

STATES OF JERSEY



ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – NINETY-EIGHTH AMENDMENT TABOR PARK

Lodged au Greffe on 14th February 2022
by the Minister for the Environment

STATES GREFFE

PAGE 2 –

After the words “the draft Island Plan 2022-25” insert the words “except that –

- (a) in Policy H6, after the words “built-up areas.”, there should be inserted a new paragraph as follows –
“Land identified at Tabor Park, St. Brelade shall be safeguarded for the future development and expansion of supported living or over-55 homes.”;
- (b) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to include land at Tabor Park within the defined built-up area, as shown in the area outlined in green in Plan 1 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd. (98)); and
- (c) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to include land at Tabor Park as a designated supported housing site, as shown in the area highlighted in orange in Plan 1 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd. (98)).”

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 –**

- (a) in Policy H6, after the words “built-up areas.”, there should be inserted a new paragraph as follows –
“Land identified at Tabor Park, St. Brelade shall be safeguarded for the future development and expansion of supported living or over-55 homes.”;
- (b) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to include land at Tabor Park within the defined built-up area, as shown in the area outlined in green in Plan 1 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd. (98)); and
- (c) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to include land at Tabor Park as a designated supported housing site, as shown in the area highlighted in orange in Plan 1 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd. (99)).”

REPORT

The scope of this Island Plan review has not included a detailed and systematic review of the built-up area boundaries of the plan.

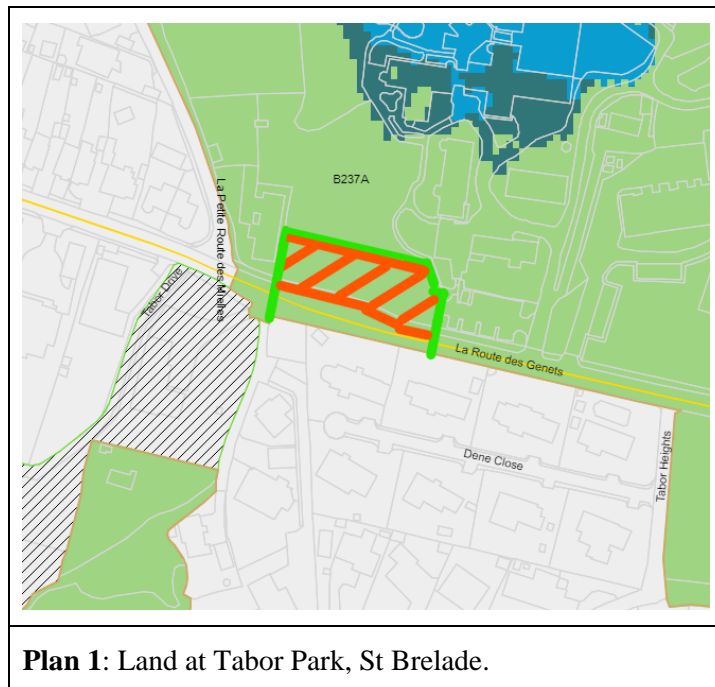
A number of representations have, however, been received which have sought to raise issues relating to the definition of the built-up area. Some of these seek to resolve what effectively amount to anomalous issues where it is evident that the boundary of the built-up area, as defined on the proposals map, does not satisfactorily relate to the situation 'on the ground'. In most instances, these are longstanding and concern domestic boundaries.

As a result of the consultation and examination in public, the Minister has proposed to make minor amendments in relation to the built-up area boundary, which are covered by a separate amendment lodged to P.36/2021, all of which are in accordance with recommendations made the independent planning inspectors in their report.

The case of Tabor Park, whilst also recommended for inclusion into the built-up area by the planning inspectors (see inspectors' report recommendation 17, Page 41), has been further considered by the Minister, where he is of the view that this particular site should be developed in a manner to complement the existing form of development at Tabor Park, and to encourage and enable 'right-sizing'.

Whilst the draft Bridging Island Plan does not otherwise make specific provision for over-55 or supported living homes, this site presents a unique opportunity to expand the existing - well established – facility to the north and east of the site. This would provide greater variety and choice of homes within the island's secondary urban centre, involving the provision of homes for older people in a sustainable location whilst also potentially enabling the release of larger family homes.

The land affected by this proposed amendment is shown below.



Financial and manpower implications

There are no direct financial and manpower implications.

CRIA statement

The effect of this amendment is in positive alignment with the [Minister's published CRIA](#), and will not lead to adverse impacts upon the rights of children.