

STATES OF DELIBERATION

12th October, 2016

Proposition No. P2016/25

AMENDMENT

Proposed by: Deputy P T R Ferbrache

Seconded by: Deputy V Oliver

Development & Planning Authority

**The Island Development Plan – Development & Planning Authority
Recommendations**

To insert at the end of the words in Proposition 1: “; but subject to the modification that Policy GP11: Affordable Housing (see pages 173 - 174 of the Draft Island Development Plan at Appendix 1, and recommended change at page 48 of Appendix 7) shall be amended to read:

“The Development & Planning Authority will require proposals for development of land that was previously designated by the Urban Area Plan (Review No. 1) as Housing Target Areas (in full or in part) to provide a proportion of the developable area of the site for affordable housing in line with the following:

20 or more dwellings but fewer than 25 dwellings: 26% of the developable part of the site;

25 or more dwellings but fewer than 30 dwellings: 28% of the developable part of the site;

30 or more dwellings: 30% of the developable part of the site.

In assessing proposals, the Development & Planning Authority will have regard to the provisions of the Supplementary Planning Guidance: Affordable Housing which sets out further advice about how this policy will be applied.

Where the provision of land is not feasible, the Development & Planning Authority will consider the provision of completed units or off-site provision in accordance with the scale set out above. The density, mix, and type of units proposed must be consistent with all the relevant policies of the Island Development Plan.

Where the Development & Planning Authority is satisfied that the application of this policy, including all provisions for options such as those relating to the mix of unit type and tenure and the provision of land or units on or off site to the Housing Department or housing association, and/or the particular site constraints, would result in it not being viable to proceed with a housing development, the above percentage requirement may be reduced. In these circumstances the Development & Planning Authority will consider the circumstances of

the particular proposal and will require the maximum percentage of affordable housing provision which is viable for that site, up to the maximum amount identified above.

The Development & Planning Authority will consider the imposition of conditions on grant of planning permission or entering into a planning covenant to ensure the provision of the appropriate level of affordable housing.”

and in consequence of the above modification:

- To replace Para 19.12.4 thereof on page 174 with “The Development & Planning Authority’s approach to affordable housing is to require only those sites previously identified as Housing Target Areas (in part or in full) by the Urban Area Plan (Review No 1.) [approved by the States in July 2002] to contribute to the provision of affordable housing. For the avoidance of doubt, these sites are: Belgrave Vinery, La Vrangue, Pointues Rocques, Saltpans and Franc Fief. Planning covenants will generally be used for all schemes that require the delivery of affordable housing as set out within this policy. Further details on the implementation of this policy are set out in Supplementary Planning Guidance: Affordable Housing.”
- In Para 2.2.24 thereof on page 26, to delete “(i.e. 5 or more units)”;
- In each of Para 6.1.9 on page 49 (subject to minor amendment shown at appendix 7, Table page 9); Policy MC2 on page 50 (subject to minor amendment shown at appendix 7, Table page 9); Para 12.1.8 on page 89 (subject to a minor amendment as shown at appendix 7, Table page 15); Policy LC2 on page 90, penultimate paragraph of policy (subject to a minor amendment as shown at appendix 7, Table page 15); Para 16.1.8 on page 109 (subject to slightly different minor amendment as shown at appendix 7, Table page 22); Policy OC1 on page 110, last para of policy (policy subject to major amendment as shown at appendix 7, Table pages 23 to 26 but last para relating to affordable housing requirements only subject to minor amendment); Para 19.17.16 on page 189 (subject to a minor amendment as shown at appendix 7, Table page 57); Policy GP16(A) penultimate para, page 190 (subject to a minor amendment as shown at appendix 7, Table pages 57 and 58); and Policy GP16(B) penultimate para, page 191 (subject to minor amendments as shown at appendix 7, Table pages 58 and 59); to delete “five” and substitute “20”.

Explanatory Note

This amendment seeks to remove the requirement for the provision of affordable housing on all sites except for those that are identified by the Urban Area Plan (Review No 1) [July 2002] as Housing Target Areas, and to increase the threshold for the requirement for affordable housing provision from developments of 5 or more units to 20 or more units. This amendment will also negate the requirement for the 3-year transition which was suggested by the planning inspectors and supported by the Development & Planning Authority.