

# STATES OF JERSEY



## ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – ONE HUNDREDTH AMENDMENT SUSTAINABLE COMMUNITIES FUND

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Lodged au Greffe on 28th February 2022  
by the Minister for the Environment

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STATES GREFFE

**PAGE 2 –**

After the words “the draft Island Plan 2022-25” insert the words “, except that within Proposal – Sustainable Communities Fund, on page 78, there should be substituted the following for the second paragraph –

“Work to design and introduce the necessary legal mechanisms for the Fund will take place over the plan period of the bridging Island Plan, ready for inclusion into the subsequent review of the Island Plan.””.

MINISTER FOR THE ENVIRONMENT

**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 Proposal – Sustainable Communities Fund, on page 78, substitute the second paragraph with the following –

“Work to design and introduce the necessary legal mechanisms for the Fund will take place over the plan period of the bridging Island Plan, ready for inclusion into the subsequent review of the Island Plan.”

The policy, as it is proposed to be amended, is set out in full at appendix 1.

## REPORT

The draft bridging Island Plan proposes the development a new Sustainable Communities Fund (SCF). This fund will be designed to capture a small proportion of the private value uplift arising from the development process and invest it back into the community.

Some concern was expressed, as part of the draft plan consultation feedback, that it was not clear when such a fund might be introduced.

As part of his post-consultation feedback the Minister accepted that the wording of the proposal seeking to pursue the introduction of the Sustainable Communities Fund could be clearer to avoid any confusion or fear that the SCF would be placed upon the framework of the Bridging Island Plan (see SR66: [R Draft Bridging Island Plan - Post-consultation report - part 3.pdf \(gov.je\)](#)).

This amendment, therefore, proposes amended wording to the proposal to ensure that the intention to bring the fund forward as part of the subsequent Island Plan is clear. Such a change has been supported by the independent planning inspectors (see Recommendation 1: [R Jersey Draft Bridging Island Plan EiP Inspectors Report to Minister for the Environment.pdf \(gov.je\)](#)).

This work will be undertaken over the plan period of the bridging Island Plan, to inform the subsequent review.

### **Financial and manpower implications**

The amendment, if approved, is not expected to result in any additional burden upon the Government's financial or human resources.

### **Child Rights Impact Assessment implications**

This amendment has been assessed in relation to the [Bridging Island Plan CRIA](#) and is not considered to have any implications.

## **Appendix 1: Proposal – Sustainable communities fund**

### **Proposal – Sustainable communities fund**

Recognising the challenges to secure the sustainable future development of Town, a Sustainable Communities Fund will be established and funded through a land development levy, subject to approval by the States Assembly.

Work to design and introduce **the necessary legal mechanisms for the Fund** will take place over the plan period of the bridging Island Plan, **ready for inclusion into the subsequent review of the Island Plan.**

The viability of the proposed Fund will be assessed and arrangements for the governance and allocation of the Fund, including the role of Parishes, will be set out when it is proposed. As part of this work, restrictions will be put in place, through regulations, to ensure that developers are not charged twice for the same infrastructure.

Should a mechanism also be introduced to deliver a proportion of affordable homes on all housing development sites, restrictions would also be put in place to ensure that contributions to the Sustainable Communities Fund were viable, proportionate and appropriate in light of the contribution made by the delivery of affordable homes.