changes can be found in the [Minister’s post-consultation report](#), [the inspectors’ report](#), and [the Minister’s response to the inspectors’ report](#).

As a result of parts (a) – (c), Policy CI5 will read as follows:

### **Policy CI5 – Sports, leisure and cultural facilities**

The development of new or extended large-scale sports, leisure and cultural facilities will be only supported within the island's primary or secondary centres, or within those sites designated as sports and leisure enhancement areas at:

1. **Les Quennevais sports centre;**
  2. **Le Rocquier School** – but only where it can be demonstrated that the spatial requirements of the school can continue to be met within the boundaries of the existing school site;
  3. **Springfield Stadium** – but only where the redevelopment maintains ~~or increases~~ the proportion of freely accessible outdoor space for use by the public or increases the proportion of freely accessible public green space;
  4. **Existing Jersey Rugby site and associated playing pitches; and,**
5. Key opportunity sites in the Southwest St Helier Planning Framework Area.  
5.6. FB Fields, La Grande Route De St Clement.

The development of sports and leisure uses may also be supported in the identified sports and leisure area of potential (St Peter) but only where the public benefit and contribution to the viability and success of local sports can be proven to outweigh any loss or harm to the landscape and agricultural land

The development of new or extended small-scale sports, leisure and cultural facilities will be supported where the proposal is:

1. within the built-up area; or
2. within the grounds of existing facilities,

The redevelopment of the public swimming pool and/or cinema on the St Helier Waterfront will be supported where the prior provision of alternative facilities in Town can be assured, which may be secured through the use of planning obligation agreement, as required.

The development of limited new sports, leisure and cultural facilities outside of the built-up area will only be supported where a coast or countryside location is necessary and justified, and where use is made of existing buildings, or, the provision of new or extended buildings will be limited, and the development will not give rise to an unacceptable intensification of use.

The redevelopment of existing sports, leisure and cultural facilities for alternative uses will normally only be supported where it can be demonstrated that the use has become redundant and is otherwise surplus to wider community needs.

### **Financial and manpower implications**

There are no direct financial and manpower implications.

### **CRIA statement**

The effect of this amendment is in positive alignment with the [Minister's published CRIA](#). It will not lead to adverse impacts upon the rights of children and will support children by enabling adequate access to sports, leisure and open space facilities.

Appendix 1: FB Fields - designation as a sports and leisure enhancement area



**Appendix 2:** sports and leisure area of potential at fields P789B, P898, and P789A, St Peter

