

# STATES OF JERSEY



## ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – NINETY-NINTH AMENDMENT MINOR PROPOSED MAP CHANGES

---

Lodged au Greffe on 14th 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 Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended as follows:
  - (i) Le Pepiniere, St. Lawrence: amend the built-up area boundary as shown in green, at Plan 1 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd. (99));
  - (ii) Land at Glenwhern, Grouville: amend the built-up area boundary as shown in green, shown at Plan 2 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd. (99));
  - (iii) Field MN402, St. Martin: amend the built-up area boundary as shown in green, at Plan 3 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd. (99));
  - (iv) Sewage treatment plant, Bellozane, St. Helier: amend the built-up area boundary as shown in green, at Plan 4 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd. (99));
  - (v) Field O785, St. Ouen: amend the built-up area boundary as shown in green, at Plan 5 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd. (99));
  - (vi) Land to the south of Mont à L’Abbé cemetery: amend the protected open space and built-up area boundary as shown in red at Plan 6 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd. (99)); and
  - (vii) Midbay House (L880), St. Lawrence: amend the built-up area boundary as shown in green, at Plan 7 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd. (99)).

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 Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended as follows:
  - (i) Le Pepiniere, St. Lawrence: amend the built-up area boundary as shown in green, at Plan 1 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd. (99));
  - (ii) Land at Glenwhern, Grouville: amend the built-up area boundary as shown in green, shown at Plan 2 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd. (99));
  - (iii) Field MN402, St. Martin: amend the built-up area boundary as shown in green, at Plan 3 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd. (99));
  - (iv) Sewage treatment plant, Bellozane, St. Helier: amend the built-up area boundary as shown in green, at Plan 4 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd. (99));
  - (v) Field O785, St. Ouen: amend the built-up area boundary as shown in green, at Plan 5 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd. (99));
  - (vi) Land to the south of Mont à L'Abbé cemetery: amend the protected open space and built-up area boundary as shown in red at Plan 6 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd. (99)); and
  - (vii) Midbay House (L880), St. Lawrence: amend the built-up area boundary as shown in green, at Plan 7 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd. (99)).

## REPORT

The scope of this Island Plan review has not included a detailed and systematic review of the built-up area boundaries of the plan.

A number of representations have, however, been received which have sought to raise issues relating to the definition of the built-up area. Some of these seek to resolve what effectively amount to anomalous issues where it is evident that the boundary of the built-up area, as defined on the proposals map, does not satisfactorily relate to the situation 'on the ground'. In most instances, these are longstanding and concern domestic boundaries.

Other mapping issues have arisen where there is a discrepancy as a result of change, either in the form of development or policy, proposed between the Revised 2011 Island Plan and the draft bridging Island Plan where this has not been reflected in the associated revision of the proposals map.

The Minister proposes to make five minor amendments – in relation to Le Pepiniere, St Lawrence; land at Glenwhern, Grouville; field MN402, St Martin; and the sewage treatment plant at Bellozane; in addition to the built-up area boundary at field O785, St Ouen. The Minister also considers it necessary to make a more substantive amendment to correct a built-up area boundary anomaly at Mont à L'Abbé Cemetery. All of these proposed changes are shown and annotated on plans at appendix 1 and a more detailed justification for each is set out in the [Minister's post-consultation report](#) (see statement response 67, pp268-274).

All of these proposed changes have been assessed by independent planning inspectors who, in their consideration of them, support them all (see recommendations 18, 58 and 59 of their [report](#)).

The inspectors have also considered the site of Midbay House in St Lawrence and recommend that part of the site, which is currently designated as protected open space (it was formerly a tennis court), should be treated as part of the built-up area (see recommendations 9 of their [report](#)): the Minister accepts this recommendation and this amendment gives effect to it.

### **Financial and manpower implications**

There are no direct financial and manpower implications.

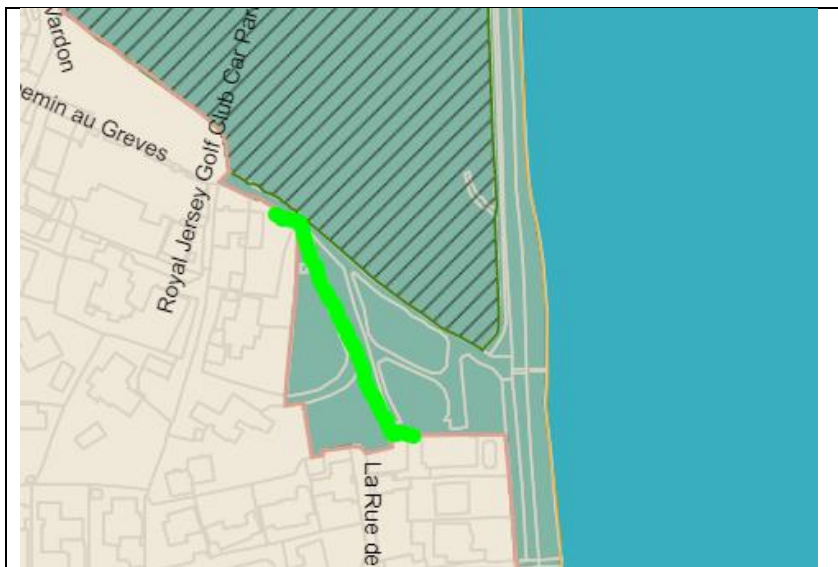
### **CRIA statement**

The effect of this amendment is in positive alignment with the [Minister's published CRIA](#), and will not lead to adverse impacts upon the rights of children.

**Appendix 1**



**Plan 1: Le Pepiniere, St Lawrence**



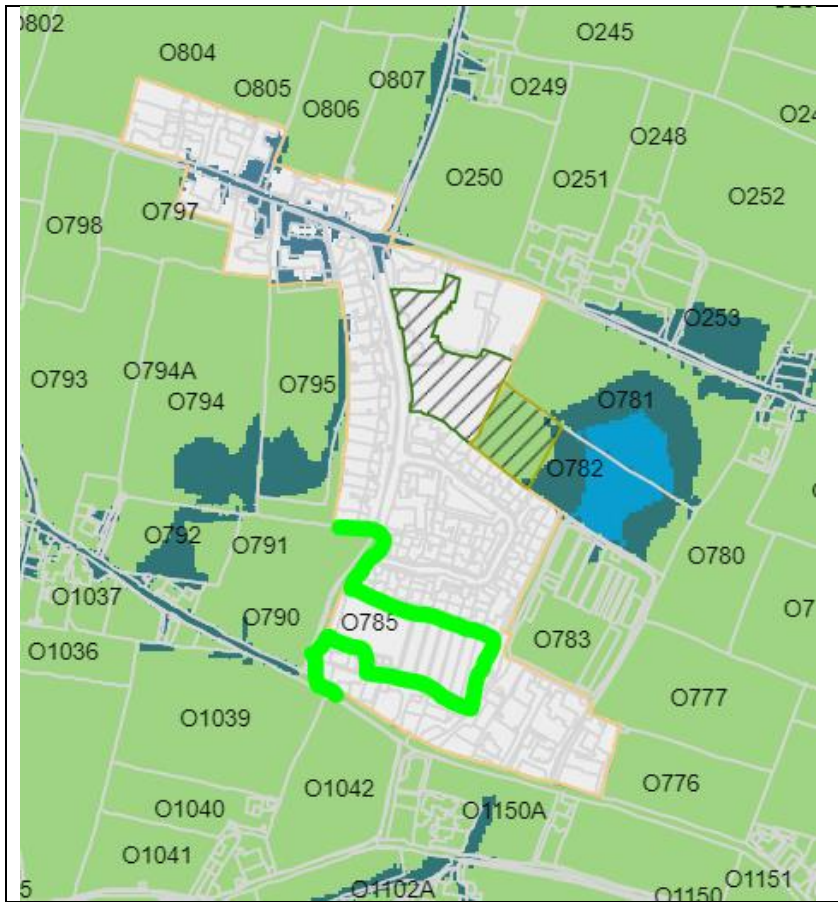
**Plan 2: Land at Glenwhern, Grouville**



**Plan 3:** Field MN402, St Martin



**Plan 4:** Sewage treatment plant, Bellozane, St Helier



**Plan 5:** Field O785, St Ouen



**Plan 6:** Land to the south of Mont à L'Abbé cemetery



**Plan 7: Midbay House (L880)**