

STATES OF JERSEY



ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – EIGHTIETH AMENDMENT USE OF VILLA DE L'AUBE & FIELD P818, ST. PETER

Lodged au Greffe on 7th February 2022
by the Deputy of St. Peter

STATES GREFFE

ISLAND PLAN 2022-2025: APPROVAL (P.36/2021) – EIGHTIETH
AMENDMENT

PAGE 2 –

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

- (a) the following should be inserted within the list of sites to be zoned for affordable homes at Policy H5 – Provision of affordable homes –
 - “2. Villa de l’Aube, St. Peter (0.28 hectares/ 0.95 vergées)
 - 3. Field P818, St. Peter (0.42 hectares/ 2.3 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 OF ST. PETER

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 sites to be zoned for affordable homes at Policy H5 – Provision of affordable homes –
 - “2. Villa de l’Aube, St. Peter (0.28 hectares/ 0.95 vergées)
 - 3. Field P818, St. Peter (0.42 hectares/ 2.3 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 re-zoning of Field P818, together with the existing under-utilised house (Villa de l'Aube) on the site, within the Island Plan would provide an additional 30 homes.

It is proposed that this amendment is taken in two votes separating the house and garden (Villa de l'Aube) which can provide approximately 12 homes, and Field 818 which will provide the balance of approximately 18 homes

I wish to split the vote because each bring different benefits. The owner of 818 is in discussions to sell to Andium and fully understands that subsequent planning will only be approved if the homes built will be what is generally accepted as affordable. He accepts there will most likely be a Planning Obligation Agreement to that effect. In addition, the land is of low agricultural quality, as evidenced below. These two factors make the site ideal

Villa de L'Aube doesn't have the same very strong benefits, hence should be determined on its separate merits

Appendix 1 Site Plan, demonstrates how both units could deliver homes and the second map shows how the Villa and 818 can be separated. If we are to protect our agricultural land where possible, then 818 provides that opportunity. The Draft Island Plan has failed to give sufficient weight to the use of poor agricultural land such as this, with greater weight being attributed to location, but all sites should be considered on their individual merits.

The Constable is fully supportive of the Deputy of St. Peter in lodging these sites for the building of much-needed first-time buyer affordable housing.

Field P818 is not as close to the centre of St. Peter as some sites which have been included by the Minister in the Draft Island Plan but would form part of a cluster. The site received a low score (1) when rated within the Spatial Strategy and received a Medium (3) score for Suitability¹. However, the site should not be dismissed because of this, since these scores have been demonstrated as low when they should be 4 & 4 respectively, giving an overall score of 18. In fact, the site has easy access to all the facilities in St. Peter's Village and has excellent road and other links. The village shops, schools, doctors, dentist and other amenities are all within a 15-minute walk. The new bus shelter and bus stop a 2-minute walk from the site, gives easy access to the centre of St. Peter in just a few minutes for those who do not wish to walk. The Co-op En Route is just a 6-minute walk and provides a good range of essential produce. When these factors are considered, the low scores appear a little unfair.

The location of the bus stop means that the site is also well-served by buses travelling into St. Helier, and school buses connect to both Les Quennevais and other Secondary Schools. Use of the buses should be encouraged as this is key to our Sustainable Transport Policy.

¹ [Housing land availability and assessment of sites](#) p.34

Beaumont (landscape) area is not adjacent to the site but is separated by a busy 3-lane road and a 3-4 metre retaining wall. In addition, there is well established hedge above the retaining wall – Appendix 1. As a result, there is no direct impact on the sensitive landscape area.

The site has excellent accessibility as it lies by the roundabout at La Route de Beaumont adjacent to the main road to the Airport and Beaumont Hill providing access to Beaumont, St. Aubin and St. Helier. The nearby cycle track gives excellent access to St. Peter, Jersey Bowl, Strive, the rugby pitch and Les Quennevais. The site is therefore well-placed for all modes of transport whether by car, cycle or walking.

Overall, this site offers an excellent opportunity to make use of an area of no agricultural value. Despite the low score in the draft Island Plan for Spatial Strategy and Accessibility it has excellent access to shops, buses, schools and other facilities together with good road and links to all other areas of the Island.

Financial and manpower implications

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

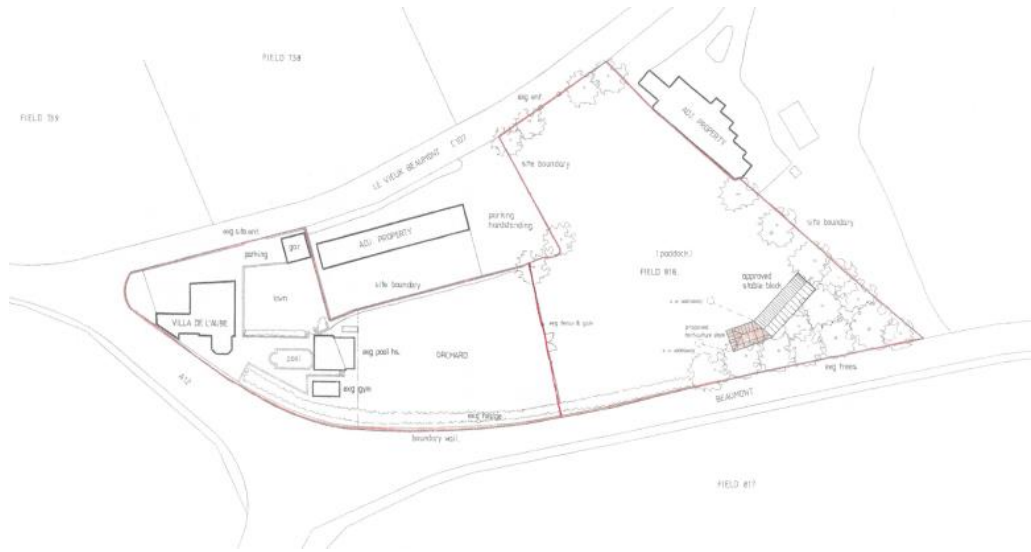
Child Rights Impact Assessment implications

This amendment has been assessed in relation to the [Bridging Island Plan CRIA](#). Whilst this amendment will add an additional agricultural field to those already proposed to be made available for affordable housing, its aim is to increase the flexibility of the housing available within the Parish. These will ultimately benefit children growing up in the Island, who should have a right to live in suitable accommodation.

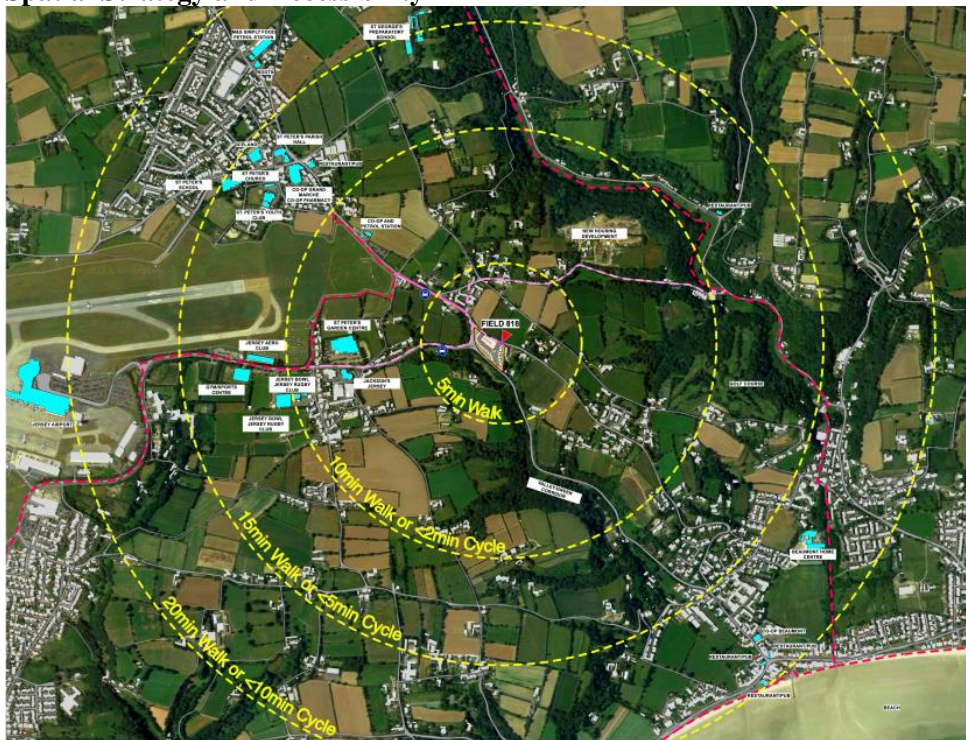
APPENDIX 1

Affordable housing site – Policy H5 Site Plan - Proposed Layout





Spatial Strategy and Accessibility



Agricultural Suitability

From: [REDACTED]
Sent: 14 January 2008 16:49
To: [REDACTED]
Subject: RE: Dawn Villa - RP/2007/2426

Hi [REDACTED]

The land is not viable agricultural land (too small to be worked and awkward shape, with little depth of soil) therefore I have no objection to the change of use or development of the area.

Regards

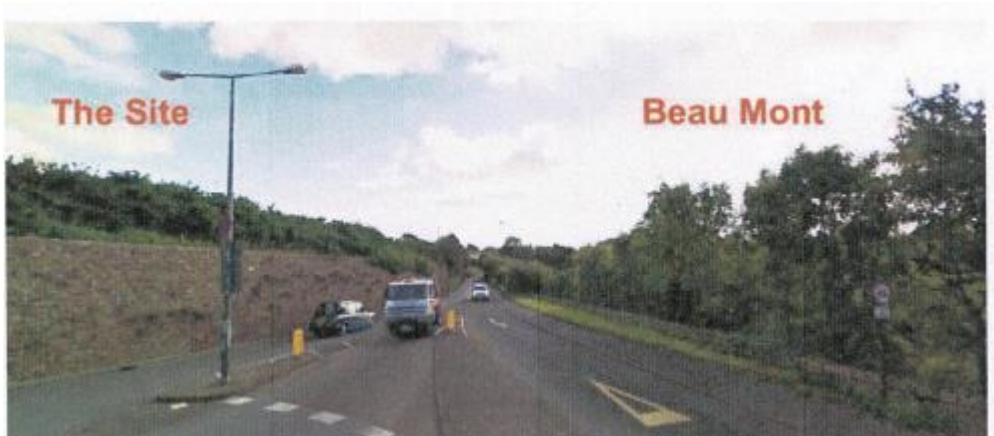
[REDACTED]
[REDACTED]
Statutory Services Officer

Land Controls and Agricultural Development Section

Tel [REDACTED]

E Mail - [REDACTED]

Physical separation of site from the sensitive landscape area



Re-Issue Note

This Amendment has been re-issued to split the references of the house and the field in part a of the proposition.
