

STATES OF JERSEY



ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – THIRTY-FOURTH AMENDMENT FIELD J229, ST. JOHN

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

STATES GREFFE

ISLAND PLAN 2021: APPROVAL (P.36/2021): THIRTY-FOURTH
AMENDMENT

PAGE 2 –

After the words “the draft Island Plan 2022-25” insert the words “except that, in Policy H6 – Supported housing, 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 first paragraph, after the words “supported homes” there should be inserted “including age-restricted homes (for people over-55)”;
- (b) after the first paragraph there should be inserted the following new paragraph –

“To support the provision of homes that help meet the needs of an ageing society, the following sites are specifically zoned for the provision of age-restricted over-55 homes, and their development for any other use will not be supported:

 - 1. **Field J229, La Route du Nord, St. John** (0.30 hectares/ 1.66 vergées), to provide homes for rent, to be administered by the Greenwood Housing Association”;
- (c) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of paragraphs (a) and (b).”.

CONNÉTABLE OF ST. JOHN

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, in Policy H6 – Supported housing, 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 first paragraph, after the words “supported homes” there should be inserted “including age-restricted homes (for people over-55)”;
- (b) after the first paragraph there should be inserted the following new paragraph –

“To support the provision of homes that help meet the needs of an ageing society, the following sites are specifically zoned for the provision of age-

restricted over-55 homes, and their development for any other use will not be supported:

2. **Field J229, La Route du Nord, St. John** (0.30 hectares/ 1.66 vergées), to provide homes for rent, to be administered by the Greenwood Housing Association”; and

(c) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of paragraphs (a) and (b).”

REPORT

St John has its own Housing Association (the Greenwood Housing Association) that has provided rental accommodation for Senior Citizens since 1973. Originally 12 homes were built with a further ten being built on the adjoining land, linked by a footpath.

Demand for these properties is high with some 50 people on the waiting list - this number has been reached without advertising. The properties are allocated on a points basis with priority given to those with Parish links who have medical conditions, insecurity of current accommodation and other needs such as lack of transport and/or lack of shopping facilities.

The development is next to our Precinct offering easy access to the Bus (with some 32 departures to St. Helier each weekday). The precinct also benefits from both a doctor's surgery and dentist, a pharmacy, a general store, hairdresser and a café.

We have a number of areas in our Parish that sadly don't have access to bus routes - for example, Sorel and the North Road. When residents become less mobile, but still able to live independently they can benefit from moving closer to the "village".

The other benefit is that having people move to smaller more suitable properties frees up family homes within the Parish.

Field 229

Field J229 sits adjacent to the current schemes and the proposal is for the Housing Association to build a "Phase 3" development with the properties to be offered to people on a rental basis on the same terms as the existing properties.

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

Field 229 was put forward by the previous Connétable, but was not included in the original list of recommended sites. One of the reasons we have been given is that it was not linked to the original development. It would be our intention to ensure that the Phase 3 development mentioned above would be linked in a similar way to the first two phases.

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 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 by encouraging people to move to smaller, more suitable properties, freeing up family homes within the Parish.

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>

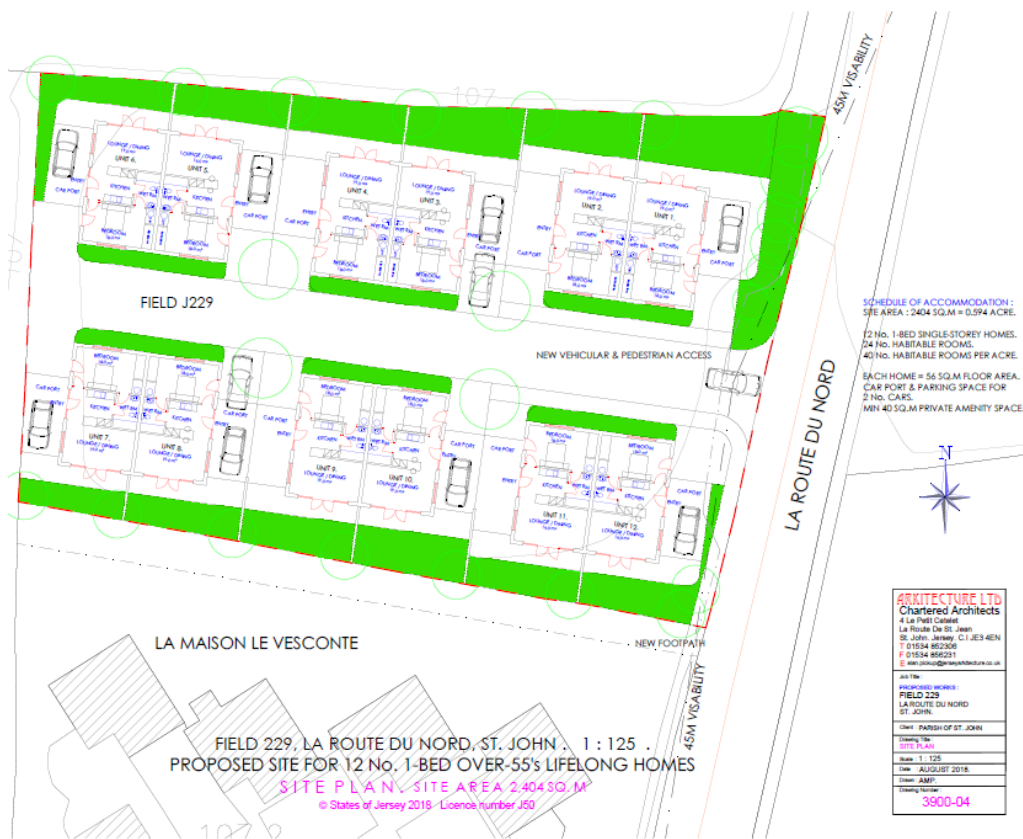
Appendix B: Le Comité de la Commune Rurale de St Jean (on behalf of the Parish of St John) Submission on The (Draft) Jersey Island Plan 2022 - 2024

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

Survey Results

- 73% of respondents had lived in St John for 10 + years
- 85% 46 years or older
- 81% accepted the need for development
- 52% Less than 100 units
- 37.7% 101 – 200 units
- 8.6% over 200 units
- 80% Agree or Strongly Agree Parish should develop
- 83% Agree or Strongly Agree Parish having influence over future development

Appendix C – Site Plan Field J229



Appendix D – Site Plan Field J229

