

STATES OF JERSEY



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

FIELD 559 – AFFORDABLE HOUSING

Lodged au Greffe on 12th July 2021
by Senator K.L. Moore

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 in Policy H5 – Provision of affordable homes –
‘10. Part of field P559, St. Peter (0.79 hectares/4.34 vergées)’;
- (b) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of (a); and
- (c) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones be amended to reflect the adoption of (a).”.

SENATOR K.L. MOORE

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 –
‘10. Part of field P559, St. Peter (0.79 hectares/4.34 vergées)’;
- (b) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of (a); and
- (c) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones be amended to reflect the adoption of (a).”

REPORT

With several amendments now published to withdraw sites for rezoning to provide homes within this bridging Island Plan alternatives should be sought and considered so that we meet the needs of the community as identified in the Objective Assessment of Housing Needs 2019, by providing additional units of affordable homes within this bridging island plan.

The concept of building on both fields 632 and 559 has the support of the parishioners of St Peter. Following a consultation by the previous Constable, a proposal for 65 three-bedroom first time buyer homes backed by Andium Homes and designed by Godel Architects was presented to a packed Parish Assembly on the 13th September 2017. The scheme was supported almost unanimously.

Unfortunately, the States Assembly voted against P.39/2019 on the 3rd May 2019 (see Appendix 2). Since then housing costs have continued to rise considerably. Members continue to acknowledge the difficulties that many families face due to the shortage and cost of housing in the island.

Having served on the Parish committee which was set up to review potential sites for housing prior to the publication of this BIP I am aware that there remains support in the parish for both fields to be rezoned for affordable housing.

The dairy farm across the road to this site has been reduced to a herd of only 10 cows, with plenty of adjacent agricultural land available fields 632 and 599 are not essential. The nearest dairy farm to this site is about a mile to the north.

The majority of the farm buildings have received planning approval and are being redeveloped to provide 9 three bedroom and 2 four-bedroom homes (RP/2020/1433) that will be for sale on the open market. Those new homes will extend the settlement boundary of St Peter's village to the east, beyond the boundary of field 559. The Constable has lodged an amendment to rezone field 558, sitting just to the north of field 559, its boundary is also further to the east of the boundary of field 559. Therefore, no greater harm will be done to the landscape by including this field alongside the current development site that has received planning approval.

By supporting this amendment members will be offering hope to families who are desperately in need of affordable housing. Situated on the edge of a village, there will be easy pedestrian access to the village amenities including a school (with room for expansion), a doctor, dentist, supermarkets and pubs. Les Quennevais School is within walking and cycling distance, there is a good bus service and cycle routes to town. St Peter's village offers a great quality of life and its residents would welcome the opportunity to offer newcomers the benefits they enjoy there.

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 review

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.

Housing was noted in the Report of the Independent Jersey Care Inquiry in 2017¹ as having had a marked impact on family life and wellbeing in respect of shortage and cost, and has been identified in the Children's Commissioner's Life on the Rock report as one of the top five issues that would make Jersey better for over a quarter of children.²

¹ The Report of the Independent Jersey Care Inquiry 2017 - <http://www.jerseycareinquiry.org/Final%20Report/Volume%201%20Combined.pdf>

² Children's Commissioner for Jersey (2021): Life on the Rock Report - <https://www.childcomjersey.org.je/media/1533/lifeontherock080721.pdf>

