
STATES OF JERSEY



RESIDENTIAL PROPERTIES IN THE WATERFRONT DEVELOPMENT (P.165/2020): INTERIM REPORT

**Presented to the States on 7th June 2021
by the Council of Ministers**

STATES GREFFE

REPORT

Background

Members will be aware that P.165/2020 as amended, *inter alia*, requested the Council of Ministers to present a report to the States Assembly by 30th April 2021 which would provide guidance to be used by The States of Jersey Development Company Limited (“SoJDC”) with the aim of maximising the proportion of affordable units allocated through the Housing Gateway, together with a range of other residential accommodation of varying prices, types and tenure, to help meet the housing aspirations of other Islanders within the Waterfront development (defined as Key Opportunities Sites 1,2 and 3), while maintaining the overall viability of the scheme including all public realm improvements and other community and leisure uses.

Report

Since the debate on the Proposition on the 10 February 2021, three noteworthy documents have been published that will help to shape and inform the guidance to be provided to SoJDC:-

- 29 March 2021 - the Island Public Estate Strategy 2021-2035
- 16 April 2021 – the Housing Policy Development Board's final report
- 19 April 2021 – the draft Bridging Island Plan

In addition Members were briefed on the high-level plans for the Waterfront Development on 19 May 2021.

SoJDC are advancing their development proposals in line with the Minister for the Environment’s Southwest St Helier Planning Framework, which is the guidance that will be used to assess and ultimately determine future planning applications in the area.

SoJDC originally aimed to submit an Outline Planning Application for the Waterfront development (the “Application”) in May 2021 but this timetable has been deferred to allow the ongoing public consultation to take place.

SoJDC are planning a final public consultation on their developing plans in mid-July 2021 with the Application being targeted to be submitted by the end of September 2021.

Whilst the issuance of guidance has been delayed due to the change in timescales above, the Council of Ministers remains committed to the publication of the guidance in the form of a report to the States Assembly in advance of SoJDC’s submission of the Application.