

Mrs Helen Wilson BA (Hons),  
32 Penny Close,  
Brockhill,  
Redditch,  
B97 6TW

4th January 2014

Dear Mrs Wilson,

**Examination in Public - Field 402, St Martin, Jersey**

Thank you for your letter dated 10<sup>th</sup> December 2013 concerning the queries raised by the Inspectors in relation to Field 402 in St Martin. I am sorry that I have not responded sooner but I hope the attached information is of some assistance. I have attached the “fourth draft” of a report, originally prepared in March 2011 before I was Connétable but subsequently updated, this to assist the Inspectors. I retain the original if you wish me to submit that document too. I have also enclosed a document with responses to the various questions you have posed in your letter of the 10<sup>th</sup> December.

The attached report was originally completed back in March 2011 when I was honorary secretary of the Village Plan Working Party. I took it upon myself to compile the document and circulated it to all the members of the Working Party so that we could press ahead and report back to parishioners as to what had been achieved in the twelve-month period.

The report was discussed at a meeting of the Working Party who confirmed it as an accurate record of events and of the progress that had been made towards a “Village Plan”. Some believed it should have been in a different format, some thought it could be shorter but all thought it a thorough report of the work that had been undertaken and the stage reached.

I believed it would satisfy parishioners that:

- a) A site had been found to accommodate the number of houses being suggested for one of the six rural parishes in the (Draft) Island Plan.
- b) That the site (Field 402) had actually been identified many years previously, draft plans had already been prepared and the land-owner wished to engage with the parish for that development.
- c) That the project should be undertaken by the experienced St Martin’s Housing Association who had a proven track record of such a development having built the Rue de la Haye homes and whose aim was to provide residential accommodation, in particular for persons with close connections to the Parish of St Martin.

Disappointingly it was never circulated to parishioners at a Parish Assembly as other issues kept arising. I found this somewhat frustrating but can understand that the Constable of the time was still involved in the parochial issues identified in the report, that the (Draft) Island Plan had yet to be approved and the Chairman of the Working Party launched his own election campaign in May 2011.

The then Connétable announced in July 2011 that he would not be seeking re-election and I started my own election campaign for the position. As it was, no other candidates stood for the post in September 2011 and I immediately started the preparation work for my new post as Connétable-elect, to serving out my “term of notice” with my previous employer, undertaking training sessions as a new States Member and trying to visit every home in the Parish with a manifesto. Both the Chairman and I took up our new positions at the end of 2011.

I believe many lessons have been learned regarding this project that the *St Martin’s Housing Association* and the *St Martins Village Plan Working Party* wished to bring forward. As the new Connétable I take responsibility for the delays that have subsequently taken place but hope the report is of some assistance in showing why those delays occurred. I’m sure the Chairman of the Working Party also believes that an alternative course should have been taken. However many meetings were held and we believe progress was made, albeit slow, during 2012 and 2013. The Minister’s letter dated 30<sup>th</sup> July 2013 placed all matters on hold despite the expense undertaken by the St Martin’s Housing Association in the preparation of revised plans, a scaled model and the architect fees.

The issue now appears to relate not to whether Field 402 should be re-zoned for development but how and who should develop it. The Minister or Department had not engaged with the parishioners through a Parish Assembly or Parish Consultation and the issue now appears to be whether the land should be used for a parish-led development of 13 affordable homes (for young families with strong parish connections who will enhance the parish community) and 2 Category B houses (for the owner of the land who wishes to progress with the Parish-led scheme) or whether the field should be re-zoned for a States or private-led development of up to 22 homes on a 80% - 20% split of social-rented and privately-owned respectively.

Please feel free to call me if you have any other queries and I look forward to seeing you and the Inspectors again on the 15<sup>th</sup> January 2014.

Yours sincerely,

Michel Le Troquer  
**Connétable**