

STATES OF JERSEY



ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – SEVENTIETH AMENDMENT USE OF FIELDS G234 AND ADJACENT LAND, GROUVILLE

Lodged au Greffe on 7th February 2022
by the Connétable of Grouville

STATES GREFFE

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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 –
“2. Field G234 and adjacent land
Grouville (1.18 hectares/6.56 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), including any planning obligations as detailed in Appendix 1; 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 GROUVILLE

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 –
“2. Field G234 and adjacent land
Grouville (1.18 hectares/6.56 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), including any planning obligations as detailed in Appendix 1; and
- (c) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of paragraph (a).”.

REPORT

De la Mare site fields G234, G234A and G230 Grouville

This amendment seeks to zone fields G234, G234A and G230 in the Parish of Grouville for affordable homes either to rent or buy for first time buyers or those wishing to 'right size'. The site is situated to the North of a new development that was built consisting of 29 affordable to rent homes and 6 affordable to buy that are situated on La Rue à Don. These new homes are situated to the West and North of the Grouville Co-Op.

There can be no doubt that there is a shortage of affordable homes in Jersey. The increase in the population and the failure to build enough housing to accommodate this increase has led to housing costs rising to a point where housing is unaffordable for many. There is anecdotal evidence that some young people are leaving the Island as they cannot afford the high rents or high purchase prices that are demanded in the Island. It is evident that the population control measures have not managed to control population growth and even if a new policy to reduce population growth is agreed and implemented, in the short term there is a housing deficit.

Some of the housing shortfall can be met by urban development but it is inevitable that some agricultural land will be needed to supply some of the much-needed housing. Many people in the Island and perhaps the majority of Islanders do not like the idea of building on agricultural green fields. However, there is no alternative but to do so if we are to relieve the pressures on house prices and provide good housing, particularly for those on modest incomes.

It can be argued that the value to agriculture of this land is limited. It is not the best quality of land, and it faces North. It is not an easy shape to work. Therefore, much of it is currently not worked. The entrance to the land is either through the new estate or through Paddock End which is a privately owned road. It is not desirable for modern agricultural equipment to access the fields by these roads. The fields are isolated and therefore it will be potentially difficult to find tenants to farm it in the future. The current tenants who are based in Grouville have access to the fields through their own land.

It may seem strange to non-Islanders and perhaps to newcomers that in an Island that measures only nine by five miles how important it is to Islanders as to which part of the Island or Parish they live. Islanders become part of their respective Parish communities and get involved with many Parish-based events, clubs and associations. It becomes part of their identity. This is particularly the case for those wishing to downsize who may have lived in a Parish for 60 years or more.

The Parish commissioned a survey which established there were 58 people who lived in or had close Parish ties were interested in rightsizing, and a further 27 that were interested in affordable to buy homes. The proposed development would be expected to yield about 30 units.

Grouville has only 10 units for those in retirement. They are situated in Gorey Village opposite the Gorey Youth club. They are built on a slope and have a bedroom on the first floor. These were built some 40 years ago and are not built to the standards that are required today that ensure the homes are suitable for people as they become less active. Grouville has not developed affordable to buy houses, nor have many been built. For

these reasons the Parish is keen to be involved in a development that will help provide homes for those in its community that need them.

When the site was put forward to the Bridging Island Plan process the Minister accepted that there were merits to the site. It is near two supermarkets, three bus routes, a pub and is within a ten-minute walk to Gorey Village via a purpose-built joint use cycle/pedestrian path. It is also within walking distance to Grouville School. The Minister did not seek to bring the site forward on the grounds of visual impact and its proximity to Grouville Marsh, which is a Site of Special Scientific Interest (SSI).

The Planning Inspectors, in their assessment of it following the examination in public, did not consider the site to be preferable to the sites allocated in the draft Bridging Island Plan or the alternatives proposed by the Minister. In their report, they raise the issue of the site's integration with the built-up area, suggesting that this requires more than close proximity, and that integration requires both proximity and a satisfactory spatial relationship with the surrounding development. They also highlighted the potential impact of the development on the SSI. Whilst this amendment seeks to secure the rezoning of part of Field G234 and the adjacent land, the remainder of Field G234 remains within the same ownership and it is proposed that any rezoning would be conditional on the provision of a fifteen-metre environment buffer zone between the built development and the SSI. This will enhance the environmental value of the land and provide a safeguard for the SSI. This requirement should be specified by the Minister in the affordable housing site assessments in Appendix 1 of the plan, and his supplementary planning guidance for the site, and would need to be delivered as part of a planning obligation agreement.

There will inevitably some visual impact resulting from the development but that is the case for all developments in the countryside. Some of this impact can be reduced by the planning guidance given to the developer. There will be no visual impact when viewed from the North or East and most of the development will not be seen from the South as the land falls away below the new estate. There will be some visual impact from the South on La Rue à Don. This area was formerly covered by a glass house. The visual impact when viewed from the West will not be significant as the existing housing already forms the backdrop.

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.

APPENDIX 1

Field G234 and adjacent land, Grouville	
Existing use	Agriculture
Approximate site area	1.18 hectares/6.56 vergées
Potential type and yield of homes	Approximately 40 homes (at an indicative density of 35 dwellings per hectare).





<p>Planning obligations (to include, amongst others)</p>	<p>The provision of a buffer zone of at least 15m adjacent to the northern boundary of the site, to safeguard the special ecological value of Grouville Marsh SSI.</p>
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