

STATES OF JERSEY



ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – ONE HUNDRED AND THIRD AMENDMENT FIVE OAKS MASTERPLAN

Lodged au Greffe on 16th March 2022
by the Minister for the Environment

STATES GREFFE

ISLAND PLAN 2022-25: (P.36/2021) – ONE HUNDRED AND THIRD
AMENDMENT

PAGE 2 –

After the words “the draft Island Plan 2022-25” insert the words “, except that after Policy H5 – Provision of affordable homes, on page 194, add the following –

“Five Oaks has evolved into a significant suburban centre providing a range of accommodation but with a particular concentration of family housing. It sits at a major confluence of traffic routes into and out of the town and has a number of commercial sites within its midst.

There is considered to be a legitimate need to undertake a specific piece of work to assess and review the planning issues in this area with the local community and other stakeholders to develop and adopt a masterplan to guide its future development and to improve local community infrastructure. This should, in particular, include a review of the need for, and provision of public open space, community facilities and travel and transport improvements; and which might consider the future development and use of employment sites in the area.

Proposal – Five Oaks masterplan

The Minister for the Environment will bring forward a masterplan for Five Oaks, during the bridging plan period, in consultation with key stakeholders, including the parish, Andium Homes, other landowners, local residents and their children, and businesses which will include consideration of travel and transport improvements, particularly for active travel (walking and cycling); the provision of community facilities and open space; and future employment land opportunities.”

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 after Policy H5 – Provision of affordable homes, on page 194, add the following –

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REPORT

The Minister for the Environment has already acknowledged, in the publication of his post-examination response, that the area of Five Oaks would benefit from the preparation and adoption of a masterplan to help guide development and deliver local improvements.

Five Oaks already represents a concentration of suburban housing development which sits at the confluence of major traffic routes from town and the north and east of the island, and where there is concentration of local services. The area also contains a number of employment-related uses.

The draft bridging Island Plan sets out proposals to develop a number of sites within the Five Oaks area; and the existing Andium Homes housing estate at Les Cinq Chenes is proposed to be redeveloped. Former employment land in the area is already being redeveloped, and other employment land in the area may also offer future development opportunities.

The potential for new development and investment in the area brings with it opportunities to deliver improvements to local community infrastructure, of potential benefit to existing and future residents. This might include the provision of new local pedestrian facilities, including safer routes to school; the introduction of traffic-calming; and the provision of public open space and other community facilities.

To identify existing issues, the development of any masterplan for the area would need to involve engagement and consultation with the Parish of St Saviour; Andium Homes; as well as local residents and business.

The Minister proposes that this work would be undertaken during the plan period of the bridging Island Plan, and before 2025.

Financial and manpower implications

The amendment, if approved, may require additional resources to enable the preparation of a masterplan for the area, relative to other workstreams identified in the draft Island Plan. This would need to be scoped and prioritised and, where necessary, bids for additional resource made through the Government Plan process.

Child Rights Impact Assessment implications

This amendment has been assessed in relation to the [Bridging Island Plan CRIA](#) and is considered to offer the potential to improve the local residential environment of Five Oaks, to the benefit of children living in the area.