

STATES OF JERSEY



ISLAND PLAN 2011: APPROVAL (P.48/2011) – FORTY-SECOND AMENDMENT

Lodged au Greffe on 16th June 2011
by the Minister for Planning and Environment

STATES GREFFE

ISLAND PLAN 2011: APPROVAL (P.48/2011) – FORTY-SECOND
AMENDMENT

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After the words “the revised draft island Plan 2011” insert the words “, except that, in paragraph 6.129, (page 253), for the words ‘but which is likely to be initially set at two years’ substitute the words ‘but which will be initially set at three years, and reviewed thereafter over the Plan period’.”

MINISTER FOR PLANNING AND ENVIRONMENT

NOTE:

This 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

The Minister for Planning and Environment is minded to accept the proposed first amendment (P.48/2011 Amd.), lodged by Senator T.J. Le Main, subject to a further amendment of his own, which is to be considered later in the debate.

In addition to this, the Minister wishes to propose his own related amendment, set out here.

This adds further information to the supporting text for Policy H3: affordable housing, and complements Senator Le Main's amended proposition. It is supported by the independent planning inspectors.

The Minister accepts the principal thrust of the proposed first amendment, from Senator Le Main, to initially limit the validity of planning permission for development proposals that are to be impacted by Policy H3, to 3 years. This will enable the development industry a reasonable period of time in which to implement residential planning permissions. The 'standard' validity of a planning permit is 5 years.

In the event, however, that developers are seeking to 'sit' on consents, in order to ensure that they are not subject to a more onerous requirement to deliver affordable homes as the thresholds for the provision of affordable homes increases over time, the Minister will keep the matter under review during the lifetime of the Plan.

This further amendment to the supporting text – explicitly stating that the duration of the validity of a planning permit will be reviewed over time – makes the Minister's intent to do this clear.

Financial and manpower implications

There are no additional financial and manpower implications arising from this amendment.