

## **POLICY STATEMENT**

### **Housing Developments requiring Section 33 Exemption Ordinances**

The Building and Development Control (Alderney) Law, 2002, provides that the Building and Development Control Committee shall not grant any application for development permission under Part II of the Law in relation to the construction of a dwelling unless the applicant is a person who is residentially qualified etc., i.e. a local person meeting the residential requirements set out in the Law who has not previously been granted such a permission or owned a dwelling, or is a person of such other description as the States may prescribe by Ordinance.

This statement is issued to give guidance on the matters the Committee will normally take into account in deciding whether or not to promote an Ordinance to the States. The Committee will normally only consider promoting an Ordinance to the States where the proposed development:

- 1) Fills an identified need within the existing housing stock and / or
- 2) Creates the addition of new and / or substantially different type of dwelling to the existing housing stock and / or
- 3) Is likely to be of significant economic and / or social benefit to the island as a whole.

Additionally, the Committee would need to consider whether any proposed development would be consistent with the prohibition on building in certain areas under section 12 of the Law. The Committee would also need to consider consistency with the policy guidelines relevant to the development site under the Land Use Plan and other matters required to be taken into account under the Law.

#### **Current identified housing needs**

Current housing types that are identified as lacking by the Building and Development Control Committee are: -

- a) Small scale housing developments suitable for downsizing for the elderly or starter homes for first time buyers
- b) Very high quality / high value housing developments
- c) Affordable housing developments

Any proposal requiring the promotion of a S33 Ordinance should be accompanied by information to demonstrate how the above considerations have been taken into account in relation to the proposal.

The Committee will not normally consider the construction of new single dwelling development for promotion of S33 Ordinances.

The statement is not exhaustive and the Committee still has a discretion to consider promotion of a section 33(1)(c) Ordinance in circumstances other than those set out in this policy statement.