

STATES OF JERSEY



ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – SIXTY-NINTH AMENDMENT USE OF FIELDS P655 AND P656, ST. PETER

Lodged au Greffe on 7th February 2022
by the Connétable of St. Peter

STATES GREFFE

ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – SIXTY-NINTH
AMENDMENT

PAGE 2 –

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

- (a) the following should be inserted within the list of sites to be zoned for affordable homes at Policy H5 – Provision of affordable homes –
“2. Fields P655 and P656 St. Peter (0.98 hectares/5.45 vergées)”;
- (b) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraph (a); and
- (c) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of paragraph (a).”.

CONNÉTABLE OF ST. PETER

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 inserted within the list of sites to be zoned for affordable homes at Policy H5 – Provision of affordable homes –
“2. Fields P655 and P656 St. Peter (0.98 hectares/5.45 vergées)”;
- (b) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraph (a); and
- (c) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of paragraph (a).

REPORT

The Parish recognises that including the re-zoning of Fields P655 and P656 within the Island Plan would provide greater flexibility when addressing the urgent need for first time buyer affordable housing. The owners of these fields have confirmed that Fields P626 and P627 would be transferred to the Parish to be used as a community space - something which the Parish currently lacks (plan included as **Appendix 1**). Whilst we have an existing Village Green, this land does not belong to the Parish, 50% being owned by the Church for a future cemetery and the other 50% owned by a Parishioner. An area owned by the Parish would be a very welcome addition to the Parish and offers exciting opportunities whilst also retaining the rural nature of the fields. Irrespective of that offer, this proposition would still have been lodged. There is also the opportunity to include a footpath/cycle path from La Route de Beaumont across the land to La Rue de La Hague. This would provide an important link between the existing cycle path that links St. Peter's Village to the Airport and St Brelade and also the network of green lanes and St. Peter's Valley to the east.

Fields P655 and P656 are close to the Village Centre and all its services and along with the three other fields included in the plan it would complete development of the land adjacent to that edge of the village. It is important that it is developed in parallel and at the same time as other proposed sites for affordable homes. We are already aware that there is need to upgrade services when those sites are developed, and it is logical that this site should be developed at the same time to avoid the cost and disruption of attempting to link this site to services at a later date. Including Field P655 and P656 in the Bridging Island Plan at this stage would also allow the Parish time to formulate all its plans for the Village in conjunction with the developers, with the aim of meeting the requirement for development to be undertaken within 5 years of the approval of the Plan.

The Constable and Deputy of the Parish both support the use of the all the fields for one-, two- and three-bedroom affordable properties as well further units aimed at the over 60's, allowing them to free up their larger properties for younger families. The addition of this site provides additional flexibility to achieve that aim. Queen's Jubilee Homes have already demonstrated the benefits of having an element of homes that allow for "Right-Sizing" and it is evident that there is sufficient demand for further rental units of this type to be constructed. The success of the scheme is dependent on there being a suitable home to be released to become family accommodation, and whilst this is not a specific condition of moving into the current Queen's Jubilee Homes it has been the case with the majority of residents who have moved into those homes. It is intended that the scheme would comply with the "Right Sizing" provision of Policy H5 (subject to understanding the Minister's further guidance about this aspect of the policy).

The location of the site is adjacent to the Built-Up Zone of St. Peter and close to the Village Centre, it is also close to the other fields that have been identified for rezoning in the Bridging Island Plan.

The Parish Hall, Church, Primary School, St Georges School, Parish Pre-School, Youth and Community Centre, Village Green, Café, 3 Supermarkets, Shoe Shop, Dentist, Doctor and two Public Houses, a further licensed restaurant at Manor Farm are all within a 2-5 minute walk of the site. Future residents could cycle to these facilities in 1-2 minutes.

Fields P655 and P656 also bring an opportunity to provide community space for the Village. Fields P626 and P627 are offered for this use and would be immediately adjacent to new homes. Another important and significant opportunity that would benefit all islanders is the provision of a footpath/cycle path through the site from La Route de Beaumont to La Rue de la Hague. This could provide a link between the cycle path just south of the Village and the green lanes and St. Peter's Valley network to the east. The owners of the fields have confirmed that they are prepared to contribute towards an appropriate crossing over La Route de Beaumont and include the land within the site for this purpose.

The site is also well served by buses as there is a regular service running with bus stops close by and within walking distance. School buses connect the Village to Les Quennevais Secondary School.

The Parish's experience with a previous proposal for housing in St. Peter, was that there was a demand for affordable 1- and 2-bedroom units by first time buyers within St. Peter who wished to remain within the community and wider family support. If this site is developed, we envisage meeting this need with a mix of different unit sizes and building heights, design and arrangements, to complement development in this part of St. Peter's Village. We consider that this development would meet the criteria of Policy H5 "Provision of Affordable Housing". Occupancy access to this development would be controlled and managed through the Affordable Housing Gateway.

The Parish recognizes that whilst we would wish to see these houses occupied by those with a connection to the Parish it is essential that a percentage of the site must be available to those with an urgent housing need.

The Parish considers this development will provide the appropriate mix of housing and will meet a need to provide affordable first-time buyer houses as well as assisting in the release of existing family homes by "Right Sizing". Without such development our rural centres and the associated businesses within them face the prospect of decline and the loss of some of the unique character of Jersey.

Summary

- Fields P655 and P656 scored well against the established planning criteria.
- Fields P626 and P627 would be available for community use.
- The comprehensive zoning of this land for affordable homes and community use includes an opportunity to create a footpath/ cycle path route that connects to the wider island and parish network of paths.
- The fields are situated next to the Built-Up Zone of St. Peter's Village along the main road of La Route de Beaumont.
- The location of the site is an extremely good one – close to the Village Centre and all its facilities including two supermarkets and doctor's surgery. St. Peter's Village has a Primary School within walking distance.

- The site is served by all the main utilities, frequent bus routes and is positioned on a primary 20mph network road.
- The local primary school is a short walk or cycle ride away.
- Les Quennevais Secondary School would be a 15-minute cycle ride away.
- St. Peter's Village is served by good bus routes including the school bus to Les Quennevais Secondary School.
- There has been no objection to the loss of the fields on the basis of their agricultural value.
- There would be a limited loss to the public vista of the area, as the fields are not prominent and are surrounded by natural screening, which can be further planted and enhanced.
- The site would provide much needed homes and support the Parish community.

Financial and manpower implications

There are no financial or manpower implications in relation to the inclusion of the site as identified.

Child Rights Impact Assessment implications

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, who should have a right to live in suitable accommodation.

APPENDIX – site details



Affordable housing site – Policy H5



Looking west across Fields P626 and P627 from La Rue de la Hague (below):



Looking towards the entrance of the site from the exist of the cycle path on La Route de Beaumont (below):

