

# STATES OF JERSEY



## **ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – ELEVENTH AMENDMENT FIELD 630, ST. OUEN**

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Lodged au Greffe on 9th July 2021  
by Connétable R. Buchanan of St. Ouen

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**STATES GREFFE**

**PAGE 2 –**

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

- (a) the designation of field 630 (St. Ouen) as protected open space (as referenced on page 241 of the Plan) be removed, with the designation as built-up area retained;
- (b) the draft Island Plan 2022-25 be further amended in such respects as may be necessary consequent upon the adoption of (a);
- (c) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones be amended to reflect the adoption of (a).”.

CONNÉTABLE R. BUCHANAN OF ST. OUEN

**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 designation of field 630 (St. Ouen) as protected open space (as referenced on page 241 of the Plan) be removed with the designation as built-up area retained;
- (b) the draft Island Plan 2022-25 be further amended in such respects as may be necessary consequent upon the adoption of (a);
- (c) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones be amended to reflect the adoption of (a).”.

## REPORT

### Introduction

St Ouen is estimated to have a population of approx. 4,097 (2011 Census) - 4% of total island population. The Parish does not hold records of its population but does report that the Village comprises circa 200 dwellings. Using a notional average of three people per dwelling; it is estimated that St Ouen's Village has approx. 600 residents.

The Parish of St Ouen is in discussion with the owners of the field about the possibility of submitting a planning application for housing for elderly parishioners. The Parish consider that this land is better used for that purpose.

### Background to designation in the Bridging Island Plan 2022-2025

The evidence base for including Field O630 as Protected Open Space is explained in the [Infrastructure Capacity Study – Final Report \(2020\) \(the “ICS, 2020”\)](#), published as a Core Document to support the Bridging Island Plan 2022-2025 (the “BIP”). Pages 84 – 89 explains the background to the strategic assessment undertaken.

Different types of open space are identified:

- a. Parks – formal parks with public access
- b. Outdoor sports facilities – publicly and privately owned.
- c. Amenity greenspace – open space available for informal recreation
- d. Play space – children's play-space.
- e. Natural greenspace – all natural greenspace that has some form of public access.

The assessment refers back to an assessment that was undertaken in 2008 to support the [2011 Island Plan – Outdoor Open Space, Sport and Recreation Study \(2008\)](#) (the “OOSRS, 2008”). That study attempted to provide standards for open space but recognised that Jersey had a unique set of circumstances that required locally derived standards.

The 2011 Island Plan (through the OOSRS, 2008) suggests that the provision of more formal open space facilities such as parks have greater significance in urban settlements, as many of the rural areas, such as St Ouen benefit from access to natural greenspace and beaches.

Within the OOSRS, 2008 the standard of 0.5 hectares of parks per 1,000 of the population was proposed, but to be applied flexibly in rural settlements.

A shortfall of 1.06ha of parks is identified in the Tertiary Built-Up Area, but there is no drilling down to explain how this applies to St Ouen's Village.

The [Community facilities and open space: assessment of sites \(April 2021\)](#) (the “CFOS, 2021”) (a Core Document supporting the BIP) references the ICS,2021 as justification for the designation of open space under Policy C17. It says:

*The ICS, 2021*

- a. *assesses existing infrastructure provision, its current capacity, and expected lifespan;*
- b. *identifies planned/known enhancement of the capacity of existing or new infrastructure;*
- c. *considers the impacts of relevant external drivers and mega trends, including technological developments, demand management etc.;*
- d. *establishes, in the form of an Infrastructure Delivery Schedule, what infrastructure is required, when, and who will be responsible to deliver it.*

There is no evidence of this assessment for St Ouen's Village in the ICS, 2021.

The justification for designating the field is found on Pages 43 and 44 of the CFOS,2021. St Ouen is compared with other parishes, but with no data to explain the comparison. It should be noted that St Ouen is unusual in that its Primary School is located remotely. The school has play-space that is used by residents living in the area by the school.

Protection of landscape character is cited as a reason for keeping Field O630 open, but no explanation of the special character that would be protected if Field O630 was left undeveloped.

Reference is made to the need for affordable homes in the parish/village; the BIP judges that this need can be met by increasing density and through rezoning.

It is noted that Policy C18 Space for children and play requires communal open space on-site and within developments for more than 10 family homes. Fields O595 and O594 have been proposed for rezoning in the draft island plan for affordable homes. It is judged likely that any Development Brief for development of this rezoned site would include open communal space.

### **St Ouen's Village – Field O630**

The existing provision of parks and amenity areas within St. Ouen, comprise:

- a. Village Park – 0.277 hectares
- b. Youth centre – skatepark
- c. Playing field – football
- d. La Ville des Marettes – open space
- e. Access to greenspace, beaches

The parish consider that the existing range and amount of open space, together with access to the surrounding countryside and beaches, provides villagers with ample access to open space.

The need for older persons housing has been confirmed through a survey undertaken in 2019. This confirmed that there was demand from 54 applicants interested in housing for older persons. The results of this survey have been submitted separately on behalf of the Parish.

The parish considers that providing 5 x 1 bed new homes for older people in the heart of the village, where they can walk to shops and services and be at the heart of village life adds more benefit to the community than the creation of a further park in close proximity to the village green which has well used facilities including a petanque pitch and a children's play park.

### **Financial and manpower implications**

The adoption of this amendment does not in itself generate any financial or manpower implications.

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

This amendment has been assessed in relation to the [Bridging Island Plan CRIA](#). Whilst this amendment will remove an open space site, this site is in a rural area. Children in this area have, and will continue to have, ready access to open green space and sufficient access to play space. The removal of this site will not affect children's rights.