

STATES OF JERSEY

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**JERSEY BREWERY SITE, BELMONT PLACE,
ST. HELIER: DELETION OF SITE WAREHOUSE
(ONLY) FROM THE LIST OF SITES PROTECTED
FOR CATEGORY A HOUSING UNDER POLICY H4 OF
THE ISLAND PLAN 2002**

Lodged au Greffe on 15th December 2004
by the Environment and Public Services Committee

STATES GREFFE

PROPOSITION

THE STATES are asked to decide whether they are of opinion –

to agree that the warehouse (only) at the Jersey Brewery site, Belmont Place, St. Helier, should be deleted from the list of sites protected to meet longer term Category A housing needs in Policy H4 of the Island Plan 2002.

ENVIRONMENT AND PUBLIC SERVICES COMMITTEE

REPORT

The Environment and Public Services Committee has received an application to demolish Jersey Brewery's Warehouse in Belmont Place and replace it with a new building comprising 17 two-bedroom flats and to refurbish the Assembly Rooms (4 Belmont Place) to provide 2 two-bedroom flats. The applicant seeks to use these premises to house its staff.

The Environment and Public Services Committee has assessed the application on planning grounds and considers that the size, scale and design of the scheme is acceptable and, having given careful regard to all objections, the development would not unduly prejudice the occupants of nearby properties.

The Housing Department has advised that its Committee would support the development of the site to provide staff accommodation for the applicant's full-time staff as proposed, or otherwise by persons qualified under Regulations 1(1)(a)-(h) of the Regulations.

However, the site is designated as an H4 site in the Island Plan (2002) and, as such, is safeguarded for future long term Category A Housing needs (unlike H3 sites which are generally green-field sites intended to make up the existing shortfall in supply). The reality is that many of the H4 sites were originally zoned under the 1987 Island Plan, and are likely to remain too problematic to develop for Category A housing, or the owners are unwilling to develop them for that purpose. Many will remain important to the commercial viability of the existing owners and users. The Committee is reviewing the list of H4 sites and it is likely that it will recommend the deletion of some of the sites in the coming months.

In the meantime, the site is subject to an application which needs determination. The Committee is entitled to grant permission, however it considers that the States should agree to its deletion as an H4 site before granting final permission.

There are no resource implications to the States arising from this proposition.