

STATES OF JERSEY



ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – SIXTEENTH AMENDMENT FIELD MN410, ST. MARTIN

Lodged au Greffe on 12th July 2021
by the Deputy of St. Martin

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 removed from the list of sites to be zoned for affordable homes in Policy H5 – Provision of affordable homes –
 - 2. Field MN410 St. Martin (0.75 hectares/4.2 vergées).
- (b) within Policy H6 – ‘Supported housing’, after the words “proposals for the development of supported homes including,” there should be inserted the words “age-restricted homes (for people over 55),”;
- (c) within Policy H6, after the first paragraph there should be inserted the following new paragraph –

“To support the provision of homes that help meet the needs of an ageing society the following sites are specifically zoned for the provision of age-restricted over-55 homes, and their development for any other use will not be supported:

 - 1. **Field MN410, La Rue des Buttes St Martin** (0.75 hectares/4.2 vergées), to provide retirement homes for rent and purchase, to be administered by the Sir David Kirch Charitable Trust in conjunction with the Parish of St Martin.”;
- (d) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of (a) (b) and (c); and
- (e) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of (a) (b) and (c).”

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 removed from the list of sites to be zoned for affordable homes in Policy H5 – Provision of affordable homes –
 - 2. Field MN410 St. Martin (0.75 hectares/4.2 vergées).
- (b) within Policy H6 – ‘Supported housing’, after the words “proposals for the development of supported homes including,” there should be inserted the words “age-restricted homes (for people over 55),”;
- (c) within Policy H6, after the first paragraph there should be inserted the following new paragraph –

“To support the provision of homes that help meet the needs of an ageing society the following sites are specifically zoned for the provision of age-restricted over-55 homes, and their development for any other use will not be supported:

2. **Field MN410, La Rue des Buttes St Martin** (0.75 hectares/4.2 vergées), to provide retirement homes for rent and purchase, to be administered by the Sir David Kirch Charitable Trust in conjunction with the Parish of St Martin.”;

(d) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of (a) (b) and (c); and

(e) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of (a) (b) and (c).

REPORT

Field MN410, La Rue des Buttes, St Martin has been identified as a possible site for affordable housing within the new Draft Bridging Island Plan. The fact that this particular field has been submitted for rezoning will come as no surprise to anyone who has followed the history of this field. Field MN410 has been the subject of potential development for very many years, and has had various schemes proposed on it during that time.

Field MN410 has always been, and still is, “in agriculture”. However, it has not been farmed for decades, being used only as a car park for various Parish events, mainly the annual St Martin’s Bonfire. It has recently been “tidied up”, but the land has not been ploughed or used for agricultural cropping for a very long time.

The field has quite recently changed hands into new ownership, and The Sir David Kirch Charitable Trust now owns Field MN410. Ever since the time of purchase it has been the intention of the Trust to develop the land with bungalows (or other units) for elderly persons, with the units allocated to persons through the Parish of St Martin in accordance with their selection criteria. The proposed rezoning of Field MN410 for affordable homes is therefore unfortunate.

St Martin is rightly proud of its provision of homes for all parts of its Parish community, and for all ages. Most recently St Martin has delivered 20 affordable homes for young families in Clos Le Troquer. These homes are “shared equity in perpetuity”, and the Parish is pleased to be a leader in the development of this type of property. However, the Parish is also aware that there is a great need for more retirement homes, and hence it would support the proposals that Sir David is bringing forward through his Trust.

The model for the type of development that Sir David proposes has already been produced by him through his development of Les Frères, Le Chemin des Maltières, Grouville in association with the Christians Together in Jersey Housing Trust. St Martin welcomes the opportunity to now work with Sir David on his plans for Field MN410.

It is clear that the provision of these retirement homes will in turn release family size homes onto the market. It is also clear that there is presently a great demand for family homes in the Island. There is a recognised need for more elderly people to “downsize” or “right size”, and allow families to access the size of property they require, while allowing those who are retired to live in properties that are of a more manageable size. The scheme that is proposed by Sir David is therefore to be commended.

The Parish of St Martin is very happy to support the proposals of Sir David, and consequently hopes that States Members will in turn support the rezoning of Field MN410 for retirement homes. There will be other opportunities to provide affordable homes within St Martin, and the Parish will actively be promoting schemes that can deliver more affordable homes with shared equity, and in perpetuity. As a Parish, St Martin wishes to continue to develop sustainable sites for ages, and all needs.

Financial and manpower implications

There are no financial or manpower implications in relation to the inclusion of the site as identified.

CRIA statement

This amendment has been assessed in relation to the [Bridging Island Plan CRIA](#). Whilst this amendment rezones a field designated for affordable housing, it has long term implications for the availability of family sized properties, as the housing developed pursuant to this amendment would facilitate downsizing.