

STATES OF JERSEY



REZONED SITES: ASSESSMENT OF HOUSING NEEDS (P.152/2010) – AMENDMENT

Lodged au Greffe on 27th October 2010
by the Connétable of Trinity

STATES GREFFE

REZONED SITES: ASSESSMENT OF HOUSING NEEDS (P.152/2010) –
AMENDMENT

PAGE 2, PARAGRAPH (b) –

After the words “already been granted” insert the words “with the exception of Field 578 Trinity, for which permission to develop is about to be requested for first-time buyers as the second stage of a 45%/55% development package of lifelong dwellings for people over 55 and first-time buyer housing”.

CONNÉTABLE OF TRINITY

REPORT

In part (a) of his proposition, the Deputy of St. John refers to the rezoning debate on 16th July 2008 [Provision of land for lifelong dwellings (for people over 55) and first-time buyers: amendment to Island Plan (2002) (P.75/2008)]. As the title indicates, the rezoning was for both lifelong dwellings for people over 55 and first-time buyers. During that debate, the Parish of Trinity had 3 fields for rezoning – 818, 873 and 578 – to be used for both lifelong homes and first-time buyers in line with the proposition. The States Assembly agreed that the land would be rezoned for this development.

The development has been carried out in 2 stages. The first phase which the Parish of Trinity developed was Fields 818 and part of 873, which were for lifelong homes for the over-55s. Work commenced in October 2009 and was completed in August 2010. The homes were of a high standard and are now fully occupied.

The Parish of Trinity now wishes to commence the second part of that development, namely for first-time buyers, which is part of the 55/45 rezoning requirement. However, part (b) instructs the Minister for Planning and Environment to defer permission on any of the rezoned land until assessments are made for the current demand of lifelong homes, nothing at all to do with first-time buyer homes. The Parish has already instructed its Architect to proceed with the plans for Field 578 and any delay would give cause for concern.

For the information of the Deputy of St. John, both developments are in the control of the Parish of Trinity. The fields are owned by the Parish and there is no developer involved in the proposed first-time buyer development.

Financial and manpower implications

There are no financial or manpower implications for the States arising from this amendment.