

**WRITTEN QUESTION TO THE MINISTER FOR PLANNING AND ENVIRONMENT
BY DEPUTY J.A.N. LE FONDRE OF ST. LAWRENCE)
ANSWER TO BE TABLED ON MONDAY 20th JUNE 2011**

Question

Could the Minister identify –

- (a) the total number of units of residential accommodation and the total number of habitable rooms contained in schemes for which planning permission has been granted, but which have not yet commenced development, as at 31st May 2011?
- (b) the highest number of units of accommodation held by any one developer (including associated entities) in respect of the aforementioned schemes?

Would he provide that information (by developer) for the top 5 developers/applicants?

Answer

Net housing supply figures are collated at the start of each calendar year. As part of those figures the number of residential units with planning permission which have not commenced, or have commenced and not been completed is assessed. However these figures are balanced against the loss of units which may occur to allow a development for example when a dwelling is demolished to allow the construction of two dwellings the resultant figure would be a single extra dwelling provided.

Provisional figures from the Department's records show that, at the start of 2011, there were outstanding permissions for some 1550+ new homes (net figures) on sites where development had yet to commence.

The approvals are for net gains of some 368 houses and 1183 flats.

A breakdown of these net figures by type and size is as follows:

Outstanding Permits for **Houses** yet to commence @ 1st January 2011 (net figures), by size

House Sizes						
1bed	2bed	3bed	4bed	5bed	Unspecified	Total
8	106	140	71	23	36	368

Outstanding Permits for **Flats** yet to commence @ 1st January 2011 (net figures), by size

Flat Sizes					
1bed	2bed	3bed	4bed	Unspecified	Total
444	569	144	8	18	1183

Outstanding Permits for **Total** yet to commence @ 1st January 2011 (net figures), by size

Unit Size						
1bed	2bed	3bed	4bed	5bed	Unspecified	Total
436	675	284	79	23	54	1551

Obtaining the gross figures of outstanding permissions would involve a significant level of investigation. These figures are not kept as a matter of course at the current time as it is the net figure which is far more important in establishing housing supply. In the time scale of preparing an answer to this query it will not be possible to obtain those figures.

In accordance with the Planning and Building (Jersey) Law planning permissions run with the land to which they relate. As such records of which developer has control of the most unimplemented schemes or the most uncommenced units of accommodation is not readily accessible. Further, the department has no records of land transactions following the granting of permissions which involve the transfer of ownership and this factor in itself may significantly influence any such statistics. As such the information requested can neither be practically provided within the timescale of the response to the question nor can it be reliably provided from any information held by the department.