

STATES OF JERSEY



ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – SEVENTEENTH AMENDMENT USE OF FIELD MN489 FOR OVER-55'S HOMES

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) 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),”;
- (b) 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 MN489, La Longue Rue, St. Martin** (1.3 hectares/7.2 vergées), to provide homes for rent, to be administered by St Martin’s Parish.”;
- (c) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of (a) and (b); and
- (d) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of (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) 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),”;
- (b) 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 MN489, La Longue Rue, St. Martin** (1.3 hectares/7.2 vergées), to provide homes for rent, to be administered by St Martin’s Parish.”;

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

(d) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of (a).”.

REPORT

The Parish of St Martin is rightly proud of the way it has provided for its parishioners over the decades. That is particularly the case in the last twenty or so years where there have been two parish housing schemes built for first time buyers and young families, one completed at the end of 2020. The most recent development has also been one that has used “shared equity in perpetuity” as a means to provide genuinely affordable housing for those in need.

There has also been the development of a “Village Green”, with the local tearoom relocated there from alongside the Parish Church. There has been the building of a new St Martin Primary School. Most recently there has been the development of the old school building, which is now providing a supermarket, a vet, a doctor’s surgery and pharmacy. Finally, and some time ago now, there has been the building by the Parish of sheltered accommodation for those in retirement and over the age of 55. These properties are subsidised rental properties.

The Parish wishes to continue to be forward looking, and to continue to try where it can to cater for the needs of all parishioners be that young, middle-aged or more elderly. With that goal in mind the Parish of St Martin, as part of the “calls for sites” in the Draft Bridging Island Plan, submitted a list of potential sites for possible rezoning. It was a great disappointment that field MN489 (the subject of this amendment) was not included on the list for proposed rezoning for retirement homes.

The Parish is aware that there is a need for housing across the whole Island. The Parish is also committed to continuing to “do their bit” to alleviate the housing shortage. That housing need is, however, also across all sectors of Island life. It is also clear that, in allowing “down sizing”, larger homes can be made available to families that are in need of larger, multiple bedroom, properties. This need is clearly evident in St Martin where the Parish has a long list of people seeking access to these smaller, sheltered, retirement homes.

Le Court Clos (which is the St Martin sheltered homes scheme for over 55s) is administered by the “H” trust. All proceeds of (subsidised) rental income from Le Court Clos have to be retained for the ongoing benefit of those homes, and the potential provision of additional retirement homes into the future. The Parish, via the “H” Trust, now has funds sufficient to commence another extension to the existing Le Court Clos facilities. As stated above, there is a clear need for these new homes as demonstrated by the length of the list of those requesting these homes.

The “H” Trust allocate these homes depending on the various needs of those who apply. Ideally the recipients of homes will have a strong St Martin Parish connection, so they will not have to move far. If they have strong Parish connections it is likely they will already have family nearby. They will also have made, and may well continue to make, contributions to the Parish community. Their social need will be a strong contributing factor to their ability to access these houses, as will be hardship. The Parish particularly wants to assist those who have fallen on hard times, irrespective of the reason for that. Finally, the Parish want to assist those that wish to downsize. The benefits of downsizing needs not be rehearsed here, but it is clear that finding ways for substantial, largely unused, homes to be freed up for families that can better utilise them is good for all.

In conclusion, St Martin has a proud record of providing homes for people and parishioners of all ages. The Parish wishes to carry on in that same tradition by building not only more affordable homes for young families, but also more retirement homes for the elderly. The rezoning of field MN489 would allow St Martin to fulfil some of the great demand there is for these sheltered, retirement homes.

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 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.