

**WRITTEN QUESTION TO THE MINISTER FOR PLANNING AND ENVIRONMENT
BY DEPUTY J.H. YOUNG OF ST. BRELADE
ANSWER TO BE TABLED ON TUESDAY 29th MAY 2012**

Question

Will the Minister advise the Assembly of the number of new first time buyer homes, affordable homes or open market homes, both flats and houses, which have been added to the local housing stock since the adoption of the 2011 Island Plan, on sites within each of the following areas and categories identified in paragraphs 6.38- 6.64 and Table 6.3 of the Island Plan -

- (a) from the 900 homes reported in the Island Plan as under construction as at March 2011;
- (b) from the planning permissions reported as outstanding in March 2011 for a total of 1,243 dwellings;
- (c) the site zoned for first time buyer homes in the Island Plan 2002 but remaining undeveloped at the time of the plan;
- (d) the six sites zoned for lifelong homes in the July 2008 amendment to the Island Plan 2002;
- (e) sites within the St Helier waterfront;
- (f) other sites within the town of St Helier;
- (g) sites outside the town of St Helier, within urban and rural settlements classified as built up zone in the Island Plan 2011;
- (h) extensions of village and rural centres under policy H5; and,
- (i) States owned sites under policy H1.

Answer

The Department of Environment currently monitors housing supply on an annual basis and by parish. At present, the most up-to-date readily available information relates to the year ending 31st December 2011. Whilst this annual information is not entirely consistent with the period since the adoption of the Island Plan, it does provide a useful indication of recent performance in addressing the Island's housing requirements.

This information has been used to report on the provision of homes in each of the areas and categories identified in the question. This has been supplemented in some categories by more up-to-date information where this is available.

(a) from the 900 homes reported in the Island Plan as under construction as at March 2011;

There were actually over 1,000 homes (net) under construction in the qualified sector at the start of 2011 (143 Category A and 900 Category B).

By the end of 2011, over 600 of those homes had been completed (33 Category A and 585 Category B).

(b) from the planning permissions reported as outstanding in March 2011 for a total of 1,243 dwellings;

There were nearly 1,600 homes (net) with outstanding outline, planning and building permissions in the qualified sector at the start of 2011 (comprising a proposed loss of 28 Category A homes (from the regeneration of outworn housing stock) and the proposed development of 1,617 Category B homes).

Of those permissions, 11 homes had been demolished and 12 had been completed by the end of 2011.

(c) the sites zoned for first time buyer homes in the Island Plan 2002 but remaining undeveloped at the time of the plan;

There are actually two sites remaining to be developed which include:

- Fields 190-192, Rue Sergente, St Brelade – this is for 26 houses (14 first time buyer and 12 affordable), which are currently under construction.
- Field 873, St Lawrence – this is for 12 houses and has been the subject of planning advice.

(d) the six sites zoned for lifelong homes in the July 2008 amendment to the Island Plan 2002;

The anticipated yield in the Island Plan is 350 lifelong and first time buyer homes by the end of 2015.

The current status of the sites is as follows:

<i>Site</i>	<i>Anticipated Yield</i>	<i>Status</i>
Fields 561 & 562, St. Mary	15 x FTB houses 18 x lifelong bungalows	Completed Feb. 2012
Field 274, La Lourderie, St. Clement	23 x lifelong bungalows 19 x lifelong flats	Planning application approved Building application pending.
Field 605, St. John	14 x lifelong bungalows	Under construction
Field 148, Rue des Maltieres, Grouville	20 x lifelong bungalows	Under construction
Fields 516, 516A, 517 & 518, St. Saviour	100 x lifelong cottages	Planning application approved

	48 x lifelong flats 32 x lifelong bungalows	Building application pending.
Field 578, Trinity	39 x ftb houses 4 x social rented homes	Planning application approved. Building application for Phase 1 approved. Building application for Phase 2 pending.

In addition, a further site, at Field 663 in St Peter, was rezoned in 2010 (P.52/2010).

<i>Site</i>	<i>Anticipated Yield</i>	<i>Status</i>
Fields 663, St. Peter	15 x lifelong bungalows	Completed

(e) sites within the St Helier waterfront;

The anticipated yield in the Island Plan is 600 homes by the end of 2015.

The current status of the waterfront sites is as follows:

<i>Site</i>	<i>Anticipated Yield</i>	<i>Status</i>
Castle Quays (Phase 1)	341 flats	complete
Castle Quays (Phase 1)	43 extra flats	Building Bye-laws pending
Castle Quays (Phase 2)	280 flats	Planning and building permission
Zephyrus	67 flats	Planning and building permission
Esplanade Quarter	388 flats	Outline permission
Extension to north of Waterfront Hotel	28 flats	Planning permission

(f) sites within the town of St Helier;

The anticipated yield in the Island Plan is 750 homes by the end of 2015 (75 Category A and 675 Category B).

In the Parish of St Helier the following Category A homes were either completed in 2011 or under construction at the end of 2011:

<i>Site</i>	<i>Anticipated Yield</i>	<i>Status</i>
Salisbury Crescent	24 social rented flats 9 social rented houses	complete
Uplands Hotel & apartments	10 fth houses	3 complete 7: Building Bye-laws pending
Clos Paradis	30 social rented houses (-24) social rented houses	Under construction (<i>refurbishment of existing housing stock</i>)

During 2011, 151 homes were completed in the Parish of St. Helier and at the end of that year 165 homes were under construction and a further 586 homes were the subject of outstanding planning and building permissions.

(g) sites outside the town of St Helier, within urban and rural settlements classified as built up zone in the Island Plan 2011;

The anticipated yield in the Island Plan for windfall developments in these areas is for 820 homes by the end of 2015 (75 Category A and 750 Category B).

In all the parishes except the Parish of St. Helier during 2011 there were 87 Category B completions and no Category A completions. Furthermore, at the end of 2011, there were 91 Category A homes and 374 Category B homes under construction and over 400 additional Category B homes with planning or building permission.

(h) extensions of village and rural centres under Policy H5;

The anticipated yield in the Island Plan is for 25 Category A homes by the end of 2015).

A development of 15 lifelong homes has already been completed at St Peter and a planning application has been approved for 43 Category A homes at Field 578 Trinity (see answer to d) and the Parish of St. Ouen is currently seeking planning permission for the development of Field 622 for 19 sheltered houses.

Also, sites may come forward as a consequence of village plan work under consideration in other parishes such as St. Martin and St. Peter.

(i) States owned sites under policy H1.

The anticipated yield in the Island Plan is for 50 Category A homes by the end of 2015.

The status of sites, presently the subject of consideration, is as follows:

<i>Site</i>	<i>Status</i>
Former JCG	Draft development brief has been out for consultation – adoption pending. An application for the redevelopment of this site is expected during the summer.
Summerland and Ambulance Station	Draft development brief has been out to consultation – adoption pending. An application for approx. 150 apartments is expected before the end of June.
South Hill and La Folie	Included as party of wider a Master Plan which is in preparation

It is also relevant to note that there are other States owned sites which will be yielding new Category A homes, including:

<i>Site</i>	<i>Anticipated Yield</i>	<i>Status</i>
Le Squez Estate Redevelopment (Phases 2a and 2b), St. Clement	24 social rented houses 36 social rented flats	Under construction
Le Squez Estate Redevelopment (Phase 2c), St. Clement	21 social rented flats 3 social rented houses	Planning permission
Field 91A (Lesquende), Belle Vue, St. Brelade	35 lifelong flats 20 lifelong houses	Planning permission in March 2012

It is the intention of the Department of the Environment to publish a monitoring report on residential land availability as at the start of 2012 shortly and an Island Plan monitoring report later in 2012.