

STATES OF JERSEY



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

AMENDMENT TO POLICY CI2

Lodged au Greffe on 7th February 2022
by the Senator S.W. Pallett

STATES GREFFE

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

1 PAGE 2 –

After the words “the draft Island Plan 2022-25” insert the words “except that within Policy CI2 –

- (a) in the first paragraph there should be inserted after 3. the following -
 - ‘4. within the site designated for a nursing facility, Field MN688, St. Martin
- (b) in the second paragraph after the words “a proven island”, there should be inserted the words “or parish specific”;
- (c) in the second paragraph replace sub-paragraph a. with the following:
 - “a. the development is essential to delivery and continuation of health and social care services, including where there is a specific local need arising within a parish, and which cannot reasonably be met through alternative sites, service delivery arrangements or co-location with other services in a suitable location; and”;
- (d) in the second paragraph, sub-paragraph b. after the words “spatial strategy” there should be inserted the words “and any parish-specific needs and
- (c) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent to the adoption of (a)-(e).”

SENATOR S. W. PALLETT

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 within Policy CI2 –**

- (a) in the first paragraph there should be inserted after 3. the following -
 - ‘4. within the site designated for a nursing facility, Field MN688, St. Martin
- (b) in the second paragraph after the words “a proven island”, should be inserted the words “or parish specific”;
- (c) in the second paragraph replace sub-paragraph a. with the following:
 - “a. the development is essential to delivery and continuation of health and social care services, including where there is a specific local need arising within a parish, and which cannot reasonably be met through alternative sites, service delivery arrangements or co-location with other services in a suitable location; and”;

- (d) in the second paragraph, sub-paragraph b. after the words “spatial strategy” should be inserted the words “and any parish-specific needs and
- (c) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent to the adoption of (a)-(e).”

Report

The Bridging Island Plan 2021, (BIP, 2021) acknowledges that there is an urgent need for more healthcare facilities such as quality care homes. People in Jersey, as in most developed economies, are living longer than in past generations and the proportion of the island's population that is retired is projected to grow significantly. Currently, we expect the number of people aged 65 and over will rise from about 18,900 to 29,900 over the next 20 years and, the number of people aged 85 and over will more than double, from 2,600 to 5,600, over the same period.

Currently, around half of Jersey's population has at least one of 40 long-term health conditions, with older people often having more complex health needs to manage. This, in turn, requires more care and treatment. As the population profile continues to age, the growing need for care and treatment could put our health system under significant strain if work is not done to address where and how we provide accessible and sustainable healthcare services.

The Jersey Care Model for Health and Community Services (Nov 2020) acknowledges that the current approach to delivering care has been unsustainable and needs to change:

“We want all islanders to enjoy great physical and mental health for as long as possible and, regardless of age, islanders should expect easy access to the best care and services, including access to mental health services, which should be equal to those offered for physical health.

To further this aspiration, the Jersey Care Model has been developed as a clinically-led model for how future health and care services are to be delivered across all sectors in the island. The model seeks to move away from the unsustainable institutional-based model of care, into a more modern community- based structure, which aims to:

- *ensure care is person-centred with a focus on prevention and self-care, for both physical and mental health;*
- *reduce dependency on secondary care services by expanding primary and community services, working closely with all partners, in order to deliver more care in the community and at home;*
- *redesign health and community services so that they are structured to meet the current and future needs of islanders.*

The implementation of the Jersey Care Model will lead to a significant change in how people engage with and experience the full spectrum of health and social care services in Jersey, and this change is to take place not only in service delivery, but also in a physical sense with new and changing demands upon healthcare infrastructure.”

The 6659m² care complex site is low quality agricultural land in horticultural use, to the east of La Rue du Hucquet, directly opposite Ronceray Nursing Home but on the other side of the road (see **Appendix 1 and 2**).

St Martin's Village lies to the east (approx. 1km). The care home would serve the north-eastern parishes of Trinity, St Martin, Grouville and northern St Saviour, where there is under provision for care facilities at the current time.

The field was considered by the Inspector's and Minister in the BIP Hearings, but was rejected by both, on the basis of a belief that a care home in this location wouldn't meet the Jersey Care Model ethos which has moved away from 'institutionalised care'. However, this proposal would provide local nursing home and dementia care in the heart of the St Martin's community, where the need is greatest, which is entirely in accordance with the spirit of the Jersey Care Model.

This approach misses the opportunity to create well-designed, landscape character appropriate care home development in locations outside of the Built-Up Area, within and part of the communities that require the facilities (see **Appendix 3**). The new Jersey Care Model states it "seeks to move away from the unsustainable institutional-based model of care, into a more modern community-based structure" but it is unclear how that will be possible if care homes cannot be built in those communities outside of the Built-Up Area.

Summary

- A cycle/walking track from Field Mn688 has been discussed with relevant landowners and the Parish of St Martin, which would provide a route to St Martin's village for pedestrians/cyclists which is only 4 fields away (see **Appendix 4**).
- The main foul drain run from the main sewer in La Rue du Hucquet via Le Clos de Preference passes through Field Mn688 and it is already connected with 2 manhole covers present on site.
- Mains water for Field MN688 is present at the entrance of the site which serves Le Clos de Preference, originating in La Grande Route de St Martin.
- There are bus stops within 100m of the site and a bus stop could be provided in a recess of the roadside wall of Field Mn688.
- Field Mn688 is the only pocket of land remaining on this side of La Rue du Hucquet.
- The care complex proposed would be state of the art provided by LV Group. The scheme could include 3 blocks:
 - 12 one-bedroom flats, a staff core, communal space, set within its own garden with 12 allocated parking spaces (including 3 disabled spaces);
 - 12 bed Low/Medium Dependency Care Home, including 8 single storey en-suite bedrooms and 4 two-storey apartments, set within its own grounds with allocated parking (10 spaces including 3 disabled spaces);
 - Bungalow which can accommodate 4 additional apartments or a Day Centre in its own grounds with allocated parking (6 parking spaces)
- Any care home provided on Field Mn688 would be within convenient travelling distance for the parishes of Trinity, St Martin, Grouville and northern St Saviour, without having to travel to other parts of the islands or to St Helier. Together these parishes represent approx. 25% of the island's population (Census, 2011).

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 implications

This amendment has been assessed in relation to the [Bridging Island Plan CRIA](#). This amendment would have no negative impact on children.

Appendix 1 – Location Plan



Appendix 2 – Photo of the Site

