

STATES OF JERSEY



ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – FORTY-SEVENTH AMENDMENT WARWICK FARM

**Lodged au Greffe on 12th July 2021
by Deputy K. F. Morel of St. Lawrence**

STATES GREFFE

ISLAND PLAN 2021: APPROVAL (P.36/2021): FORTY-SEVENTH
AMENDMENT

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After the words “the draft Island Plan 2022-25” insert the words “except that –

- (a) Proposal 25 - St Helier Country Park should be deleted in its entirety;
- (b) the following be removed from the areas identified and safeguarded for provision of open space in Policy CI6 – Provision and enhancement of open space –

2. Warwick Farm, La Grande Roue de Saint-Jean, St. Helier”

With the remaining item re-numbered accordingly;

- (c) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of (a) and (b); and
- (d) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones be amended to reflect the adoption of (a) and (b).”

DEPUTY K. F. MOREL OF ST. LAWRENCE

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 –**

- (a) Proposal 25 - St Helier Country Park should be deleted in its entirety;**
- (b) the following be removed from the areas identified and safeguarded for provision of open space in Policy CI6 – Provision and enhancement of open space –**

2. Warwick Farm, La Grande Roue de Saint-Jean, St. Helier”

With the remaining item re-numbered accordingly;

- (c) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of (a) and (b); and**
- (d) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones be amended to reflect the adoption of (a) and (b).”**

REPORT

The draft Bridging Island Plan makes little to no improvement in the provision of employment land in the island. As a result, businesses are being caught in a cycle of increasing rents as supply is so scarce.

The draft Bridging Island Plan also seeks to protect employment land and more specifically, agricultural land via policy ERE1. The designation of Warwick Farm as a Country Park is in direct contradiction to this policy, which states (shortened):

“The development or loss of agricultural land will not be supported unless in exceptional circumstances and where:

1. The proposal will not lead to the loss of high-quality agricultural land.
2. The nature of the proposed use genuinely necessitates and is appropriate to its proposed location.”

The designation of Warwick Farm as a country park fails both of these policy tests.

In the case of Warwick Farm, a new, innovative and successful Jersey business has grown and developed on the site. The business is one that islanders should be proud of because it has grown organically, developing new products for an international market that put Jersey on the map.

All businesses need certainty and the inclusion of Warwick Farm as a Country Park, whilst on the surface seemingly attractive, means that the business in question has no certainty over its ability to continue operating from the site.

Should a Country Park remain the prime focus for the use of Warwick Farm, at least in terms of the States Assembly’s wishes, then it is only right that the change to a new use is managed appropriately. This would mean providing the business with certainty that it can remain on site until the end of its lease on 31 December 2026. The States should also provide support to the business as it looks for new land from which to continue its operations.

All of this can be arranged properly in advance of the next Island Plan for 2026 onwards. Until then, it is right to remove the Country Park designation from the Bridging Island Plan in order to ensure that the business in question does not find that its lease is broken prematurely by Jersey Property Holdings.

It is understandable that the States seeks to find land for the pursuit of leisure activities by islanders, particularly those in St Helier, however, Warwick Farm is sited above Vallée des Vaux, an area of outstanding countryside that is easily accessible to all St Helier residents. This draws the question, why site a park next to the countryside?

At a time when land in Jersey is not being made available for employment and with so many questions still remaining over the question of the suitability of Warwick Farm as a country park, and in order to ensure the States of Jersey

does not force a successful and pioneering business to close prematurely, States Members are urged to support this amendment.

Financial and manpower implications

There are no financial and manpower implications to this proposed amendment.

CRIA statement

This amendment has been assessed in relation to the [Bridging Island Plan CRIA](#). This amendment does have a direct impact on children given that it removes a potential park as amenity for them to enjoy.