

STATES OF JERSEY



ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – THIRTY-SIXTH AMENDMENT FIELD J939, ST. JOHN

Lodged au Greffe on 12th July 2021
by Connétable of St. John

STATES GREFFE

PAGE 2 –

After the words “the draft Island Plan 2022-25” insert the words “except that, in Policy H5 – Provision of affordable homes, the following amendments should be made, with the Plan further amended in such respects as may be necessary consequent upon their adoption –

- (a) the following should be added to the list of sites to be zoned for affordable homes at Policy H5 – Provision of affordable homes –

- (6) Field J939, St. John (0.26 hectares/1.43 vergées)

with the subsequent items re-numbered accordingly;

- (b) in the third paragraph, the words “All of these sites (listed at 1.-15. above)” should be replaced with the words “Those sites, listed at 1.-5. and 7.-16. above”;

- (c) after the third paragraph the following new paragraph should be inserted –

“The following site – field J939 (listed at 6 above) – should be developed for affordable homes for purchase only.”;

- (d) in the seventh paragraph after the words “Affordable Housing Gateway” there should be inserted the words “, except for field J939 (listed at 6 above), where nomination rights will be managed by the Parish of St. John”;

- (e) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraphs (a)-(d); and

- (f) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of paragraph (a).”.

CONNÉTABLE OF ST. JOHN

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

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

After the words “the draft Island Plan 2022-25” should be inserted the words “except that, in Policy H5 – Provision of affordable homes, the following amendments should be made, with the Plan further amended in such respects as may be necessary consequent upon their adoption –

- (a) the following should be added to the list of sites to be zoned for affordable homes at Policy H5 – Provision of affordable homes –

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- (e) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraphs (a)-(d); and
- (f) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of paragraph (a).

REPORT

There is no doubt that there is a desperate need for housing of all types here in Jersey. Indeed, some describe the current situation as a housing crisis.

The recent report [Housing land availability and assessment of sites](#) suggests that “*the projected near term annual population increase of +800 per year would generate a need for an additional 6,100 homes over a ten-year plan period from 2021-2030. When this is considered together with the shortfall of 1,800 homes from the last plan period, a net target of at least 7,900 homes is required up to 2030.*” The report also suggests that 500 homes would come from “*windfall sites in the country parishes.*”

The Housing Minister’s recent report [Creating Better Homes: An Action Plan for Housing in Jersey](#) (R.98/2021) includes Priority 4 – help to own a home (p.42). This part of the Housing Minister’s action plan is to “*design and implement further support for affordable purchase products*” in a way that helps to “*stabilise overall priority prices*”. The use of the term “*affordable homes*” is somewhat misleading as no matter what level a home purchase price is set it will remain unaffordable to many. It is clear that if more families are to be given an opportunity to get on to the property ladder than is presently possible a new approach is required.

Affordable Homes

The Parish has a long tradition of providing first time buyer properties and currently has over 200 families on their waiting list.

The Parish of St. John and the landowner believe that a shared Equity Model is essential to keep the properties in the Affordable market in perpetuity and would look to use the Parish’s Greenwood Housing Association to facilitate:

- Homes are offered to those on the Parish list and registered in Band 5 of the affordable housing gateway
- Modern build techniques are planned to be used to reduce the build cost

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

The Site – Field J939

Field J939 was partly developed approximately twenty years ago and if approved the plan is to develop 11 affordable first-time buyer homes (draft outline appendix 3). This shows 8 semidetached and 3 detached homes.

The site already has services such as drainage, water and electricity. It is on a good bus route and is within walking distance of a supermarket.

Financial and manpower implications

There are no financial and manpower implications arising from this amendment other than the purchase price of Field J939.

CRIA statement

This amendment has been assessed in relation to the [Bridging Island Plan CRIA](#). The delivery of more affordable homes and homes for social rent will directly help to ensure that children are adequately housed and at reduced risk of poverty due to housing costs.

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>

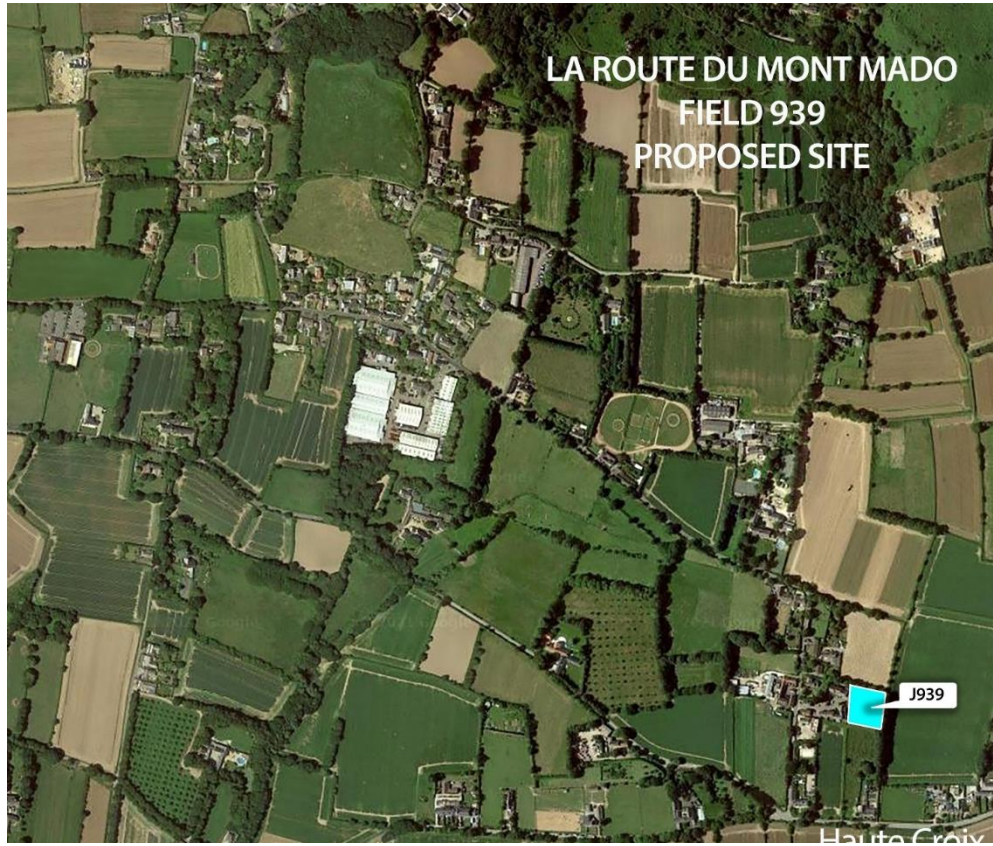
Appendix B - Submission By Le Comité de la Commune Rurale de St Jean (on behalf of the Parish of St John) on The (Draft) Jersey Island Plan 2022 - 2024

<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 – Field 939 Proposed Site



Appendix D - Site outline



