

# STATES OF JERSEY



## ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – THIRTY-FIFTH AMENDMENT FIELD J236, ST. JOHN

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Lodged au Greffe on 12th July 2021  
by Connétable of St. John

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STATES GREFFE

**PAGE 2 –**

After the words “the draft Island Plan 2022-25” insert the words “except that, in Policy H6 – Supported housing, the following amendments should be made, with the Plan further amended in such respects as may be necessary consequent upon their adoption –

- (a) in paragraph 1, after the words “supported homes” there should be inserted the words “including age-restricted homes (for people over 55)”;
- (b) after paragraph 1, there should be inserted the following new paragraph –

“To support the provision of homes that help meet the needs of an ageing society, the following sites are specifically zoned for the provision of age-restricted over-55 homes, and their development for any other use will not be supported:

  - 1. **Field J236, La Rue du Cimetière, St. John** (0.36 hectares/ 2.01 vergées), to provide homes for purchase, to be administered by the Greenwood Housing Association.”; and
- (c) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of paragraphs (a) and (b).”.

**CONNÉTABLE OF ST. JOHN**

**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, in Policy H6 – Supported housing, the following amendments should be made, with the Plan further amended in such respects as may be necessary consequent upon their adoption –

- (c) in paragraph 1, after the words “supported homes” there should be inserted the words “including age-restricted homes (for people over 55)”;
- (d) after paragraph 1, there should be inserted the following new paragraph –

“To support the provision of homes that help meet the needs of an ageing society, the following sites are specifically zoned for the provision of age-restricted over-55 homes, and their development for any other use will not be supported:

2. **Field J236, La Rue du Cimetière, St. John** (0.36 hectares/ 2.01 vergées), to provide homes for purchase, to be administered by the Greenwood Housing Association.”; and

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

## **REPORT**

St. John has its own Housing Association (the Greenwood Housing Association) that has provided rental accommodation for Senior Citizens since 1973. Originally 12 homes were built with a further ten being built on the adjoining land, linked by a footpath.

Demand for these properties is high with some 50 people on the waiting list, this number has been reached without advertising. The properties are allocated on a point's basis with priority given to those with Parish links who have medical conditions, insecurity of current accommodation and other needs such as lack of transport and or lack of shopping facilities.

We are looking to develop some affordable step down properties to enable people to right size whilst still holding equity in a property. We propose to retain 25% ownership of each property to ensure that these properties remain available for people looking to downsize from larger family homes, with the equity being held by the Parish. We have seen a private development that cost too much therefore not making it attractive for people to go through the trouble of moving, therefore staying in three and four bed properties that could be better utilised for a family. The proposed development is in a Green lane. The field in question has not been farmed for over 30 years and it lends itself to this development.

Our Precinct is within walking distance and there is a bus stop 40 metres from the proposed site offering easy access to the Bus. The precinct also benefits from both a Doctor's Surgery and Dentist, a Pharmacy a general store, Hairdresser and a Café.

We have a number of areas in our Parish that sadly don't have access to bus routes for example Sorel and the North Road. When residents become less mobile, but still able to live independently they can benefit from moving closer to the "village".

The other benefit is that having people move to smaller more suitable properties, frees up family homes within the Parish.

St John has elected its own committee (Comité Commune Rurale de St Jean) to look at the Island Plan and has done so for both the 2011 Island Plan and the latest Bridging Island Plan. Members are elected at a Parish Assembly and they have worked and continue to work hard on behalf of Parishioners. The Comité received a lot of positive feedback during the 2011 Island Plan debate for its work.

The Comité's work also includes wide consultation with every Parish household receiving a questionnaire. The results of the Questionnaire are attached at Appendix A and their report is at Appendix B

### **Financial and manpower implications**

There are no financial or manpower implications in relation to the inclusion of the site as identified.

### **CRIA statement**

This amendment has been assessed in relation to the [Bridging Island Plan CRIA](#). Whilst this amendment will add an additional agricultural field to those already proposed to be

made available for affordable housing, its aim is to increase the flexibility of the housing available within the Parish. These will ultimately benefit children growing up in the Island by encouraging people to move to smaller, more suitable properties, freeing up family homes within the Parish.

**Appendix A - La Comité de la Commune Rurale de St Jean Overview of Survey Findings – Island Plan Review 2020**

<https://parish.gov.je/StJohn/Documents/St%20John%20Survey%20Overview%202020.pdf>

**Appendix B - Submission By Le Comité de la Commune Rurale de St Jean (on behalf of the Parish of St John) on The (Draft) Jersey Island Plan 2022 - 2024**

<https://parish.gov.je/StJohn/Documents/Submission%20Le%20Comite%20de%20la%20Commune%20Rurale%20de%20St%20Jean%202020.pdf>

## Survey Results

- 73% of respondents had lived in St John for 10 + years
- 85% 46 years or older
- 81% accepted the need for development
- 52% Less than 100 units
- 37.7% 101 – 200 units
- 8.6% over 200 units
- 80% Agree or Strongly Agree Parish should develop
- 83% Agree or Strongly Agree Parish having influence over future development

# Appendix C – Site Plan Field J236

