

## Draft Bridging Island Plan Consultation

### Minister for the Environment - Statement response

#### SR 26(a) - Policy H5 - Provision of affordable homes

##### Relevant Policies:

Policy H5 – Provision of affordable homes

15. Field S729, St Saviour (0.45 hectares/2.5 vergées)

##### Minister's further comment

It has recently been established, through a further representation submitted to the planning inspectors, that after considerable thought, the landowner of field S729 no longer wishes for this site to be considered for the development of new homes and now wishes for it to be removed from the draft Bridging Island Plan.

In considering sites for the provision of affordable homes, the Minister for the Environment is required to have regard to the deliverability of development over the plan period. This requires the Minister to be assured that sites will be brought forward for development to enable much needed homes to be provided.

As it is now clear that this site has little or no prospect of coming forward during the plan period, the Minister for the Environment considered it appropriate that it is withdrawn from the list of sites identified in Policy H5 for the provision of affordable homes. In this respect, the Minister is now minded to support part (a)(iii) of P.36/2021 Amd(2), as lodged by Deputy Lewis of St Saviour, which seeks to remove this Field S729 from the draft plan.

This site, as one of the smaller sites proposed for affordable homes in the draft Bridging Island Plan, had the potential to yield 14-20 new homes. In order, therefore, to maintain the level of supply of affordable homes envisaged by the draft Bridging Island Plan, the Minister for the Environment is currently minded to ensure that an alternative replacement site(s) is brought forward, having regard to the spatial approach adopted in the draft plan to the development of affordable housing sites across the island, and will seek to bring an amendment to give effect to this, following receipt of the inspector's report. Before doing so, however, the Minister will wish to consider the robustness of the planning assumption in light of any further information on population change and/or housing needs; and any change to the policy position of government relative to the potential provision and deliverability of affordable homes, on land administered on its behalf, by the Jersey Development Company.

The Minister respectfully requests that the inspector has regard to this late further representation given that it could not be made until the situation regarding Field S729 was made known to the Minister following the period of further representation.

In the event that the inspector is minded to accept this late further representation, the Minister recommends that the planning inspector has regard to it, and all other points already made in relation to potential alternative sites for the delivery of affordable homes, in SR26 of Part 3 of the Minister's post-consultation report.