

**FIELD 413 (PART OF), LA LONGUE RUE, ST. MARTIN: REZONING FOR RESIDENTIAL DEVELOPMENT**

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**Lodged au Greffe on 2nd February 1999  
by the Planning and Environment Committee**

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**STATES OF JERSEY**

**STATES GREFFE**

175

1999

P.15

Price code: A

## **PROPOSITION**

**THE STATES are asked to decide whether they are of opinion -**

to approve the rezoning of the remainder of Field 413, St. Martin, measuring approximately  $\frac{3}{4}$  vergées, from Agricultural Priority Zone to use for parish sheltered housing, as shown on Map 552/1.

PLANNING AND ENVIRONMENT COMMITTEE

## **Report**

The parish of St. Martin provides sheltered housing for its elderly parishioners at Le Court Clos, which presently comprises six two-person, one-bedroom bungalows. The Constable of St. Martin is aware of many elderly parishioners waiting to take up sheltered residence, and initially would like to provide eight additional two-person dwellings on an adjacent area of land. Ultimately, a total of 20 sheltered housing units will be built, in phases, over the land.

The owner of Field 413 is willing to sell the remaining area of land (approximately 3¼ vergées) which is currently used for agriculture, to the parish.

The site is situated on the edge of, but outside the built-up area of St. Martin's Village, as defined on the St. Martin's Village Plan approved in 1994. It falls within the Agricultural Priority Zone of the Island Plan, in which there is a presumption against development unless it is for agricultural purposes. The site is also on the edge of the Water Pollution Safeguard Area; however as a main sewer is available, there is no pollution risk to the ground water.

The St. Martin's Village Plan identified three fields as possible future category A housing sites, although they were not rezoned and remain in agricultural use. The parish investigated the availability of the land, but found them either too large or unavailable because of complex legal restrictions.

The sheltered dwellings come within the concept of category A housing, in that they are designed to meet a specific local housing need. Due to the proximity of the existing sheltered dwellings, the availability of the land, and the demand for these units, the Planning and Environment Committee consider that presumption in the Agricultural Priority Zone should be set aside and the land rezoned for parish sheltered housing.

