

**WRITTEN QUESTION TO THE MINISTER FOR PLANNING AND ENVIRONMENT
BY DEPUTY G.C.L. BAUDAINS OF ST. CLEMENT**

ANSWER TO BE TABLED ON TUESDAY 29th JANUARY 2008

Question

Would the Minister, with regard to the H2, H3 and H4 sites rezoned in the 2002 Island Plan, update members as to how many homes have been envisaged, but not yet built, on each of those sites?

Answer

On a point of clarification, only the H2 sites were rezoned for Category A housing purposes as part of the 2002 Island Plan.

The H3 sites were identified for further consideration as Category A housing sites with a view to the most suitable being brought forward for rezoning, as required, following a public consultation exercise to confirm their acceptability.

The H4 sites were identified and safeguarded as potential longer-term Category A housing sites. These include a number of urban town sites and / or sites zoned in previous approved development plans and propositions. In addition, there are seven peripheral sites which were only to be brought forward in response to future demand, if their development status was confirmed following public consultation.

Most of the H2 sites are either completed, or are nearing completion (eg H2 (7), Field 690A, Maufant and H2 (9), Field 40, St Clement). The approved or anticipated yield from those remaining is around 140 homes, as detailed in the following table.

Site	Total Homes	Status
H2 (1): Fields 848, 851, 853 and 854, Bel Royal, St. Lawrence	102	Under construction
H2 (2): Field 1218, Mont-a-l'Abbe, St. Helier	Up to 14	Proposed extension to Clos Vaze development – yet to receive planning consent
H2 (8): Fields 190, 191 and 192, La Rue de la Sergente, St. Brelade	27	Planning application recommended for approval
H2 (10): Field 873, Bel Royal, St. Lawrence	0	Not pursued – due to circumstances of owner.
Total Outstanding H2 Site Homes	143	

An internal department review in February last year identified those H3 sites which were considered most suitable for Category A housing purposes and the envisaged potential yields at that time were of the order of 300 homes. Details on a site by site basis are given in the following table, but it is important to stress that:

- estimates for any individual site could change as a result of more detailed site feasibility work, or future public consultation, or, indeed, any future application process
- the table lists sites included as Members' Amendments in the Island Plan 2002 debate. These sites might not be suitable.

Site	Est. Homes
H3 (1): Field 391 (part of), La Longue Rue, St. Martin	28
H3 (2): Field 1368, La Rue de Mont Sejour, St. Helier	12
H3 (3): Field 821A, Bagot Manor Farm, St. Saviour (already developed)	12

*H3 (4): Fields 413, 415, 415A and 470, Five Oaks, St. Saviour	37
H3 (5): Field 139, Les Quennevais, St. Brelade	25
H3 (6): Field 525, La Rue de la Mare Ballam, St. John	22
H3 (7): Field 76B, La Vallette, Gorey, Grouville	24
*H3 (8): Channel TV site and Field 1248, La Pouquelaye, St. Helier	64
H3 (9): Field 402, La Grande Route de Faldouet, St. Martin	17
H3 (10): Fields 890 and 888, La Rue de Cappelain, St. Peter	14
H3 (11): Field 410, La Rue des Buttes, St. Martin	19
H3 (12): Field 633, La Verte Rue, St. Peter	10
H3 (13): Field 1341A, Le Mont de la Trinité, St. Helier	0
H3 (14): Land to east of Field 729, Le Fonds de Longueville, Grouville	0
H3 (15): Field 423, Le Mont de la Mare Ste. Catherine, St. Martin	0
H3 (16): Field 1551 and 1552, Westmount Road, St. Helier	23
Total envisaged potential homes	307

** sites included in current public consultation exercise on housing sites for lifelong retirement dwellings and first time buyer homes.*

Potential yields from those H4 sites within the town (Nos. 1 - 10) were investigated as part of a recent in-house 'Town Capacity Study' undertaken by the Department. This involved a desk-top calculation of potential yield based on gross site areas and a range of development densities. The study envisages that the total yield from the 10 sites in question could range anywhere from a low of 350 homes to a high of 760 homes. However, it should be borne in mind that many of these sites may not be available for development in the near future for one reason or another (including the continued viability of the existing use and the need for a suitable site to relocate the existing use).

It is presently envisaged that the remaining H4 sites (Nos. 11 – 21) might potentially yield in the region of 410 homes, subject to further detailed feasibility work and future public consultation.