

STATES OF JERSEY



ISLAND PLAN 2011: REVISED DRAFT REVISION – APPROVAL (P.37/2014) – THIRD AMENDMENT (P.37/2014 Amd.(3)) – COMMENTS

**Presented to the States on 11th July 2014
by the Minister for Planning and Environment**

STATES GREFFE

COMMENTS

Whilst supporting the desire to provide new homes in our rural centres to ensure the continued viability and vitality of parish communities, I am concerned to ensure that residential development on Field 402, St. Martin, where it is facilitated by the release of valuable greenfield land, also contributes towards the Island's need for affordable homes.

To ensure that new homes here are only accessible to those people who are most in housing need, it is essential that their allocation is undertaken through the Housing Gateway. This will allocate homes to people based on an assessment of their income level and, under the proposed definition of Category A homes, to households with a median income level or below.

This **does not** preclude the occupation of any homes by St. Martin parishioners or those with connections to the parish who would like to move into/back to St. Martin, but only where they would also 'qualify' as being in 'housing need', as assessed through the Housing Gateway operated by the Strategic Housing Unit.

Whilst the purposes of the St. Martin's Housing Association and the thrust of this amendment are undoubtedly well-intentioned, the effect of this amendment would be to remove any effective control as to who could occupy these homes, and thus effectively render them as 'Category B/open market' homes, for which there is already adequate provision in the Plan, and for which there is no justification to release greenfield land.

Similarly, whilst there is the intention that the land be developed by, or on behalf of the St. Martin's Housing Association, this could not be regulated by the planning system and, if and when rezoned, is a matter for the landowner.

On the basis of the above, I am unable to support this amendment.