

Constable of St Peter – Constable Richard Vibert – 16th June 2021

In the Draft Island Plan , one site in St Peter has been identified which is on prime Agricultural land. We are of course delighted that one site was chosen however others on less desirable land were not selected despite being able to accommodate similar levels of housing and having access to services etc..

Despite the demand in the rural areas for affordable housing the criteria set for making land available will result in only a small percentage of affordable homes being built outside of St Helier. The long-term impact of this will be that our rural centres will not survive as the as shops and other businesses need additional families within our areas on order to be financially viable in the long-term.

The type of housing is also restricted with the sites for affordable housing being earmarked for 3 or 4 bedroom family homes. Our recent experience with a site which was not passed by the UK Planning Inspector, was that there is a demand for affordable one and two bedroom units within the Parish but the sites identified do not allow for this

Finally if we are to achieve affordable housing there should be controls on the prices paid for areas identified within the Island plan for this purpose. We also need to look at the types of building being constructed in the UK and in France where 3 bedroom homes can be built for under £100K using modern building techniques

I hope some of the above is useful.