

STATES OF JERSEY



ISLAND PLAN 2011: APPROVAL (P.48/2011): COMMENTS

Presented to the States on 20th June 2011
by the Minister for Housing

STATES GREFFE

COMMENTS

This Island Plan provides, amongst other things, a framework for the delivery of affordable housing through a small number of rezonings, the allocation of some States owned land and in the longer term a policy which will require developers to provide affordable housing on all windfall sites. Whilst I am generally supportive of the Plan and its proposals I am not in favour of significant green field rezoning whilst other options are open to us.

Whilst the Plan provides a useful framework, the development of the windfall sites and therefore the delivery of the affordable housing will be driven by the market. If there are buyers for the homes then developers will build them and we will get the affordable housing we need as a by-product. If these developments do not come forward as hoped then affordable housing supply will be constrained and we will have to consider how best to increase supply. That will either be through the rezoning of green fields, something that I have already said that I do not support, or through the development of more States owned sites. What is crucial is that the performance of the plan is monitored on an annual basis so that if it becomes clear that adequate numbers of homes will not be delivered we can intervene in a timely manner.