

STATES OF JERSEY



ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – NINETY-FIRST AMENDMENT AFFORDABLE HOUSING PROVISION - CONSOLIDATED

Lodged au Greffe on 11th February 2022
by the Minister for the Environment

STATES GREFFE

PAGE 2 –

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
 - viii. 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).”.

MINISTER FOR THE ENVIRONMENT

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) 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
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- (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).”.

REPORT

Removal of fields H1186A, H1189, H1198, MN389, MN390 and S729 from Policy H5

In accordance with the [Minister's Post-examination response](#), and as recommended by independent planning inspectors, the Minister seeks to remove the following sites from Policy H5:

Sites proposed to be removed from draft Policy H5	Origin	Potential yield(@35dph)
H1186A, H1189, H1198 La Grande Route de St. Jean, St Helier	Amd.01 and inspectors' recommendation	89
MN389 and MN390 La Rue de la Haye, St Martin	Minister's recommendation, supported by the inspector	31
S729 New York Lane, St Saviour	Amd.02 (part(a)(iii)) and Minister's recommendation, supported by the inspector	16
Total units deducted from H5		136

Table 1: List of proposed affordable housing sites, proposed to be removed from Policy H5

Inclusion of additional sites in Policy H5 for the provision of affordable homes

The table below provides a consolidated view of all sites which are proposed by the Minister for the Environment for re-zoning as affordable housing sites under Policy H5. This includes those sites which have been:

- identified in the draft Bridging Island Plan; and
- those which have been proposed as a result of the consultation and examination in public process;

All of these sites are endorsed and recommended by the planning inspectors as being the best available sites in order to meet the overall housing supply:

Site	Origin	Potential yield (@35dph)*
Fields for affordable housing in the draft Bridging Island Plan		
G392A La Sente des Fonds, Grouville	H5	26
J525 La Rue des Buttes, St John	H5	20
H1219 La Grande Route de Mont a l'Abbe , St Helier	H5	42
MN410 La Rue des Buttes, St. Martin	H5	26
O594 and O595 La Rue de la Croix, St Ouen	H5	34
P632 La Route du Marais, St Peter	H5	46
S413, S415, S415A and S470 La Grande Route de St. Martin, St Martin	H5	81
S530 Princes Tower Road, St Saviour	H5	70
Fields proposed for inclusion as affordable housing sites		
J1109 La Grande Route de St. Jean, St John	SR26	42
H1248 Highview Lane, St Helier	SR26	40
MY563 La Rue de la Rosiere & La Rue de la Vallee, St Mary	Amd.49/SR26 /SR33	25
O622 and O623 La Rue de la Croute, St Ouen	SR26	77
P558 and P559 La Verte Rue & La Route du Manoir, St Peter	Amd.04/Amd.40/SR26	47
S341 Bel Air Lane, St Saviour	SR26	14
O785 La Rue des Cosnets, St Ouen	Revised 2011 Island Plan	20
Total units (@35dph)		610

(* *note that the potential yield is expressed as 35dph [dwellings per hectare], but sites could be developed at a density of between 30-45dph, dependent on location, context and design.*)

(**note reference to SR26 in the table above refers to the statement response in [Part 3 of the Minister's post-consultation response](#) (pp. 79-109)*)

Table 2: updated list of affordable housing sites proposed for inclusion in Policy H5

Where there are specific planning issues or obligations that need to be addressed as part of the development of these sites for the provision of affordable homes, these are set out in the sites assessments relating to each, either in the draft plan; or at appendix 1 of this report.

In relation to Field O785 La Rue des Cosnets, St. Ouen, and in accordance with the inspectors' recommendation, it will be necessary to also amend the cartographic error on the proposals map to ensure the site remains in the green zone, consistent with all other H5 affordable housing sites and to prevent the development of the site for anything other than affordable housing. This is addressed in a separate amendment relating specifically to proposals map changes.

Financial and manpower implications

There are no direct financial and manpower implications.

CRIA statement

The effect of this amendment is in alignment with the [Minister's published CRIA](#). It will not lead to adverse impacts upon the rights of children and will ensure that children can continue to enjoy their heritage.

Appendix 1: Housing site assessments

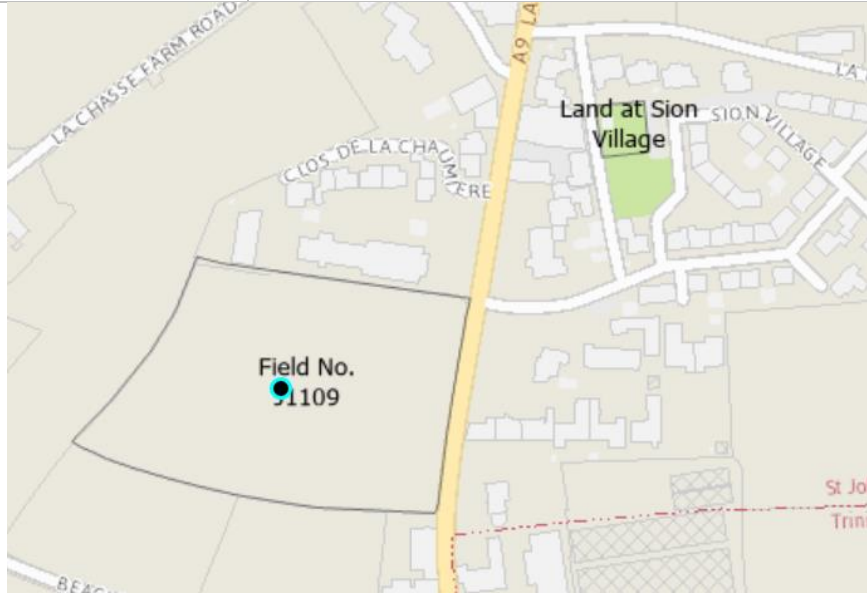
Field H1248, Highview Lane, St. Helier

Existing use	Agricultural use
Approximate site area	1.13 hectares/6.29 vergées
Potential yield of homes	Approximately 40 homes (at an indicative density of 35 dwellings per hectare).
Key planning issues	Conditional on vehicular being secured via the western boundary of the site, to La Pouquelaye.



Field J1109, La Grande Route de St. Jean, St. John

Existing use	Agricultural use
Approximate site area	1.21 hectares/6.71 vergées
Potential yield of homes	Approximately 42 homes (at an indicative density of 35 dwellings per hectare).
Key planning issues	Provision to be made for public open space



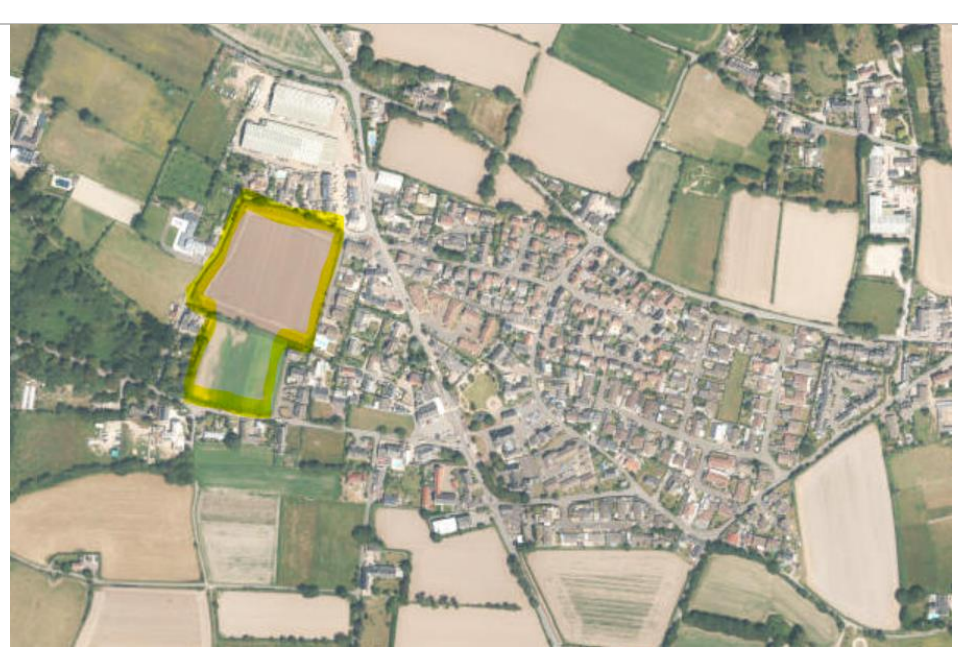
Field MY563, La Rue de la Rosiere, St. Mary

Existing use	Agricultural use (dairy)
Approximate site area	0.65 hectares/3.63 vergées
Potential yield of homes	Approximately 23 homes (at an indicative density of 35 dwellings per hectare).



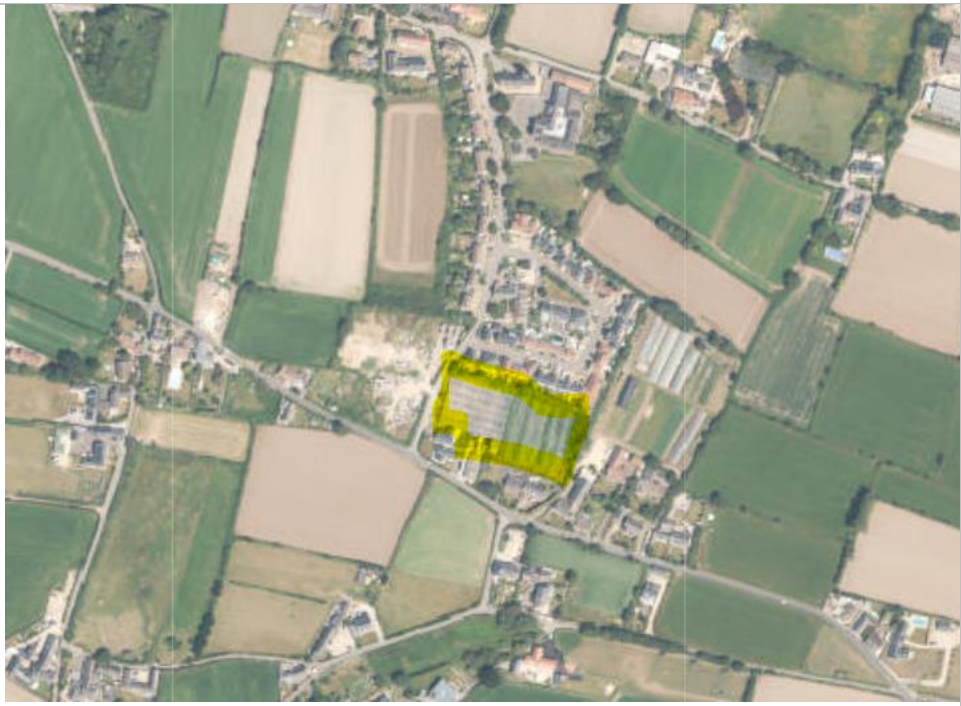
Fields O622 and O623, St. Ouen

Existing use	Agricultural use (O623 – dairy)
Approximate site area	2.16 hectares/12.04 vergées
Potential yield of homes	Approximately 76 homes (at an indicative density of 35 dwellings per hectare).
Key planning issues	Fields should be developed together Vehicular access to the site should be secured from the south onto La Route du Marais.

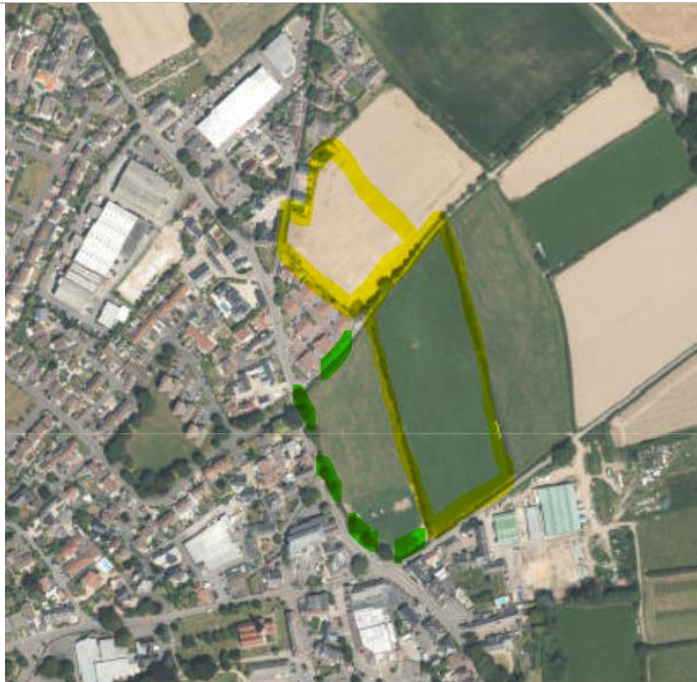


Fields O785, La Rue des Cosnets, St. Ouen

Existing use	Redundant horticultural site
Approximate site area	0.6 hectares/3.5 vergées
Potential yield of homes	Approximately 21 homes (at an indicative density of 35 dwellings per hectare).
Key planning issues	Junction improvements and restoration of adj land (O790/791) to be delivered through POAs.



P558 and P559, St. Peter	
Existing use	Agricultural use (P559 – dairy)
Approximate site area	2.86 hectares/15.92 vergées
Potential yield of homes	Approximately 100 homes (at an indicative density of 35 dwellings per hectare).
Key planning issues	These two sites should be brought forward for development with P632 (already in Policy H5), to enable the provision of significant public open space, and joint vehicular access arrangements.



Field S341, Bel Air Lane, St. Saviour

Existing use	Agricultural use
Approximate site area	0.39 hectares/2.18 vergées
Potential yield of homes	Approximately 14 homes (at an indicative density of 35 dwellings per hectare).

