

STATES OF JERSEY



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

REMOVAL OF ST. SAVIOUR FIELDS

Lodged au Greffe on 5th July 2021
by Deputy K.C. Lewis of St. Saviour

STATES GREFFE

PAGE 2 –

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

- (a) the following should be removed from the list of sites to be zoned for affordable homes at Policy H5 – Provision of affordable homes –
 - (i) 10. Field S413 St. Saviour (0.70 hectares/3.9 vergées);
 - 11. Field S415 St. Saviour (0.45 hectares/2.5 vergées);
 - (ii) 14. Field S530 St. Saviour (0.80 hectares/4.4 vergées);
 - (iii) 15. Field S729 St. Saviour (0.45 hectares/2.5 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).”.

DEPUTY K.C. LEWIS OF ST. SAVIOUR

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 removed from the list of sites to be zoned for affordable homes at Policy H5 – Provision of affordable homes –
 - (i) 10. Field S413 St. Saviour (0.70 hectares/3.9 vergées);
 - 11. Field S415 St. Saviour (0.45 hectares/2.5 vergées);
 - (ii) 14. Field S530 St. Saviour (0.80 hectares/4.4 vergées);
 - (iii) 15. Field S729 St. Saviour (0.45 hectares/2.5 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

The Parish of St. Saviour is already heavily built up and suffers from increasing levels of traffic. With eleven schools in and around the Parish, the morning rush hour is already causing bumper to bumper traffic especially to the area around the Five Oaks roundabout. With a large development listed just north of the roundabout, and the old St. Saviour's Hospital due for redevelopment in the future, this part of St. Saviour will grind to a halt.

Fields S413, S415

This site would be an extension to Les Cinq Chênes Estate. The area to the west of the site (the old Jersey Evening Post building) is already scheduled for redevelopment, and the main road would lead south to the overloaded Five Oaks roundabout. (See Appendix, Map 1.)

Field S530

Field S530 behind Le Clos Paumelle. This field should be removed from the schedule for affordable housing. It represents a rare green lung in St. Saviour with a single-track narrow access which exits onto Princes Tower Road to the Five Oaks roundabout. Both field and valley have historic importance to the green infrastructure of the area. (See Appendix, Map 2, and Map 4, which provides historical context.)

Field S729

The former Longueville Nursery off New York Lane, Longueville Road. This narrow site is unsuitable for housing as it is next to a preservation area and exists onto a very awkward junction to Longueville Road. The area is also prone to flooding and opposite Rue Des Pres industrial estate. (See Appendix, Map 3.)

Members are asked to reject all these sites for affordable housing to prevent St. Saviour from developing in an unsustainable manner.

Financial and manpower implications

There are no financial or manpower implications in relation to the removal of the sites as identified.

CRIA statement

This amendment has been assessed in relation to the [Bridging Island Plan CRIA](#). Whilst this amendment will remove some sites from those allocated for affordable housing, it will maintain land that provides green infrastructure, which is important for children growing up in the Island, in particular given the built-up nature of some of the near vicinity.

It should also be noted that the development of affordable housing on these sites without the necessary infrastructure to provide safe travel for children to schools would cause road safety issues and further difficulties for all children accessing the schools in the Parish.

Appendix – Maps

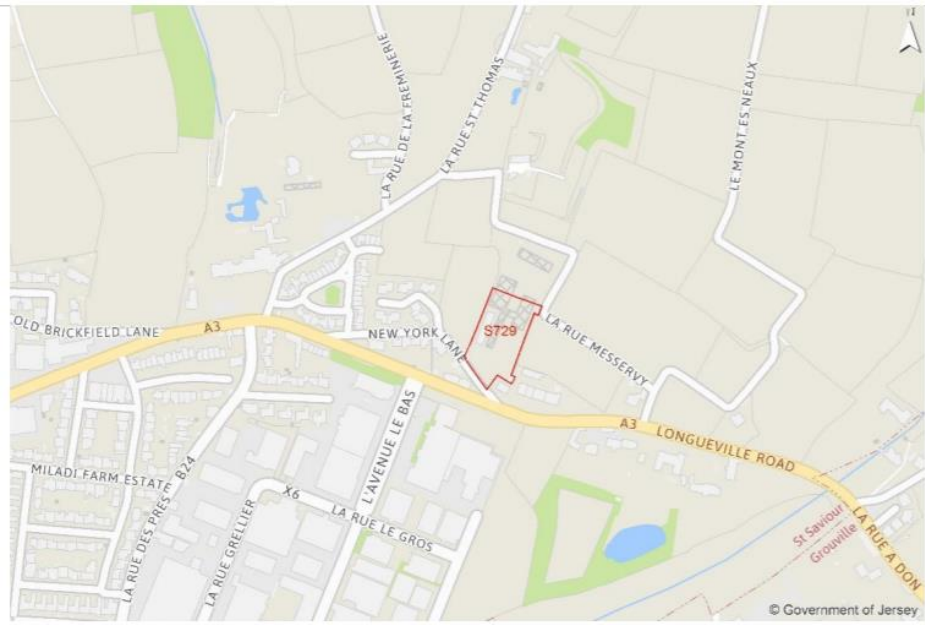
Map 1 – Fields S413, S415



Map 2 – Field S530



Map 3 – Field S729



Map 4 – Richmond Map 1787

