

Submission for the Examination in Public of the 20111 island plan review.

With regard to the Island Plan review Examination in Public I would like to make the following written submission regarding policies H1 and H3.

I believe the objective to deliver only affordable houses,( affordable to rent and or buy), is unrealistic. With the building costs in Jersey and the fixed sale price of £230k for two bedroom houses and £310k for three as quoted, there will be little or no residual value for the land. This is possible for States owned sites as a political decision can be made to effectively donate the sites free of charge. For private land owners however owners will not allow their land to be developed as they will not benefit financially as there will be no uplift in the value of their sites.

Compulsory Purchase is suggested as a way of overcoming the resistance of private owners to develop their land. I believe this to be grossly unfair and probably not human right compliant. I do not think that the use of compulsory purchase powers in this type of situation would be politically acceptable either. How can the government take land, change its value by building houses on it and not give any or little added value back to the owner?

I believe that taking each site on its merit and allowing some unrestricted housing development on each and insisting on a developer providing a proportion of affordable housing as is the existing policy is a far better solution.

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