

Appendix 1

- Affordable housing site assessments



Appendix 1

Affordable housing sites

This plan identifies and allocates 16 sites for the provision of affordable homes to address the island's housing needs and to help maintain sustainable communities.

Site assessments have informed the potential range of development yield that could be achieved on each of these sites, together with other identified planning issues, as detailed in the following schedules.

Some of these sites, where they are co-located, will need to be brought forward for development together, to provide a comprehensive form of residential development, optimising the use of land and providing greater opportunity to provide community facilities. This will specifically apply to the following sites:

- Field O594 and O595, St. Ouen
- Field P558, P559 and P632, St. Peter
- Field P655 and P656, St. Peter
- Field S415A and Field S470, St. Saviour

The definitive number, type, size and tenure of homes will remain to be determined through the planning process, involving the preparation of a housing development brief for each site, to be approved by the Minister for the Environment and issued as supplementary planning guidance. This guidance will be subject to consultation with the Minister for Housing and Communities; parishes; other stakeholders and the public.

Field J1109, La Grande Route de St. Jean, St. John

Existing use	Agricultural land
Approximate site area	1.21 hectares (6.71 vergées)
Potential yield of homes	Approximately 42 homes (at an indicative density of 35 dwellings per hectare), but which may be reduced by a specific requirement to provide public open space on this site.



Field J229, La Route du Nord, St John

Existing use	Woodland
Approximate site area	0.3 hectares (1.7 vergées)
Potential yield of homes	Approximately 11 homes (at an indicative density of 35 dwellings per hectare).



Field J236, La Rue du Cimetiere, St John

Existing use	Agricultural land
Approximate site area	0.3 hectares (1.5 vergées)
Potential yield of homes	Approximately 11 homes (at an indicative density of 35 dwellings per hectare).



Field J525, La Rue des Buttes, St John

Existing use	Agricultural land
Approximate site area	0.6 hectares (3.3 vergées)
Potential yield of homes	Approximately 20 homes (at an indicative density of 35 dwellings per hectare).



Field MN410, La Rue des Buttes, St Martin

Existing use	Agricultural land
Approximate site area	0.75 hectares (4.2 vergées)
Potential yield of homes	Approximately 26 homes (at an indicative density of 35 dwellings per hectare).



Field MY563, La Rue de la Rosiere, St. Mary

Existing use	Agricultural land
Approximate site area	0.65 hectares (3.6 vergées)
Potential yield of homes	Approximately 23 homes (at an indicative density of 35 dwellings per hectare).



Fields: O594 and O595, Le Clos de la Fosse au Bois, St Ouen

Existing use	Agricultural land
Approximate site area	1 hectare (5.6 vergées)
Potential yield of homes	Approximately 35 homes (at an indicative density of 35 dwellings per hectare).



Fields O785, La Rue des Cosnets, St. Ouen

Existing use	Redundant horticultural site
Approximate site area	0.6 hectares (3.5 vergées)
Potential yield of homes	Approximately 21 homes (at an indicative density of 35 dwellings per hectare).



Field P558, P559 and P632, La Route du Manoir, St Peter

Existing use	Agricultural land
Approximate site area	4.1 hectares (22.7 vergées)
Potential yield of homes	The fields can collectively accommodate approximately 145 homes (at an indicative density of 35 dwellings per hectare), however, a requirement for the site to deliver community open space may reduce the number of homes that will ultimately be provided.



Fields P655 and P656, La Route de Beaumont, St. Peter

Existing use	Agricultural land
Approximate site area	0.95 hectares (5.2 vergées)
Potential yield of homes	Approximately 34 homes (at an indicative density of 35 dwellings per hectare).



Fields: S415A and S470, Le Grande Route de St Martin, St Saviour

Existing use	Agricultural land
Approximate site area	1.1 hectares (6.1 vergées)
Potential yield of homes	Approximately 39homes (at an indicative density of 35 dwellings per hectare).



Field T1404, La Grande Route de St Jean, Trinity

Existing use	Agricultural land
Approximate site area	0.50 hectares (2.7 vergées)
Potential yield of homes	Approximately 18 homes (at an indicative density of 35 dwellings per hectare).

