

STATES OF JERSEY



ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – NINETY-FIRST AMENDMENT (P.36/2021 AMD.(91)) – SECOND AMENDMENT

**Lodged au Greffe on 14th February 2022
by Deputy M. R. Le Hegarat of St. Helier**

STATES GREFFE

PAGE 2, PARAGRAPH (b) –

Delete the words “iv. O622 and O623 La Rue de la Croute, St. Ouen” and re-number the remaining items accordingly.

DEPUTY M. R. LE HEGARAT OF ST. HELIER

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

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 in Policy H5 – Provision of affordable homes –
 - i. Fields H1186A, H1189, H1198 La Grande Route de St. Jean, St. Helier
 - ii. Fields MN389 and MN390 La Rue de la Haye, St. Martin
 - iii. Fields S729 New York Lane, St. Saviour

- (b) the following should be inserted within the list of sites to be zoned for affordable homes in Policy H5 – Provision of affordable homes –
 - i. H1248 Highview Lane, St. Helier
 - ii. J1109 La Grande Route de St. Jean, St. John
 - iii. MY563 La Rue de la Rosière & La Rue de la Vallée, St. Mary
 - iv. O785 La Rue des Cosnets, St. Ouen, and also, amend the cartographic error on the proposals map to ensure the site remains in the green zone, consistent with all other H5 sites.
 - v. P558 La Verte Rue, St. Peter, to be brought forward as part of a comprehensive scheme with P559 and P632
 - vi. P559 La Route du Manoir, St. Peter, to be brought forward as part of a comprehensive scheme with P558 and P632
 - vii. S341 Bel Air Lane, St. Saviour

- (c) in Appendix 1 – Affordable housing site assessments, from page 325 of the Draft Bridging Island Plan –
 - i. the assessments for those sites listed in paragraph (a) should be removed.; and
 - ii. initial assessments, as set out in Appendix 1 to the amendment of the Minister for the Environment, for those sites listed in paragraph (b) should be added; and

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

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) the following should be removed from the list of sites to be zoned for affordable homes in Policy H5 – Provision of affordable homes –
- i. Fields H1186A, H1189, H1198 La Grande Route de St. Jean, St. Helier
 - ii. Fields MN389 and MN390 La Rue de la Haye, St. Martin
 - iii. Fields S729 New York Lane, St. Saviour
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- i. H H1248 Highview Lane, St. Helier
 - ii. J1109 La Grande Route de St. Jean, St. John
 - iii. MY563 La Rue de la Rosière & La Rue de la Vallée, St. Mary
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 - vii. S341 Bel Air Lane, St. Saviour
- (c) in Appendix 1 – Affordable housing site assessments, from page 325 of the Draft Bridging Island Plan –
- iii. the assessments for those sites listed in paragraph (a) should be removed.; and
 - iv. initial assessments, as set out in Appendix 1 to the amendment of the Minister for the Environment, for those sites listed in paragraph (b) should be added; and
- (d) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of paragraph (a) and (b).”.

REPORT

Dairy farming is part of Jersey's cultural identity. This traditional industry puts the Island on the global map and in the history books; the Jersey cow is our internationally-renowned pure breed since 1763. Dairy farming is a source of income and jobs, and the milk itself offers better nutritional values than that of other dairy breeds. The importance of ensuring that the Island continues to support and maintain levels of dairy farming cannot be understated. Jersey's dairy farmers have been described as 'custodians of the countryside', with the pride, knowledge and expertise to maintain the land.¹ A loss of dairy fields would in turn mean a loss of dairy herds. The number of milking cows in Jersey has already declined significantly from 4,549² in 1999, to 2,631³ by 2018. This land should be protected, and the industry and this vital part of our island identity should be preserved for future generations.

Field 622 was the subject of a planning inquiry in 2013, which resulted in the planning inspector refusing permission to develop on the land⁴. The inquiry raised issues such as the fact that the loss of agricultural land could have a serious detrimental impact on a marsh adjacent to field 622, and that Jersey Heritage believes the field to be of historic interest. These two points which helped to prevent development on this land in 2013 are highly likely to still be relevant and influential in continuing to maintain the land today and well into the future.

Financial and Manpower implications

There are no financial or manpower implications in relation to the removal 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 remove this site from those allocated for affordable housing, it will maintain land that provides green infrastructure, which is important for children growing up in the Island.

¹ <https://www.channelislands.coop/je/your-society/community-blog/jersey-dairy-meet-the-producer/>

² <https://www.gov.je/government/freedomofinformation/pages/foi.aspx?ReportID=3081>

³ <https://www.gov.je/Government/JerseyInFigures/BusinessEconomy/pages/agriculturefisheries.aspx#anchor-2> (N.B. 2018 is the most recent data available.)

⁴ <https://www.gov.je/Government/PublicInquiries/pages/field622stouen.aspx>