

STATES OF JERSEY



PROPOSED BUDGET (GOVERNMENT PLAN) 2025-2028 (P.51/2024) – SECOND AMENDMENT

WEST OF ISLAND PLANNING FRAMEWORK

Lodged au Greffe on 5th November 2024
by Deputy H.M. Miles of St. Brelade
Earliest date for debate: 26th November 2024

STATES GREFFE

PROPOSED BUDGET (GOVERNMENT PLAN) 2025-2028 (P.51/2024) –
SECOND AMENDMENT

1 PAGE 4, PARAGRAPH (o) –

After the words “as set out in the Appendix to the accompanying Report” insert the words –

“, except that, on Page 59, after the words “in subsequent Budgets subject to affordability.” there should be inserted the following new paragraph –

“An allocation of £100,000 will be made within the Funding for Public Realm budget to prioritise work on the West of Island Planning Framework, as referenced in Strategic Proposal 4 in the [Bridging Island Plan 2022 – 2025.](#)”

DEPUTY H.M. MILES OF ST. BRELADE

Note: After this amendment, the proposition would read as follows –

THE STATES are asked to decide whether they are of opinion –

to receive the Government Plan 2025 – 2028 (entitled “Budget 2025-2028”) specified in Article 9(1) of the Public Finances (Jersey) Law 2019 (“the Law”) and specifically –

- (a) to approve the estimate of total States income to be paid into the Consolidated Fund in 2025 as set out in Appendix 2 – Summary Table 1 to the Report, which is inclusive of the proposed taxation and impôts duties changes outlined in the Government Plan, in line with Article 9(2)(a) of the Law.
- (b) to approve the proposed Changes to Approval for financing/borrowing for 2025, as shown in Appendix 2 – Summary Table 2 to the Report, which may be obtained by the Minister for Treasury and Resources, as and when required, in line with Article 9 (2)(c) of the Law, of up to those revised approval amounts.
- (c) to approve the transfers from one States fund to another for 2025 of up to and including the amounts set in Appendix 2 – Summary Table 3 in line with Article 9(2)(b) of the Law.
- (d) to approve a transfer from the Consolidated Fund to the Stabilisation Fund in 2025 of up to £25 million, subject to a decision of the Minister for Treasury and Resources based on the availability of funds in the Consolidated Fund as at 31st December 2024 in excess of the estimates provided in this plan, or from budgeted underspends identified before 31st December 2025.
- (e) to approve a transfer from the Consolidated Fund to the Agricultural Loans Fund in 2025 of up to £2 million, subject to a decision of the Minister for Treasury and Resources based on availability of funds in the Consolidated Fund as at 31st December 2024 in excess of estimates provided in this plan, or from budgeted underspends identified before 31st December 2025;

- (f) to approve each major project that is to be started or continued in 2025 and the total cost of each such project and any amendments to the proposed total cost of a major project under a previously approved Government Plan, in line with Article 9(2)(d), (e) and (f) of the Law and as set out in Appendix 2 – Summary Table 4 to the Report.
- (g) to approve the proposed amount to be appropriated from the Consolidated Fund for 2025, for each head of expenditure, being gross expenditure less estimated income (if any), in line with Articles 9(2)(g), 10(1) and 10(2) of the Law, and set out in Appendix 2 – Summary Tables 5(i) and (ii) of the Report.
- (h) to approve the estimated income, being estimated gross income less expenditure, that each States trading operation will pay into its trading fund in 2025 in line with Article 9(2)(h) of the Law and set out in Appendix 2 – Summary Table 6 to the Report.
- (i) to approve the proposed amount to be appropriated from each States trading operation’s trading fund for 2025 for each head of expenditure in line with Article 9(2)(i) of the Law and set out in Appendix 2 – Summary Table 7 to the Report.
- (j) to approve the estimated income and expenditure proposals for the Climate Emergency Fund for 2025 as set out in Appendix 2 – Summary Table 8 to the Report.
- (k) to approve an updated and consolidated policy of the Strategic Reserve Fund as follows:

“The Strategic Reserve Fund, established in accordance with the provisions of Article 4 of the Public Finances (Jersey) Law 2005, is a permanent reserve only to be used:

- i. in exceptional circumstances to insulate the Island’s economy from severe structural decline such as the sudden collapse of a major Island industry or from major natural disaster.
- ii. if necessary, for the purposes of providing funding (up to £100 million) for the Bank Depositors Compensation Scheme established under the Banking Business (Depositors Compensation) (Jersey) Regulations 2009, including to meet the States contribution to the Scheme and/or to meet any temporary cash flow funding requirements of the Scheme.
- iii. to support the development of future healthcare facilities and the borrowing costs for such work, in line with a financing strategy agreed by the Assembly;
- iv. as a holding fund for any or all monies raised through external financing until required, and for any monies related to the repayment of debt raised through external financing used to offset the repayment of debt, as and when required; and
- v. in accordance with Article 24 of the Public Finances (Jersey) Law 2019, where the Minister for Treasury and Resources is satisfied that there exists an immediate threat to the health or safety of any of the inhabitants

of Jersey, to the stability of the economy in Jersey or to the environment, for which no other suitable funding is available.”

- (l) to approve the transfer to the Strategic Reserve of the amounts due as a result of the move from prior-year basis taxation after 31st December 2025, as and when these payments are received (estimated at £280 million).
- (m) in relation to the new Government Headquarters (office), to approve;
 - i. the exercising of the option to acquire the new Government Headquarters (estimated at £91 million), by the Public of the Island, in line with the pre-agreed terms; and
 - ii. the acquisition of the new Government Headquarters as an investment of the Social Security (Reserve) Fund (including authorising the meeting of expenses incurred in connection with the acquisition); and
 - iii. the subsequent leasing of the new Government Headquarters by the Public of the Island from the Social Security (Reserve) Fund, with commercial terms to be agreed between the Minister for Infrastructure (on behalf of the Public) and Minister for Social Security and the Minister for Treasury and Resources (both on behalf of the Fund); and
- (n) in relation to the new Government Headquarters, to authorise H.M. Attorney General, the Greffier of the States, the Ministers for Infrastructure, Social Security and Treasury and Resources, and the Public of the Island, to enter into such arrangements, including financing, and pass any contracts as are necessary to put into effect paragraph (m).
- (o) to approve, in accordance with Article 9(1) of the Law, the Government Plan 2025-2028, as set out in the Appendix to the accompanying Report, except that, on Page 59, after the words “in subsequent Budgets subject to affordability.” there should be inserted the following new paragraph –

“An allocation of £100,000 will be made within the Funding for Public Realm budget to prioritise work on the West of Island Planning Framework, as referenced in Strategic Proposal 4 in the Bridging Island Plan 2022 – 2025.”.

REPORT

This amendment asks for the sum of £100K to be funded from within the budget allocated to Public Realm to prioritise the West of Island Planning Framework.

The [Bridging Island Plan \(P.36/2021\), as amended](#), was approved by the States Assembly on the 25th March 2022.

The plan began a process of evolving the island's spatial strategy to respond to the longer-term considerations of accommodating development within the built-up area. A further section of the plan introduces a policy regime to protect and enhance the range of local services currently provided in the west of the island.

[Strategic Proposal 4](#) compels the Minister for the Environment to bring forward a west of island planning framework -

Strategic Proposal 4 – A west of island planning framework and area masterplans

The Minister for the Environment will bring forward a west of island planning framework together with a series of more focused masterplans, for Les Quennevais and adjacent areas, including Jersey Airport, as appropriate, in consultation with key stakeholders, including the parish, landowners, local residents and their children, and businesses. The planning framework will be brought forward first, with specific areas-based masterplans, as necessary, to follow during the bridging plan period up to 2025, subject to the availability of resources.

The plan envisages that the framework will precede specific area-based masterplans and suggests that completion should be during the bridging plan period up to 2025. The previous Minister for the Environment had included this work in his Ministerial plan.

On [10th September 2024, in response to an oral question](#) about the status of the west of island planning framework, the Minister noted that:

'the development of the West of Island Planning Framework is one of 40 proposals in the Bridging Island Plan and has yet to commence.

Previous Island Plans have sought to focus much of the Island's development needs on St. Helier, but the purpose of developing a master plan for the west of the Island is to explore whether there is current or increased potential for the west of the Island, which of course includes Les Quennevais, to provide new development opportunities for homes, business and community facilities.'

This is a significant piece of work that requires close engagement with local and island-wide stakeholders to consider the strategic issues and opportunities linked to Les Quennevais and neighbouring areas, including the appropriate role of these areas in meeting the island's long term residential and economic development needs; infrastructure considerations, transport and travel matters and the importance of developing Les Quennevais in an appropriate manner.

There are a number of challenges to be addressed:

- Lack of investment in the ageing Les Quennevais Parade and Precinct which provide not only residential accommodation but also dwindling retail services and empty commercial units, some of which are in poor condition.
- The future of Les Quennevais Sports Centre. Built in the 1970's, the centre has undergone several renovations and updates to improve its facilities. The infrastructure of the building has recently been challenged resulting in lengthy periods of closure
- Delivery of the St Brelade's bay improvement plan
- The appropriate development of Les Creux Country Park and its environs
- Road safety improvements to encourage walking and cycling

A planning framework is critical to community development in the west of the island, not only for western parishioners but also to other islanders who travel to the area to avoid traffic congestion and parking issues in St Helier.

The structured approach delivered by a framework will increase the likelihood of success and improve co-ordination, avoiding overlaps and ensuring that resources are allocated in the most effective way possible to achieve positive outcomes for the western parishes and the island as a whole. It will also communicate a commitment to sustainability and growth which will attract, rather than repel investment.

The Minister for the Environment tells us that there are 11 pieces of work yet to commence and complete before the next Island plan can be delivered.

By prioritising the west of island planning framework through the adoption of this amendment, a significant element of the evidence base for the next island plan will be completed, enabling more focused decision-making and pro-active management of risk.

Financial and staffing implications

The sum of £100K has been proposed following consultation with Officers. This sum is based on the cost of projects of a similar size and scope.

For example –

[North of Town Masterplan](#) – Cost - £115,400 – original masterplan (2009)

[St Helier Urban Character Appraisal](#) – Cost - £50,375 – review of existing document

[St Brelade - Baseline Report](#) and [St Brelade Character Appraisal](#) – each cost around £20,000 – limited scope survey and appraisal

Children's Rights Impact Assessment

A Children's Rights Impact Assessment (CRIA) has been prepared in relation to this proposition and is available to read on the States Assembly website.