

BIP Policy H5 Affordable housing sites – density model summary

J1109 Density level and mix	Habitable rooms per hectare/dwellings per hectare equivalent	Total homes
Rural lower density, 100% 3 bed houses	150 hrh/ 30 dph	24
Rural mid density, 100% 3 bed houses	175 hrh / 35 dph	28
Rural higher density, mix: 60% 3 bed houses 20% 2 bed houses 10% 2 bed flats 10% 1 bed flats	175hrh / XX dph	36 (17) (7) (5) (7)

J229 Density level and mix	Habitable rooms per hectare/dwellings per hectare equivalent	Total homes
Rural lower density, 100% 3 bed houses	150 hrh/ 30 dph	9
Rural mid density, 100% 3 bed houses	175 hrh / 35 dph	11
Rural higher density, mix: 60% 3 bed houses 20% 2 bed houses 10% 2 bed flats 10% 1 bed flats	175hrh / XX dph	14 (6) (3) (2) (3)

J236 Density level and mix	Habitable rooms per hectare/dwellings per hectare equivalent	Total homes
Rural lower density, 100% 3 bed houses	150 hrh/ 30 dph	9
Rural mid density, 100% 3 bed houses	175 hrh / 35 dph	11
Rural higher density, mix: 60% 3 bed houses 20% 2 bed houses 10% 2 bed flats 10% 1 bed flats	175hrh / XX dph	14 (6) (3) (2) (3)

MN410 Density level and mix	Habitable rooms per hectare/dwellings per hectare equivalent	Total homes
Rural lower density, 100% 3 bed houses	150 hrh/ 30 dph	23
Rural mid density, 100% 3 bed houses	175 hrh / 35 dph	26
Rural higher density, mix: 60% 3 bed houses 20% 2 bed houses 10% 2 bed flats 10% 1 bed flats	175hrh / XX dph	35 (16) (7) (4) (7)

MY563 Density level and mix	Habitable rooms per hectare/dwellings per hectare equivalent	Total homes
Rural lower density, 100% 3 bed houses	150 hrh/ 30 dph	20
Rural mid density, 100% 3 bed houses	175 hrh / 35 dph	23
Rural higher density, mix: 60% 3 bed houses 20% 2 bed houses 10% 2 bed flats 10% 1 bed flats	175hrh / XX dph	30 (14) (6) (4) (6)

O594 and O595 Density level and mix	Habitable rooms per hectare/dwellings per hectare equivalent	Total homes
Rural lower density, 100% 3 bed houses	150 hrh/ 30 dph	30
Rural mid density, 100% 3 bed houses	175 hrh / 35 dph	35
Rural higher density, mix: 60% 3 bed houses 20% 2 bed houses 10% 2 bed flats 10% 1 bed flats	175hrh / XX dph	45 (21) (9) (6) (9)

O785 Density level and mix	Habitable rooms per hectare/dwellings per hectare equivalent	Total homes
Rural lower density, 100% 3 bed houses	150 hrh/ 30 dph	18
Rural mid density, 100% 3 bed houses	175 hrh / 35 dph	21
Rural higher density, mix: 60% 3 bed houses 20% 2 bed houses 10% 2 bed flats 10% 1 bed flats	175hrh / XX dph	27 (13) (5) (4) (5)

P558, P559 and P632 Density level and mix	Habitable rooms per hectare/dwellings per hectare equivalent	Total homes
Rural lower density, 100% 3 bed houses	150 hrh/ 30 dph	90
Rural mid density, 100% 3 bed houses	175 hrh / 35 dph	105
Rural higher density, mix: 60% 3 bed houses 20% 2 bed houses 10% 2 bed flats 10% 1 bed flats	175hrh / XX dph	133 (63) (26) (18) (26)

P655 and P656 Density level and mix	Habitable rooms per hectare/dwellings per hectare equivalent	Total homes
Rural lower density, 100% 3 bed houses	150 hrh/ 30 dph	28.5
Rural mid density, 100% 3 bed houses	175 hrh / 35 dph	33
Rural higher density, mix: 60% 3 bed houses 20% 2 bed houses 10% 2 bed flats 10% 1 bed flats	175hrh / 45 dph	43 (26) (9) (4) (4)

S415A and S470 Density level and mix	Habitable rooms per hectare/dwellings per hectare equivalent	Total homes
Rural lower density, 100% 3 bed houses	150 hrh/ 30 dph	23
Rural mid density, 100% 3 bed houses	175 hrh / 35 dph	39
Rural higher density, mix: 60% 3 bed houses 20% 2 bed houses 10% 2 bed flats 10% 1 bed flats	175hrh / XX dph	49 (20) (8) (6) (8)

T1404 Density level and mix	Habitable rooms per hectare/dwellings per hectare equivalent	Total homes
Rural lower density, 100% 3 bed houses	150 hrh/ 30 dph	15
Rural mid density, 100% 3 bed houses	175 hrh / 35 dph	17
Rural higher density, mix: 60% 3 bed houses 20% 2 bed houses 10% 2 bed flats 10% 1 bed flats	175hrh / XX dph	22 (11) (4) (3) (4)

[illegible]

	LOCALITY	SURFACE WATER	Foul comments	Original Prop No	Foul Modelling Prop No	SPRAT?
1	MN 10	Foul	Ether gravity or pump to Mau ant (& downstream to Five Oaks Gravelly). Ether upgrade of gravity sewer along La Grande Route de St Martin, or new sewer along Par la Roads to new Pump Station at Rue de Rues, potentially serving an additional 70-100 existing properties (to the north of the Queen's Valley Catchment). Will require modelling.	New	35	N
2	O98 & O999	Foul	Would discharge to St Owen's FSPS. Previous modelling indicates surcharging of gravity sewer upstream of Pump Station. Will need modelling to confirm gravity capacity and impact on downstream network which is already restricted. May be some requirement for different pumps at St. Owen. Probably volumetric impact and restriction on downstream gravity network at St Peter's Village, Airport, Pont Marquet, and Beaumont Pump Station. Will require modelling.	New	5	N
3	O785	Foul	Would discharge at L'Eauq. Will need modelling. Progressive knock-on effect at L'Eauq, Bas du Marais, St Owen's, St. Peter's Village, Pont Marquet, Beaumont. Potential for local Flow Attenuation & Regulation Tank (FART) for STW due to nature of catchment (capture of diurnal flow). This could assist with flow capacity issues at St Peter's etc. Will require modelling.	New	27	Y
4	P558	Foul	No spare capacity in this system - causes downstream storage facility overflow.		87	y
5	P559	Foul	No spare capacity in this system - causes downstream storage facility overflow.		112	y
6	P632	Foul	See below		133	y
7	P655 and P656	Foul	See below		g	y
8	S 15A & S 70	Foul	New Pump S&T on required. Current (approved) plans to increase the dwelling units at Les Cinq Chenees already require a new pump station and provision of storage (no storage currently at Five Oaks). Will require modelling.	New	36	n
9	J1109	Foul	Requires re-modelling to assess impact		36	n
10	J229	Foul	Requires re-modelling to assess impact		52	n
11	J236	Foul	Requires re-modelling to assess impact		39	n
12	G0 F001	Foul	Downstream system does not have any spare capacity. Would need to consider pumping flows directly to St Mary's PS. May also need to upgrade St Mary's PS.	New	22	n
13	T1 0	Foul	Gravity all the way to Bel oizanne.	New	22	n

CALL FOR SITES ASSESSMENT

Site: J1109 – Le Clos de la Porte

Parish: St. John

CFS ref: IP-173871572

Site suitability summary:	Spatial (1-4)	Suitability (1-5)	Landscape (1-7)	Existing use (1-5)	Weighted (Max 20)	Landscape Sensitivity (Low-High)
	3	4	6	2	14.54	Medium

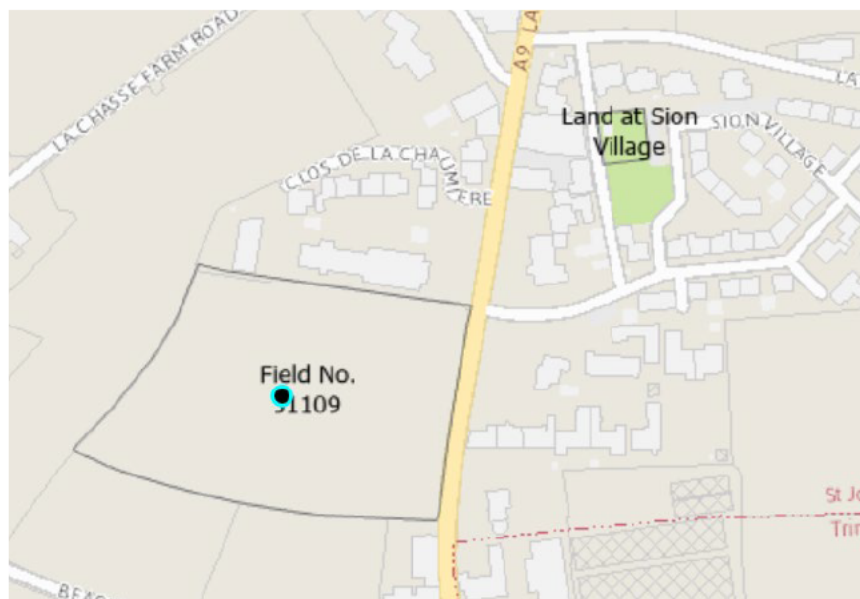
Site details

Requested land use(s):	Housing-Open Market/Affordable	Existing use(s): Land Controls comments:	Rural Economy Agricultural. Ag. Cons. A & B. Access & shape very good. Good field attached to a large block of land loss would impact on viability of remaining fields in block.
Current IP zone:	GZ	Spatial strategy: i.e. relationship to BUA	Borders edge of BUA to north/south/east
Approximate site area:	1.21 hectares	Estimated housing yield i.e. at range 40-60dph	35-45 units. (Submission estimate)

Consultation

Considered by SM: i.e. Y/N		Parish support: i.e. Y/N/possibly/unknown	Unknown
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MAP:





Site access directly of main road

Site to the west heading north along
La Grande Rotue de St. Jean



Site adjacent to Sion Methodist church



Views towards Sion (north on main Rd.)

PHOTOS: SV- 08.12.20

Conclusion

Development
opportunity:
Low / Medium / High

Medium - (Access point on north directly from main road).

Character

Physical site
characteristics:

The field borders the BUA to the north – Sion Methodist Church (site recently re-developed). Open fields to west and south. The Methodist Chapel is a strong

Topography and relationship to surrounding land	physical presence along the northern edge of the sites. Farm group of buildings located on southern edge. Eastern edge tree lined with poplar trees.
Landscape context: Landscape character of the area	Mixture of rural and BUA.
Townscape context: Scale and mass, diversity/homogeneity, frontage proportion and building line, activity and street interface, edges and their interface and predominant materials.	The BUA edge adjacent to the field forms part of Sion Village which is part of the Parish of St. John but is some way from the Parish Centre which is much further north. The immediate area shows a pattern of high density residential development. The main road network links back towards town and further north towards the rural Parishes. There is a mixture of traditional and modern vernacular in the village.
Overall landscape sensitivity: Low / Medium / High	Medium (The site is currently screened from the roadside by the tall poplar trees).
Landscape mitigation: Potential to manage/minimise/off-set landscape impact?	The existing hedging/trees along the eastern edge would need to be retained as this acts as a natural green buffer between the field and the main road. The relationship to the listed church to the northern edge would have to be carefully considered.
Planning history	
Site history: (if known) Any relevant planning history (e.g. previous consideration for rezoning?)	None.
Constraints	
Environmental risk: Land contamination; noise pollution.	Not known but unlikely – currently site being farmed.
Flood risk: Coastal or inland	On high ground and unlikely to be at risk of flooding.
Historic environment: Designated protected buildings, places, areas and sites within 100m. Impacts on setting?	Sion Methodist Church – Grade 1 (northern boundary) Casa Mariana – Listed Grade 4 – rural house (north/east) La Chasse Farm – Listed Grade 3 – rural house (west of site)
Infrastructure	
Service infrastructure:	The field next to BUA area boundary so will have good proximity to mains water supply; main sewerage infrastructure; electricity & gas supply and landline and Broadband internet services.

Drainage comments:	No issues with foul connection. <u>Above comments come with a Caveat:</u> Still need to review the physical feasibility of these upgrades – i.e. is there space available (utilities, ground conditions, traffic management)? Are there alternative routes available?
Facilities	
Relationship and proximity to: Town or other BUA's; retail/hospitality	The site is located on the boundary with the BUA edge. There is a small Co-Op within 10 minutes walking distance – north. However, currently a much large co-op is under construction slightly south of the site. Near to a garage & garden centre.
Primary facilities; nurseries and schools; health facilities	There are no nearby schools, nurseries or health facilities in the village.
Other community infrastructure: Access to open space, parish hall, church and other facilities	There is access to the surrounding country lane networks.
Access/ transport	
Accessibility: Nature of surrounding transport infrastructure. Major/minor roads; footpath network/ cycle routes?	The site is in close proximity to main public roads; footpaths and public transport.
Site access: How would the site be serviced for all users. Any access issues?	Access to the site is currently at the north/east corner of the sites adjacent to the access for the Sion Methodist Church which is now is residential use. This might still be the best location for a site access but would need to be discussed with the highway authority for safety considerations.
Highways Comment:	Footway connections to nearby shops - possible footway improvements needed e.g. widening. Bus stops within walking distance however poor public transport links - potential for service and frequency to be improved Consideration would need to be given to best location for access onto La Grande Route de St Jean to avoid being opposite an existing access on the eastern side.
Options for betterment	
Scope to provide: Amenity space(s); public open space(s); footpath/cycle routes.	If developed then it would good to see if a foot path could be built along the eastern edge of the site to improve pedestrian links to the shops to the north and, soon to be, co-op to the south of the site.

[REDACTED]

From: [REDACTED]
Sent: 29 March 2023 10:44
To: [REDACTED]
Subject: Meeting on 24 March 2023
Attachments: 65208801-SWE-001-XX-T-W-0301 Affordable Housing Minutes 2023-03-24 final.pdf

Good Morning [REDACTED]

I have attached a copy of the notes from our meeting held on 24 January 2023. I have not attached the Drainage (Jersey) Law 2005 document as it has already been issued under a separate cover.

If you wish to discuss any of the issues covered in the attached notes, please let me know.

Many thanks.

Kind Regards,

[REDACTED]

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Infrastructure, Housing
and Environment

24/03/2023

Author: [REDACTED]
Project Number: 65208801-001
Project Name: Capital Programme
Client : IHE
Project Manager: [REDACTED]

Minutes of meeting

Place	Teams	
Date	24/3/2023	15:00
Present	[REDACTED] [REDACTED] [REDACTED] Strategic Policy, Planning and Performance [REDACTED] IHE Liquid Waste [REDACTED] Sweco	
Copy to	[REDACTED]	IHE Liquid Waste

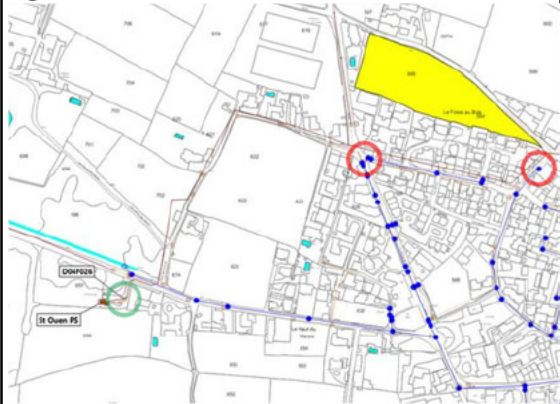
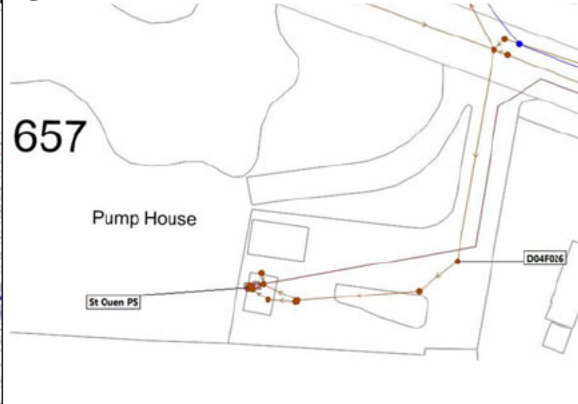

Affordable Housing and Drainage

1	General	Action	Done
	<p>Document reviewed: 10765 BIP Rezoned Field Planning Summary v1.0</p> <p>Confirmed red sites require major works that would be unreasonable for a developer to fund.</p> <p>Orange sites have a notional solution likely to be appropriate for a developer to fund/complete.</p> <p>Green sites can proceed.</p> <p>There will always be an element of 'first come first served' in terms of what is required and how much the 'last' developer might have to do compared with the first one in the area. This is unavoidable unless IHE LW upgrade facilities in advance and then retrospectively levy contributions. This is theoretically possible but there is no existing mechanism available.</p> <p>Guidance Pack for Developers is being created for each field to collate key issues. Planned to be issued in April 2023.</p>	[REDACTED]	
2	North and West		
2.1	<p>St Ouen O594/595 Sweco to provide detail of alternate foul connection point for inclusion in the Guidance Pack [Post Meeting Note: Fig 1 to 3 below]. The requirements for attenuation of surface water will only be refined as hard areas (roof, road etc) are confirmed.</p> <p>O785 No issues</p>	<p>Sweco [REDACTED]</p>	yes

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	<p>Fig 1</p> 	<p>Fig 2</p> 
	<p>Fig 3</p> 	<ul style="list-style-type: none"> • Fields O594/595 shown in yellow. • Cannot connect at the obvious points in the network (red circles) without causing flooding. • Connection immediately upstream of St Ouen PS is okay – Manhole D04F026. • Route is indicative and assumes agreement can be reached with landowner and/or highways. • Route is approx. 500m long which may be more than a developer would like to take on. • Gravity connection should work (detailed design required but works for the existing flow from the red circles) and will allow other development along the route to connect. • BUT – it may be easier to install a small pumping station within the site. The rising main would be a smaller diameter than the gravity pipe.
2.2	<p>St Peter P558/P559/P632/P655/P656</p> <p>All require the St Peter storage tank to be built (2026 Q2). Other mitigation works, eg larger connecting sewer or local Pumping Station (PS), may be required as details are confirmed.</p> <p>KP asked if a local solution may be viable if all five fields were progressed by one developer. Considered unlikely to be cost effective for the time it would be required and would also be a health/odour nuisance risk.</p>	
2.3	<p>St Mary MY563</p> <p>No issues.</p>	
3	<p>Central</p>	
3.1	<p>St John J1109</p> <p>Clarified that if only J1109 was progressed then upgrading the sewer to Bellozanne may be sufficient without the West Hill Storage Tank as a quicker solution. However, this would still not be a developer scale solution.</p> <p>J229/J236</p> <p>Rue des Buttes PS needs to be upgraded for any development. Details to be confirmed eg just larger pumps, additional storage or full replacement. The work at this PS is dependent on both the rezoned fields and any provision for further development which seems likely. See note above on retrospective developer contributions.</p> <p>J525</p> <p>Already has planning permission and is well advanced (roofs on some properties). [REDACTED] did not know what provision for foul drainage had been made and a retrospective DIA is required to check. This could be a potential issue because it is unlikely to have had a specific connection point or other planning obligation for drainage included in the approval.</p>	<p>IHE/ Sweco</p>

3.2	Trinity T1404 Close to J1109 above and similar issues. Note there is a possible 'first come first served' issue in that, whichever of the two developments is built first, it could be accommodated without the full West Hill Storage Tank project in place but the second can not be.		
4	South and East		
4.1	St Martin MN410 Works required are disproportionate for a developer. [redacted] confirmed development in the east of the Island is politically sensitive so low priority for Emerging Project investment (see below)		
4.2	St Saviour / Five Oaks S415A/S470 Note on surface water attenuation as O594/595 above. [redacted] noted a sewer (possible rising main) crosses the site and requested guidance on allowances. Details to be forwarded. [Post meeting note: This is set out in Drainage (Jersey) Law 2005 as no structure within 5m – see attachment and extract below] <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p>17 Disturbance of public sewers</p> <p>(1) No person shall construct, demolish or remove –</p> <p>(a) a building or other structure on or over a public sewer or public outfall, or within 5 metres of a public sewer or public outfall; or</p> <p>(b) any apparatus on or over a public sewer or public outfall, or within one metre of a public sewer or public outfall,</p> <p>unless he or she has the written consent of the Minister to do so.</p> </div>	IHE [redacted]	yes
5	Programme and Funding [redacted] asked what the programme is for the Emerging Projects. Discussions with Treasury are ongoing but funding for work in 2024 is currently expected to be approved which should allow the key projects to start on time and (with confirmation of funding for subsequent years) be completed as per the programme issued. There are no guarantees until the money is in the bank! [redacted] noted that the programme primarily prioritises areas with rezoned fields and then secondarily prioritises on the number of potential new properties. The result is that the highest priority schemes are in the North and West with priority dropping to the South and East.		
6	Priorities [redacted] confirmed that the priorities described by [redacted] and [redacted] fit with the Planning Department's view as well, noting that –		
	<ul style="list-style-type: none"> • Les Quennevais is identified as a preferred location but the expectation is that this will be in the form of denser development (eg 2 or 3 homes on an existing plot for 1) rather than by expansion into surrounding fields; • Development in the east tends to be rejected as the area has seen significant development, particularly old glass houses, in recent years; and, • Population models are expected late this year which should allow some definition of the Long term planning assumptions agreed last year. It is accepted that the figures will always be an estimate but hope to increase confidence in the order of magnitude of development for each area 		

Secretary

[redacted]

Approved by

[Add name]

[Add name]

[REDACTED]

From: [REDACTED]
Sent: 22 March 2023 21:24
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 10765 - Island Plan
Attachments: 10765 BIP Rezoned Field Planning Summary v1.0.pdf

Hi [REDACTED]

Further to our recent correspondence, we have attached a document in relation to drainage implications and requirements for all of the sites that have been re-zoned for affordable housing. The comments include assessment of development on the existing system (RAG status) and the identified Emerging Projects for your reference. We have provided an indication of the associated Capital Programme under development in Section 4.1 of the document and the timeline for input required to progress the implementation of the Emerging Projects.

Could you please review the document and let me know if it would be beneficial to have a meeting at the end of this week to discuss the issues further?

We have also outlined the input required in Section 4.2 for further development of the Capital Programme as part of our ongoing dialogue to meet the long term needs.

Many thanks.

Kind Regards,

[REDACTED]

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From: [REDACTED]
Sent: 16 March 2023 16:49
To: [REDACTED]@gov.je>; [REDACTED]@gov.je>
Cc: [REDACTED]@gov.je>; [REDACTED]@gov.je>; [REDACTED]@gov.je>
Subject: RE: 10765 - Island Plan

Hi Kevin,

We are reviewing the information at the moment and will be able to respond by Wednesday next week. We can then set up a meeting towards the end of next week, if required.

Many thanks.

Kind Regards,

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From [REDACTED] <[REDACTED]@gov.je>
Sent: 16 March 2023 13:00
To: [REDACTED] <[REDACTED]@gov.je>; [REDACTED] <[REDACTED]@gov.je>
Cc: [REDACTED] <[REDACTED]@gov.je>; [REDACTED] <[REDACTED]@gov.je>; [REDACTED] <[REDACTED]@gov.je>
Subject: RE: 10765 - Island Plan
Importance: High

Hello [REDACTED]

We've been seeking this information for some considerable time now, beginning with the development of the draft plan, when [REDACTED] sought to liaise with the team about the drainage implications of the proposed affordable housing sites identified in the draft plan, which was published back in April 2021.

Clearly the mix of sites has now changed - some of the 'original' sites have fallen away and new ones added, through amendment, by members – as set out in the plan that was approved by the States in March last year.

On the back of this, [REDACTED] has produced some potential density and yield estimates for each of the approved sites, I think back in July last year, and it is this that we would like to secure some specific advice on.

Ideally, we need this information sometime next week.

I've tentatively pencilled in a Monday am slot with Andy. If this is impractical, would it be better to meet later in the week.

Would be grateful if you might let me know what's doable.

Thanks

Regards

[REDACTED]

t: +44 (0)1534 [REDACTED] | m: [REDACTED]

From: [REDACTED]@gov.je>
Sent: 16 March 2023 08:23
To: [REDACTED]@gov.je>; [REDACTED]@gov.je>
Cc: [REDACTED]@gov.je>; [REDACTED]@gov.je>; [REDACTED]@gov.je>
Subject: RE: 10765 - Island Plan

Hi [REDACTED]

Many thanks for that and your requirements are duly noted.

I would suggest that we review the detailed drainage implications and requirements first prior to setting up a meeting to discuss further. Do you have a deadline for returning your response to the prospective developers?

Kind Regards,

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Sent: 15 March 2023 17:19
To: [REDACTED]@gov.je>; [REDACTED]@gov.je>
Cc: [REDACTED]@gov.je>; [REDACTED]@gov.je>; [REDACTED]@gov.je>
Subject: RE: 10765 - Island Plan
Importance: High

Hello [REDACTED]

As you will know, we have been seeking detailed information about the drainage implications and requirements for all of the sites that have been rezoned for affordable housing, and it is this detail that we need to incorporate, as far as we are able to do, in the draft development briefs.

We have previously provided an indication the potential yields on each site in order that this might be assessed, as per the attached density and yield summary (BIP site density model summary).

You have provided some details in response (see attached spdsht), and what we would like to do now is to try and conclude potential requirements for each site or, in the absence of definitive guidance about potential local capacity, some words that might best help prospective developers.

Hope this helps to clarify.

Pls come back to me should you wish to discuss further.

I have sought to book a slot on Monday morning with Andie to discuss this further.

Thanks

Regards

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From: [REDACTED]@gov.je>
Sent: 15 March 2023 12:35
To: [REDACTED]@gov.je>; [REDACTED]@gov.je>
Cc: [REDACTED]@gov.je>; [REDACTED]@gov.je>; [REDACTED]@gov.je>
Subject: RE: 10765 - Island Plan

Hi [REDACTED]

Could you please forward a copy of the agenda and any background information for discussion?

Many thanks.

Kind Regards,

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Cc: [REDACTED]@gov.je>; [REDACTED]@gov.je>; [REDACTED]@gov.je>; [REDACTED]@gov.je>
Subject: RE: 10765 - Island Plan
Importance: High

Hello [REDACTED]

We are getting to a position where we need to issue draft guidance for the development of all of the rezoned housing sites.

In order to progress this, it would be helpful to meet with you to work through what might be specified and stated in relation to each site, relative to the pertinent drainage issues.

Might we meet in order to do this? I will look for a slot in your diary, but pls let me know if anyone else needs to attend.

If convenient, I am happy to come down to you to work through this.

Thanks

Regards

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From [REDACTED] <[REDACTED]@gov.je>

Sent: 17 November 2022 11:54

To: [REDACTED] <[REDACTED]@gov.je>; [REDACTED] <[REDACTED]@gov.je>

Cc: [REDACTED] <[REDACTED]@gov.je>; [REDACTED] <[REDACTED]@gov.je>; [REDACTED]

[REDACTED] <[REDACTED]@gov.je>

Subject: 10765 - Island Plan

Morning [REDACTED]

This is the latest iteration of the potential sites.

KR

[REDACTED]
Principal Engineer – Liquid Waste
Infrastructure, Housing & Environment
01534 [REDACTED]
[REDACTED]



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1. North and West

LOCATION	SITE	Number of properties	Status and Works Required			Other Requirements
			Foul or Surface	Assessment of Development on Existing System	Identified Emerging Project	
St Ouen	O594 and O595	45	FW	Causes flooding to occur in downstream system. Can be addressed in the short term by connecting further downstream, directly into the 300mm diameter sewer at D04F026.	St Peter/Airport Storage Tank will alleviate downstream flooding in long term (2026 Q2). Note : Emerging Projects are to be sized to accommodate all of the BIP housing so long term assumptions will need to be confirmed, see Section 4.	All developments will require a Flood Risk Assessment and Drainage Impact Assessment as part of the application (FRA/DIA).
			SW	Causes flooding to occur in the downstream surface water system. Surface water flows therefore need to be attenuated on site and the discharge rate restricted to that of greenfield runoff rates. Some minor detriment downstream will remain. Attenuation pond/tank may affect space available within boundary.	St Peter/Airport Storage Tank will not mitigate flooding as this is a separated system. Ongoing development of the SWMP may identify a scheme in the area to mitigate impacts but this is to be confirmed.	
	O785	27	FW	No issues identified	St Peter/Airport Storage Tank	FRA/DIA
St Peter	P558	133	FW	Would result in an increase in surcharge levels downstream. Other mitigation measures would need to be considered in conjunction with the Emerging Project in this area. Would likely involve upsizing the existing network as well as the construction of a new PS or Storage Tank.	St Peter/Airport Storage Tank with some local network improvements (2026 Q2, see Section 4).	FRA/DIA
	P559		FW			FRA/DIA
	P632		FW			FRA/DIA
	P655 and P656	43	FW			FRA/DIA
St Mary	MY563	30	FW	No Issues identified	St Peter/Airport Storage Tank	FRA/DIA

2. Central

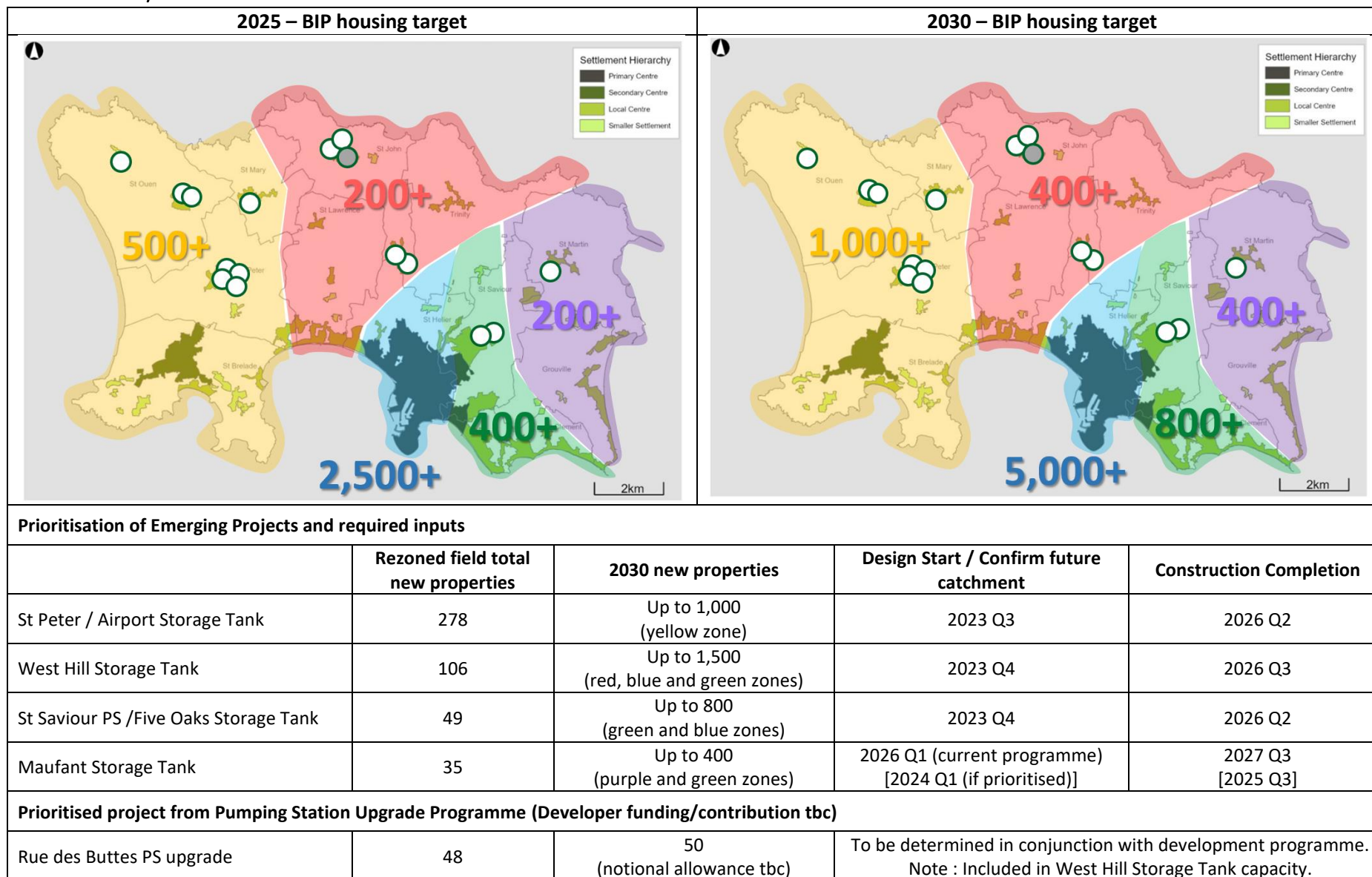
LOCATION	SITE	Number of properties	Status and Works Required			Other Requirements
			Foul or Surface	Assessment of development on existing system	Identified emerging project	
St John	J1109	36	FW	Causes flooding to occur in the adjacent sewer network. To resolve this, the existing sewer between the development and the weir upstream of the Bellozanne STW on St John's Sewer needs to be upsized.	West Hill Storage Tank with some local network improvements. (2026 Q3, see Section 4). Note 1 : Network improvements may allow field to be developed before the storage tank is finished. Note 2 : Emerging Projects are to be sized to accommodate all of the BIP housing so long term assumptions will need to be confirmed, see Section 4.	All developments will require a Flood Risk Assessment and Drainage Impact assessment as part of the application (FRA/DIA).
	J229	14	FW	No issues in the downstream network but the operation of Rue Des Buttes SPS is impacted. PS will need to be upgraded to manage flow with increased pump rates and additional storage.	West Hill Storage Tank will be required prior to any further development in this area.	FRA/DIA
	J236	14	FW	Rue des Buttes PS upgrade or replace as J229.	As field J229 above.	FRA/DIA
	J525	20	FW	Connection to the immediately local network causes flooding which would prevent construction. However, the site could connect directly (gravity feed or pumped to be confirmed) to Rue des Buttes PS if it is upgraded or replaced as in J229.	Already has planning permission – note this was given prior to the BIP and the formal DIA process being established.	DIA will need to be completed retrospectively.
Trinity	T1404	22	FW	Causes flooding to occur in the adjacent sewer network. To resolve this, the existing sewer between the development and the weir upstream of the Bellozanne STW on St John's sewer would need to be upsized.	As field J1109 above.	FRA/DIA

3. South and East

LOCATION	SITE	Number of properties	Status and Works Required			Other Requirements
			Foul or Surface	Assessment of existing system	Identified emerging project	
St Martin	MN410	35	FW	Causes flooding to occur in foul network. No spare capacity in foul network until new Maufant Storage Tank/PS is built.	Upsizing of network and new Maufant Storage Tank/PS (2027 Q3, see section 4). Note 1 : The Maufant Storage Tank/PS project could be brought forward if another project (eg Les Quennevais/St Brelade) is postponed. Note 2 : Emerging Projects are to be sized to accommodate all of the BIP housing so long term assumptions will need to be confirmed, see Section 4.	All developments will require a Flood Risk Assessment and Drainage Impact assessment as part of the application (FRA/DIA).
St Saviour	S415A and S470	49	FW	No Issues identified	The LWS has identified the St Saviour PS as requiring additional strategic storage but this does not prevent this development. The storage will be based on 24 hours of 'normal' flow and this will include the requirements of the BIP Five Oaks Master Plan, see Section 4.	FRA/DIA
			SW	Causes flooding to occur in the downstream surface water system. Surface water flows therefore need to be attenuated on site and the discharge rate restricted to that of greenfield runoff rates. Some minor detriment downstream will remain. Attenuation pond/tank may affect space available within boundary.	Preliminary SWMP/Grands Vaux studies have identified works in the SW system to the north of St Helier and these may also mitigate SW concerns from the Five Oaks Master Plan.	FRA/DIA

4. Island Wide Planning Assumptions

4.1. Priority Provision for Rezoned Fields



4.2. Provision for Other BIP housing

