

# STATES OF JERSEY



## ISLAND PLAN 2011: APPROVAL (P.48/2011): FIFTY-SIXTH AMENDMENT

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Lodged au Greffe on 27th June 2011  
by the Minister for Planning and Environment

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STATES GREFFE

**PAGE 2 –**

- (a) In Policy H1 – Category A housing sites (page 246 – 247) –
  - (i) delete the first 3 paragraphs and the list of 3 sites under the first paragraph (namely all the text from the words “To contribute to the requirement for Category A housing” to the words “requirements for Category A homes can be met in a timely manner.”);
  - (ii) after the words “as set out in supplementary planning guidance to be published and adopted by the Minister for Planning and Environment”, insert the words “This guidance will specify the definition of Category A housing and will be finalised only after the endorsement of the States Assembly.”.
- (b) Make any further consequential changes to the draft Plan as required, in the supporting text, Appendices and Proposals Map, to remove references to De La Mare Nurseries, Grouville; Field 785, St. Ouen; and Field 1219, St. Helier as H1 housing sites.

MINISTER FOR PLANNING AND ENVIRONMENT

NOTE

This amendment to an amendment has been lodged by the Minister for Planning and Environment for less than 8 weeks before the start of the debate in accordance with the provisions of Article 4A of the Planning and Building (Jersey) Law 2002. Paragraphs 4A(2), (3) and (4) are in the following terms –

**4A Procedure for and following lodging of draft Island Plan**

- “(2) An amendment to a draft Island Plan cannot be debated by the States unless it has been lodged for a minimum period of 8 weeks.
- (3) An amendment to an amendment to a draft Island Plan cannot be debated by the States unless it has been lodged for a minimum period of 6 weeks.
- (4) Paragraph (2) or (3) does not apply to an amendment lodged by the Minister if the States agree that the amendment may be debated forthwith or on a day or at a time approved by the States.”

In accordance with the provisions of paragraph (4) the Minister for Planning and Environment will seek the agreement of the States to debate this amendment during the debate on the ‘Island Plan 2011: approval’ (P.48/2011).

## **REPORT**

During the States Debate on the Island Plan, the Minister has been made aware of a potential risk that it may not be possible to deliver the expected housing mix of 50% social rented and 50% Homebuy2, on the 3 sites as listed in Policy H1 of the Plan, (these sites being De La Mare Nurseries, Grouville; Field 785, St. Ouen; and Field 1219, St. Helier).

It is prudent therefore at this stage not to proceed with the rezoning of these sites and the Minister is proposing to withdraw them from the H1 policy.

The Minister is already committed bring back to the States before the end of 2011 details of the affordable housing mechanism.

The Minister will in addition, bring back further details on the mechanism to secure the desired housing mix on rezoned sites and may seek to revise the definition of Category A housing within the H1 policy.

Once this is achieved, the Minister may bring back to the States sites for rezoning.

A working group will be immediately set up to review matters. This working group will be chaired by the Ministry for Treasury and Resources and will include the Department of the Environment and Housing, plus interested States Members. The objective being to bring any changes back to the Assembly before the end of 2011.

Taking account of the amendment of the Minister for Education, Sport and Culture that has already been adopted, the full Policy H1 would read as follows if this amendment is adopted –

### **‘Policy H1**

#### **Category A housing sites**

“To contribute to the provision of affordable homes, especially over the first five years of the Plan period, States-owned sites will also be developed, in whole or in part, to provide, at least, 150 affordable homes. This includes the following sites, which are already identified for disposal:

- Le Coin, Ann Street;
- former Jersey College for Girls site, Rouge Bouillon;
- South Hill States Offices;

But may also involve others, should they be deemed to be surplus to requirements during the Plan period, including:

- former D’Hautrée School site, St. Saviour’s Hill; and
- Ambulance HQ, Rouge Bouillon.

The specific proportion and type of affordable homes to be provided on H1 sites will be determined according to need, as set out in supplementary planning guidance to be published and adopted by the Minister for Planning and Environment. This guidance will specify the definition of Category A

housing and will be finalised only after the endorsement of the States Assembly.

Planning permission for the development of these sites for other purposes will not be approved unless it can be demonstrated, to the satisfaction of the Minister for Planning and Environment, that their development, in whole or in part, is not required for the purposes of meeting the need for affordable homes.

It is also considered that there is potential for the development of the Esplanade Quarter to contribute to the need for affordable homes (over and above that required under the auspices of Policy H3 Affordable Housing).”

### **Financial and manpower implications**

There are no additional financial or manpower implications arising from this amendment as work will be done using existing resources.