

STATES OF JERSEY



ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – AMENDMENT USE OF FIELD P558 IN ST. PETER

**Lodged au Greffe on 6th July 2021
by the Connétable of St. Peter**

STATES GREFFE

ISLAND PLAN 2021: APPROVAL (P.36/2021): AMENDMENT

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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 –
‘10. Field P558 St. Peter (0.90 hectares/5.0 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 –
‘10. Field P558 St. Peter (0.90 hectares/5.0 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 Island Plan Committee recognised that the development of Field P558 in addition to Field P632 would provide greater flexibility to the Parish when addressing the urgent need for first time buyer affordable housing. The field is adjacent to Field P632 and the Queen's Jubilee Homes which places it in an ideal location when the provision for services for Field P632 are considered, services for Field P558 could be accommodated at the same time, speeding up the start of development and producing savings as there would be no need to revisit the issue of services for a second time. Including Field P558 in the Draft Island Plan at this stage would allow the Parish time to formulate its plans for Field P558 whilst Field P632 was being developed whilst still aiming to meet 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 field for 1, 2 and 3 bedroom properties as well further units aimed at the over 60's, allowing them to free up their larger properties for younger families. 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. This success of the scheme is dependent on there being a suitable home to be released to become family accommodation, and whilst this is not 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.

The location of the site is adjacent to the built up area of St Peter it is also adjacent to the Queen's Jubilee Homes and at its boundary with Rue Des Sapins two houses have been built on the site of a former agricultural shed as already stated it is also adjacent to Field P632 which has been identified for rezoning in the draft Island Plan.

The Parish Hall, Church, Primary School, Parish Pre-School, Youth and Community Centre, Village Green, Café, 3 Supermarkets, Shoe Shop, Dentist, Doctor and 2 Public Houses, a further licensed restaurant at Manor Farm are all within a 5–10 minute walk of the site. It is also well-served by buses as there is a regular service running with a bus stop immediately outside the Queen's Jubilee Homes.

Our 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 developed we envisage meeting this need with a mix of different heights and design, which would complement the development in Field P632 where it is more likely 3/4 bedroom family homes will be developed. Again we consider that this development would meet the criteria of Policy H5 "Provision of Affordable Housing". 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.

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.