

STATES OF JERSEY



ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – EIGHTEENTH AMENDMENT FIELD L127

Lodged au Greffe on 12th July 2021
by Senator S. W. Pallett

STATES GREFFE

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 in Policy H5 – Provision of affordable homes –
“6. Field L127 St. Lawrence (1.25 hectares/6.95 vergées)”
with the remaining items on the list re-numbered accordingly;
- (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).”

SENATOR S. W. PALLETT

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 in Policy H5 – Provision of affordable homes –
‘6. Field L127 St. Lawrence (1.25 hectares/6.95 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



FIELD 127, La Grande Route de St. Laurent / La Fraide Rue, St. Lawrence

Field 127 provides opportunity to create a new Domestic Dwelling area similar to others around the Island contained within a defined area to create an area of residential development with complimentary features to existing domestic and institutional properties surrounding the site. The field, at the moment, is rented out to Jersey Royal Potato Company.

The potential site lies immediately to the East of La Grande Route de St. Laurent, St. John to the North and Millbrook, St. Helier to the South, and La Fraide Rue which makes the South boundary and eventually leads to La Grande Route de St. Jean.

La Fraide Rue would be widened Northwards so as to allow two-way access to and from the site, with an option to avoid the main road and travel to St Helier via an alternative route. In La Grande Route de St. Laurent there would be a dedicated/sheltered public bus stop.

The area is served by a primary route road network and public bus service. Mains services of public foul sewer, electricity, gas, telecoms etc. which exist around the site boundaries in La Grande Route de St. Laurent and La Fraide Rue.

The Infrastructure, Housing and Environment Department are, at present, not in a position to add the proposed development to their infrastructure. We would suggest a pumping station with a holding tank might be the answer to this. The effluent could then be filtered into the existing system during the night hours (22.00-06.00). This would be similar to the method used at the Belvedere development near Five Oaks in St. Saviour. The only difference being that this is not a speculative development but one for very much needed Affordable Homes.

The development could be delivered without prejudicing the amenity of surrounding neighbours.

This site would form a self-contained pocket of new Built-Up Area already containing, on 3# sides by, approximately #32 residential & industrial units (in varied forms). The area has a clearly defined edge at the limit of a green zone, defined by main and subsidiary vehicle access roads leading to other built up areas. By rezoning this area more in line with the current surrounding developments, family homes could be provided within a defined area without encroaching into the open countryside to the east or the loss of too much agricultural land. Ability to provide 3/4 bedroom homes, variations of bedrooms would be to the ideal requirements of the current market and planning preferred option.

A communal play area with activity apparatus for children will be provided in a designated area.

180 metres to the South is a large residential built up area, Carrefour Selous, of approximately 100-120 homes with various commercial premises around the perimeter. Approximately 400 metres to the North there is a large commercial industrial park, Thistlegrove.

I consider that a development on this site to provide 3 and 4 bedroom homes would meet the criteria of Policy H5 'Provision of Affordable Housing' and that access to this development would be controlled and managed through the Affordable Housing Gateway but it would be hoped that due to the historical links between the Landowner and the Parish, that some of these homes could be occupied by those with a connection to the Parish with others available to those with an urgent need.

The sites re-designation as Built-up Area could prevent the loss of more open sites of greater countryside value. With a Built-up area designation several opportunities to infill pockets of open land within the defined boundary could be taken to offer in the region of 24 new affordable and 7 first time buyers/open market homes. The latter are required to make the site viable and provide the majority of homes on the site at a truly affordable price.

The location is less sensitive than other farmed lands in the area as it has building both commercial and residential on all four boundaries. The proposed location is central of the Island in a very raised location which limits its sensitivity to climate change in the form of flooding.

The area offers an ideal opportunity to designate a new parcel of Built-up area in a location well connected to local services and not forming part of any key countryside or coastal views.

A bus stop would be formed on site with sheltered waiting area for buses travelling South and a pedestrian crossing to be provided for the North bound bus stop, making the current situation substantially less dangerous.

There are Green Lanes, directly opposite the Field 127, which lead to the primary school, parish hall, church and graveyard, suitable for children to cycle or walk to school.

The site would allow for the provision of homes to assist in delivery of decent standard of living for affordable and first-time buyer or for local parishioners to downsize and potentially free up larger houses for remodeling for multiple family homes.

This proposal would support current local shops and services in St Johns and Millbrook. The construction of homes would also provide employment.

The historic environment and protected/designated environment would not be affected. There is a loss of farmland (currently farmed and leased out on a 24-month basis by current owner). Field No 127 is outside Aircraft Noise Zone (Policy TT16) and Aircraft Public Safety Zone (Policy TT17).

The site would provide a good living environment for both the elderly and families and new homes would contribute to existing community. St. Lawrence Primary School is 1.1 miles from the site of this field on the same road/bus route, with parish hall/church/convenient store and public house in close proximity.

In the first instance the Connétable of St. Lawrence was approached to enquire whether or not the Parish had a list of families looking for either Affordable or First Time Buyers homes. The Connétable informed us that they had advertised in the Parish magazine with little interest but the Connétable did state that the Parish may have further need for sheltered housing. The present sheltered housing for the Parish is close to the Church and Parish Hall, so it is likely that this site maybe too far away for this use. However, the Connétable has requested that she is kept informed as she suspects that there may be a need for Affordable homes from parishioners who may have missed the notification in the Parish magazine.

Careful consideration has been given to the Standard Residential Specification for Affordable Homes, and several observations have been made. It is considered that in this day and age 1 bathroom for a family of 2 or more children is inadequate. We consider an ensuite shower room in one of the bedrooms in the 3 bedroomed houses should an option along with a house bathroom. It may also be an option to make the top floor an ensuite bedroom in the 4 bedroomed houses.

The main reason the Landowner would like to carry out this development, and aid some of the younger community and their families, is that the land was gifted to him by his grandfather, a Parish stalwart in St. Lawrence in times past. The Landowners mother also grew up and went to School in the Parish.

I very much hope that Members will seriously consider the rezoning of this site for Affordable Housing as it is one those rare instances where the Landowner is not attempting to generate maximum profit from the site but one who is willing to give something back to the Parish and community on behalf of his Grandfather and his late Mother.

Site Images



View to the East from entrance into La Fraide Rue



View to the North from entrance into La Fraide Rue



View to the East down La Fraide Rue



View to La Grande Route de St Laurent from La Fraide Rue



Residential buildings East of Field No 127



Entrance to La Fraide Rue from La Grande Route de St Laurent



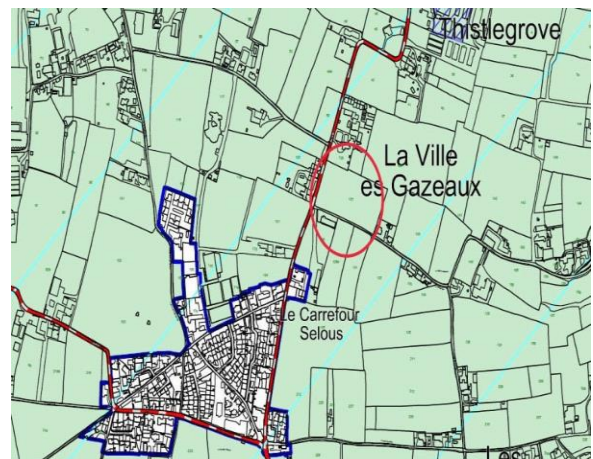
North bound La Grande Route de St. Laurent, field No 127 to the right



Residential buildings to the North of field No 127



Commercial buildings to the South and residential to the West of Field No 127



Field No 127 and proximity to surrounding areas

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.