

STATES OF JERSEY



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

WITHDRAWAL OF FIELD G392A, GROUVILLE

Lodged au Greffe on 7th February 2022
by the Deputy of Grouville

STATES GREFFE

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

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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 –
“1. Field G392A Grouville (0.75 hectares/4.2 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 GROUVILLE

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:
“1. Field G392A Grouville (0.75 hectares/4.2 vergées)”;
- (b) the draft Island Plan 2022-25 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 be amended to reflect the adoption of paragraph (a).

REPORT

I fully acknowledge the Island is in desperate need of housing - Affordable, Rightsized and Open Market. I don't, however, believe that the need should be satisfied at any cost.

When it comes to field G392A, Clos des Fonds, Grouville, I believe that the BIP process has got it wrong.

Field G392A is in active agricultural use and its loss is not supported by the Jersey Farmers Union.

A picture speaks a thousand words so I am attaching Appendices which can far better illustrate my concerns and members can make up their own minds:

Appendix 1 - a photograph of Field 392A taken last May, 2021, just before harvesting its annual crop of Jersey Royals;

Appendix 2 - the corner of Rue des Fonds and La Grande Route des Sablons - field G392A is on the right;

Appendix 3 - view of field G392A taken from Rue des Fonds after harvest, where the vista of the countryside can be enjoyed by all the public lane users;

Appendix 4 - photograph taken of field G392A from the East Coast Road which offers one of the only open spaces and relief from the ribbon-development along Route des Sablons.

Any development on this field, let alone 28 units (including flats), which have been suggested, would have an enormously detrimental visual impact to the area and would deny the public of spectacular views of the countryside from the country lane of Rue des Fonds and the main road of Route des Sablons.

The field provides a rare gap in the stream of housing which affronts most of the eastern coast road.

Rue des Fonds is a very small narrow lane which is already congested with traffic from the housing estate opposite field G392A at Clos des Fonds, which exits onto the lane along with other housing further up the lane.

To build another housing estate in front of Clos des Fonds would make the housing in the area extremely dense.

I believe there are far better sites which would not have such a detrimental impact to the area.

Financial and manpower implications

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

Child Rights Impact Assessment implications

This amendment has been assessed in relation to the [Bridging Island Plan CRIA](#). Whilst this amendment will remove the site from those allocated for affordable housing, it will maintain land that is being legitimately used for farming purposes, providing green infrastructure and providing healthy food products. All these have importance to children growing up in the Island.

Appendix 1 - a photograph of Field 392A taken last May, 2021.



Appendix 2 - the corner of Rue des Fonds and La Grande Route des Sablons - field G392A is on the right.



Appendix 3 - view of field G392A taken from Rue des Fonds after harvest, where the vista of the countryside can be enjoyed by all the public lane users.



Appendix 4 - photograph taken of field G392A from the East Coast Road which offers one of the only open spaces and relief from the ribbon-development along Route des Sablons.

