

STATES OF JERSEY



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

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

STATES GREFFE

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

PAGE 2, PARAGRAPH (b) –

Insert a new line “ii. J236, La Rue du Cimetière, St. John” and re-number the remaining items accordingly.

CONNÉTABLE OF ST. JOHN

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. J236, La Rue du Cimetière, St. John
 - iii. J1109 La Grande Route de St. Jean, St. John
 - iv. MY563 La Rue de la Rosière & La Rue de la Vallée, St. Mary
 - v. O622 and O623 La Rue de la Croute, St. Ouen
 - vi. 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.
 - vii. P558 La Verte Rue, St. Peter, to be brought forward as part of a comprehensive scheme with P559 and P632
 - viii. 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. J236, La Rue du Cimetière, St. John
- iii. J1109 La Grande Route de St. Jean, St. John
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(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

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 utilise 25% of the value of each property to assist families with purchasing affordable homes, and the equity in these properties would remain in the ownership of the Greenwood Housing Association in perpetuity. 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

