

# STATES OF JERSEY



## **ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – SEVENTY-SECOND AMENDMENT USE OF FIELD G358A, GROUVILLE**

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Lodged au Greffe on 7th February 2022  
by Deputy S.G. Luce of St. Martin

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**STATES GREFFE**

ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – SEVENTY-SECOND  
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 –  
“2. Field G358A Grouville (0.55 hectares/3.07 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).”.

DEPUTY OF ST. MARTIN

**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 G358A Grouville (0.55 hectares/3.07 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 of Grouville have been extremely proactive in their preparation work for the Draft Bridging Island Plan. The Parish has consulted with their parishioners on many occasions in the past, and consequently a number of sites were proposed to the Draft Bridging Island Plan.

Since 2018 the Parish have placed a regular six monthly “call for sites” in their hugely successful Parish magazine. In 2019 the parish sent a flyer out to all Grouville addresses, and they posted questionnaires on their Parish of Grouville website to encourage discussion on all types of housing provision in the parish. Banners were erected, and the radio and television were also used to promote the Parish’s desire to consult on the whole “housing issue”.

Members will know that, following the Inspection in Public for the Draft Bridging Island Plan, the Parish of Grouville have been successful in having one housing site proposed for rezoning. That site is field G392A (as shown on the map attached). Field G392A has many advantages, not least the direct access on to the main road. It is also close to many parish amenities, as well as having good access to the parish school and bus stops.

Following on from the successful promotion of field G392A, the parish would now like to seek permission to rezone a further small field almost immediately adjacent to the one already proposed for approval. This is field G358A. It is just over 3 verges in size and would accommodate around 19 housing units.

The Parish would wish field G358A to also be rezoned for affordable housing. There is no doubt that, if developed separately, this field would create significant landscape harm but, now that field G392A has been “approved for rezoning”, that landscape harm falls away as a material consideration. If this field was rezoned it would support a sensitively designed affordable housing scheme in a logical location. For all the reasons of infrastructure, public transport, access to local amenities and the availability of a safe route to school...this site should be supported for affordable housing.

In conclusion, the site is on the edge of the existing Built-Up Area and close to the parish school. It is within walking distance of shops and services. It is close to the primary road network and has a frequent bus service within walking distance. Future residents would be within cycling distance of Gorey Village, Gorey Common and local beaches. Development of this site would support local families with connections to the parish. The Parish has identified the need for affordable homes for parishioners and is fully aware of the wider Island requirement. For these reasons this field is proposed as a very acceptable site for affordable housing.

### **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.



