

STATES OF JERSEY



ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – TWENTY-NINTH AMENDMENT FIRST TIME BUYERS

Lodged au Greffe on 12th July 2021
by the Connétable of St. Saviour

STATES GREFFE

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After the words “the draft Island Plan 2022-25” insert the words “except that –

- (a) within Policy H5, for the words “All of these sites (listed at 1.-15. above)”, there should be substituted the words “Those sites listed at 1.-11. and 14.-15. above,”; and
- (b) within Policy H5, after the third paragraph, there should be inserted the words “The following sites – fields S415A and S470 (listed at 12.-13. above) – should be developed for affordable homes for purchase only, in order that they might be accessible solely for first-time buyers.”.

CONNÉTABLE OF ST. SAVIOUR

Note: After this amendment, the proposition would read as follows –

THE STATES are asked to decide whether they are of opinion –

to approve, in accordance with Article 3(1) of the Planning and Building (Jersey) Law 2002, as amended by the Covid-19 (Island Plan) (Jersey) Regulations 2021, the draft Island Plan 2022-25, **except that –**

- (a) within Policy H5, for the words “All of these sites (listed at 1.-15. above)”, there should be substituted the words “Those sites listed at 1.-11. and 14.-15. above,”; and
- (b) within Policy H5, after the third paragraph, there should be inserted the words “The following sites – fields S415A and S470 (listed at 12.-13. above) – should be developed for affordable homes for purchase only, in order that they might be accessible solely for first-time buyers.”.

REPORT

Policy H5 of the draft Bridging Island Plan includes six fields in St. Saviour specifically zoned for affordable housing. Whilst the Parish of St. Saviour (“the Parish”) is fully aware of the pressures of the housing market and the subsequent need for housing island-wide, it is considered that the Parish is unable to accommodate such extensive development. One of the over-riding concerns relates to the potential increase in traffic in a Parish which has numerous schools and where the traffic is already extremely heavy at certain times of the day.

The amendment, however, references two fields in the Parish which, with some reluctance, the Parish will not oppose for development. However, this would be solely on the basis that certain conditions are met.

The homes built on these fields must be for first-time buyers only.

It is thought that purchasing, rather than renting, imbues a greater sense of belonging – of joining and integrating into the community – and will allow the already existing community spirit to flourish. Many people have hopes of owning their own property but for many, in Jersey, these hopes are dashed by the price of property. It is for this reason the Parish wishes these new builds to be available for first time buyers only.

I ask that members support this amendment.

Financial and manpower implications

There are no financial or manpower implications in relation to the inclusion of the site as identified.

CRIA statement

This amendment has been assessed in relation to the [Bridging Island Plan CRIA](#). It is considered that allocating the site solely to first time buyers would assist those young people with families, or those thinking of starting families, to purchase a home and provide a safe environment for their children.