

# STATES OF JERSEY



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

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**Lodged au Greffe on 14th February 2022  
by the Connétable of St. Saviour**

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**STATES GREFFE**

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

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**PAGE 2, PARAGRAPH (b) –**

Delete the words “viii. S341 Bel Air Lane, St. Saviour”.

**CONNÉTABLE OF ST. SAVIOUR**

**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. O622 and O623 La Rue de la Croute, St. Ouen
  - v. 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.
  - vi. P558 La Verte Rue, St. Peter, to be brought forward as part of a comprehensive scheme with P559 and P632
  - vii. P559 La Route du Manoir, St. Peter, to be brought forward as part of a comprehensive scheme with P558 and P632
  
- (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 –**

- (e) 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
- (f) 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. O622 and O623 La Rue de la Croute, St. Ouen
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  - vi. P558 La Verte Rue, St. Peter, to be brought forward as part of a comprehensive scheme with P559 and P632
  - vii. P559 La Route du Manoir, St. Peter, to be brought forward as part of a comprehensive scheme with P558 and P632
- (g) 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
- (h) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of paragraph (a) and (b).”.

## REPORT

Whilst the Parish of St. Saviour (“the Parish”) is fully aware of the pressures of the housing market and the subsequent need for housing island-wide, it is considered that the Parish is unable to accommodate any more development. One of the over-riding concerns relates to the potential increase in traffic in a Parish which has numerous schools and where the traffic is already extremely heavy at certain times of the day.

Any additional development will undoubtedly compound the existing traffic congestion problems leading to increased safety concerns for vulnerable road users. Schoolchildren will be amongst those most seriously affected as there are minimal dedicated walking and cycling routes to and from the schools. Whilst pavements can be found on the major roads (albeit not on minor roads), these pavements are not overly wide and at times, due to foot traffic, become overcrowded.

It is conceivable that, with an increase in traffic in the area, parents will become more concerned about allowing their children to walk or cycle to school and start driving them over concerns for their safety. Far from encouraging Islanders to become more active, any further development in St. Saviour might have the reverse effect and, to paraphrase my Deputy’s Island Plan amendment report – with further development St. Saviour will grind to a halt.

I would end by reiterating my own remarks during an oral question last year – to which the Chief Minister was unable to adequately respond –

*“...on the plans that we have been receiving in the Parish, for all the houses they wish to put in my Parish, there is no mention of playing areas and there is no mention of schools. How on earth are we going to have these people living in a Parish where there are no schools for their children and there are no areas for them to play?”<sup>1</sup>*

### **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, in particular given the built-up nature of some of the near vicinity.

It should also be noted that the development of affordable housing on this site without the necessary infrastructure to provide safe travel for children to schools would cause road safety issues and further difficulties for all children accessing the schools in the area/Parish.

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<sup>1</sup>[https://statesassembly.gov.je/assemblyquestions/2021/\(104\)%20sen%20mezec%20to%20c.ed%20re%20new%20homes%20in%20the%20st.%20helier%20town%20area.pdf](https://statesassembly.gov.je/assemblyquestions/2021/(104)%20sen%20mezec%20to%20c.ed%20re%20new%20homes%20in%20the%20st.%20helier%20town%20area.pdf)