

STATES OF JERSEY



ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – FORTY-THIRD AMENDMENT (P.36/2021 AMD.(43)) – AMENDMENT

LES QUENNEVAIS

Lodged au Greffe on
by the Minister for the Environment

STATES GREFFE

ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – FORTY-THIRD
AMENDMENT (P.36/2021 AMD.(43)) – AMENDMENT

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- (a) Replace paragraph (a) with the following –
- “within the preamble to SP2 – Spatial strategy (on p.38) after the words “buildings at higher densities” there should be inserted the words “at higher densities that are appropriate to the character of the area”;
- (b) in paragraph (b), for the proposed Strategic Proposal 4, substitute the following –
- “Strategic Proposal 4 – A west of island planning framework and area masterplans
- The Minister for the Environment will bring forward a west of island planning framework together a series of more focused masterplans, for Les Quennevais and adjacent areas, including Jersey Airport, as appropriate, in consultation with key stakeholders, including the parish, landowners, local residents and their children, and businesses. The planning framework will be brought forward first, with specific areas-based masterplans, as necessary, to follow during the bridging plan period up to 2025.”

MINISTER FOR THE ENVIRONMENT

Note: After this amendment, the amendment of Deputy M. Tadier of St. Brelade would read as follows –

- (a) within the preamble to SP2 – Spatial strategy (on p.38) after the words “buildings at higher densities,” there should be inserted the words “that are appropriate to the character of the area”.
- (b) the existing ‘Strategic Proposal 4 – A west of island planning framework’ should be deleted, and there should be inserted the following new Strategic Proposal –
- “Strategic Proposal 4 – A west of island planning framework and area masterplans
- The Minister for the Environment will bring forward a west of island planning framework together a series of more focused masterplans for Les Quennevais and adjacent areas, including Jersey Airport, as appropriate, in consultation with key stakeholders, including the parish, landowners, local residents and their children, and businesses. The planning framework will be brought forward first, with specific areas-based masterplans, as necessary, to follow during the bridging plan period up to 2025, subject to the availability of resources.”
- (c) within Proposal (Sustainable Communities Fund), after the words “future development of Town” should be inserted the words “and other parts of the island’s built-up area.”; and

- (d) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraphs (a), (b) and (c).”

After the amendment, if amended by this amendment, the main 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) within the preamble to SP2 – Spatial strategy (on p.38) after the words “buildings at higher densities,” there should be inserted the words “that are appropriate to the character of the area”.

- (b) the existing ‘Strategic Proposal 4 – A west of island planning framework’ should be deleted, and there should be inserted the following new Strategic Proposal –

“Strategic Proposal 4 – A west of island planning framework and area masterplans

The Minister for the Environment will bring forward a west of island planning framework together a series of more focused masterplans for Les Quennevais and adjacent areas, including Jersey Airport, as appropriate, in consultation with key stakeholders, including the parish, landowners, local residents and their children, and businesses. The planning framework will be brought forward first, with specific areas-based masterplans, as necessary, to follow during the bridging plan period up to 2025, subject to the availability of resources.”

- (e) within Proposal (Sustainable Communities Fund), after the words “future development of Town” should be inserted the words “and other parts of the island’s built-up area.”; and
- (f) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraphs (a), (b) and (c).”

REPORT

Les Quennevais already serves as the island's *de facto* secondary centre providing a range of public and private facilities and services to residents in the west of the island. The further development of Les Quennevais - through the redevelopment of existing buildings and land that is already developed - is considered, both from an island-wide and local perspective, to be entirely sustainable.

The draft plan does not, however, propose the unfettered growth of the area with densities of development that are unsuited or inappropriate to the local context and character of the area. The plan already provides appropriate checks to manage this – as set in a range of other policies including:

- Policy SP4 – Protecting and promoting local identity
- Policy GD6 – Design quality
- Policy GD7 – Tall buildings; and
- Policy H2 – Housing density

The Minister is, however, content to provide further clarification of this to ensure that any redevelopment has regard to and respects local context and character, and proposes further amendment to give effect to this.

The draft plan already proposes the development of a west of island planning framework, to help identify the development opportunities and development needs of this part of the island, at a strategic level. The Minister is clear that this needs to be undertaken in consultation with key stakeholders, including the parish, landowners and local residents.

The Minister acknowledges that it may also be beneficial for local residents, business and other stakeholders to be involved in helping to shape the future of their community at a more detailed local level, and the Minister proposes that any overarching planning framework might be supplemented by one or more area-specific masterplans, as identified and required.

The independent planning inspectors, in their examination of this particular issue stated that:

Given the scale and nature of development in the area, there is little doubt that Les Quennevais is the secondary centre in the island. It makes sense for it to be treated as such and there is no reason why a framework should not prove to be a major advantage in directing and controlling development in a way that will adequately take into account the impact on St Helier.

Bearing in mind resources, it is not unreasonable for the Minister to resist the call for a masterplan to be prepared by 2023.

The Minister acknowledges that it would be helpful for this work to be undertaken during the bridging plan period, to inform the next Island Plan Review, as appropriate. This may require additional resources, to be sourced through the Government Plan process.

The Minister notes and is content to accept part (c) of the amendment, relating to the proposed extension of the Sustainable Communities Fund to other parts of the built-up area, other than St Helier.

Financial and manpower implications

Additional funding and resources may be required to undertake this work within the stated timescales, to be sought through the Government Plan 2023-2026.

Child Rights Impact Assessment implications

This amendment has been assessed in relation to the [Bridging Island Plan CRIA](#).

The development of a planning framework and area-based masterplans for Les Quennevais and adjacent areas will have regard to the needs of children and the development of these planning tools will engage with them to ensure that their voices are heard.

MINISTER FOR THE ENVIRONMENT