

**WRITTEN QUESTION TO THE MINISTER FOR PLANNING AND ENVIRONMENT  
BY DEPUTY J.H. YOUNG OF ST. BRELADE  
ANSWER TO BE TABLED ON TUESDAY 30th APRIL 2013**

**Question**

Will the Minister inform the Assembly of the implications for the spatial and housing policies of the Island Plan 2011, and the Island's future housing supply, of the recent statement by the Jersey Development Company in their 2012 report (R.29/2013 refers) that "*there is unlikely to be any further residential development on the St Helier Waterfront for a few years*", and the actions, if any, he proposes to take to address those implications and compensate for this change of policy by the Company?

**Answer**

The implications of '*no further residential development on the St Helier Waterfront for a few years*' does not, on the basis of the evidence available to date, have any significant implications for the housing policies of the 2011 Island Plan but is a matter that is kept under regular review through the preparation and publication of annual Residential Land Availability statements.

The 2011 Island Plan estimated that the St Helier Waterfront might yield up to 1,000 Category B homes during the Plan period 2011-2020. It was envisaged that 600 homes might be developed here by 2015, with a further 400 being completed by 2020.

Nearly 400 homes have already been built on the St Helier Waterfront since 2011 (at Castle Quay I) and planning permission exists for the development of nearly 350 more here (at Zephyrus and Castle Quay II).

Having regard to the overall level of housing supply, as set out in the latest Residential Land Availability statement (as at January 2012), the situation with regard to the provision of Category B homes generally is considered to be quite healthy, with nearly 600 Category B homes having already been built since the approval of the Island Plan in 2011 and another 600 under construction, together with planning permission existing for the development of nearly 1,800 more. When this is set against the requirements for new homes, it indicates a healthy surplus of over 800 Category B homes.

As stated above, however, the situation is regularly monitored and another Residential Land Availability statement, to reflect the position as at January 2013, is currently in preparation.