

**WRITTEN QUESTION TO THE MINISTER FOR THE ENVIRONMENT
BY THE CONNÉTABLE OF ST. HELIER
ANSWER TO BE TABLED ON TUESDAY 22nd OCTOBER 2019**

Question

Does the Minister intend to implement the North of Town Masterplan; if so, when will implementation be completed; and if not, why not?

Answer

The implementation of planning objectives, which might be set in planning policy (such as the Island Plan) or supplementary planning guidance (such as the North of Town Masterplan) are generally delivered by the enablement and regulation of development through the planning process.

The North of Town Masterplan, which was adopted in June 2011, sets out a planning framework to encourage the residential regeneration of this part of St. Helier. It identifies key intervention sites where there is considered to be potential for redevelopment and, in particular, the delivery of new homes. In this respect, the masterplan has been successful in catalysing regeneration. A number of the sites in the area now have planning permission for residential development which has the potential to deliver over 1,000 homes. Some of these sites – such as Ann Court – are under construction, and the masterplan has also encouraged other sites to come forward for residential development - such sites might include the former Scope Furnishing - where homes are now also being delivered.

Enhancement of the public realm, and the improvement of key routes for walking and cycling though the area, is also an objective of the masterplan, to be delivered through ‘planning gain’ associated with new development in the locality. Major schemes, such as the development of the Jersey Gas site; Ann Court; and Le Masurier’s land in Bath Street, are all delivering public realm enhancements as an integral part of their redevelopment, in accord with this objective of the masterplan.

Implementation can also be affected by public bodies and their delivery agencies – such as the States of Jersey and Andium Homes, for example; along with the Parish of St. Helier itself – using their own assets to kick-start regeneration and to help bring about change. The public investment in the delivery of the Town Park is a significant example of such direct action, as is the creation of the new pedestrian link (La Raccourche) between Tunnell Street and Belmont Place, sponsored by the Parish of St Helier.

I am, therefore, of the view that the objectives of the masterplan are being delivered by both the private and public sectors but I cannot confirm when the masterplan will have been deemed to have been implemented in its entirety.

There is, however, also a need for a strategic vision, across the Town of St Helier, to ensure that the use of and investment in public land, buildings, streets and spaces can be made in a more co-ordinated and effective way to better deliver the regeneration of the North of Town and other parts of St Helier. I am actively seeking to explore an appropriate mechanism to establish this, as an integral part of the Island Plan Review, and in which I would hope that the Connétable of St. Helier will positively engage.