

STATES OF JERSEY



PROPOSED GOVERNMENT PLAN 2023- 2026 (P.97/2022): TWENTY-FIRST AMENDMENT (P.97/2022 TWENTY- FIRST AMENDMENT) – AMENDMENT

**Lodged au Greffe on 2nd December 2022
by Deputy T.A. Coles of St. Helier South
Earliest date for debate: 13th December 2022**

STATES GREFFE

PROPOSED GOVERNMENT PLAN 2023-2026 (P.97/2022): TWENTY-FIRST AMENDMENT (P.97/2022 AMD.(21)) – AMENDMENT

PAGE 2 –

For the words “This Head of Expenditure is also expected to be used to secure sites relating to the use of the Gas Place for a new primary school. The school would be set in an extension to the Millennium Town Park” substitute the words “This Head of Expenditure is also expected to be used to secure sites relating to a new primary school on either the Gas Place or the former Play.com site (BOA Warehouse), with a rapid review of both options to be brought to the Assembly within 100 days. The school would be either set in an extension of or adjacent to the Millennium Town Park”.

DEPUTY T.A. COLES OF ST. HELIER SOUTH

Note: After this amendment, the amendment of the Council of Ministers would read as follows –

1 PAGE 2, PARAGRAPH (i) –

After the words “set out in Appendix 3 to the Report” insert the words –

“, except that, on Page 55, after the words “while the review of the project is concluded.” insert the following words –

“This Head of Expenditure is also expected to be used to secure sites relating to a new primary school on either the Gas Place or the former Play.com site (BOA Warehouse), with a rapid review of both options to be brought to the Assembly within 100 days. The school would be either set in an extension of or adjacent to the Millennium Town Park and Islanders should enjoy the maximum possible community access to and use of its facilities. In addition, the current Springfield School and Le Bas Centre sites will be transformed into new community open spaces, helping to create green access corridors for moving to and around the new school, and improvements to public realm and local active travel access routes, including to St. Saviour schools.””

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

THE STATES are asked to decide whether they are of opinion –

to receive the Government Plan 2023–2026 specified in Article 9(1) of the Public Finances (Jersey) Law 2019 (“the Law”) and specifically –

- (a) to approve the estimate of total States income to be paid into the Consolidated Fund in 2023 as set out in Appendix 2 – Summary Table 1 to the Report, which is inclusive of the proposed taxation

and impôts duties changes outlined in the Government Plan, in line with Article 9(2)(a) of the Law;

- (b) to approve the proposed Changes to Approval for financing/borrowing for 2023, as shown in Appendix 2 – Summary Table 2 to the Report, which may be obtained by the Minister for Treasury and Resources, as and when required, in line with Article 9 (2)(c) of the Law, of up to those revised approvals;
- (c) to approve the transfers from one States fund to another for 2023 of up to and including the amounts set in Appendix 2 – Summary Table 3 in line with Article 9(2)(b) of the Law;
- (d) to approve each major project that is to be started or continued in 2023 and the total cost of each such project and any amendments to the proposed total cost of a major project under a previously approved Government Plan, in line with Article 9(2)(d), (e) and (f) of the Law and as set out in Appendix 2 - Summary Table 4 to the Report;
- (e) to approve the proposed amount to be appropriated from the Consolidated Fund for 2023, for each Head of Expenditure, being gross expenditure less estimated income (if any), in line with Articles 9(2)(g), 10(1) and 10(2) of the Law, and set out in Appendix 2 – Summary Tables 5(i) and (ii) of the Report;
- (f) to approve the estimated income, being estimated gross income less expenditure, that each States trading operation will pay into its trading fund in 2023 in line with Article 9(2)(h) of the Law and set out in Appendix 2 – Summary Table 6 to the Report;
- (g) to approve the proposed amount to be appropriated from each States trading operation’s trading fund for 2023 for each head of expenditure in line with Article 9(2)(i) of the Law and set out in Appendix 2 – Summary Table 7 to the Report;
- (h) to approve the estimated income and expenditure proposals for the Climate Emergency Fund for 2023 as set out in Appendix 2 – Summary Table 8 to the Report; and
- (i) to approve, in accordance with Article 9(1) of the Law, the Government Plan 2023-2026, as set out at Appendix 3 to the Report, except that, on Page 55, after the words “while the review of the project is concluded.” insert the following words –

“This Head of Expenditure is also expected to be used to secure sites relating to a new primary school on either the Gas Place or the former Play.com site (BOA Warehouse), with a rapid review of both options to be brought to the Assembly within 100 days. The school would be set in an extension to the Millennium Town Park and Islanders should enjoy the maximum possible community access to and use of its facilities. In addition, the current Springfield School and Le Bas Centre sites will be transformed into new

community open spaces, helping to create green access corridors for moving to and around the new school, and improvements to public realm and local active travel access routes, including to St. Saviour schools.”.

REPORT

It is commendable for the Council of Ministers to identify that the Land Acquisition Heads of Expenditure will be used to secure sites relating to the use for a new primary school. However, as currently worded, the Proposed Government Plan 2023- 2026 (P.97/2022): Twenty-First Amendment ([P.97/2022 Amd.\(21\)](#)) (the amendment) would only relate to the Gas place site in this regard, I believe that additional sites must also be considered prior to committing to that location fully.

I am therefore proposing that the amendment be amended to include the specification that the Head of Expenditure is also expected to be used to secure sites relating to a new primary school on **either** the Gas Place **or** the former Play.com site (BOA Warehouse). I am aware that an assessment of the Play.com site (BOA Warehouse) site is needed to contrast, and as such my amendment will also require a review of both options to be conducted and brought to the Assembly within 100 days.

Gas Place or Play.com site

As identified in the Island Plan 2022-25: Approval (P.36/2021) – eighth amendment ([P.36/2021\(Amd\)\(8\)](#)); there was a need to safeguard a specific site for education facilities from alternative development within the Bridging Island Plan, due to the deficiencies in the provision of education facilities in the Island. This deficiency was identified in the draft Bridging Island Plan in Policy CI1.

As highlighted in [P.36/2021\(Amd\)\(8\)](#), which was adopted 38 votes Pour, 8 votes Contre,¹ the Gas Place site is in a perfect location for a primary school for the North of St. Helier. The area would allow more children to walk or cycle to school thereby minimising the need for parents to drive them, and allows room for outdoor play areas, sports facilities and extension of the Millennium Park.

However it is now apparent that a second site, in the same location, should also be considered for the new educational facilities.

The Play.com site (BOA Warehouse) has received planning permission for property development since 2017, which has recently been extended for a further 3 years,² however work on the site is yet to commence. This is despite indication that Andium will be progressing the construction of housing on the “northern quarter” following approval to acquire the site.³

I believe that although the construction of affordable housing on the Play.com site (BOA Warehouse) site is enticing, this site is better suited to be used for the location of the school. Due to its proximity to Gas Place it has all of the benefits as set out in [P.36/2021\(Amd\)\(8\)](#), and will also meet the expectation proposed in the amendment to help to create green access corridors for moving to and around the new school, and improvements to public realm and local active travel access routes, including to St. Saviour schools.

This will allow for the Gas Place site to be used to fully extend the Millennium Park. The expansion of this park has been the topic of some debate, but it is clear that the

¹ <https://statesassembly.gov.je/Pages/Votes.aspx?VotingId=6688>

² <https://www.gov.je/citizen/Planning/pages/PlanningApplicationDetail.aspx?s=1&r=RC/2020/1198>

³ <https://www.gov.je/news/2022/pages/NothernQuarterNewHomes.aspx>

benefits of a larger communal green space will aid the northern quarter, St. Helier and the Island.

Financial and manpower implications

I have requested the financial and manpower implications of this amendment, however due to the short lodging period have not been able to verify figures.

As highlighted in [P.97/2022 Amd.\(21\)](#) it is anticipated that any purchase is planned to be funded through the application of receipts of one-off income, asset disposal proceeds and land swaps. It is further indicated that investment to transform the current Springfield School and Le Bas centre sites into new community open spaces, helping to create green access corridors to the new school, and benefitting for new active travel access routes and improved public realm, will be set out in future Government Plans.