

STATES OF JERSEY



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

Lodged au Greffe on 20th June 2011
by the Minister for Planning and Environment

STATES GREFFE

1 PAGE 2 –

After the words “the revised draft Island Plan 2011” insert the words –

“except that in the section relating to Affordable housing –

(a) in paragraph 6.119 (page 251) delete the following words –

‘this case the commuted sum will equate to the difference in value between an affordable home and a market home of the same type. The amount of the commuted payment should be capable of purchasing at least as much affordable housing as that which would have been provided on-site, or may be pooled to fund the construction of affordable homes elsewhere’;

(b) in paragraph 6.120 (page 251) delete the following words –

‘again, the commuted sum will equate to the difference in value between an affordable home and a market home of the same type. The amount of the commuted payment should be capable of purchasing at least as much affordable housing as that which would have been provided on-site, or may be pooled to fund the construction of affordable homes elsewhere.’;

(c) delete paragraph 6.131 (page 253).”.

[Note – to be deleted – “6.131 When applying this policy, should the proportion result in a ‘part-dwelling’, the number of affordable homes will be rounded upwards.”]

2 PAGE 2 –

After the words “the revised draft Island Plan 2011” insert the words –

“except that in the section relating to Affordable housing, after paragraph 6.132 (page 253) insert the following new proposal 18 –

‘Proposal 18: Affordable Housing

The Minister for Planning and Environment will carry out consultation, adopt and publish supplementary planning guidance on the operation of Policy (H3): affordable housing. This will provide detail on the calculation of on-site and commuted sum values for any given housing development, together with practical information on the application of the policy, the use of planning obligation agreements, and policy procedure.

Policy H3 will not be applied until such a time that this guidance has been approved and published by the Minister for Planning and Environment, following consultation with relevant stakeholders.’,

and re-number subsequent proposals accordingly.”

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

This amendment will enable the provision of a more flexible and inclusive policy by making a more formal commitment to developing, consulting and adopting a supplementary planning guidance document for affordable housing.

The Minister for Planning and Environment acknowledges the need, and is committed to, engage with the construction industry and other relevant stakeholders in the property market to ensure that any contribution to the provision of affordable housing by the private development sector is set a level which ensures the continued viability of the industry sector and its active participation in providing private housing on the Island. The introduction of a clear proposal in the Plan, as set out in this amendment, serves to highlight this commitment and will enable the development, consultation upon and adoption of a supplementary planning guidance document for affordable housing.

This is already well-advanced, as a draft for consultation, and will be released shortly as part of the commencement of the consultation process, in advance of the proposed introduction of the policy in 2012. Importantly, this proposal also makes clear that the policy will not begin to be used until such time that the supplementary planning guidance about how it will operate, is in place.

The Minister also recognises the need for a mechanism to calculate the required affordable housing contribution which is entirely transparent and simple to both understand and operate. This amendment seeks to reflect this intent, by removing some of the detail of the operation of the policy from the Plan, which is best dealt with as guidance.

Financial and manpower implications

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