

STATES OF JERSEY



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

Lodged au Greffe on 12th July 2021
by Deputy K. F. Morel of St. Lawrence

STATES GREFFE

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

- (a) the following should be inserted within the list of protected industrial sites in Policy EI1 – Existing and new industrial sites and premises –
‘9. Bienvenue Farm and land adjacent, (The Fencing Centre and The Hidden Garden Company), St. Lawrence’
- (b) within Policy EI1, after the words “built-up area will be supported” there should be inserted the following new paragraph –
“The development of new; or the redevelopment, renewal, or intensification of existing sites and premises at Bienvenue Farm and land adjacent (The Fencing Centre and The Hidden Garden Company), will only be supported where it is for the purposes of warehousing and storage, or the nature of the proposed use will complement and support an existing rural business; or enables a new business that has the potential to make a significant contribution to the rural economy. Any such proposals must be accompanied by a business plan which justifies the location of the development; and demonstrates its contribution to the rural economy.”; and
- (c) within EI1 after the words “In all cases of light industrial” there should be inserted the words “/ warehousing and storage/ rural economy”.”
- (d) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraph (a) – (c).

DEPUTY K. F. MOREL OF ST. LAWRENCE

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 protected industrial sites in Policy EI1 – Existing and new industrial sites and premises –
‘9. Bienvenue Farm and land adjacent, (The Fencing Centre and The Hidden Garden Company), St. Lawrence’
- (b) within Policy EI1, after the words “built-up area will be supported” there should be inserted the following new paragraph –
“The development of new; or the redevelopment, renewal, or intensification of existing sites and premises at Bienvenue Farm and land adjacent (The Fencing Centre and The Hidden Garden Company), will only be supported

where it is for the purposes of warehousing and storage, or the nature of the proposed use will complement and support an existing rural business; or enables a new business that has the potential to make a significant contribution to the rural economy. Any such proposals must be accompanied by a business plan which justifies the location of the development; and demonstrates its contribution to the rural economy.”; and

- (c) within EI1 after the words “In all cases of light industrial” there should be inserted the words “/ warehousing and storage/ rural economy”.”
- (d) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraph (a) – (c).

REPORT

The draft Bridging Island Plan does not provide sufficiently for employment land and it is clear when engaging with local businesses that there is not enough employment land in the Island. As a result the price of warehousing and storage space as well as the cost of workshop space, is rising and placing greater pressure on island-based businesses.

This amendment will enable an area of employment land that is currently in use to be used more efficiently, allowing it to respond to the needs of the island, rather than being left to stagnate.

Currently, the site known as Bienvenue Farm is home to a successful sustainable retail outlet and several unused chicken sheds. It makes no sense that such facilities are unable to be converted to better and more effective use, meeting the needs of island businesses whilst also ensuring that new uses are not detrimental to the site's rural setting.

Should this amendment be adopted, the sites known as The Fencing Centre and The Hidden Garden Company will be better positioned to respond to the changing business environment should the need arise in the future, again, without any detrimental effect on the surrounding environment.

Importantly, the three sites detailed in the report are all currently business sites and they encircle the protected industrial site of "Thistle Grove".

By adopting this amendment, members can be assured that no agricultural fields will be affected.

Financial and manpower implications

There are no financial or manpower implications to this amendment.

CRIA statement

This amendment has been assessed in relation to the [Bridging Island Plan CRIA](#) and by enhancing the use of existing land used for rural economy purposes will protect other agricultural land from being lost in this area, thereby protecting the natural environment for children living nearby.