

STATES OF JERSEY



ISLAND PLAN (REVISED) 2011: SITE TO BE REZONED FOR CATEGORY A HOUSING – FIELD 632 AND PART OF FIELD 559, LA ROUTE DU MANOIR, ST. PETER (P.39/2019) – AMENDMENT (P.39/2019 Amd.) – COMMENTS

**Presented to the States on 16th April 2019
by the Minister for the Environment**

STATES GREFFE

COMMENTS

This amendment ([P.39/2019 Amd.](#)) seeks to extend the land embraced by the proposition to include all of Field 559 rather than just part of it (as proposed in [P.39/2019](#)).

The primary objective of the amendment is to ensure that sufficient opportunity is provided to enable adequate public amenity space to be provided as part of any subsequent development scheme, and to afford greater opportunity to better integrate any new development into and with St. Peter's Village.

Whilst I wholeheartedly support the principles which underlie this amendment, I am concerned that the proposal to effectively extend the loss of green field land to enable it is not the right approach.

The principles of good design and place-making should be an integral part of any development scheme. Integrating good quality, well-designed and accessible open spaces into the heart of development schemes is a vital part of making places more attractive to live in.

I would, however, expect these facilities to be planned for within the existing site boundary, rather than an extension of it. This is particularly so when the Planning Inspector, in his report to me about the original proposals, stated that the development was already a significant intrusion into the Green Zone.

“... by its very nature as a large-scale development in the protected Green Zone, the proposal would necessarily result in some degree of harm, as it would transform an area of green, open and spacious countryside in the Green Zone into a major urban development.”

It is for this reason that I would not wish to see the scale of the site increased and will not be supporting the amendment.