

STATES OF JERSEY



ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – THIRTY-THIRD AMENDMENT FIELD J371, ST. JOHN

Lodged au Greffe on 12th July 2021
by Connétable of St. John

STATES GREFFE

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After the words “the draft Island Plan 2022-25” insert the words “except that, in Policy CI6 – Provision and enhancement of open space, the following amendments should be made, with the Plan further amended in such respects as may be necessary consequent upon their adoption –

- (a) in the fourth paragraph, after the words “provision of new” there should be inserted the words “or enhanced”; and
- (b) in the fifth paragraph, after the words “3. Grands Vaux Reservoir and valley, as defined by Policy CI9 Countryside access and awareness” there should be inserted the words –
“4. Field J371, La Rue Gombrette, St. John (0.70 hectares/3.89 vergées)”.
- (c) the draft Island Plan 2022-25 be further amended in such respects as may be necessary consequent upon the adoption of (a) and (b).

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

CONNÉTABLE OF ST. JOHN

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, in Policy CI6– Provision and enhancement of open space, the following amendments should be made, with the Plan further amended in such respects as may be necessary consequent upon their adoption –

- (a) in the fourth paragraph, after the words "provision of new" should be inserted the words "or enhanced" ;
- (b) in the fifth paragraph, after the words “3. Grands Vaux Reservoir and valley, as defined by Policy CI9 Countryside access and awareness” should be inserted the words “**4. Field J371, La Rue Gombrette, St John (0.70 hectares/3.89 vergées).**”
- (c) the draft Island Plan 2022-25 be further amended in such respects as may be necessary consequent upon the adoption of (a) and (b).

REPORT

Amendment to Island Plan Field J371

The states are asked to approve the rezoning of Field 371 for Community use.

The proposed use of the site is to create a Memorial garden at the Northern end of the field and a Wooded area, for use by the School and the public at the southern end with an element of parking.

St John's centre benefits from having its Parish Administration, School, Church and a small precinct at the heart of the Parish. Currently with the exception of the Church yard, there is no Community space at the heart of the village.

The Parish is applying for additional homes for right sizing, enabling more of our elderly parishioners to live closer to the Centre of the Parish. We would like to create a facility for them and all parishioners to enjoy.

The Parish is looking to put in a pedestrian crossing to make it easier for access from the Village across to the Parish Hall and School. Such a crossing would also benefit this new community facility.

Whilst the School is in a rural setting there is no easy access to a Forest School area. We are proposing to plant a wooded area that could be used by the School. This area would be linked to the Memorial garden and the School would also be able to use this area during the School day, with parents and families encouraged to use it at the end of the School day.

We have seen the benefit of similar schemes in other parishes. Whilst the area is classed as Important Open space, currently the community is not able to use this area. We believe that this would provide a benefit to both the Community and the School.

In 2019 the Parish submitted plans to have a 57 space car park included on site. Despite having recommendation of approval from the officers the scheme was rejected by the Planning Committee 2 votes for and 2 against. We propose to have a revised scheme and whilst we are looking to provide some much needed parking for the School and precinct within the Scheme, the emphasis will be very much on the Garden and wooded area rather than the carpark.

St. John has elected its own committee (Comité Commune Rurale de St Jean) to look at the Island Plan, and has done so for both the 2011 Island Plan and the latest Bridging Island Plan. Members are elected at a Parish Assembly and they have worked and continue to work hard on behalf of Parishioners. The Comité received a lot of positive feedback during the 2011 Island Plan debate for its work.

The Comité's work also includes wide consultation with every Parish household receiving a questionnaire. The results of the Questionnaire are attached at Appendix A and their report is at Appendix B.

The consultation had widespread support for both the creation of landscape areas 85% of respondents saying this was either Important or Very Important and 90% of respondents stating that Planting more trees was either Important or Very Important In addition the Parish had Village Planning statement created in 2019 and this can be found at Appendix C.

Appendix A: La Comité de la Commune Rurale de St Jean Overview of Survey Findings – Island Plan Review 2020

<https://parish.gov.je/StJohn/Documents/St%20John%20Survey%20Overview%202020.pdf>

Appendix B: Le Comité de la Commune Rurale de St Jean (on behalf of the Parish of St John) Submission on The (Draft) Jersey Island Plan 2022 - 2024

<https://parish.gov.je/StJohn/Documents/Submission%20Le%20Comite%20de%20la%20Commune%20Rurale%20de%20St%20Jean%202020.pdf>

Appendix C: St Johns Village Planning Statement

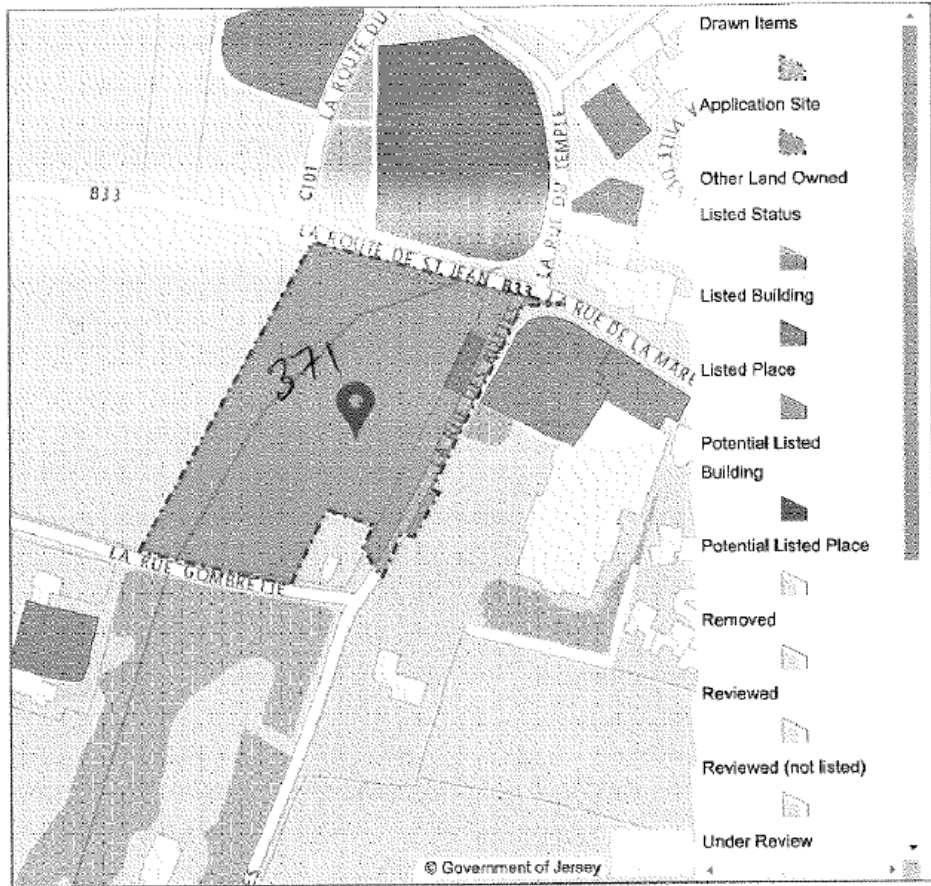
[P20190903 Supporting Document Village Planning Statement.PDF](#)

Financial and manpower implications

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

CRIA statement

This amendment has been assessed in relation to the [Bridging Island Plan CRIA](#). Whilst the amendment does incur a loss of open space, it provides benefits for children in the in adapting into a more usable site which will be enjoyed by children from the parish school both within the school day and by parents and families at other times. This will provide greater access to nature play for children and families. The small element of car parking in the revised scheme will also assist with school access for families.



Appendix D

Policy CI6 – Provision and enhancement of open space (as amended by this Amendment)

Proposals for new, enhanced or extended public open space will be supported within the built-up area.

To ensure the adequate provision, accessibility and quality of open spaces throughout the island, large-scale development will be expected to provide adequate open space on-site to the benefit of those who will occupy the development. In the case of residential development, the provision of outdoor space is required to meet or exceed the adopted residential space standards.

In some circumstances, where there already exists deficiencies of nearby open space provision; or the development is unable to meet its prescribed on-site space requirements, the provision of public open space may be required, to the benefit of the wider community, through an off-site contribution.

The following areas have been identified and safeguarded for the provision of new **or enhanced** open space and their development for other purposes will not be supported:

1. **Part of Jersey Gas site**, Tunnell Street: extension to Millennium Town Park, as specified by adopted supplementary planning guidance and approved States Proposition (P.114/2017)
2. **Warwick Farm**, La Grande Route de Saint-Jean, St Helier
3. **Grands Vaux Reservoir and valley**, as defined by Policy CI9 Countryside access and awareness
4. **Field J371**, La Rue Gombrette, St John (0.70 hectares, 3.89 vergées)

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