

2011 Island Plan Interim Review

Submission to EIP - January 2014

Appendices to Representations on
behalf of the Parish of St Ouen

New Build Sheltered Accommodation
Field 622, St Ouen

Project No: 4591

December 2013





Appendix A: Sites Assessed for Suitability for Sheltered Housing

1.1 Introduction:

The aim of this report is to assess suitable sites for affordable sheltered (over 55) housing in and immediately around the village of St Ouen. This report was required following the outcome of a planning application for affordable sheltered housing on Field 622, St Ouen, which was the subject of a Planning Inquiry, which specifically recommended that alternative sites to Field 622 should be assessed before arriving at any one site. This requirement has subsequently been reiterated by the Minister to be demonstrated at the forthcoming EIP in January 2014, at which point Field 622 will be considered for allocation for affordable housing and rezoning in the Built Up Area Zone. This report is to be read in conjunction with the written statements submitted on behalf of the Parish of St Ouen.

1.2 Approach:

These site assessments have been undertaken in close consultation with the States of Jersey Planning and Building Services Department. A selection of sites were agreed with the Planning Department, being a mixture of already developed and undeveloped sites, both within the Built Up Area of St Ouen's Village and in the Green Zone. The format for each site assessment is based on the assessment prepared for Field 622 for the 2011 Island Plan interim review document, as agreed with the Planning Department. The sites assessed are indicated on map, figure 1.

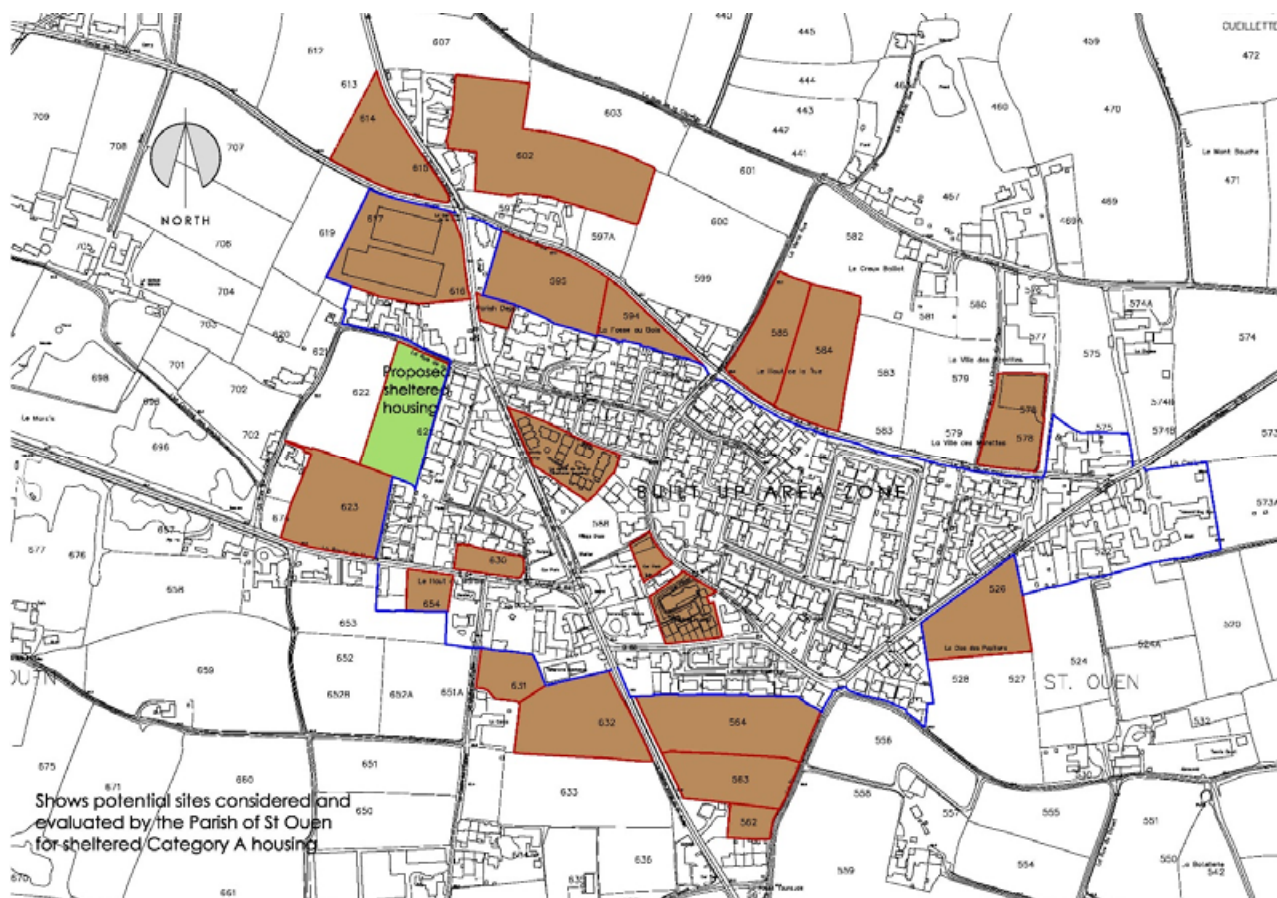


Figure 1. Sites assessed for suitability for sheltered housing

The format for each assessment has considered the following:

- Existing land use
- Size and possible housing yield, based on a habitable room density of 50 to 80 per acre with a percentage ratio of 80%/20% social rented homes and affordable homes for purchase and unit sizes of 50% 1 bedroom and 50% 1.5 bedrooms (being most applicable to sheltered housing) (The percentage split of rental and purchase is to be reviewed as the Parish wishes to rent the units only)
- Availability of the site for housing
- Planning history
- Planning remarks related to spatial strategy
- Suitability, referring to accessibility of the site to the village centre
- Restraints and implementations on the site
- Nature of surrounding development, if any, including density
- Environmental improvement possible on the site
- Landscape sensitivity, including its Island Plan zone
- Comments of the countryside character appraisal

This is followed by a schedule of comments from various consultees, including relevant stakeholders such as government bodies and public utility companies.

The sites are considered primarily in terms of the possibility for sheltered housing and therefore, slightly different criteria has been used as would be the case for general Category A housing. Access to the village centre is of primary importance and has been considered as a fundamental requirement to be met when considering each site. Access is considered, both in terms of the proximity of the site to the village centre (which has the Parish Hall, shops, doctors' surgery, public house and existing Parish sheltered housing provision) and the safety of any possible access, including the provision of pavements, safe crossing points and potentially dangerous routes along roads without pedestrian access and subject to heavy traffic, with poor visibility and at speeds of up to 40mph in some cases.

When considering the availability for housing, sites over which the Parish of St Ouen has some ownership are preferable and, although the option of compulsory purchase has been noted, this would not be a first choice and therefore, sites under private or unknown ownership, including those which the owners have indicated are not available, would be of secondary consideration.

The 'planning history' for each site will indicate whether any previous proposals for housing or other development has been made previously and therefore, if specific problems have been encountered with regard to this.

The 'planning remarks/spatial strategy comments' will consider how well the site relates to the existing Built Up Area of the village of St Ouen and whether it can be integrated into this without detriment to the landscape. The site's connectivity with the village will also be considered in order to ensure that sites will not be detached from the Built Up Area, leading to potential isolation from the village centre.

The 'suitability of accessibility', as previously noted, is of primary importance and it will be assessed for each site whether there is an existing safe pedestrian access route and, if not, whether this will be possible. It will also be noted what access there is to bus routes.

'Suitability/constraints in implementation' will consider what particular aspects relate to the site which may prevent or hinder its consideration for sheltered housing.

‘Suitability/surrounding developments’ will consider the existing housing around the site, its density and relative height and any sensitive boundaries which could potentially restrict any possible development.

‘Suitability/environmental improvement’ will consider whether any improvements can be made to the landscape as part of the main proposal.

‘Landscape sensitivity, Island Plan zones and countryside character appraisal’ will relate to the specifics of whether the site is in a particular Island Plan zone and whether the countryside character appraisal is applicable and what comments are made in regard to these, including relevant restrictions.

Initial conclusions for each site’s suitability are included within each site assessment and will be summarised within the conclusion section at the end of this document.

The Planning Inquiry into the Field 622 planning application noted that the primary reason for the necessity of that Inquiry and why there may be an obstacle to development of Field 622 was that it lies in the Green Zone and not the Built Up Area. Consequently, the sites have therefore been split up into sections relating to this, on the basis that the primary sites for consideration should be in the Built Up Area, followed by those outside of this in the Green Zone and concluding with a selection of sites that have been considered, but rejected for specific reasons and included here for reference.

In planning terms, the consideration of each site is assessed according to the policies indicated in the following table, figure 2.

Island Plan Policies
SP1 - Spatial strategy (restriction on Built-Up Area)
SP2 - Efficient use of resources
SP3 - Sequential approach to development
SP4 - Protecting the natural and historic environment
SP6 - Reducing dependence on the car
SP7 - Better by design
Proposal 4 - Countryside Character Appraisal (threats to local character)
Medieval strip fields
Intrusive large scale building in open landscape
Unsuitability of suburban groups of houses in rural areas
Threat to distinctive field patterns
Further planting of shelter belts (coniferous trees)
Countryside Character Appraisal (protection and capacity to accept change)
Style and design within keeping of area
New large scale agricultural buildings
Commercial reuse of existing large scale agricultural buildings
Risk of large scale screening or developments
Avoidance of sensitive heathland area
Proposal 15 - Village Plans
Protect vitality and viability of small rural communities
Demonstrate justifiable need for new developments
Be in accordance with the Island Plan
Specific sites may be rezoned by States as draft revision

NE8 - Green Zone
In Green Zone?
Requirement to rezone to be within Built-Up Area?
Policy H5 - Housing in Rural Centres
The Minister will support small scale affordable Category A housing when the following apply:
Appropriateness to scale and density of existing character of the village
Within Built-Up Area and well related to local facilities, services and infrastructure, leisure, recreation and local shopping, which can provide for the development
Meets an identifiable need (evidenced through the Housing Gateway)
Subject to a full and comprehensive assessment and engagement with local communities, stakeholders and the relevant States departments
Designed for needs of specific type of resident
Policy H7 - Housing to Meet Special Requirements
Meets an identifiable need
Is within the Built-Up Area
Is not on land zoned for Category A housing unless specifically provided for in a development

Figure 2. Policies to be considered

2.0 Sites within the Built Up Area:

Fields 616 & 617

Field 630

Field 654

Parish Depot

Parish Hall Car Park

Le Clos de Mahaut (sheltered housing)

Jardin de la Rue (sheltered housing)



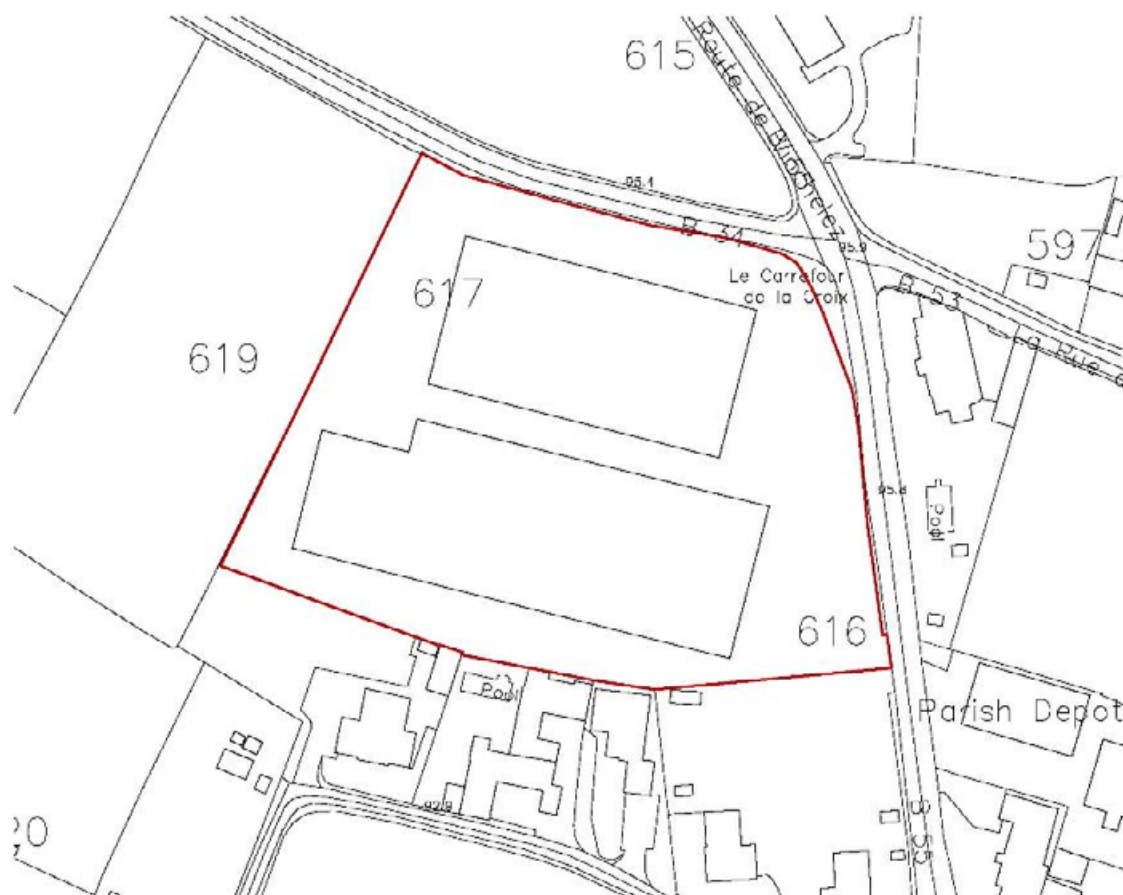
Figure 3. Sites assessed within the Built Up Area Zone

Affordable Housing Site Assessment

Fields 616 and 617, La Route de Vinchelez

Site	Name														
Existing Use/s	Agricultural yards, storage area, agricultural sheds and workers' accommodation														
Suitable Use/s	Category A housing, communal open space														
Approximate Site Area	The gross land area of Fields 616 and 617 = 2.5 acres (5.6 vergées). The area available for development = 2.5 acres (5.6 vergées), to include an area of communal open space (10% of site approximately) = 0.2 acres (0.5 vergées).														
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 37 and 59 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <tr> <th colspan="2">Social rental homes (80%)</th></tr> <tr> <td>1 bedroom</td><td>17 to 27 units</td></tr> <tr> <td>1.5 bedrooms</td><td>13 to 20 units</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>4 to 7 units</td></tr> <tr> <td>1.5 bedrooms</td><td>3 to 5 units</td></tr> <tr> <td>Totals</td><td>37 to 59 units</td></tr> </table>	Social rental homes (80%)		1 bedroom	17 to 27 units	1.5 bedrooms	13 to 20 units	Affordable homes for purchase (20%)		1 bedroom	4 to 7 units	1.5 bedrooms	3 to 5 units	Totals	37 to 59 units
Social rental homes (80%)															
1 bedroom	17 to 27 units														
1.5 bedrooms	13 to 20 units														
Affordable homes for purchase (20%)															
1 bedroom	4 to 7 units														
1.5 bedrooms	3 to 5 units														
Totals	37 to 59 units														

Location Plan



Availability for Housing

The site is privately owned by Fosse au Bois Growers Limited.

It is understood that the site forms part of a currently profitable agricultural business, which has been recently handed down to the younger generation within the family that owns the site.

Planning History

The site has been subject to various applications over the last ten years. There is a current pending application P/2013/0919 for 5 no three bedroom houses on the neighbouring southeast corner of the site. This is subsequent to previous refused application P/2012/1571 for 5 no four bedroom houses. The refusal was based on overdevelopment of the site and the intensification of the road junction of La Rue de la Croute and La Route de Vinchelez, where vehicle access for the site was proposed. Prior to this, there are five applications on the records relating to various extensions and development of the site for agricultural use. These include extensions and erection of various agricultural and storage sheds and, in addition, the approved removal of the topsoil to be re-spread on another site.

Planning Remarks

- **Spatial Strategy** - The site is already substantially developed, although any proposal may be of a higher density. There will also be loss of current agricultural related land. Displacement of a working productive and economically viable farm, which would presumably need to be relocation in the Green Zone. Development may be feasible given the proximity of the site to the village centre and its facilities and amenities, however the site has no direct pedestrian access to the village centre and this may be problematic to instigate.

Suitability

- **Accessibility** - There is no direct pedestrian access to the village, requiring formation of a new route, which will be problematic.

The site is on a primary road and bus route to the village and to the town centre of St Helier.

- **Constraints and Implementation** - The land, whilst developed, is part of a currently productive agricultural concern. Redevelopment will require the warehouses to be sited elsewhere, possibly on current agricultural land within the Green Zone.
- **Surrounding Development** - There is housing to the south. The Parish Depot is on the opposite side of La Route de Vinchelez. The southeast corner of the site is proposed as Category B housing, subject to a planning application.

The height of the surrounding development is predominantly single and double storey and the densities of adjacent existing development are no greater than 65 habitable rooms (13 dwellings) per acre.

Whilst the site is within the Built-Up Area and development may be feasible in the future, the impact on an important viable agricultural concern and resulting implication to re-site in the Green Zone, coupled with the likely high cost of the site, precludes consideration for sheltered housing at this point.

- **Environmental Improvement** - Any development will need to include environmental improvements as part of the proposal.

Landscape Sensitivity

- **Island Plan Zone** - The site is in the Built-Up Area of St Ouen's Village, where new development may be permitted to sustain the Parish community, vitality and viability and where a justifiable need can be demonstrated.
- **Countryside Character Appraisal** - Not applicable

Existing Land Use

The existing land use is agricultural storage sheds, vehicle storage, workers' accommodation.

Response from Consultees and Other Findings

Consultees	Comments
Agricultural Status	Unknown
Fields 616 and 617 are related to currently productive agriculture.	
Ecological Status	Unknown
Not known, however further site investigation will be required as part of any planning application. The previous removal of the site topsoil may be significant.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites.	
Traffic and Vehicular Access	Unknown
There is an existing vehicular access onto La Route de Vinchelez.	
Public Transport	Unknown
The site is near to a frequent bus route, which provides a public transport service for both commuters and shoppers.	
Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	Unknown
The site is near existing community facilities and amenities of the village of St Ouen, although there is no direct pedestrian access and this will need to be looked into.	
Mains Water	Unknown
The capacity of the existing network to supply the possible development potential of the site will need to be confirmed. Connection is possible onto either La Route de Trodez or La Route de Vinchelez.	
Foul Drainage	Unknown
Connection is possible onto La Route de Vinchelez or La Rue de la Croute. The capacity of the existing network and any possible required alterations to this are dependent on proposed site density and are to be agreed with Transport and Technical Services.	
Surface Water Drainage	Unknown
Soakaways should be the preferred option for the disposal of surface water if the ground conditions permit. Percolation tests should be carried out at an early stage. No public surface water sewer is available and all run-off from any development must be drained within the site boundary. Percolation tests should be carried out at an early stage.	
Electricity	Unknown
The site has existing connections at the northeast corner of the site at the junction of La Route de Vinchelez and La Route de Trodez and at the south boundary onto La Rue de la Croute. A new substation will be required.	

Telecoms	Unknown
There is an existing connection to the site.	
Gas	Unknown
Gas connection may be investigated by developer.	

Affordable Housing Site Assessment

Field 630, La Route du Marais

Site	Name														
Existing Use/s	Rectorate land														
Suitable Use/s	Category A housing, communal open space														
Approximate Site Area	The gross land area of Field 630 = 0.35 acres (0.8 vergées). The area available for development = 0.35 acres (0.8 vergées), to include an area of communal open space (10% of site approximately) = 0.03 acres (0.08 vergées).														
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 5 and 9 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <tr> <th colspan="2">Social rental homes (80%)</th></tr> <tr> <td>1 bedroom</td><td>2 to 4 units</td></tr> <tr> <td>1.5 bedrooms</td><td>2 to 3 units</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>1 to 1 unit</td></tr> <tr> <td>1.5 bedrooms</td><td>0 to 1 unit</td></tr> <tr> <td>Totals</td><td>5 to 9 units</td></tr> </table>	Social rental homes (80%)		1 bedroom	2 to 4 units	1.5 bedrooms	2 to 3 units	Affordable homes for purchase (20%)		1 bedroom	1 to 1 unit	1.5 bedrooms	0 to 1 unit	Totals	5 to 9 units
Social rental homes (80%)															
1 bedroom	2 to 4 units														
1.5 bedrooms	2 to 3 units														
Affordable homes for purchase (20%)															
1 bedroom	1 to 1 unit														
1.5 bedrooms	0 to 1 unit														
Totals	5 to 9 units														

Location Plan



Availability for Housing

The site is rectorate land owned by the Rectorate of the Parish of St Ouen. Reuse of the site for housing would need discussion and agreement within both the Parish and Church.

Planning History

There are no records of application for this site on the Planning Register.

Planning Remarks

- **Spatial Strategy** - The site is in the proximity of St Ouen's Village Centre and can be reasonably integrated in the Built-Up Area through careful design and landscaping. It has direct pedestrian access. It has however been noted that the open space has important value in the village, both as an amenity and also as an overflow from the main Parish car park, which is used frequently. The loss of this space would seriously impair the ability of the Parish to function adequately.

Suitability

- **Accessibility** - The site has direct pedestrian access to St Ouen's village centre.

The site is near primary bus routes from St Ouen's Village to St Helier.

- **Constraints and Implementation** - The land is good potentially agricultural land.

The site is relatively small and would not be feasible to fulfil the Parish's requirements unless a relatively higher density than 80 habitable rooms per acre was to be adopted.

- **Surrounding Development** - The site is within the village centre. Immediate north and west boundaries are sensitive due to existing houses.
- **Environmental Improvement** - The loss of potential agricultural land is significant and will need to be weighed against the social benefits of providing homes in close proximity to the village centre.

Landscape Sensitivity

- **Island Plan Zone** - The site is in the Built-Up Area of St Ouen's Village, where new development may be permitted to sustain the Parish community, vitality and viability and where a justifiable need can be demonstrated.
- **Countryside Character Appraisal** - Not applicable

Existing Land Use

The existing land use is designated as rectorate and is potentially agricultural. It provides an overflow car park facility to the Parish car park on occasion.

Response from Consultees and Other Findings

Consultees	Comments
Agricultural Status	Unknown
Field 630 is a potential agricultural field.	

Ecological Status	Unknown
Not known, however further site investigation will be required as part of any planning application.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites.	
Traffic and Vehicular Access	Unknown
The site has direct vehicular access to La Route du Marais. A new vehicular access/egress, to TTS requirements, will be required.	
Public Transport	Unknown
The site is near to a frequent bus route, which provides a public transport service for both commuters and shoppers.	
Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	Unknown
The site is near existing community facilities and amenities of the Village of St Ouen.	
Mains Water	Unknown
The existing mains water infrastructure should be capable of supplying the size of development identified on this site. Connection may be possible from La Grande Route de St Ouen, 55m away, or from La Route du Marais, 40m away.	
Foul Drainage	Unknown
There is a public foul sewer in La Route du Marais, across western side of field, which may accept flows from this site.	
Surface Water Drainage	Unknown
No public surface water sewer is available and all run-off from any development must be drained within the site boundary. Percolation tests should be carried out at an early stage.	
Electricity	Unknown
It is likely that a substation would be required to serve the development. Connection from either La Petite Fosse or La Route de Marais.	
Telecoms	Unknown
Connection is possible.	
Gas	Unknown
Gas connection may be investigated by developer.	

Affordable Housing Site Assessment

Field 654, La Route du Marais

Site	Name														
Existing Use/s	Agricultural														
Suitable Use/s	Category A housing, communal open space														
Approximate Site Area	The gross land area of Field 654 = 0.38 acres (0.85 vergées). The area available for development = 0.38 acres (0.85 vergées), to include an area of communal open space (10% of site approximately) = 0.04 acres (0.09 vergées).														
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 6 and 9 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <tr> <th colspan="2">Social rental homes (80%)</th></tr> <tr> <td>1 bedroom</td><td>3 to 4 units</td></tr> <tr> <td>1.5 bedrooms</td><td>2 to 3 units</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>1 to 1 unit</td></tr> <tr> <td>1.5 bedrooms</td><td>0 to 1 unit</td></tr> <tr> <td>Totals</td><td>6 to 9 units</td></tr> </table>	Social rental homes (80%)		1 bedroom	3 to 4 units	1.5 bedrooms	2 to 3 units	Affordable homes for purchase (20%)		1 bedroom	1 to 1 unit	1.5 bedrooms	0 to 1 unit	Totals	6 to 9 units
Social rental homes (80%)															
1 bedroom	3 to 4 units														
1.5 bedrooms	2 to 3 units														
Affordable homes for purchase (20%)															
1 bedroom	1 to 1 unit														
1.5 bedrooms	0 to 1 unit														
Totals	6 to 9 units														

Location Plan



Availability for Housing

The site is owned by the Parish of St Ouen. Agreement will need to be sought within the Parish to pursue development.

Planning History

P/2004/0846 - Approved application to convert part of the field to domestic curtilage related to the rectory and erect fence to roadside boundary.

Planning Remarks

- Spatial Strategy - The site is immediately adjacent to St Ouen's Village Centre and can be reasonably integrated into the Built-Up Area through careful design and landscaping. However, the site has no direct pedestrian access, which would be problematic to create.

It has been noted that the open space has important value in the village as an amenity and the loss of this space would seriously impair the ability of the Parish to function adequately.

Suitability

- Accessibility - There is no direct pedestrian access to the village centre, requiring formation of a new route, which will be problematic.
- Constraints and Implementation - The land is good agricultural land.

The site is relatively small and would not be feasible to fulfil the Parish's requirements unless higher densities than 80 habitable rooms per acre are explored; possibly up to 120 units, depending on design factors.

- Surrounding Development - There is a dwelling unit to the west, the Parish Rectory to the east and village housing to the north.

The height of the surrounding development is predominantly single and double storey and the densities of adjacent existing development are no greater than 65 habitable rooms (12 dwellings) per acre.

- Environmental Improvement - The loss of agricultural land is significant and will need to be weighed against the social benefits of providing homes in close proximity to the village centre.

Landscape Sensitivity

- Island Plan Zone - The site is in the Built-Up Area of St Ouen's Village, where new development may be permitted to sustain the Parish community, vitality and viability and where a justifiable need can be demonstrated.
- Countryside Character Appraisal - Not applicable.

Existing Land Use

The existing land use is agricultural.

Response from Consultees and Other Findings

Consultees	Comments
Agricultural Status	Unknown
Field 654 is a productive agricultural field.	
Ecological Status	Unknown
Not known, however further site investigation will be required as part of any planning application.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites.	
Traffic and Vehicular Access	Unknown
The site has direct vehicular access to La Route du Marais.	
Public Transport	Unknown
The site is near to a frequent bus route, which provides a public transport service for both commuters and shoppers.	
Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	Unknown
The site is near existing community facilities and amenities of the Village of St Ouen, although there is no direct pedestrian access.	
Mains Water	Unknown
The existing mains water infrastructure should be capable of supplying the size of development identified on this site. Connection is possible from La Route du Marais.	
Foul Drainage	Unknown
Connection will be possible in La Route du Marais. The capacity of the existing network and any possible required alterations to this are dependent on proposed site density and are to be agreed with Transport and Technical Services.	
Surface Water Drainage	Unknown
Soakaways should be the preferred option for the disposal of surface water if the ground conditions permit. However, there is a public surface water sewer in La Route du Marais, connection to which may be possible subject to agreement by TTS. Percolation tests should be carried out at an early stage.	
Electricity	Unknown
It is likely that a substation would be required to serve the development. Connection is possible from La Route du Marais.	
Telecoms	Unknown
Connection is possible.	
Gas	Unknown
Gas connection may be investigated by developer.	

Affordable Housing Site Assessment

Parish Depot, La Route de Vinchelez

Site	Name																
Existing Use/s	Manual depot, recycling refuse collection point, vehicle compound																
Suitable Use/s	Category A housing, communal open space																
Approximate Site Area	The gross land area of the Parish Depot = 0.2 acres (0.45 vergées). The area available for development = 0.2 acres (0.45 vergées), to include an area of communal open space (10% of site approximately) = 0.02 acres (0.04 vergées).																
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 2 and 5 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <tr> <th colspan="2">Social rental homes (80%)</th></tr> <tr> <td>1 bedroom</td><td>1 to 2 units</td></tr> <tr> <td>1.5 bedrooms</td><td>1 to 2 units</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>0 to 1 unit</td></tr> <tr> <td>1.5 bedrooms</td><td>0 units</td></tr> <tr> <th colspan="2">Totals</th></tr> <tr> <td colspan="2">2 to 5 units</td></tr> </table>	Social rental homes (80%)		1 bedroom	1 to 2 units	1.5 bedrooms	1 to 2 units	Affordable homes for purchase (20%)		1 bedroom	0 to 1 unit	1.5 bedrooms	0 units	Totals		2 to 5 units	
Social rental homes (80%)																	
1 bedroom	1 to 2 units																
1.5 bedrooms	1 to 2 units																
Affordable homes for purchase (20%)																	
1 bedroom	0 to 1 unit																
1.5 bedrooms	0 units																
Totals																	
2 to 5 units																	

Location Plan



Availability for Housing

The site is owned by the Parish of St Ouen. Agreement will need to be sought within the Parish to pursue development.

Planning History

P/2006/1192 approved change of use for part of existing car park to car compound.

Planning Remarks

- **Spatial Strategy** - The site is immediately adjacent to St Ouen's Village Centre and can be reasonably integrated into the Built-Up Area through careful design and landscaping. However, the site has no direct pedestrian access to the village, which would be problematic to create as this would need to be formed over neighbouring private properties with associated legal costs.

Suitability

- **Accessibility** - There is no direct pedestrian access to the village centre, requiring formation of a new route, which will be problematic, as noted above.

The site is on a primary road and bus route to the village and to the town centre of St Helier.

- **Constraints and Implementation** - The site provides an important amenity within the Parish and this would need to be re-sited elsewhere. An alternative site may not be as convenient. There may be pollution issues within the site due to the nature of the current use.

The potential of the site is limited, which, considered in terms of the complications of forming direct pedestrian access and sensitive boundaries, indicate that the site is unfeasible for development for sheltered housing.

If the site were to be pursued, it may be more feasible to develop the site at a higher density than 80 habitable rooms per acre. This could involve a two storey block of flats, giving approximately eight units, depending on specific design and site considerations.

- **Surrounding Development** - There is housing to the east, north and south. There is an agricultural storage facility on the opposite site of La Route de Vinchelez. The east and south boundaries are sensitive due to existing dwellings, which would restrict development on the site due to potential overlooking and impact on neighbouring properties.

The height of the surrounding development is predominantly single and double storey and the densities of the adjacent existing developments are no greater than 65 habitable rooms (13 dwellings) per acre.

- **Environmental Improvement** - Environmental improvement may be possible and will need to form part of any development proposals.

Landscape Sensitivity

- **Island Plan Zone** - The site is in the Built-Up Area of St Ouen's Village, where new development may be permitted to sustain the Parish community, vitality and viability and where a justifiable need can be demonstrated.

- Countryside Character Appraisal - Not applicable

Existing Land Use

The existing land use is manual depot, refuse collection and vehicle compound.

Response from Consultees and Other Findings

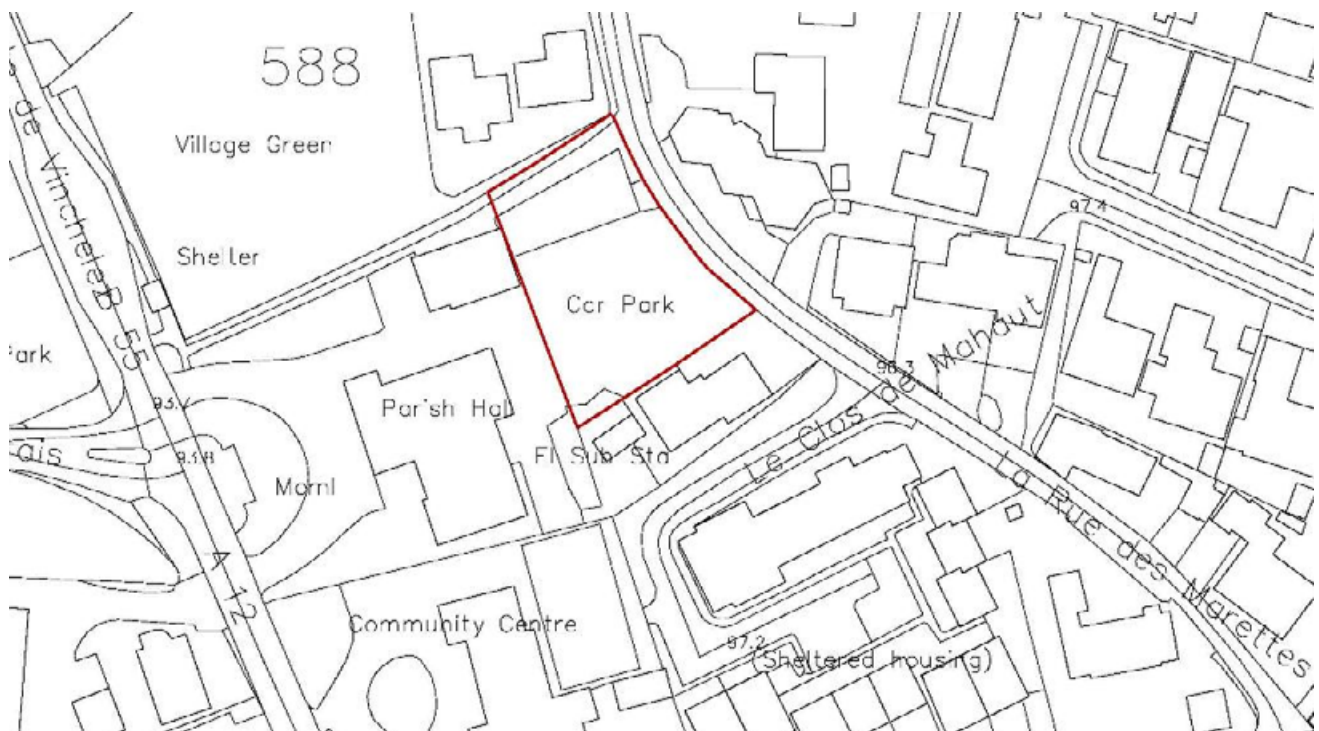
Consultees	Comments
Agricultural Status	Unknown
None	
Ecological Status	Unknown
Not known, however further site investigation will be required as part of any planning application.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites.	
Traffic and Vehicular Access	Unknown
The site has direct access to La Route de Vinchelez. A new vehicular access/egress will be required to comply with TTS highway visibility requirements.	
Public Transport	Unknown
The site is near to a frequent bus route, which provides a public transport service for both commuters and shoppers.	
Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	Unknown
The site is near existing community facilities and amenities of the village of St Ouen, although there is no direct pedestrian access.	
Mains Water	Unknown
The existing mains water infrastructure should be capable of supplying the size of development identified on this site.	
Foul Drainage	Unknown
There is a public foul sewer in La Route de Vinchelez, which may accept flows from this site. The capacity of the existing network and any possible required alterations to this are dependent on proposed site density and are to be agreed with Transport and Technical Services.	
Surface Water Drainage	Unknown
No public surface water sewer is available and all run-off from any development must be drained within the site boundary. Percolation tests should be carried out at an early stage.	
Electricity	Unknown
It is likely that a substation would be required to serve the development. The site has an extra connection from La Route de Vinchelez.	
Telecoms	Unknown
Connection possible.	
Gas	Unknown
Gas connection may be investigated by the developer.	

Affordable Housing Site Assessment

Parish Hall Car Park, La Rue des Marettes

Site	Name														
Existing Use/s	Public car park														
Suitable Use/s	Category A housing, communal open space														
Approximate Site Area	The gross land area of the Parish Hall car park = 0.2 acres (0.5 vergées). The area available for development = 0.2 acres (0.5 vergées), to include an area of communal open space (10% of site approximately) = 0.02 acres (0.05 vergées).														
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 5 and 9 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <tr> <th colspan="2">Social rental homes (80%)</th></tr> <tr> <td>1 bedroom</td><td>2 to 4 units</td></tr> <tr> <td>1.5 bedrooms</td><td>2 to 3 units</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>1 to 1 unit</td></tr> <tr> <td>1.5 bedrooms</td><td>0 to 1 unit</td></tr> <tr> <th>Totals</th><th>5 to 9 units</th></tr> </table>	Social rental homes (80%)		1 bedroom	2 to 4 units	1.5 bedrooms	2 to 3 units	Affordable homes for purchase (20%)		1 bedroom	1 to 1 unit	1.5 bedrooms	0 to 1 unit	Totals	5 to 9 units
Social rental homes (80%)															
1 bedroom	2 to 4 units														
1.5 bedrooms	2 to 3 units														
Affordable homes for purchase (20%)															
1 bedroom	1 to 1 unit														
1.5 bedrooms	0 to 1 unit														
Totals	5 to 9 units														

Location Plan



Availability for Housing

The site is owned by the Parish of St Ouen. Agreement will need to be sought within the Parish to pursue development.

Planning History

P/2006/1192 approved redesign of car park as part of development at Parish Depot.

Planning Remarks

- **Spatial Strategy** -The site is in the proximity of St Ouen's Village Centre and can be reasonably integrated into the Built-Up Area through careful design and landscaping. It has direct pedestrian access to the village centre and amenities.

Suitability

- **Accessibility** - The site has direct pedestrian access to the village amenities and facilities. The northern edge of the site forms a footpath.

The site is on a primary road and bus route to the village and to the town centre of St Helier.

- **Constraints and Implementation** - The site has an important use within the Parish and this would need to be re-sited elsewhere. There is already inadequate parking within the village with Field 630 having to provide an overflow on a regular basis. Removal of parking immediately next to the Parish Hall will reduce its ability and capacity to perform its public function. This site is the most convenient for public car parking for the Parish Hall and its removal will restrict the number of people who are able to travel to and attend Parish events. Many rural parishes are looking to increase their public car parking capacity rather than reduce it.

It may be possible to form undercroft parking under a development, although this would result in a higher scheme with more impact on neighbouring properties. The structural implications would also increase costs substantially and therefore make redevelopment for sheltered housing unfeasible.

- **Surrounding Development** - There are private dwellings to the north and south. The Parish Hall is situated to the west.

The height of the surrounding development is predominantly single and double storey and the densities of the adjacent existing developments are no greater than 65 habitable rooms (13 dwellings) per acre.

- **Environmental Improvement** - Environmental improvement may be possible as the site is currently predominantly given over to hard standing.

Landscape Sensitivity

- **Island Plan Zone** - The site is in the Built-Up Area of St Ouen's Village, where new development may be permitted to sustain the Parish community, vitality and viability and where a justifiable need can be demonstrated.

The site is within the Water Pollution Safeguard Area.

- **Countryside Character Appraisal** - Not applicable

Existing Land Use

The existing land use is as a car park with approximately 35 no spaces. Field 630 is occasionally used as an overflow to this car park.

Response from Consultees and Other Findings

Consultees	Comments
Agricultural Status	Unknown
None	
Ecological Status	Unknown
Not known, however further site investigation will be required as part of any planning application.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites. Water Pollution Safeguard Area - Risk of pollution to water supply.	
Traffic and Vehicular Access	Unknown
The existing access is from La Route de Vinchelez via the Parish Hall. New TTS compliant access from La Rue des Marettes will be required.	
Public Transport	Unknown
The site is near to a frequent bus route, which provides a public transport service for both commuters and shoppers.	
Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	Unknown
The site is near existing community facilities and amenities of the village of St Ouen.	
Mains Water	Unknown
The existing mains water infrastructure should be capable of supplying the size of development identified on this site. Connection is possible from La Rue des Marettes.	
Foul Drainage	Unknown
There is a public foul sewer in La Rue des Marettes, which may accept flows from this site. The capacity of the existing network and any possible required alterations to this are dependent on proposed site density and are to be agreed with Transport and Technical Services.	
Surface Water Drainage	Unknown
No public surface water sewer is available and all run-off from any development must be drained within the site boundary. Percolation tests should be carried out at an early stage.	
Electricity	Unknown
It is likely that a substation would be required to serve the development. There is an existing substation next to the site.	
Telecoms	Unknown
Connection possible.	
Gas	Unknown
Gas connection may be investigated by the developer.	

Affordable Housing Site Assessment

Le Clos de Mahaut

Site	Name														
Existing Use/s	Sheltered housing														
Suitable Use/s	Category A housing, communal open space														
Approximate Site Area	The gross land area of Le Clos de Mahaut = 0.8 acres (1.7 vergées). The area available for development = 0.8 acres (1.7 vergées), to include an area of communal open space (10% of site approximately) = 0.08 acres (0.2 vergées).														
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 11 and 19 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <tr> <th colspan="2">Social rental homes (80%)</th></tr> <tr> <td>1 bedroom</td><td>5 to 9 units</td></tr> <tr> <td>1.5 bedrooms</td><td>4 to 6 units</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>1 to 2 units</td></tr> <tr> <td>1.5 bedrooms</td><td>1 to 2 units</td></tr> <tr> <td>Totals</td><td>11 to 19 units</td></tr> </table>	Social rental homes (80%)		1 bedroom	5 to 9 units	1.5 bedrooms	4 to 6 units	Affordable homes for purchase (20%)		1 bedroom	1 to 2 units	1.5 bedrooms	1 to 2 units	Totals	11 to 19 units
Social rental homes (80%)															
1 bedroom	5 to 9 units														
1.5 bedrooms	4 to 6 units														
Affordable homes for purchase (20%)															
1 bedroom	1 to 2 units														
1.5 bedrooms	1 to 2 units														
Totals	11 to 19 units														

Location Plan



Availability for Housing

The site is owned by the Parish of St Ouen. Agreement will need to be sought within the Parish to pursue development.

Planning History

The site was developed into sheltered housing in the 1970's with the construction of one block of 10 no flats and 10 no single storey bungalow units, providing 20 no units in total.

Planning application P/2011/0661 approved to construct an extension to the block of flats.

Planning Remarks

- **Spatial Strategy** - The site is immediately adjacent to St Ouen's Village Centre and can be reasonably integrated into the Built-Up Area through careful design and landscaping. However, the site has direct pedestrian access through the Parish Hall site, although this is not level.

A greater density than 80 habitable rooms per acre on the site than is currently the case may be explored in order to make redevelopment worthwhile. A likely scenario could be the demolition of the existing bungalow houses to be replaced by a block of higher density flats although the relationship of a higher density building to the existing flats will need to be considered. Loss of the 10 no bungalow units may provide another 8 no units, to give a total of 28 no units.

A direct pedestrian access route to the village centre and amenities would also need to be explored, possibly through the adjacent Parish Hall site or community centre site.

Suitability

- **Accessibility** - There is a direct pedestrian access to the village centre, although this is not level.
- **Constraints and Implementation** - Development of the site will require disruption to current provision in sheltered housing in the short term whilst work is carried out. The site has 20 no existing units of accommodation; this will imply the decanting and relocation of residents. There is no provision within the Parish for this. Over the last four years the Parish has refurbished these units and these costs will be abortive. Currently there is a low density and if developed, could provide an additional 8 no units. Whether this is economic in terms of demolition and rebuild is questionable.
- **Surrounding Development** - Adjacent dwellings within the village. The Parish Hall and Community Centre are to the west.

The height of the surrounding development is predominantly single and double storey and the densities of the adjacent existing developments are no greater than 65 habitable rooms (13 dwellings) per acre.

- **Environmental Improvement** - The existing site has a landscape element, which would need to be retained and possibly improved under any proposals.

Landscape Sensitivity

- **Island Plan Zone** - The site is in the Built-Up Area of St Ouen's Village, where new development may be permitted to sustain the Parish community, vitality and viability and where a justifiable need can be demonstrated.

The site is within the Water Pollution Safeguard Area.

- **Countryside Character Appraisal** - Not applicable

Existing Land Use

The existing land use is sheltered housing

Response from Consultees and Other Findings

Consultees	Comments
Agricultural Status	Unknown
None	
Ecological Status	Unknown
Not known, however further site investigation will be required as part of any planning application.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites. Water Pollution Safeguard Area - Risk of pollution to water supply.	
Traffic and Vehicular Access	Unknown
There is an existing vehicular access onto La Rue des Marettes.	
Public Transport	Unknown
The site is near to a frequent bus route, which provides a public transport service for both commuters and shoppers.	
Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	Unknown
The site is near existing community facilities and amenities of the village of St Ouen, although there is no direct pedestrian access.	
Mains Water	Unknown
The existing mains water infrastructure should be capable of supplying the size of development identified on this site. The site already has a connection.	
Foul Drainage	Unknown
The site already has a connection.	
Surface Water Drainage	Unknown
Percolation tests should be carried out at an early stage.	
Electricity	Unknown
It is likely that a substation would be required to serve the development. The site already has a connection.	
Telecoms	Unknown
Connection possible.	
Gas	Unknown
Gas connection may be investigated by the developer.	

Affordable Housing Site Assessment

Le Jardin de la Rue, La Route de Vinchelez

Site	Name
Existing Use/s	Sheltered housing
Suitable Use/s	Category A housing, communal open space
Approximate Site Area	The gross land area of Le Jardin de la Rue = 1 acre (2.2 vergées). The area available for development = 1 acre (2.2 vergées), to include an area of communal open space (10% of site approximately) = 0.1 acres (0.2 vergées).
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 15 and 24 dwellings, ranging in density between 50 and 80 habitable rooms per acre.
	Social rental homes (80%)
	1 bedroom 7 to 11 units
	1.5 bedrooms 5 to 8 units
	Affordable homes for purchase (20%)
	1 bedroom 2 to 3 units
	1.5 bedrooms 1 to 2 units
	Totals 15 to 24 units

Location Plan



Availability for Housing

The site is owned by the Parish of St Ouen. Agreement will need to be sought within the Parish to pursue development.

Planning History

There are no records of application for this site on the Planning Register within the last ten years.

Planning Remarks

- **Spatial Strategy** - The site is already developed for social housing, although of a relatively low density. Redevelopment would be able to be integrated within the Built-Up Area. If redevelopment were to be considered, a higher density than that which exists would need to be used to make this feasible. The site currently has 20 no units on it and a proposed density greater than 80 habitable rooms per acre would make redevelopment more feasible.

A maximum density of 80 habitable rooms per acre will deliver 6 no. more units on the site. A denser two storey redevelopment may deliver 12 no. to 14 no. more units than currently, although two storey units will impact more on the sensitive north, south and east boundaries.

The site is in the proximity of St Ouen's Village Centre and can be reasonably integrated into the Built-Up Area through careful design and landscaping. It has direct pedestrian access.

Suitability

- **Accessibility** - The site is within the village centre and has direct pedestrian access to it.
- **Constraints and Implementation** - The site already provides sheltered housing and therefore will not need rezoning. There will be disruption to the existing sheltered housing provision over the short term, if the site is redeveloped.

Redevelopment of the site would require decanting and relocation of existing residents, for which there is no provision within the Parish, and would therefore make redevelopment less feasible.

- **Surrounding Development** - The site is surrounded by housing on all sides. There are sensitive boundaries to the north, south and east, which may restrict potential development due to overlooking and impact on neighbouring properties.

The height of the surrounding development is predominantly single and double storey and the densities of the adjacent existing developments are no greater than 65 habitable rooms (13 dwellings) per acre.

- **Environmental Improvement** - It may be possible to improve the landscape nature of the site through the redevelopment.

Landscape Sensitivity

- **Island Plan Zone** - The site is in the Built-Up Area of St Ouen's Village, where new development may be permitted to sustain the Parish community, vitality and viability and where a justifiable need can be demonstrated.
- **Countryside Character Appraisal** - Not applicable

Existing Land Use

The existing land use is sheltered housing of 18 no single storey units.

Response from Consultees and Other Findings

Consultees	Comments
Agricultural Status	Unknown
None	
Ecological Status	Unknown
Not known, however further site investigation will be required as part of any planning application.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites.	
Traffic and Vehicular Access	Unknown
The site has an existing access onto La Route de Vinchelez.	
Public Transport	Unknown
The site is near to a frequent bus route, which provides a public transport service for both commuters and shoppers.	
Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	Unknown
The site has direct access to the existing community facilities and amenities of the village of St Ouen.	
Mains Water	Unknown
The existing mains water infrastructure should be capable of supplying the size of development identified on this site. The site has an existing connection.	
Foul Drainage	Unknown
There is a public foul sewer in La Route de Vinchelez, which may accept flows from this site. The site has an existing connection.	
Surface Water Drainage	Unknown
Soakaways should be the preferred option for the disposal of surface water if the ground conditions permit. Percolation tests should be carried out at an early stage.	
Electricity	Unknown
It is likely that a substation would be required to serve the development. The site has an existing connection.	
Telecoms	Unknown
Connection possible.	
Gas	Unknown
Gas connection may be investigated by the developer.	

3.0 Sites in Green Zone:

Field 526
Field 562
Field 563
Field 564
Field 578
Field 584
Field 585
Field 594
Field 595
Field 602
Fields 614 & 615
Field 622
Field 623
Field 631
Field 632

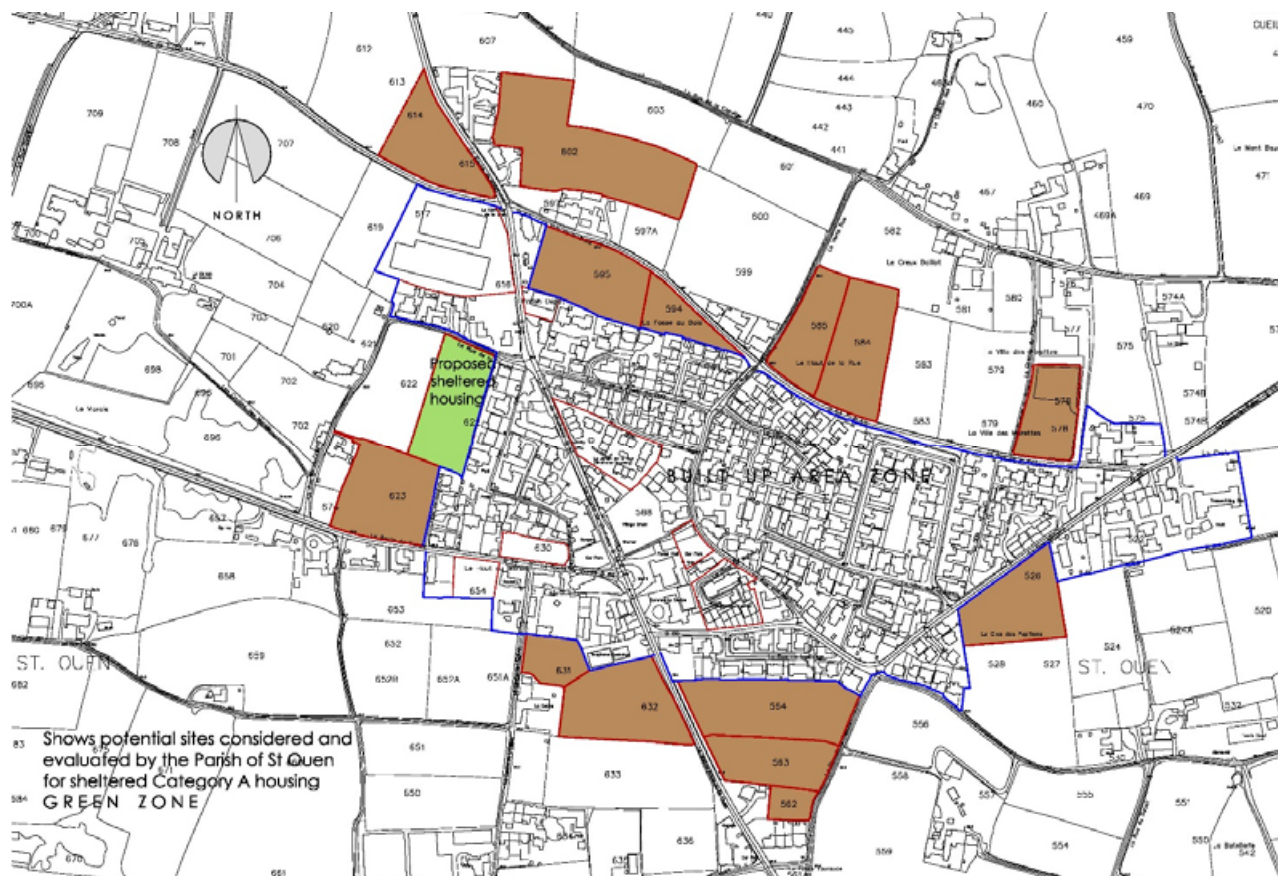


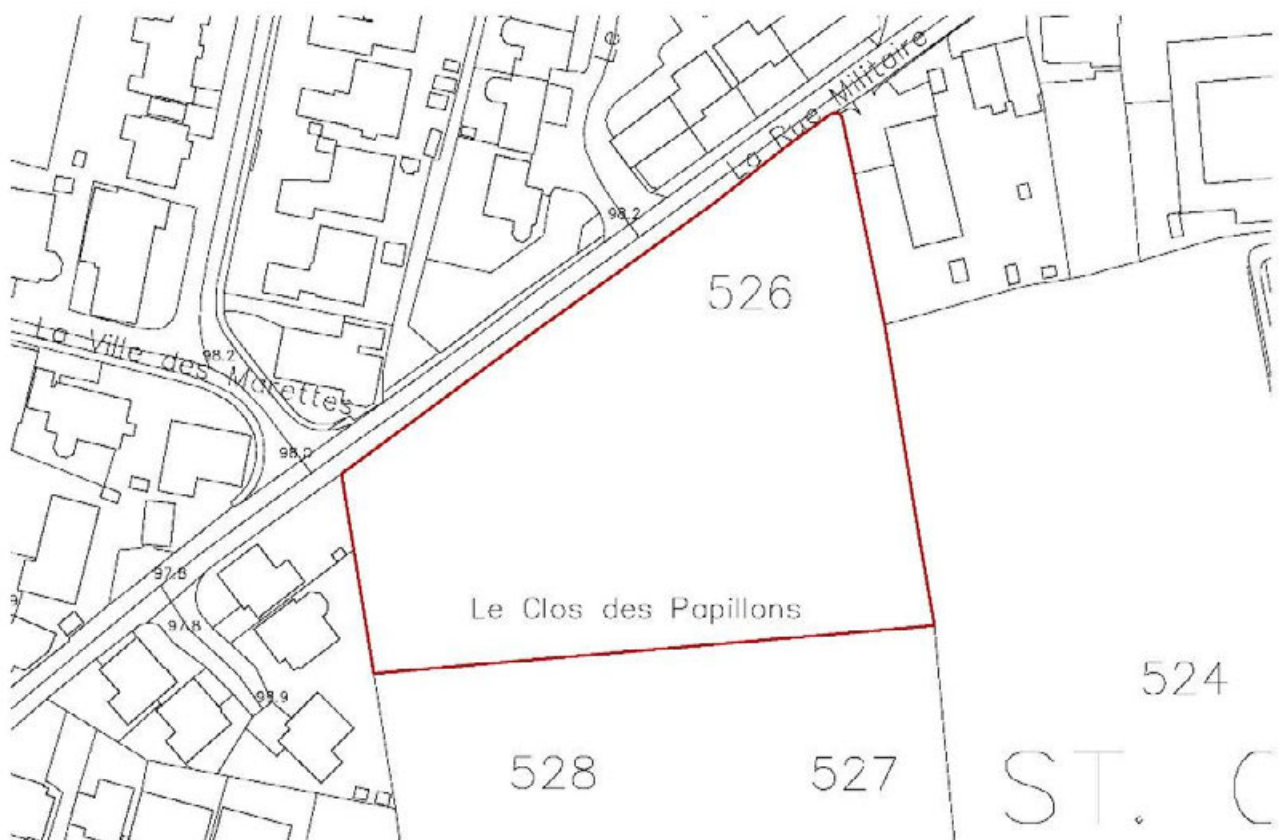
Figure 4. Sites assessed in the Green Zone

Affordable Housing Site Assessment

Field 526, La Rue Militaire

Site	Name														
Existing Use/s	Agricultural														
Suitable Use/s	Category A housing, communal open space														
Approximate Site Area	The gross land area of Field 526 = 1.6 acres (3.6 vergées). The area available for development = 1.6 acres (3.6 vergées), to include an area of communal open space (10% of site approximately) = 0.2 acres (0.4 vergées).														
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 24 and 37 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <tr> <th colspan="2">Social rental homes (80%)</th></tr> <tr> <td>1 bedroom</td><td>11 to 17 units</td></tr> <tr> <td>1.5 bedrooms</td><td>8 to 13 units</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>3 to 4 units</td></tr> <tr> <td>1.5 bedrooms</td><td>2 to 3 units</td></tr> <tr> <td>Totals</td><td>24 to 37</td></tr> </table>	Social rental homes (80%)		1 bedroom	11 to 17 units	1.5 bedrooms	8 to 13 units	Affordable homes for purchase (20%)		1 bedroom	3 to 4 units	1.5 bedrooms	2 to 3 units	Totals	24 to 37
Social rental homes (80%)															
1 bedroom	11 to 17 units														
1.5 bedrooms	8 to 13 units														
Affordable homes for purchase (20%)															
1 bedroom	3 to 4 units														
1.5 bedrooms	2 to 3 units														
Totals	24 to 37														

Location Plan



Availability for Housing

The site is presumed to be in private ownership. Its availability for sale is unknown.

Planning History

There are no records of application for this site on the Planning Register.

Planning Remarks

- **Spatial Strategy** - The site is immediately adjacent to St Ouen's Village Centre but may be difficult to integrate into the Built-Up Area. However, the site has no pedestrian access, which would be problematic to implement. The site is a prominent open space on the edge of the village on a road otherwise solidly built up.

Suitability

- **Accessibility** - There is no direct pedestrian access currently, but this may be looked into. The site is approximately 350m (0.2 miles) from the village centre.
- **Constraints and Implementation** - The land is good agricultural land.

Because the site is within the Water Pollution Safeguard Area, any run off or risk of pollution will need to be dealt with.

The inability to integrate into the Built-Up Area, lack of safe direct pedestrian access to the village centre and landscape impact indicate that the site is unsuitable for development for sheltered housing.

- **Surrounding Development** - The site is bordered by the Built-Up Area Zone and blocks of development to the east, west and north. The east and west boundaries are sensitive due to existing houses on these and the potential overlooking.

The height of the surrounding development is predominantly single and double storey and the densities of the adjacent existing developments are no greater than 65 habitable rooms (13 dwellings) per acre.

- **Environmental Improvement** - The loss of agricultural land is significant and will need to be weighed against the social benefits of providing homes in close proximity to the village centre.

Landscape Sensitivity

- **Island Plan Zone** - The site is in the Green Zone where there is a presumption against all forms of new development. Accordingly, the land will need to be rezoned for Category A housing.

The site is within the Water Pollution Safeguard Area.

- **Countryside Character Appraisal** - The site is located in area E1 of the Countryside Character Appraisal, which states that there is very limited capacity to accept new development without compromising the landscape.

Existing Land Use

The existing land use is agriculture.

Response from Consultees and Other Findings

Consultees	Comments
Agricultural Status	Unknown
Field 526 is a productive agricultural field.	
Ecological Status	Unknown
Not known, however further site investigation will be required as part of any planning application. The loss of hedges and trees will be detrimental to wildlife.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites. Water Pollution Safeguard Area - Risk of pollution to water supply.	
Traffic and Vehicular Access	Unknown
The site has direct access to La Rue Militaire. A new vehicular access/egress will be required to comply with TTS highway visibility requirements. The higher level of the site may complicate this.	
Public Transport	Unknown
The site is near to a frequent bus route, which provides a public transport service for both commuters and shoppers.	
Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	Unknown
The site is near existing community facilities and amenities of the village of St Ouen, although there is no direct pedestrian access.	
Mains Water	Unknown
The existing mains water infrastructure should be capable of supplying the size of development identified on this site. There is a mains connection in La Rue Militaire.	
Foul Drainage	Unknown
There is a public foul sewer in La Rue Militaire, which may accept flows from this site.	
Surface Water Drainage	Unknown
No public surface water sewer is available and all run-off from any development must be drained within the site boundary. Percolation tests should be carried out at an early stage.	
Electricity	Unknown
It is likely that a substation would be required to serve the development. Extra connection in Le Clos Horrell or approximately 25m away in La Rue Militaire.	
Telecoms	Unknown
Connection possible.	
Gas	Unknown
Gas connection may be investigated by the developer.	

Affordable Housing Site Assessment

Field 562, La Rue de la Pointe

Site	Name														
Existing Use/s	Agriculture/equine use														
Suitable Use/s	Category A housing, communal open space														
Approximate Site Area	The gross land area of Field 562 = 0.3 acres (0.7 vergées). The area available for development = 0.3 acres (0.7 vergées), to include an area of communal open space (10% of site approximately) = 0.03 acres (0.07 vergées).														
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 4 and 7 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <tr> <th colspan="2">Social rental homes (80%)</th></tr> <tr> <td>1 bedroom</td><td>2 to 3 units</td></tr> <tr> <td>1.5 bedrooms</td><td>2 to 2 units</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>1 to 1 units</td></tr> <tr> <td>1.5 bedrooms</td><td>0 to 1 units</td></tr> <tr> <td>Totals</td><td>5 to 7 units</td></tr> </table>	Social rental homes (80%)		1 bedroom	2 to 3 units	1.5 bedrooms	2 to 2 units	Affordable homes for purchase (20%)		1 bedroom	1 to 1 units	1.5 bedrooms	0 to 1 units	Totals	5 to 7 units
Social rental homes (80%)															
1 bedroom	2 to 3 units														
1.5 bedrooms	2 to 2 units														
Affordable homes for purchase (20%)															
1 bedroom	1 to 1 units														
1.5 bedrooms	0 to 1 units														
Totals	5 to 7 units														

Location Plan



Availability for Housing

The land is under private ownership and the inclination of the owner to sell is unknown.

Planning History

In 2003 a retrospective application under P/2003/2617 for the construction of a lean-to horse shelter was approved. There are no other records in the last ten years for this site.

Planning Remarks

- **Spatial Strategy** - The site is beyond the limits of the village, but not visible from La Grande Route de St Ouen. It may be possible to minimise the impact of any development on surrounding areas and integrate within the discrete nature of the site.

The small nature of the site restricts the number of units available. The site is remote from the village centre and amenities.

Suitability

- **Accessibility** - The site is approximately 400m (0.25 miles) from the village centre. There is no direct pedestrian access, which would be unfeasible to create.

There is a supermarket approximately 90m from the site, although this is also without direct pedestrian access from the site.

The site is near a primary road served by regular buses to the village and to the town centre of St Helier.

- **Constraints and Implementation** - The site is good agricultural land. The small site compromises potential capacity. Physical connection to utilities will be problematic and therefore, relatively expensive.

Because the site is within the Water Pollution Safeguard Area, any run off or risk of pollution will need to be dealt with.

The remote distance from and lack of safe direct pedestrian access to the village centre, restricted site, sensitive boundaries and cost of connecting to public utilities indicate that this site is unsuitable for development for sheltered housing.

- **Surrounding Development** - There is 1 no two storey house to the west and a row of 4 no two storey houses to the south, which are therefore potentially sensitive due to the possibility of overlooking and overbearing impact by any new development. Field 563 to the north is undeveloped.
- **Environmental Improvement** - The loss of potential agricultural land is to be weighed against any benefit provided by the development.

Landscape Sensitivity

- **Island Plan Zone** - The site is in the Green Zone where there is a presumption against all forms of new development. Accordingly, the land will need to be rezoned for Category A housing.

- **Countryside Character Appraisal** - The site is located in area E1 of the Countryside Character Appraisal, which states that there is very limited capacity to accept new development without compromising the landscape. There is little possibility for landscape improvement associated with developing the site.

Existing Land Use

The existing land use is agriculture/equine use.

Response from Consultees and Other Findings

Consultees	Comments
Agricultural Status	Unknown
Field 562 is a potentially productive agricultural field.	
Ecological Status	Unknown
Not known, however further site investigation will be required as part of any planning application.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites. Water Pollution Safeguard Area - Risk of pollution to water supply.	
Traffic and Vehicular Access	Unknown
The site has direct access to La Rue de la Pointe. A new vehicular access/egress will be required to comply with TTS highway visibility requirements and will involve the loss of roadside boundary, affecting habitat and countryside character.	
Public Transport	Unknown
The site has indirect access to La Grande Route de St Ouen and associated frequent bus routes for shoppers and commuters.	
Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	Unknown
The site has indirect access to the community facilities and amenities of the village of St Ouen, being some distance away. Direct pedestrian access is problematic. There is indirect access to a closer supermarket approximately 90m away.	
Mains Water	Unknown
There is no direct connection possible. Connection may be possible over private neighbouring land to La Grande Route de St Ouen, which will require negotiations and agreement from the land owner. Alternatively, a connection may be possible via La Fosse Taurade and then routed into La Rue de la Pointe.	
Foul Drainage	Unknown
There is no direct connection possible. Connection may be possible over private neighbouring land to La Grande Route de St Ouen, which will require negotiations and agreement from the land owner. Alternatively, a connection may be possible via La Fosse Taurade and then routed into La Rue de la Pointe.	
Surface Water Drainage	Unknown
No public surface water sewer is available and all run-off from any development must be drained within the site boundary. Percolation tests should be carried out at an early stage.	

Electricity	Unknown
There is no direct connection possible. It is likely that a substation or pillar will be required for the development. A new connection may be possible over private neighbouring land to La Grande Route de St Ouen, which will require negotiations and agreement from the land owner. Alternatively, a connection may be possible via La Fosse Taurade and then routed into La Rue de la Pointe.	
Telecoms	Unknown
Connection may be possible from a pole on La Grande Route de St Ouen.	
Gas	Unknown
Gas connection may be investigated by developer.	

Affordable Housing Site Assessment

Field 563, La Rue de la Pointe

Site	Name														
Existing Use/s	Private ownership agricultural land														
Suitable Use/s	Category A housing, communal open space														
Approximate Site Area	The gross land area of Field 563 = 1.3 acres (2.9 vergées). The area available for development = 1.3 acres (2.9 vergées), to include an area of communal open space (10% of site approximately) = 0.13 acres (0.3 vergées).														
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 19 and 30 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <tr> <th colspan="2">Social rental homes (80%)</th></tr> <tr> <td>1 bedroom</td><td>9 to 14 units</td></tr> <tr> <td>1.5 bedrooms</td><td>7 to 10 units</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>2 to 3 units</td></tr> <tr> <td>1.5 bedrooms</td><td>2 to 3 units</td></tr> <tr> <td>Totals</td><td>20 to 30 units</td></tr> </table>	Social rental homes (80%)		1 bedroom	9 to 14 units	1.5 bedrooms	7 to 10 units	Affordable homes for purchase (20%)		1 bedroom	2 to 3 units	1.5 bedrooms	2 to 3 units	Totals	20 to 30 units
Social rental homes (80%)															
1 bedroom	9 to 14 units														
1.5 bedrooms	7 to 10 units														
Affordable homes for purchase (20%)															
1 bedroom	2 to 3 units														
1.5 bedrooms	2 to 3 units														
Totals	20 to 30 units														

Location Plan



Availability for Housing

The land is under private ownership. The availability to purchase is unknown.

Planning History

In 2003 the Parish of St Ouen applied for a footpath along the edge of the site to La Grande Route de St Ouen, approved under application P/2003/2358.

Planning Remarks

- **Spatial Strategy** - The site is a short distance from the centre amenities of the village of St Ouen, however there is no direct pedestrian access. It will not be possible to integrate any development within the existing village Built-Up Area and any development will be intrusive due to the raised height and prominent position of the entrance to the village.

Suitability

- **Accessibility** - There is no direct pedestrian access to the village centre, requiring the formation of a new route, which may be problematic.

The site is on a primary road and bus route to the village of St Ouen and to the town centre of St Helier.

- **Constraints and Implementation** - The site is good agricultural land.

Because the site is within the Water Pollution Safeguard Area, any run off or risk of pollution will need to be dealt with.

The creation of a new vehicular access complying with TTS requirements will disrupt the public footpath to the east of the field and be problematic due to the height of the field. The landscape impact, lack of direct safe pedestrian access to the village centre and loss of agricultural land indicate that the site is unsuitable for development for sheltered housing.

- **Surrounding Development** - There is 1 no two storey house to the south. Apart from this, the site is not bordered by any other direct development.

The site is beyond the existing bounds of the village as currently laid out.

- **Environmental Improvement** - The loss of agricultural land is to be weighed against any benefit provided by the development.

Landscape Sensitivity

- **Island Plan Zone** - The site is in the Green Zone where there is a presumption against all forms of new development. Accordingly, the land will need to be rezoned for Category A housing.
- **Countryside Character Appraisal** - The site is located in area E1 of the Countryside Character Appraisal, which states that there is very limited capacity to accept new development without compromising the landscape. The raised and prominent position of the site will make any possible landscape gain hard to achieve.

Existing Land Use

The existing land use is agriculture.

Response from Consultees and Other Findings

Consultees	Comments
Agricultural Status	Unknown
Field 563 is a productive agricultural field.	
Ecological Status	Unknown
Not known, however further site investigation will be required as part of any planning application.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites. Water Pollution Safeguard Area - Risk of pollution to water supply.	
Traffic and Vehicular Access	Unknown
The site has direct access to La Grande Route de St Ouen. A new vehicular access/egress will be required to comply with TTS highway visibility requirements, which may be complicated by the relatively high level of the site.	
Public Transport	Unknown
The site is near to a frequent bus route, which provides a public transport service for both commuters and shoppers.	
Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	Unknown
The site is near existing community facilities and amenities in the village of St Ouen, although direct pedestrian access will need to be created.	
Mains Water	Unknown
The existing mains water infrastructure should be capable of supplying the size of development identified on this site. Mains in La Grande Route de St Ouen.	
Foul Drainage	Unknown
Awaiting TTS connection.	
Surface Water Drainage	Unknown
No public surface water sewer is available and all run-off from any development must be drained within the site boundary. Percolation tests should be carried out at an early stage.	
Electricity	Unknown
It is likely that a substation will be required to serve the development. Connection via La Grande Route de St Ouen.	
Telecoms	Unknown
Connection is possible.	
Gas	Unknown
Gas connection may be investigated by developer.	

Affordable Housing Site Assessment

Field 564, La Grande Route de St Ouen

Site	Name														
Existing Use/s	Private ownership agricultural land														
Suitable Use/s	Category A housing, communal open space														
Approximate Site Area	The gross land area of Field 564 = 2.1 acres (5.2 vergées). The area available for development = 2.1 acres (5.2 vergées), to include an area of communal open space (10% of site approximately) = 0.21 acres (0.5 vergées).														
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 24 and 37 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <tr> <th colspan="2">Social rental homes (80%)</th></tr> <tr> <td>1 bedroom</td><td>11 to 17 units</td></tr> <tr> <td>1.5 bedrooms</td><td>8 to 13 units</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>3 to 4 units</td></tr> <tr> <td>1.5 bedrooms</td><td>2 to 3 units</td></tr> <tr> <td>Totals</td><td>24 to 37 units</td></tr> </table>	Social rental homes (80%)		1 bedroom	11 to 17 units	1.5 bedrooms	8 to 13 units	Affordable homes for purchase (20%)		1 bedroom	3 to 4 units	1.5 bedrooms	2 to 3 units	Totals	24 to 37 units
Social rental homes (80%)															
1 bedroom	11 to 17 units														
1.5 bedrooms	8 to 13 units														
Affordable homes for purchase (20%)															
1 bedroom	3 to 4 units														
1.5 bedrooms	2 to 3 units														
Totals	24 to 37 units														

Location Plan



Availability for Housing

The owners have previously stated that they are not inclined to sell.

Planning History

In 2003 the Parish of St Ouen applied for a footpath along the edge of the site to La Grande Route de St Ouen, approved under application P/2003/2358.

Planning Remarks

- **Spatial Strategy** - The site is immediately adjacent to St Ouen's Village Centre, but has no direct pedestrian access. It will not be possible to integrate the site into the existing Built-Up Area.

The site is on a raised prominent level compared to surrounding areas and consequently, any development will have a greater impact, especially considering that the site is at the entrance to the village.

Suitability

- **Accessibility** - There is no direct pedestrian access to the village centre, requiring formation of a new route.

The site is on a primary road and bus route to the village and to the town centre of St Helier.

- **Constraints and Implementation** - The site is good agricultural land.

Because the site is within the Water Pollution Safeguard Area, any run off or risk of pollution will need to be dealt with.

The creation of a new vehicular access complying with TTS requirements will disrupt the public footpath to the east of the field and be problematic due to the height of the field. The landscape impact, lack of direct safe pedestrian access to the village centre and loss of agricultural land indicate that the site is unsuitable for development for sheltered housing.

- **Surrounding Development** - Single storey houses to north edge of St Ouen's Village. This site is beyond the bounds of the village as currently laid out.

The height of the surrounding development is predominantly single storey and the densities of adjacent existing development is no greater than 65 habitable rooms (13 dwellings) per acre.

- **Environmental Improvement** - The loss of the agricultural land is to be weighed against any benefit provided by the development.

Landscape Sensitivity

- **Island Plan Zone** - The site is in the Green Zone where there is a presumption against all forms of new development. Accordingly, the land will need to be rezoned for Category A housing. The site is within the Water Pollution Safeguard Area.
- **Countryside Character Appraisal** - The site is located in area E1 of the Countryside Character Appraisal, which states that there is very limited capacity to accept new development without compromising the landscape. The raised and prominent position of the site will make any possible landscape gain hard to achieve.

Existing Land Use

The existing land use is agricultural.

Response from Consultees and Other Findings

Consultees	Comments
Agricultural Status	Unknown
Field 564 is a productive agricultural field.	
Ecological Status	Unknown
Not known, however further site investigation will be required as part of any planning application.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites. Water Pollution Safeguard Area - Risk of pollution to water supply.	
Traffic and Vehicular Access	Unknown
The site has direct access to La Grande Route de St Ouen. A new vehicular access/egress will be required to comply with TTS highway visibility requirements, which may be complicated by the relatively high level of the site.	
Public Transport	Unknown
The site is near to a frequent bus route which provides a public transport service for both commuters and shoppers.	
Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	
The site is near existing community facilities and amenities of the village of St Ouen, although direct pedestrian access will need to be created.	
Mains Water	Unknown
The existing mains water infrastructure should be capable of supplying the size of development identified on this site.	
Foul Drainage	Unknown
No public foul sewer is readily available and development of the field would require a sewer extension approximately 25m from the junction with La Rue de la Pointe and La Rue Militaire. The site may not be able to gravitate foul water and therefore may require a public pumped connection. The capacity of the existing network and any possible required alterations to this are dependent on proposed site density and are to be agreed with Transport and Technical Services.	
Surface Water Drainage	Unknown
No public surface water sewer is available and all run-off from any development must be drained within the site boundary. Percolation tests should be carried out at an early stage.	
Electricity	Unknown
It is likely that a substation would be required to serve the development. Connection is possible from La Grande Route de St Ouen.	
Telecoms	Unknown
Connection possible.	
Gas	Unknown
Gas connection may be investigated by the developer.	

Affordable Housing Site Assessment

Field 578, La Rue de la Croix

Site	Name														
Existing Use/s	Part agricultural/part public parking to Hospice Shop														
Suitable Use/s	Category A housing, communal open space														
Approximate Site Area	The gross land area of Field 578 = 1.2 acres (2.6 vergées). The area available for development = 1.2 acres (2.6 vergées), to include an area of communal open space (10% of site approximately) = 0.1 acres (0.3 vergées).														
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 17 and 26 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <tr> <th colspan="2">Social rental homes (80%)</th></tr> <tr> <td>1 bedroom</td><td>8 to 12 units</td></tr> <tr> <td>1.5 bedrooms</td><td>6 to 9 units</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>2 to 3 units</td></tr> <tr> <td>1.5 bedrooms</td><td>1 to 2 units</td></tr> <tr> <td>Totals</td><td>17 to 26 units</td></tr> </table>	Social rental homes (80%)		1 bedroom	8 to 12 units	1.5 bedrooms	6 to 9 units	Affordable homes for purchase (20%)		1 bedroom	2 to 3 units	1.5 bedrooms	1 to 2 units	Totals	17 to 26 units
Social rental homes (80%)															
1 bedroom	8 to 12 units														
1.5 bedrooms	6 to 9 units														
Affordable homes for purchase (20%)															
1 bedroom	2 to 3 units														
1.5 bedrooms	1 to 2 units														
Totals	17 to 26 units														

Location Plan



Availability for Housing

The site is in the private ownership of Deputy James Reed. Its availability for sale is unknown.

Planning History

P/2009/1436 approved application to form a car park on part of the field.

Planning Remarks

- **Spatial Strategy** -The site is outside St Ouen's Village Centre with no direct pedestrian access. It cannot be reasonably integrated in the Built-Up Area and will be visually intrusive. The site is approximately 480m (0.3 miles) from the village centre.

It will not be possible to integrate a development within the existing village as the site is clearly beyond its existing boundary.

Suitability

- **Accessibility** - There is no direct pedestrian access to the village. Visibility onto Le Rue de la Croix is problematic. A crossing over the road into the village is possible, but the route will be some distance by foot.
- **Constraints and Implementation** - The land is good potential agricultural land.

The part of the land now used for parking will need to be taken into account and the current parking provision for the Hospice Shop would need to be relocated elsewhere. The Hospice Shop will provide regular disruption to potential residents through noise and activity.

The distance from the village centre, lack of safe direct pedestrian access to the village centre, need to relocation parking for the Jersey Hospice Shop and disruptive presence of the Hospice Shop indicate that this site is unsuitable for development for sheltered housing.

- **Surrounding Development** - There is a warehouse immediately to the north in the sunken ground, which is currently being used as the Jersey Hospice Warehouse Shop. There is housing to the east and the south.

The height of the surrounding development is predominantly single and double storey and the densities of the adjacent existing developments are no greater than 65 habitable rooms (13 dwellings) per acre.

- **Environmental Improvement** - The loss of agricultural land is significant and will need to be weighed against the social benefits of providing homes in close proximity to the village centre.

Landscape Sensitivity

- **Island Plan Zone** - The site is in the Green Zone where there is a presumption against all forms of new development. Accordingly, the land will need to be rezoned for Category A housing.

The site is within the Water Pollution Safeguard Area.

- **Countryside Character Appraisal** - The site is located in area E1 of the Countryside Character Appraisal, which states that there is very limited capacity to accept new development without compromising the landscape.

Existing Land Use

The existing land use is part agriculture and part car parking.

Response from Consultees and Other Findings

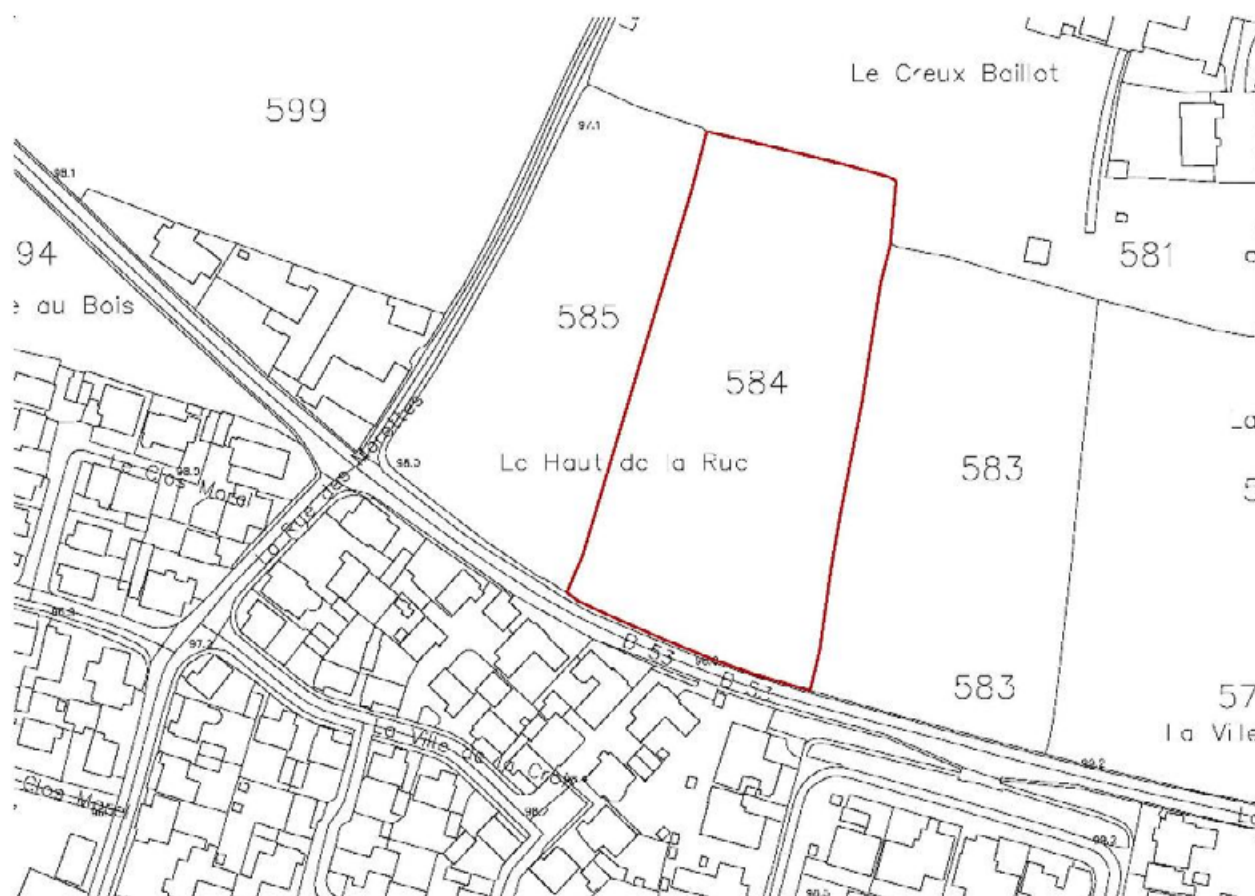
Consultees	Comments
Agricultural Status	Unknown
Field 578 is a potentially productive agricultural field.	
Ecological Status	Unknown
Not known, however further site investigation will be required as part of any planning application.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites. Water Pollution Safeguard Area - Risk of pollution to water supply.	
Traffic and Vehicular Access	Unknown
The site is currently accessed via a private road off La Rue de la Croix. It may be necessary to form a new access in line with TTS highway visibility requirements onto La Rue de la Croix.	
Public Transport	Unknown
The site is near to a frequent bus route, which provides a public transport service for both commuters and shoppers.	
Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	Unknown
The site is near existing community facilities and amenities of the village of St Ouen, although there is no direct pedestrian access.	
Mains Water	Unknown
The existing mains water infrastructure should be capable of supplying the size of development identified on this site. There is an existing water main in La Rue de la Croix.	
Foul Drainage	Unknown
There is no direct public foul sewer, requiring an extension from La Rue Militaire to the east. The site may not be able to gravitate and therefore may require a pumped connection. The capacity of the existing network and any possible required alterations to this are dependent on proposed site density and are to be agreed with Transport and Technical Services.	
Surface Water Drainage	Unknown
No public surface water sewer is available and all run-off from any development must be drained within the site boundary. Percolation tests should be carried out at an early stage.	
Electricity	Unknown
It is likely that a substation would be required to serve the development. Connection will be via adjacent positions.	
Telecoms	Unknown
Connection possible.	
Gas	Unknown
Gas connection may be investigated by the developer.	

Affordable Housing Site Assessment

Field 584, La Rue de la Croix

Site	Name														
Existing Use/s	Recreation field														
Suitable Use/s	Category A housing, communal open space														
Approximate Site Area	The gross land area of Field 584 = 1.76 acres (4 vergées). The area available for development = 1.76 acres (4 vergées), to include an area of communal open space (10% of site approximately) = 0.18 acres (0.4 vergées).														
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 26 and 42 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <tr> <th colspan="2">Social rental homes (80%)</th></tr> <tr> <td>1 bedroom</td><td>12 to 19 units</td></tr> <tr> <td>1.5 bedrooms</td><td>9 to 14 units</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>3 to 5 units</td></tr> <tr> <td>1.5 bedrooms</td><td>2 to 4 units</td></tr> <tr> <td>Totals</td><td>26 to 42 units</td></tr> </table>	Social rental homes (80%)		1 bedroom	12 to 19 units	1.5 bedrooms	9 to 14 units	Affordable homes for purchase (20%)		1 bedroom	3 to 5 units	1.5 bedrooms	2 to 4 units	Totals	26 to 42 units
Social rental homes (80%)															
1 bedroom	12 to 19 units														
1.5 bedrooms	9 to 14 units														
Affordable homes for purchase (20%)															
1 bedroom	3 to 5 units														
1.5 bedrooms	2 to 4 units														
Totals	26 to 42 units														

Location Plan



Availability for Housing

The site is owned by the Parish of St Ouen. Agreement will need to be sought within the Parish to pursue development.

Planning History

Application P/2003/2304 approved change of use to recreation field.

Planning Remarks

- **Spatial Strategy** - The site is immediately adjacent to the edge of St Ouen's Village and development cannot be integrated into the Built-Up Area. In addition, there is no direct pedestrian access, which will not be possible to create.

Suitability

- **Accessibility** - There is no direct pedestrian access to the village, which will not be possible to create. There is a crossing point from a footpath in the village from La Ville de la Croix. The site is approximately 320m (0.2 miles) from the village centre.
- **Constraints and Implementation** - The land provides a valuable use to the public of the village as a recreation ground. Displacement, whilst providing the current convenience and ease of use, will be difficult, however the site is not identified as Communal Open Space in the Island Plan.

Because the site is within the Water Pollution Safeguard Area, any run off or risk of pollution will need to be dealt with.

The negative landscape impact, loss of public amenity space (with public health and wellbeing affected) and lack of direct safe pedestrian access indicate that this site is unsuitable for development for sheltered housing.

- **Surrounding Development** - The edge of the village is to the south.

The height of the surrounding development is predominantly single and double storey and the densities of the adjacent existing developments are no greater than 65 habitable rooms (13 dwellings) per acre.

- **Environmental Improvement** - The loss of a recreation field is significant and will need to be weighed against the social benefits of providing homes in close proximity to the village centre.

Landscape Sensitivity

- **Island Plan Zone** - The site is in the Green Zone where there is a presumption against all forms of new development. Accordingly, the land will need to be rezoned for Category A housing.

The site is within the Water Pollution Safeguard Area.

- **Countryside Character Appraisal** - The site is located in area E1 of the Countryside Character Appraisal, which states that there is very limited capacity to accept new development without compromising the landscape.

Existing Land Use

The existing land use is a recreation field.

Response from Consultees and Other Findings

Consultees	Comments
Agricultural Status	Unknown
The land is currently not agriculturally productive.	
Ecological Status	Unknown
Not known, however further site investigation will be required as part of any planning application.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites. Water Pollution Safeguard Area - Risk of pollution to water supply.	
Traffic and Vehicular Access	Unknown
The site has direct access to La Rue de la Croix. A new vehicular access/egress will be required to comply with TTS highway visibility requirements.	
Public Transport	Unknown
The site is near to a frequent bus route, which provides a public transport service for both commuters and shoppers.	
Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	Unknown
The site is near existing community facilities and amenities of the village of St Ouen, although there is no direct pedestrian access.	
Mains Water	Unknown
The existing mains water infrastructure should be capable of supplying the size of development identified on this site. Water main in La Rue de la Croix.	
Foul Drainage	Unknown
To be confirmed.	
Surface Water Drainage	Unknown
No public surface water sewer is available and all run-off from any development must be drained within the site boundary. Percolation tests should be carried out at an early stage.	
Electricity	Unknown
It is likely that a substation would be required to serve the development. Connection from adjacent position in La Rue de la Croix may be possible.	
Telecoms	Unknown
Connection possible, but extension from existing in La Verte Rue will be required.	
Gas	Unknown
Gas connection may be investigated by the developer.	

Affordable Housing Site Assessment

Field 585, La Rue de la Croix

Site	Name														
Existing Use/s	Agricultural														
Suitable Use/s	Category A housing, communal open space														
Approximate Site Area	The gross land area of Field 585 = 1.2 acres (2.8 vergées). The area available for development = 1.2 acres (2.8 vergées), to include an area of communal open space (10% of site approximately) = 0.1 acres (0.3 vergées).														
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 18 and 28 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <tr> <th colspan="2">Social rental homes (80%)</th></tr> <tr> <td>1 bedroom</td><td>8 to 13 units</td></tr> <tr> <td>1.5 bedrooms</td><td>6 to 10 units</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>2 to 3 units</td></tr> <tr> <td>1.5 bedrooms</td><td>2 to 2 units</td></tr> <tr> <td>Totals</td><td>18 to 28</td></tr> </table>	Social rental homes (80%)		1 bedroom	8 to 13 units	1.5 bedrooms	6 to 10 units	Affordable homes for purchase (20%)		1 bedroom	2 to 3 units	1.5 bedrooms	2 to 2 units	Totals	18 to 28
Social rental homes (80%)															
1 bedroom	8 to 13 units														
1.5 bedrooms	6 to 10 units														
Affordable homes for purchase (20%)															
1 bedroom	2 to 3 units														
1.5 bedrooms	2 to 2 units														
Totals	18 to 28														

Location Plan



Availability for Housing

The site is presumed to be in private ownership. Its availability for sale is unknown.

Planning History

There are no records of application for this site on the Planning Register.

Planning Remarks

- **Spatial Strategy** - The site is immediately adjacent to the edge of St Ouen's Village and development cannot be integrated into the Built-Up Area. In addition, there is no direct pedestrian access, which will not be possible to create.

Suitability

- **Accessibility** - There is no direct pedestrian access to the village, which will not be possible to create. The site is approximately 200m (0.14 miles) from the village centre. Visibility along roads adjacent to the site is potentially dangerous.
- **Constraints and Implementation** - The land is good agricultural land.

Because the site is within the Water Pollution Safeguard Area, any run off or risk of pollution will need to be dealt with.

The negative landscape impact, loss of agricultural land, inability to be integrated into the Built-Up Area and lack of safe direct pedestrian access to the village centre indicate that the site is unsuitable for development for sheltered housing.

- **Surrounding Development** - The edge of the village is to the south and a group of houses to the west.

The height of the surrounding development is predominantly single and double storey and the densities of the adjacent existing developments are no greater than 65 habitable rooms (13 dwellings) per acre.

- **Environmental Improvement** - The loss of agricultural land is significant and will need to be weighed against the social benefits of providing homes in close proximity to the village centre.

Landscape Sensitivity

- **Island Plan Zone** - The site is in the Green Zone where there is a presumption against all forms of new development. Accordingly, the land will need to be rezoned for Category A housing.

The site is within the Water Pollution Safeguard Area.

- **Countryside Character Appraisal** - The site is located in area E1 of the Countryside Character Appraisal, which states that there is very limited capacity to accept new development without compromising the landscape.

Existing Land Use

The existing land use is agriculture.

Response from Consultees and Other Findings

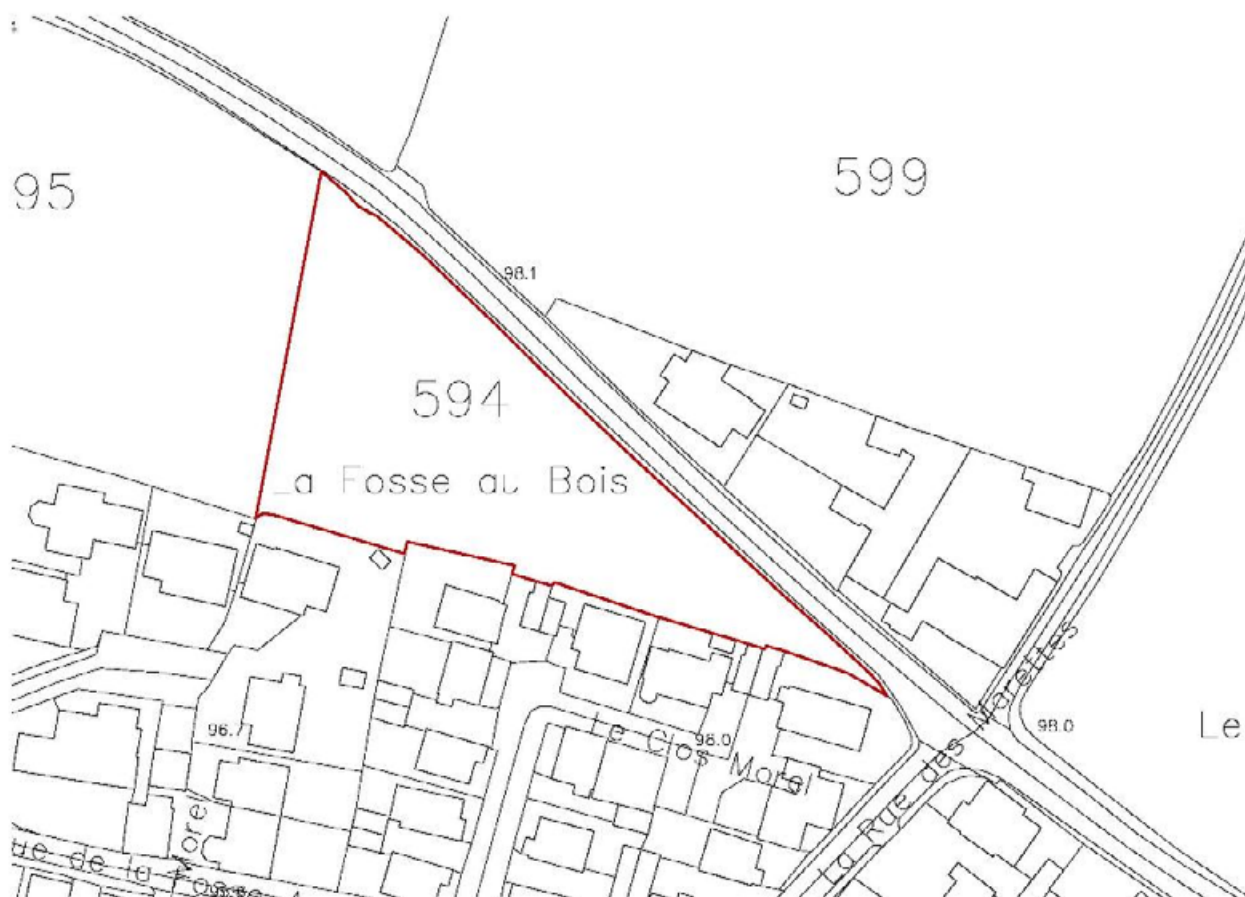
Consultees	Comments
Agricultural Status	Unknown
Field 585 is a productive agricultural field.	
Ecological Status	Unknown
Not known, however further site investigation will be required as part of any planning application. The loss of hedges and trees will be detrimental to wildlife.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites. Water Pollution Safeguard Area - Risk of pollution to water supply.	
Traffic and Vehicular Access	Unknown
The site has direct access to La Rue de la Croix. A new vehicular access/egress will be required to comply with TTS highway visibility requirements.	
Public Transport	Unknown
The site is near to a frequent bus route, which provides a public transport service for both commuters and shoppers.	
Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	Unknown
The site is near existing community facilities and amenities of the village of St Ouen, although there is no direct pedestrian access.	
Mains Water	Unknown
The existing mains water infrastructure should be capable of supplying the size of development identified on this site. Mains in La Rue de la Croix and La Verte Rue.	
Foul Drainage	Unknown
To be confirmed.	
Surface Water Drainage	Unknown
No public surface water sewer is available and all run-off from any development must be drained within the site boundary. Percolation tests should be carried out at an early stage.	
Electricity	Unknown
It is likely that a substation would be required to serve the development. Connection from La Verte Rue.	
Telecoms	Unknown
Connection possible.	
Gas	Unknown
Gas connection may be investigated by the developer.	

Affordable Housing Site Assessment

Field 594, La Rue de la Croix

Site	Name														
Existing Use/s	Agricultural														
Suitable Use/s	Category A housing, communal open space														
Approximate Site Area	The gross land area of Field 594 = 0.69 acres (1.5 vergées). The area available for development = 0.69 acres (1.5 vergées), to include an area of communal open space (10% of site approximately) = 0.7 acres (0.1 vergées).														
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 10 and 16 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <tr> <th colspan="2">Social rental homes (80%)</th></tr> <tr> <td>1 bedroom</td><td>5 to 7 units</td></tr> <tr> <td>1.5 bedrooms</td><td>3 to 6 units</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>1 to 2 units</td></tr> <tr> <td>1.5 bedrooms</td><td>1 to 1 unit</td></tr> <tr> <td>Totals</td><td>10 to 16 units</td></tr> </table>	Social rental homes (80%)		1 bedroom	5 to 7 units	1.5 bedrooms	3 to 6 units	Affordable homes for purchase (20%)		1 bedroom	1 to 2 units	1.5 bedrooms	1 to 1 unit	Totals	10 to 16 units
Social rental homes (80%)															
1 bedroom	5 to 7 units														
1.5 bedrooms	3 to 6 units														
Affordable homes for purchase (20%)															
1 bedroom	1 to 2 units														
1.5 bedrooms	1 to 1 unit														
Totals	10 to 16 units														

Location Plan



Availability for Housing

The site is presumed to be in private ownership. Its availability for sale is unknown.

Planning History

There are no records of application for this site on the Planning Register.

Planning Remarks

- **Spatial Strategy** - Although the site is close the village centre, there is no direct access, which could be potentially dangerous.

Although on the edge of the village Built-Up Area and partially surrounded by developments, this site has a strong rural character and identity, which would be a great loss.

Suitability

- **Accessibility** - There is no direct pedestrian access to the village, requiring formation of a new route, which will be problematic. The site is 220m (0.14 miles) from the village centre.

The site is on a primary road and bus route to the village and to the town centre of St Helier.

- **Constraints and Implementation** - The land is good agricultural land.

Direct pedestrian access will be problematic.

The sensitive boundary, loss of habitat, landscape impact, inability to integrate into the Built-Up Area and lack of safe pedestrian access to the village centre indicate that the site may not be suitable for development for sheltered housing.

- **Surrounding Development** - There are dwelling complexes to the east and south.

The south and east boundaries are sensitive due to proximity of housing. The narrow shape of the site restricts potential development.

The height of the surrounding development is predominantly single and double storey and the densities of adjacent existing developments are no greater than 65 habitable rooms (13 dwellings) per acre.

- **Environmental Improvement** - The loss of agricultural land is significant and will need to be weighed against the social benefits of providing homes in close proximity to the village centre.

The loss of trees and hedges in this countryside area would be a particular loss given that they are an unusual, as identified by the Countryside Character Appraisal.

Landscape Sensitivity

- **Island Plan Zone** - The site is in the Green Zone where there is a presumption against all forms of new development. Accordingly, the land will need to be rezoned for Category A housing.

The site is within the Water Pollution Safeguard Area.

- **Countryside Character Appraisal** - The site is located in area E1 of the Countryside Character Appraisal, which states that there is very limited capacity to accept new development without compromising the landscape.

Existing Land Use

The existing land use is agricultural.

Response from Consultees and Other Findings

Consultees	Comments
Agricultural Status	Unknown
Field 594 is productive agricultural land.	
Ecological Status	Unknown
Not known, however further site investigation will be required as part of any planning application.	
The loss of hedges and trees will be detrimental to wildlife.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites.	
Water Pollution Safeguard Area - Risk of pollution to water supply.	
Traffic and Vehicular Access	Unknown
The site has direct vehicular access to La Rue de la Croix. A new vehicular access/egress will be required to comply with TTS highway visibility requirements.	
Public Transport	Unknown
The site is near to a frequent bus route, which provides a public transport service for both commuters and shoppers.	
Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	Unknown
The site is outside of the village centre and pedestrian access would be potentially dangerous.	
Mains Water	Unknown
The existing mains water infrastructure should be capable of supplying the size of development identified on this site with an additional connection required from edge of site on La Rue de la Croix near La Rue des Marettes.	
Foul Drainage	Unknown
Connection in Le Rue de la Croix may be possible.	
The site may not be able to gravitate foul water and therefore may require a public pumped connection.	
The capacity of the existing network and any possible required alterations to this are dependent on proposed site density and are to be agreed with Transport and Technical Services.	
Surface Water Drainage	Unknown
No public surface water sewer is available and all run-off from any development must be drained within the site boundary. Percolation tests should be carried out at an early stage.	
Electricity	Unknown
It is likely that a substation would be required to serve the development. There is no direct connection. A continuation of the branch from La Rue des Marettes may be required.	
Telecoms	Unknown
Connection is possible.	

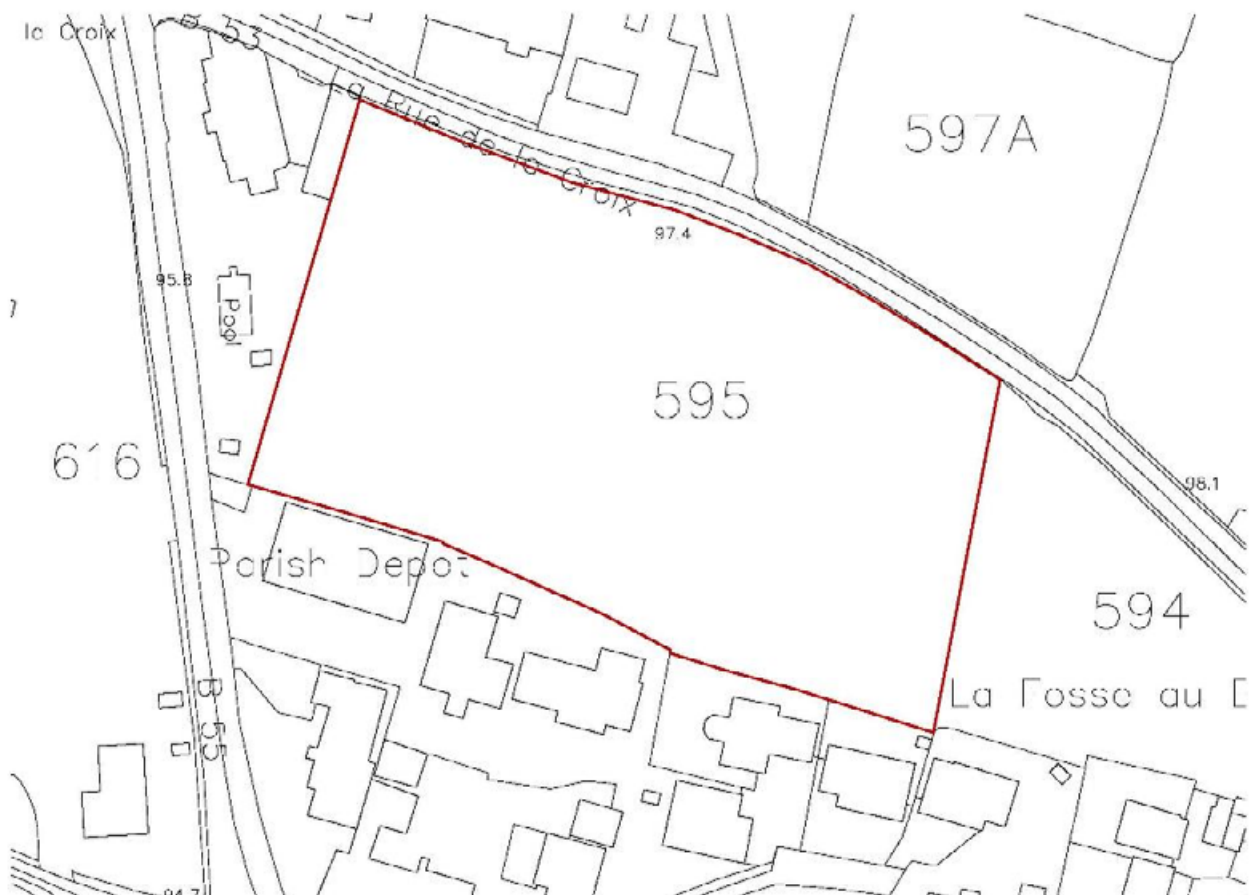
Gas	Unknown
Gas connection may be investigated by developer.	

Affordable Housing Site Assessment

Field 595, La Rue de la Croix

Site	Name														
Existing Use/s	Agricultural														
Suitable Use/s	Category A housing, communal open space														
Approximate Site Area	The gross land area of Field 595 = 1.57 acres (3.8 vergées). The area available for development = 1.7 acres (3.8 vergées), to include an area of communal open space (10% of site approximately) = 0.1 acres (0.3 vergées).														
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 25 and 40 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <tr> <th colspan="2">Social rental homes (80%)</th></tr> <tr> <td>1 bedroom</td><td>11 to 18 units</td></tr> <tr> <td>1.5 bedrooms</td><td>9 to 14 units</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>3 to 5 units</td></tr> <tr> <td>1.5 bedrooms</td><td>2 to 3 units</td></tr> <tr> <td>Totals</td><td>25 to 40 units</td></tr> </table>	Social rental homes (80%)		1 bedroom	11 to 18 units	1.5 bedrooms	9 to 14 units	Affordable homes for purchase (20%)		1 bedroom	3 to 5 units	1.5 bedrooms	2 to 3 units	Totals	25 to 40 units
Social rental homes (80%)															
1 bedroom	11 to 18 units														
1.5 bedrooms	9 to 14 units														
Affordable homes for purchase (20%)															
1 bedroom	3 to 5 units														
1.5 bedrooms	2 to 3 units														
Totals	25 to 40 units														

Location Plan



Availability for Housing

The site is presumed to be in private ownership. Its availability for sale is unknown.

Planning History

There are no records of application for this site on the Planning Register.

Planning Remarks

- **Spatial Strategy** - Although the site is close the village centre, there is no direct access, which could be potentially dangerous.

Although on the edge of the village Built-Up Area and partially surrounded by developments, this site has a strong rural character and identity, which would be a great loss.

Suitability

- **Accessibility** - There is no direct pedestrian access to the village, requiring formation of a new route, which will be problematic. The site is approximately 220m (0.2 miles) from the village centre.

The site is on a primary road and bus route to the village and to the town centre of St Helier.

- **Constraints and Implementation** - The land is good agricultural land.

Direct pedestrian access will be problematic.

The sensitive boundary, loss of habitat, landscape impact, inability to integrate into the Built-Up Area and lack of safe pedestrian access to the village centre indicate that the site may not be suitable for development for sheltered housing.

- **Surrounding Development** - There is a complex to the north known as La Croix Farm and the edge of the village is to the south and west. The south and west boundaries are sensitive due to the proximity of existing houses and potential for overlooking.

The height of the surrounding development is predominantly single and double storey and the densities of adjacent existing developments are no greater than 65 habitable rooms (13 dwellings) per acre.

- **Environmental Improvement** - The loss of agricultural land is significant and will need to be weighed against the social benefits of providing homes in close proximity to the village centre.

The loss of trees and hedges in this countryside area would be a particular loss given that they are an unusual, as identified by the Countryside Character Appraisal.

Landscape Sensitivity

- **Island Plan Zone** - The site is in the Green Zone where there is a presumption against all forms of new development. Accordingly, the land will need to be rezoned for Category A housing.

- **Countryside Character Appraisal** - The site is located in area E1 of the Countryside Character Appraisal, which states that there is very limited capacity to accept new development without compromising the landscape.

Existing Land Use

The existing land use is agricultural.

Response from Consultees and Other Findings

Consultees	Comments
Agricultural Status	Unknown
Field 595 is productive agricultural land.	
Ecological Status	Unknown
Not known, however further site investigation will be required as part of any planning application.	
The loss of hedges and trees will be detrimental to wildlife.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites.	
Traffic and Vehicular Access	Unknown
The site has direct vehicular access to La Rue de la Croix.	
Public Transport	Unknown
The site is near to a frequent bus route, which provides a public transport service for both commuters and shoppers.	
Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	Unknown
The site is outside of the village centre and pedestrian access would be potentially dangerous.	
Mains Water	Unknown
Possible connection may be made from the mains in La Route de Vinchelez.	
Foul Drainage	Unknown
No public foul sewer is readily available and development of the field would require a sewer extension approximately 45m to La Route de Vinchelez. The site may not be able to gravitate foul water and therefore may require a public pumped connection.	
The capacity of the existing network and any possible required alterations to this are dependent on proposed site density and are to be agreed with Transport and Technical Services.	
Surface Water Drainage	Unknown
No public surface water sewer is available and all run-off from any development must be drained within the site boundary. Percolation tests should be carried out at an early stage.	
Electricity	Unknown
A possible extension may be made from the branch at La Croix Farm and a new substation will likely be required.	
Telecoms	Unknown
Connection is possible.	
Gas	Unknown
Gas connection may be investigated by developer.	

Affordable Housing Site Assessment

Field 602

Site	Name														
Existing Use/s	Agricultural														
Suitable Use/s	Category A housing, Communal Open Space														
Approximate Site Area	The gross land area of Field 602 = 3.4 acres (7.6 vergées). The area available for development = 3.4 acres (7.6 vergées), to include an area of communal open space (10% of site approximately) = 0.3 acres (0.8 vergées).														
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 50 and 79 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <tr> <th colspan="2">Social rental homes (80%)</th></tr> <tr> <td>1 bedroom</td><td>23 to 36 units</td></tr> <tr> <td>1.5 bedrooms</td><td>17 to 27 units</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>6 to 9 units</td></tr> <tr> <td>1.5 bedrooms</td><td>4 to 7 units</td></tr> <tr> <td>Totals</td><td>50 to 79 units</td></tr> </table>	Social rental homes (80%)		1 bedroom	23 to 36 units	1.5 bedrooms	17 to 27 units	Affordable homes for purchase (20%)		1 bedroom	6 to 9 units	1.5 bedrooms	4 to 7 units	Totals	50 to 79 units
Social rental homes (80%)															
1 bedroom	23 to 36 units														
1.5 bedrooms	17 to 27 units														
Affordable homes for purchase (20%)															
1 bedroom	6 to 9 units														
1.5 bedrooms	4 to 7 units														
Totals	50 to 79 units														

Location Plan



Availability for Housing

The site is presumed to be in private ownership. Its availability for sale is unknown.

Planning History

There are no records of application for this site on the Planning Register.

Planning Remarks

- **Spatial Strategy** - The site is some distance from the village and beyond the realms of its existing boundary, making development obtrusive and not possible to integrate into the existing village. Development will have a great impact on the surrounding countryside character. Access by pedestrians to the village centre will be potentially dangerous.

The relatively large size of the site would suggest that it solely being developed for one type of accommodation would be unlikely. Any development could either be for only part of the site or as part of a mixed development involving different types of housing.

Suitability

- **Accessibility** - There is no direct pedestrian access to the village, which will not be possible to create. The site is 460m (0.3 miles) from the village centre. Visibility along the road is difficult and adds to potential danger to pedestrians

The site is on a primary road and bus route to the village and to the town centre of St Helier.

- **Constraints and Implementation** - The land is good agricultural land.

There would be a large impact on the environment and the consequent loss would be great.

The lack of safe direct pedestrian access to the village centre, problematic access into the site, loss of agricultural land and sensitive boundaries indicate that this site is unsuitable for development for sheltered housing.

- **Surrounding Development** - There is a complex to the south of La Croix Farm and there are five dwellings to the west. Both are potentially sensitive boundaries due to the potential for overlooking and impact upon existing dwellings.
- **Environmental Improvement** - The loss of agricultural land is significant and will need to be weighed against the social benefits of providing homes in close proximity to the village centre.

Landscape Sensitivity

- **Island Plan Zone** - The site is in the Green Zone where there is a presumption against all forms of new development. Accordingly, the land will need to be rezoned for Category A housing.

The site is within the Water Pollution Safeguard Area.

- **Countryside Character Appraisal** - The site is located in area E1 of the Countryside Character Appraisal, which states that there is very limited capacity to accept new development without compromising the landscape.

Existing Land Use

The existing land use is agricultural.

Response from Consultees and Other Findings

Consultees	Comments
Agricultural Status	Unknown
Field 602 is productive agricultural land.	
Ecological Status	Unknown
Not known, however further site investigation will be required as part of any planning application. The loss of hedges and trees will be detrimental to wildlife.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites. The site is within the Water Pollution Safeguard Area.	
Traffic and Vehicular Access	Unknown
The site has an existing access onto La Route de Vinchelez, however this is a very narrow single lane. A new vehicular access/egress will be required to comply with TTS highway visibility requirements. This may require a widened road access, which will require negotiation with neighbouring property owners and would pressurise the adjacent road junction of La Route de Vinchelez and La Rue de la Croix.	
Public Transport	Unknown
The site is near to a frequent bus route, which provides a public transport service for both commuters and shoppers.	
Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	Unknown
The site is distant from the facilities and amenities of the village of St Ouen and, in addition, there is no safe direct pedestrian access.	
Mains Water	Unknown
Due to the potentially large capacity of the site, the ability of the mains water supply network will need to be confirmed. Connections may be possible from La Route de Vinchelez.	
Foul Drainage	Unknown
Connection possible to La Route de Vinchelez, approximately 25m. The capacity of the existing network and any possible required alterations to this are dependent on proposed site density and are to be agreed with Transport and Technical Services.	
Surface Water Drainage	Unknown
No public surface water sewer is available and all run-off from any development must be drained within the site boundary. Percolation tests should be carried out at an early stage.	
Electricity	Unknown
It is likely that a substation would be required to serve the development. There is no direct connection. A continuation of the branch from La Rue des Marettes may be required.	
Telecoms	Unknown
Connection is possible.	
Gas	Unknown
Gas connection may be investigated by developer.	

Affordable Housing Site Assessment

Fields 614 and 615, La Route de Vinchelez

Site	Name														
Existing Use/s	Agricultural														
Suitable Use/s	Category A housing, communal open space														
Approximate Site Area	The gross land area of Fields 614 and 615 = 1.5 acres (3.3 vergées). The area available for development = 1.5 acres (3.3 vergées), to include an area of communal open space (10% of site approximately) = 0.18 acres (0.3 vergées).														
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 23 and 35 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <tr> <th colspan="2">Social rental homes (80%)</th></tr> <tr> <td>1 bedroom</td><td>10 to 16 units</td></tr> <tr> <td>1.5 bedrooms</td><td>8 to 12 units</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>3 to 4 units</td></tr> <tr> <td>1.5 bedrooms</td><td>2 to 3 units</td></tr> <tr> <td>Totals</td><td>23 to 35 units</td></tr> </table>	Social rental homes (80%)		1 bedroom	10 to 16 units	1.5 bedrooms	8 to 12 units	Affordable homes for purchase (20%)		1 bedroom	3 to 4 units	1.5 bedrooms	2 to 3 units	Totals	23 to 35 units
Social rental homes (80%)															
1 bedroom	10 to 16 units														
1.5 bedrooms	8 to 12 units														
Affordable homes for purchase (20%)															
1 bedroom	3 to 4 units														
1.5 bedrooms	2 to 3 units														
Totals	23 to 35 units														

Location Plan



Availability for Housing

The site is presumed to be in private ownership. Its availability for sale is unknown.

Planning History

There are no records of application for this site on the Planning Register.

Planning Remarks

- Spatial Strategy - The site is outside St Ouen's Village Centre with no direct pedestrian access. It cannot be reasonably integrated into the Built-Up Area.

Suitability

- Accessibility - There is no direct pedestrian access to the village, which will not be possible to create. The site is approximately 380m (0.25 miles) from the village centre. Pedestrian visibility is limited and in addition to the lack of pavement is potentially dangerous to those with impaired mobility.
- Constraints and Implementation - The land is good agricultural land.

The site has been offered to the Parish for consideration, but rejected due to the busy roads on both sides, where access to shops will be limited and any pedestrian route would be dangerous. It was also felt that the impact on the environment and consequent loss would be too great.

The lack of safe pedestrian access, inability to integrate into the Built-Up Area and threat to countryside character indicate that development as sheltered housing is not feasible.

- Surrounding Development - There are no immediate neighbouring developments. There are five dwellings opposite the site on La Route de Vinchelez.
- Environmental Improvement - The loss of potential agricultural land is significant and will need to be weighed against the social benefits of providing homes in close proximity to the village centre.

Landscape Sensitivity

- Island Plan Zone - The site is in the Green Zone where there is a presumption against all forms of new development. Accordingly, the land will need to be rezoned for Category A housing.
- Countryside Character Appraisal - The site is located in area E1 of the Countryside Character Appraisal, which states that there is very limited capacity to accept new development without compromising the landscape.

Existing Land Use

The existing land use is agricultural.

Response from Consultees and Other Findings

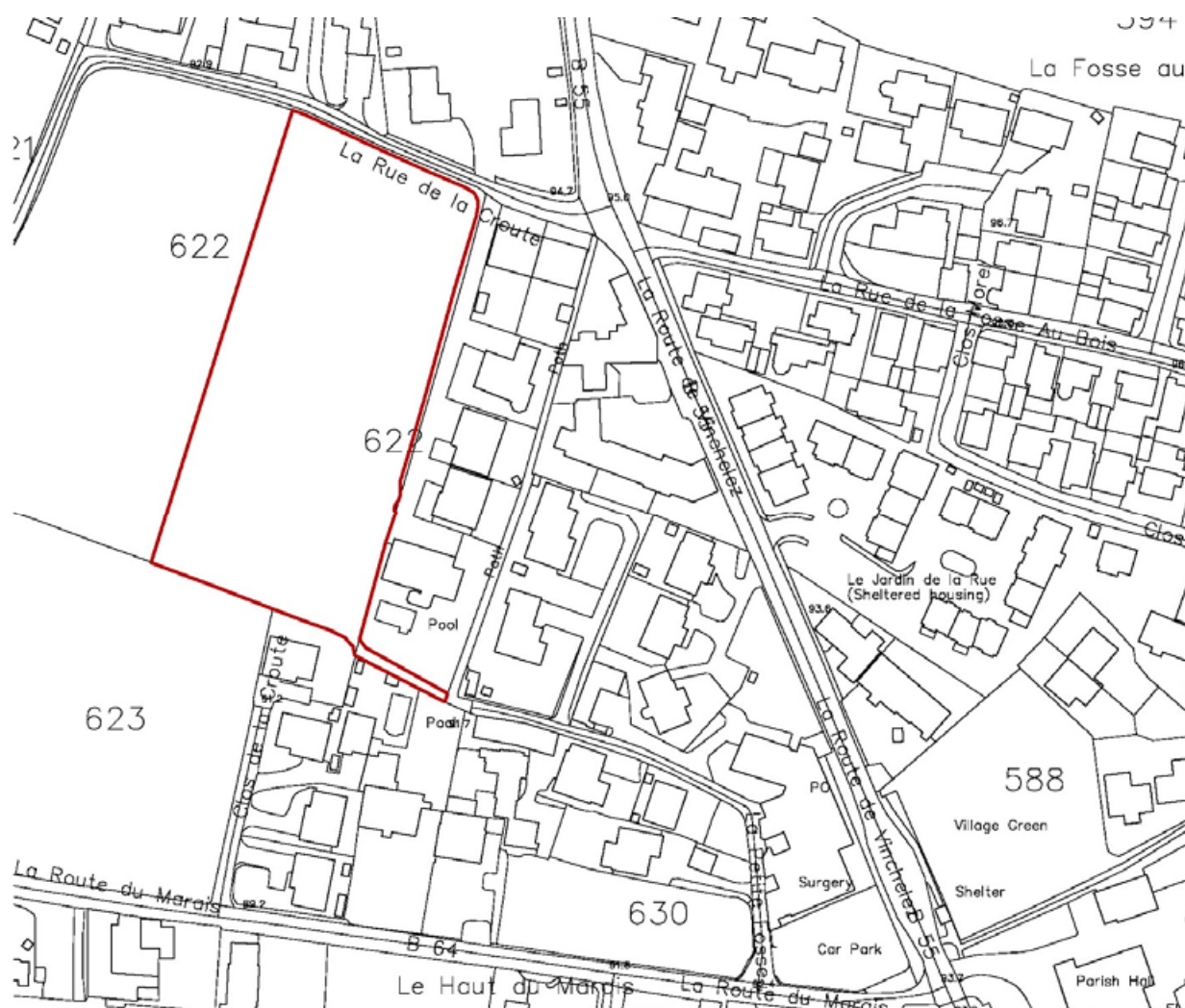
Consultees	Comments
Agricultural Status	Unknown
Fields 614 and 615 are productive agricultural land.	
Ecological Status	Unknown
Not known, however further site investigation will be required as part of any planning application.	
The loss of hedges and trees will be detrimental to wildlife.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites.	
Traffic and Vehicular Access	Unknown
The site has direct vehicular access to La Route de Vinchelez. A new vehicular access/egress, complying with TTS requirements, will be required.	
Public Transport	Unknown
The site is near to a frequent bus route, which provides a public transport service for both commuters and shoppers.	
Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	Unknown
The site is outside of the village centre and pedestrian access would be potentially dangerous.	
Mains Water	Unknown
The existing mains water infrastructure should be capable of supplying the size of development identified on this site. Connection is possible from either La Route de Trodez or La Route de Vinchelez.	
Foul Drainage	Unknown
There is a public foul sewer in La Route de Vinchelez, which may accept flows from this site.	
The capacity of the existing network and any possible required alterations to this are dependent on proposed site density and are to be agreed with Transport and Technical Services.	
Surface Water Drainage	Unknown
No public surface water sewer is available and all run-off from any development must be drained within the site boundary. Percolation tests should be carried out at an early stage.	
Electricity	Unknown
It is likely that a substation would be required to serve the development. Connection may be possible from La Route de Vinchelez.	
Telecoms	Unknown
Connection is possible.	
Gas	Unknown
Gas connection may be investigated by developer.	

Affordable Housing Site Assessment

Field 622

Site	Name														
Existing Use/s	Agricultural land														
Suitable Use/s	Category A housing, communal open space														
Approximate Site Area	The gross land area of part of Field 622 = 1.8 acres (4.0 vergées). The area available for development = 1.8 acres (4.0 vergées), to include an area of communal open space (10% of site approximately) = 1.8 acres (0.4 vergées).														
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 19 (current application) and 32 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <tr> <th colspan="2">Social rental homes (80%)</th></tr> <tr> <td>1 bedroom</td><td>12 to 19 units</td></tr> <tr> <td>1.5 bedrooms</td><td>9 to 14 units</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>3 to 5 units</td></tr> <tr> <td>1.5 bedrooms</td><td>2 to 4 units</td></tr> <tr> <td>Totals</td><td>26 to 42 units</td></tr> </table>	Social rental homes (80%)		1 bedroom	12 to 19 units	1.5 bedrooms	9 to 14 units	Affordable homes for purchase (20%)		1 bedroom	3 to 5 units	1.5 bedrooms	2 to 4 units	Totals	26 to 42 units
Social rental homes (80%)															
1 bedroom	12 to 19 units														
1.5 bedrooms	9 to 14 units														
Affordable homes for purchase (20%)															
1 bedroom	3 to 5 units														
1.5 bedrooms	2 to 4 units														
Totals	26 to 42 units														

Location Plan



Availability for Housing

The Parish of St Ouen has expressed interest in this site for a Parish development of 19 no two bedroom homes for the elderly on part of Field 622, which is in Parish ownership.

Planning History

The Parish is interested in developing half of Field 622, which is approximately 1.8 acres (4.0 vergées), and submitted a planning application (P/2010/1717) to develop 19 no sheltered homes. This application has recently been the subject of a Planning Inquiry, the results of which will be available shortly for public inspection and will be a material consideration in determining this site for rezoning.

Planning Remarks

- **Spatial Strategy** - The site is immediately adjacent to St Ouen's Village and can be reasonably integrated into the Built-Up Area through careful design and landscaping. The site is a short walk to the existing Parish community facilities, shops and bus stop.

The site is largely screened from surrounding roads and will have a relatively minimal impact upon the general scale of the village, whilst having the capacity to provide a substantial level of accommodation.

Suitability

- **Accessibility** - The site is near existing facilities and amenities; the nearest being St Ouen's Village, and is accessible by public transport. The site is significant due to having direct safe pedestrian access to the village centre within an easy walk from the southeast corner of the site and along a quiet back lane.
- **Constraints and Implementation** - The land is good agricultural land.

Because the site is within the Water Pollution Safeguard Area, any run off or risk of pollution will need to be dealt with.

- **Surrounding Development** - The height of the surrounding development is predominantly two storey and the densities of the adjacent existing developments are no greater than 65 habitable rooms (13 dwellings) per acre. The site has no immediately sensitive boundaries, being bordered by roads and field banks, thereby minimising potential impact, overlooking and loss of amenity to neighbouring properties.
- **Environmental Improvement** - The loss of half of this field is significant and has to be considered against the social benefits of providing homes in close proximity to the village centre.

Landscape Sensitivity

- **Island Plan Zone** - The site is in the Green Zone where there is a presumption against all forms of new development. Accordingly, the land will need to be rezoned for Category A housing.

- **Countryside Character Appraisal** - The site is located in area E1 of the Countryside Character Appraisal, which states that there is very limited capacity to accept new development without compromising the landscape, however this site is adjacent to an existing settlement and can reasonably be integrated into it with careful design and landscaping.

Existing Land Use

The existing land use is agriculture.

Response from Consultees and Other Findings

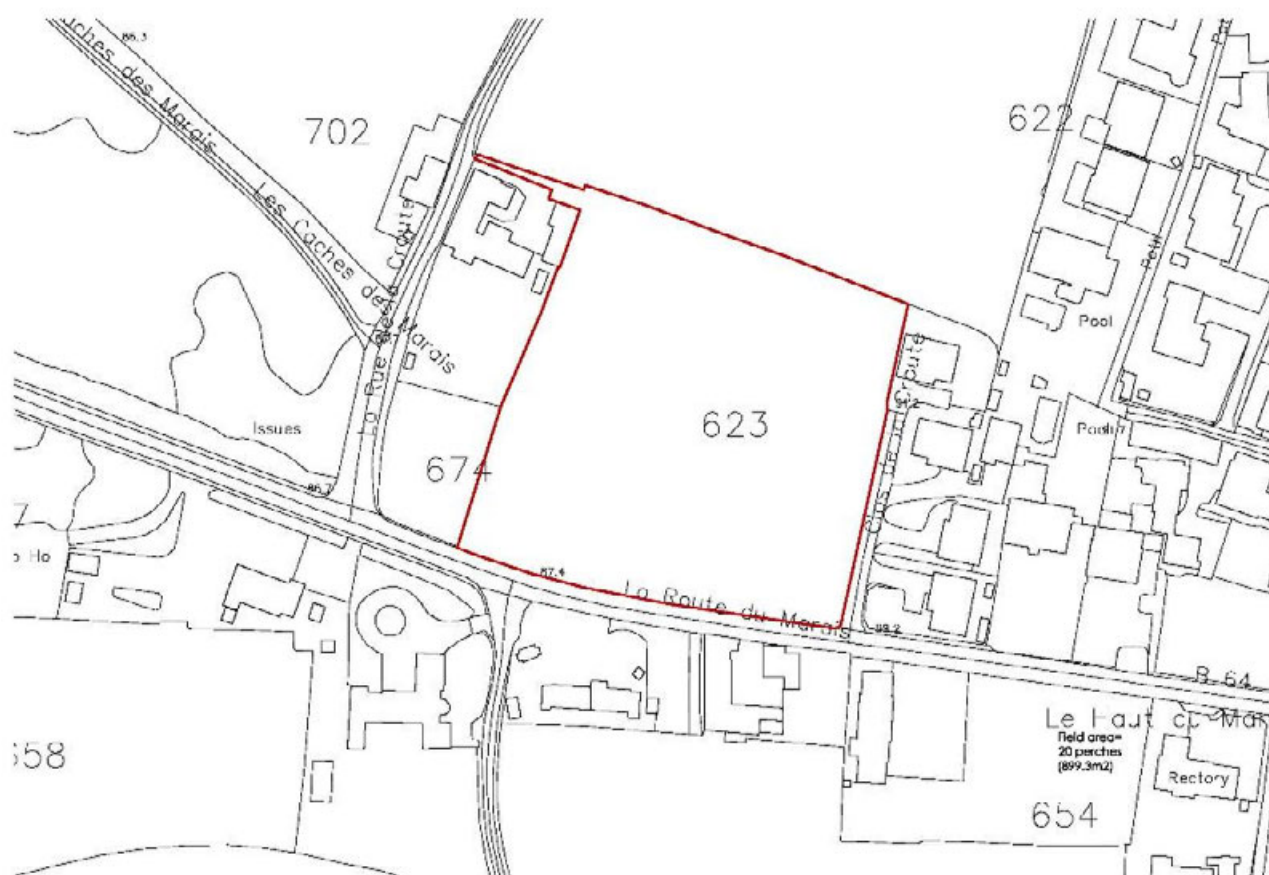
Consultees	Comments
Agricultural Status	Objection
Field 622 is a productive agricultural field.	
Ecological Status	None known
Not known, however further site investigation will be required as part of any planning application.	
Environmental Health Conditions	Noise and dust during construction
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites.	
Traffic and Vehicular Access	Yes
The site has direct access to La Rue de la Croute. A new vehicular access/egress will be required to comply with TTS Highways visibility requirements.	
Public Transport	Good access to frequent service
The site is near to a frequent bus route, which provides a public transport service for both commuters and shoppers.	
Educational Facilities - Primary	Capacity at Les Landes School
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Capacity at Les Quennevais School
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	
The site is near existing community facilities and amenities of the village of St Ouen.	
Mains Water	Yes
The existing mains water infrastructure should be capable of supplying the size of development identified on this site.	
Foul Drainage	Yes
There is a public foul sewer in La Rue de la Croute, which may accept flows from this site.	
Surface Water Drainage	Yes
Soakaways should be the preferred option for the disposal of surface water if the ground conditions permit. Percolation tests should be carried out at an early stage.	
Electricity	Yes
It is likely that a substation would be required to serve the development.	
Telecoms	Yes
Telecoms may be investigated by the developer.	
Gas	Yes
Gas connection may be investigated by the developer.	

Affordable Housing Site Assessment

Field 623, La Route du Marais

Site	Name														
Existing Use/s	Agricultural, livestock grazing														
Suitable Use/s	Category A housing, communal open space														
Approximate Site Area	The gross land area of Field 623 = 1.85 acres (4.2 vergées). The area available for development = 1.85 acres (4.2 vergées), to include an area of communal open space (10% of site approximately) = 0.2 acres (0.2 vergées).														
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 26 and 44 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <tr> <th colspan="2">Social rental homes (80%)</th></tr> <tr> <td>1 bedroom</td><td>12 to 20 units</td></tr> <tr> <td>1.5 bedrooms</td><td>9 to 15 units</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>3 to 5 units</td></tr> <tr> <td>1.5 bedrooms</td><td>2 to 4 units</td></tr> <tr> <td>Totals</td><td>26 to 44 units</td></tr> </table>	Social rental homes (80%)		1 bedroom	12 to 20 units	1.5 bedrooms	9 to 15 units	Affordable homes for purchase (20%)		1 bedroom	3 to 5 units	1.5 bedrooms	2 to 4 units	Totals	26 to 44 units
Social rental homes (80%)															
1 bedroom	12 to 20 units														
1.5 bedrooms	9 to 15 units														
Affordable homes for purchase (20%)															
1 bedroom	3 to 5 units														
1.5 bedrooms	2 to 4 units														
Totals	26 to 44 units														

Location Plan



Availability for Housing

The site is presumed to be in private ownership. Its availability for sale is unknown.

Planning History

There are no records of application for this site on the Planning Register.

Planning Remarks

- **Spatial Strategy** - The site is immediately adjacent to the village centre, however would be unlikely to be integrated into the existing village make up and, in addition, the site has no direct pedestrian access, which would be problematic to create.

Suitability

- **Accessibility** - There is no current direct pedestrian access to the village. A new route may be possible via the southeast corner of Field 622 and onto La Petite Fosse, a quiet lane that leads to the village centre.

The site is near a primary road and bus route to the village and to the town centre of St Helier.

- **Constraints and Implementation** - The land is good agricultural land.

The site is near to the sensitive Wetland Marsh area and consequently, any proposals would likely be objected to by the Department of the Environment, based on previous comments.

The lack of safe direct pedestrian access to the village centre and environmental impact upon the nearby marsh area indicate that the site is unsuitable for development for sheltered housing.

- **Surrounding Development** - The site is bordered by the village to the east, there is one house to the west and five houses to the south.

The height of the surrounding development is predominantly single and double storey and the densities of adjacent existing development are no greater than 65 habitable rooms (13 dwellings) per acre.

- **Environmental Improvement** - The loss of agricultural land is significant and will need to be weighed against the social benefits of providing homes in close proximity to the village centre.

The proximity of the marsh is significant.

Landscape Sensitivity

- **Island Plan Zone** - The site is in the Green Zone where there is a presumption against all forms of new development. Accordingly, the land will need to be rezoned for Category A housing.
- **Countryside Character Appraisal** - The site is located in area E1 of the Countryside Character Appraisal, which states that there is very limited capacity to accept new development without compromising the landscape.

Existing Land Use

The existing land use is agricultural and livestock grazing.

Response from Consultees and Other Findings

Consultees	Comments
Agricultural Status	Unknown
Field 623 is a productive agricultural field.	
Ecological Status	Unknown
Not known, however further site investigation will be required as part of any planning application. The proximity of the site to the marsh is likely to raise objections from the Department of the Environment.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites.	
Traffic and Vehicular Access	Unknown
The site has direct access to La Route du Marais. A new vehicular access/egress will be required to comply with TTS highway visibility requirements.	
Public Transport	Unknown
The site is near to a frequent bus route, which provides a public transport service for both commuters and shoppers.	
Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	Unknown
The site is near existing community facilities and amenities of the village of St Ouen, although there is no direct pedestrian access.	
Mains Water	Unknown
The capacity of the existing network to supply the possible development potential of the site will need to be confirmed. Connection is possible onto La Route du Marais.	
Foul Drainage	Unknown
There is a public foul sewer in La Route du Marais, which may accept flows from this site. The capacity of the existing network and any possible required alterations to this are dependent on proposed site density and are to be agreed with Transport and Technical Services.	
Surface Water Drainage	Unknown
No public surface water sewer is available and all run-off from any development must be drained within the site boundary. Percolation tests should be carried out at an early stage. Ground conditions in the area have been noted as potentially poor due to the proximity with the marsh.	
Electricity	Unknown
It is likely that a substation would be required to serve the development. Connection from either La Route du Marais or on north junction with Field 622 may be possible.	
Telecoms	Unknown
Connection possible.	
Gas	Unknown
Gas connection may be investigated by developer.	

Affordable Housing Site Assessment

Field 631, La Cache de l'Eglise

Site	Name														
Existing Use/s	Agricultural														
Suitable Use/s	Category A housing, communal open space														
Approximate Site Area	The gross land area of Field 631 = 0.6 acres (1.3 vergées). The area available for development = 0.6 acres (1.3 vergées), to include an area of communal open space (10% of site approximately) = 0.06 acres (0.1 vergées).														
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 9 and 14 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <tr> <th colspan="2">Social rental homes (80%)</th></tr> <tr> <td>1 bedroom</td><td>4 to 6 units</td></tr> <tr> <td>1.5 bedrooms</td><td>3 to 5 units</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>1 to 2 units</td></tr> <tr> <td>1.5 bedrooms</td><td>1 to 1 unit</td></tr> <tr> <td>Totals</td><td>9 to 14 units</td></tr> </table>	Social rental homes (80%)		1 bedroom	4 to 6 units	1.5 bedrooms	3 to 5 units	Affordable homes for purchase (20%)		1 bedroom	1 to 2 units	1.5 bedrooms	1 to 1 unit	Totals	9 to 14 units
Social rental homes (80%)															
1 bedroom	4 to 6 units														
1.5 bedrooms	3 to 5 units														
Affordable homes for purchase (20%)															
1 bedroom	1 to 2 units														
1.5 bedrooms	1 to 1 unit														
Totals	9 to 14 units														

Location Plan



Availability for Housing

The site is presumed to be in private ownership. Its availability for sale is unknown.

Planning History

There are no records of application for this site on the Planning Register.

Planning Remarks

- **Spatial Strategy** - The site is immediately adjacent to St Ouen's Village Centre and may be reasonably integrated into the Built-Up Area through careful design and landscaping. However, the site has no direct pedestrian access, which would be problematic to create.

Suitability

- **Accessibility** - There is no direct pedestrian access to the village centre, requiring formation of a new route, which will be problematic.

The site is near a primary road and bus route to the village and to the town centre of St Helier.

- **Constraints and Implementation** - The land is good agricultural land.

Because of the physical size of the site, development potential for sheltered housing is limited unless higher densities than 80 habitable rooms per acre are used.

The roadside boundary is unusual in having a dense hedgerow and therefore provides an important habitat for wildlife. If developed, vehicular access would need to be from this road and this habitat would be lost.

The lack of safe direct pedestrian access to the village centre, landscape impact and loss of habitat indicate that the site may be unfeasible to develop for sheltered housing.

- **Surrounding Development** - There is a dwelling, La Cache, to the south, north and east. The Western Telephone Exchange is to the east. The south boundary may be sensitive due to an existing dwelling.

The height of the surrounding development is predominantly single and double storey and the densities of the adjacent existing developments are no greater than 65 habitable rooms (13 dwellings) per acre.

- **Environmental Improvement** - The loss of agricultural land is significant and will need to be weighed against the social benefits of providing homes in close proximity to the village centre.

Landscape Sensitivity

- **Island Plan Zone** - The site is in the Green Zone where there is a presumption against all forms of new development. Accordingly, the land will need to be rezoned for Category A housing.
- **Countryside Character Appraisal** - The site is located in area E1 of the Countryside Character Appraisal, which states that there is very limited capacity to accept new development without compromising the landscape.

Existing Land Use

The existing land use is agriculture.

Response from Consultees and Other Findings

Consultees	Comments
Agricultural Status	Unknown
Field 631 is a productive agricultural field.	
Ecological Status	Unknown
Not known, however further site investigation will be required as part of any planning application. The loss of hedges and trees will be detrimental to wildlife.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites.	
Traffic and Vehicular Access	Unknown
The site has direct access to La Cache de l'Eglise. A new vehicular access/egress will be required to comply with TTS highway visibility requirements.	
Public Transport	Unknown
The site is near to a frequent bus route, which provides a public transport service for both commuters and shoppers.	
Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	Unknown
The site is near existing community facilities and amenities of the village of St Ouen, although there is no direct pedestrian access.	
Mains Water	Unknown
The existing mains water infrastructure should be capable of supplying the size of development identified on this site. A new connection will be required from La Route du Marais or La Grande Route de St Ouen.	
Foul Drainage	Unknown
There is a public foul sewer in La Cache de l'Eglise, which may accept flows from this site. The capacity of the existing network and any possible required alterations to this are dependent on proposed site density and are to be agreed with Transport and Technical Services.	
Surface Water Drainage	Unknown
No public surface water sewer is available and all run-off from any development must be drained within the site boundary. Percolation tests should be carried out at an early stage.	
Electricity	Unknown
It is likely that a substation would be required to serve the development. Connection is possible in La Cache de l'Eglise.	
Telecoms	Unknown
Connection possible.	
Gas	Unknown
Gas connection may be investigated by the developer.	

Affordable Housing Site Assessment

Field 632, La Grande Route de St Ouen

Site	Name														
Existing Use/s	Agricultural														
Suitable Use/s	Category A housing, communal open space														
Approximate Site Area	The gross land area of Field 632 = 1.9 acres (4.3 vergées). The area available for development = 1.9 acres (4.3 vergées), to include an area of communal open space (10% of site approximately) = 0.2 acres (0.4 vergées).														
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 28 and 44 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <tr> <th colspan="2">Social rental homes (80%)</th></tr> <tr> <td>1 bedroom</td><td>13 to 20 units</td></tr> <tr> <td>1.5 bedrooms</td><td>10 to 15 units</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>3 to 5 units</td></tr> <tr> <td>1.5 bedrooms</td><td>2 to 4 units</td></tr> <tr> <td>Totals</td><td>28 to 44 units</td></tr> </table>	Social rental homes (80%)		1 bedroom	13 to 20 units	1.5 bedrooms	10 to 15 units	Affordable homes for purchase (20%)		1 bedroom	3 to 5 units	1.5 bedrooms	2 to 4 units	Totals	28 to 44 units
Social rental homes (80%)															
1 bedroom	13 to 20 units														
1.5 bedrooms	10 to 15 units														
Affordable homes for purchase (20%)															
1 bedroom	3 to 5 units														
1.5 bedrooms	2 to 4 units														
Totals	28 to 44 units														

Location Plan



Availability for Housing

The site is presumed to be in private ownership. Its availability for sale is unknown.

Planning History

There are no records of application for this site on the Planning Register.

Planning Remarks

- **Spatial Strategy** - The site is immediately adjacent to St Ouen's Village Centre, but cannot reasonably be integrated into the Built-Up Area. The site is clearly beyond the current realms of the village. The site has no direct pedestrian access, which would be problematic to create. Development will be visually intrusive given the site's prominent position on the entrance road to the village.

Suitability

- **Accessibility** - There is no direct pedestrian access to the village centre, requiring formation of a new route, which will be problematic.

The site is on a primary road and bus route to the village and to the town centre of St Helier.

- **Constraints and Implementation** - The land is good agricultural land.

The east boundary has a row of densely planted trees and therefore provides an important habitat for wildlife. The lack of pedestrian access, impact to wildlife, landscape loss and prominent position of the entrance of the village indicate that the site is unsuitable for development for sheltered housing.

- **Surrounding Development** - Edge of village to the northeast. There is a single dwelling, La Cache, to the west and the Western Telephone Exchange to the north. The west boundary may be sensitive due to the existing dwelling.

The height of the surrounding development is predominantly single and double storey and the densities of the adjacent existing developments are no greater than 65 habitable rooms (13 dwellings) per acre.

- **Environmental Improvement** - The loss of agricultural land is significant and will need to be weighed against the social benefits of providing homes in close proximity to the village centre.

Landscape Sensitivity

- **Island Plan Zone** - The site is in the Green Zone where there is a presumption against all forms of new development. Accordingly, the land will need to be rezoned for Category A housing.

The site is within the Water Pollution Safeguard Area.

- **Countryside Character Appraisal** - The site is located in area E1 of the Countryside Character Appraisal, which states that there is very limited capacity to accept new development without compromising the landscape.

Existing Land Use

The existing land use is agriculture.

Response from Consultees and Other Findings

Consultees	Comments
Agricultural Status	Unknown
Field 632 is a productive agricultural field.	
Ecological Status	Unknown
Not known, however further site investigation will be required as part of any planning application. The loss of hedges and trees will be detrimental to wildlife.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites. Water Pollution Safeguard Area - Risk of pollution to water supply.	
Traffic and Vehicular Access	Unknown
The site has direct access to La Grande Route de St Ouen. A new vehicular access/egress will be required to comply with TTS highway visibility requirements.	
Public Transport	Unknown
The site is near to a frequent bus route, which provides a public transport service for both commuters and shoppers.	
Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	Unknown
The site is near existing community facilities and amenities of the village of St Ouen, although there is no direct pedestrian access.	
Mains Water	Unknown
The existing mains water infrastructure should be capable of supplying the size of development identified on this site. Connection will be from La Grande Route de St Ouen.	
Foul Drainage	Unknown
There is a public foul sewer at the junction of La Rue de la Forge and La Grande Route de St Ouen, 25m away. The capacity of the existing network and any possible required alterations to this are dependent on proposed site density and are to be agreed with Transport and Technical Services.	
Surface Water Drainage	Unknown
No public surface water sewer is available and all run-off from any development must be drained within the site boundary. Percolation tests should be carried out at an early stage.	
Electricity	Unknown
It is likely that a substation would be required to serve the development. Connection is possible from La Grande Route de St Ouen.	
Telecoms	Unknown
Connection possible.	
Gas	Unknown
Gas connection may be investigated by the developer.	

4.0 Sites Discounted from Consideration, but Included for Reference:

Wayside (former Snow Goose Site)
West Telephone Exchange
St Ouen's Youth and Community Centre
Car Park Attached to Commercial Units and Surgery
Field 588
Field 657

It has been agreed with Planning and Building Services that, whilst these sites have been raised and subsequently assessed, for specific reasons they should be discounted from further consideration.

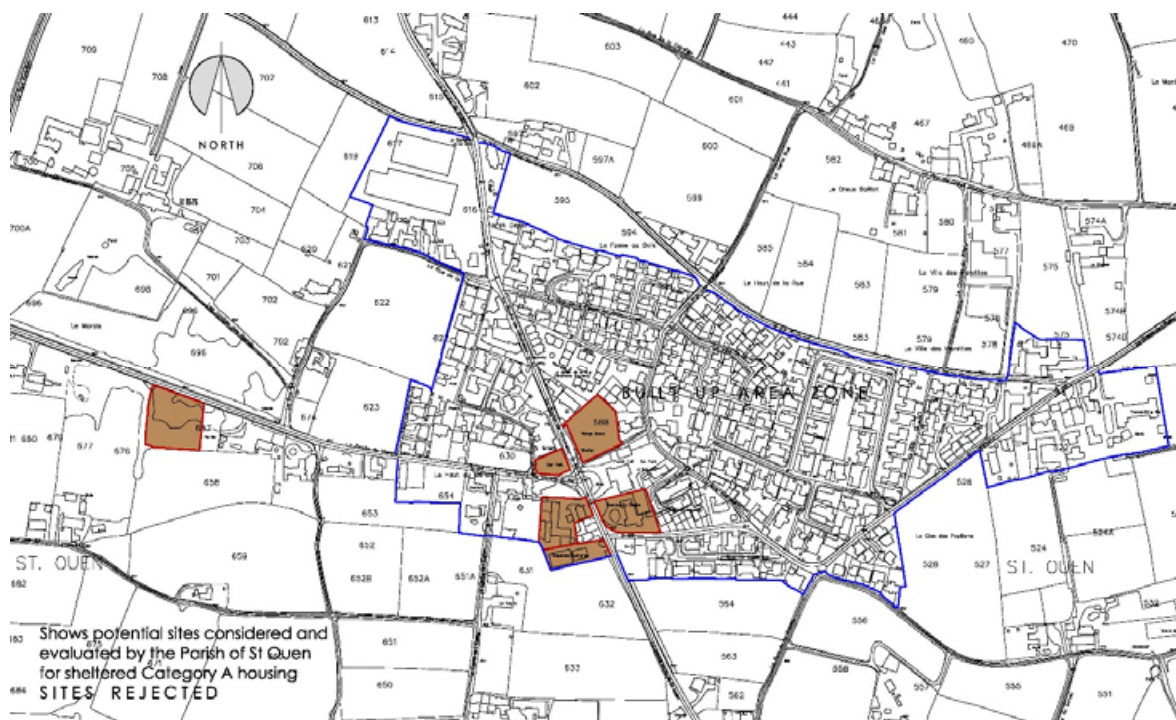


Figure 5. Sites assessed but rejected from consideration

- Wayside (former Snow Goose site) - Recently developed for private Category B housing.
- The West Exchange - Currently fulfils a primary public utility function as an active telephone exchange and training centre.
- St Ouen's Youth and Community Centre is a listed building, restricting potential development on the site, which also fulfils a current community need.
- Field 657, La Route du Marais - Very close to the sensitive wetland area and therefore the Department of the Environment would strongly object to any proposals. There is also a foul sewer pumping house on the site, which also imposes a further planning restriction.
- Field 588 (Village Green) - Protected open space.
- Car Park attached to Commercial Units and Surgery - Fulfils an essential purpose in providing car parking to retail (supermarket) units and surgery.

Affordable Housing Site Assessment

Wayside (former Snow Goose site), La Grande Route de St Ouen

Site	Name														
Existing Use/s	Category B housing														
Suitable Use/s	Category A housing, communal open space														
Approximate Site Area	The gross land area of Wayside = 0.5 acres (1.1 vergées). The area available for development = 0.5 acres (1.1 vergées), to include an area of communal open space (10% of site approximately) = 0.05 acres (0.1 vergées).														
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 8 and 11 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <tr> <th colspan="2">Social rental homes (80%)</th></tr> <tr> <td>1 bedroom</td><td>3 to 5 units</td></tr> <tr> <td>1.5 bedrooms</td><td>3 to 4 units</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>1 to 1 unit</td></tr> <tr> <td>1.5 bedrooms</td><td>1 to 1 unit</td></tr> <tr> <td>Totals</td><td>8 to 11 units</td></tr> </table>	Social rental homes (80%)		1 bedroom	3 to 5 units	1.5 bedrooms	3 to 4 units	Affordable homes for purchase (20%)		1 bedroom	1 to 1 unit	1.5 bedrooms	1 to 1 unit	Totals	8 to 11 units
Social rental homes (80%)															
1 bedroom	3 to 5 units														
1.5 bedrooms	3 to 4 units														
Affordable homes for purchase (20%)															
1 bedroom	1 to 1 unit														
1.5 bedrooms	1 to 1 unit														
Totals	8 to 11 units														

Location Plan



Availability for Housing

The site has recently been developed for Category B private housing and therefore redevelopment and availability for sheltered housing is not possible.

Planning History

P/2006/2576 approved application to demolish existing buildings and construct 4 no five bedroom units.

Planning Remarks

- **Spatial Strategy** - The site is already developed for housing.

Suitability

- **Accessibility** - The site is opposite the village centre, but has no pavement or pedestrian access.
- **Constraints and Implementation** - The site has recently been redeveloped and this would seem to preclude it from consideration for sheltered housing. This is due to both the prohibitive cost of purchasing the land and also the unfeasible cost of demolishing and replacing the existing buildings, which are barely two years old.
- **Environmental Improvement** - There will be no loss for this site and it may be possible to improve the landscape character through the scheme.

Landscape Sensitivity

- **Island Plan Zone** -The site is in the Built-Up Area of St Ouen's Village, where new development may be permitted to sustain the Parish community, vitality and viability and where a justifiable need can be demonstrated.
- **Countryside Character Appraisal** - Not applicable

Existing Land Use

The existing land use is Category B housing.

Response from Consultees and Other Findings

Consultees	Comments
Agricultural Status	Unknown
None	
Ecological Status	Unknown
Not known, however further site investigation will be required as part of any planning application.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 Guidelines and Noise Control for Construction Sites.	
Traffic and Vehicular Access	Unknown
There is already a vehicular access, which meets current requirements.	
Public Transport	Unknown
The site is near to a frequent bus route, which provides a public transport service for both commuters and shoppers.	

Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	Unknown
The site is near existing community facilities and amenities of the village of St Ouen and has indirect pedestrian access.	
Mains Water	Unknown
The existing mains water infrastructure should be capable of supplying the size of development identified on this site. The site has an existing connection.	
Foul Drainage	Unknown
There is a public foul sewer in La Grande Route de St Ouen, which may accept flows from this site.	
Surface Water Drainage	Unknown
No public surface water sewer is available and all run-off from any development must be drained within the site boundary. Percolation tests should be carried out at an early stage.	
Electricity	Unknown
It is likely that a substation would be required to serve the development. The site has an existing connection.	
Telecoms	Unknown
Connection possible.	
Gas	Unknown
Gas connection may be investigated by the developer.	

Affordable Housing Site Assessment

West Exchange (Telephone), La Grande Route de St Ouen

Site	Name														
Existing Use/s	Public Utility Facility														
Suitable Use/s	Category A housing, communal open space														
Approximate Site Area	The gross land area of the West Exchange = 0.3 acres (0.7 vergées). The area available for development = 0.3 acres (0.7 vergées), to include an area of communal open space (10% of site approximately) = 0.03 acres (0.07 vergées).														
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 5 and 7 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <thead> <tr> <th colspan="2">Social rental homes (80%)</th></tr> </thead> <tbody> <tr> <td>1 bedroom</td><td>2 to 3 units</td></tr> <tr> <td>1.5 bedrooms</td><td>2 to 2 units</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>1 to 1 unit</td></tr> <tr> <td>1.5 bedrooms</td><td>0 to 1 unit</td></tr> <tr> <td>Totals</td><td>5 to 7 units</td></tr> </tbody> </table>	Social rental homes (80%)		1 bedroom	2 to 3 units	1.5 bedrooms	2 to 2 units	Affordable homes for purchase (20%)		1 bedroom	1 to 1 unit	1.5 bedrooms	0 to 1 unit	Totals	5 to 7 units
Social rental homes (80%)															
1 bedroom	2 to 3 units														
1.5 bedrooms	2 to 2 units														
Affordable homes for purchase (20%)															
1 bedroom	1 to 1 unit														
1.5 bedrooms	0 to 1 unit														
Totals	5 to 7 units														

Location Plan



Availability for Housing

The site is owned by JT and is still in current use. This would make the development potential unfeasible.

Planning History

Application P/2001/1111 was an approved application to construct an extension to the existing exchange buildings, followed by application P/2010/1682, refused, for two dwellings. This would seem to indicate the possibility of housing on the site has already been explored, leading to a planning refusal.

Planning Remarks

- **Spatial Strategy** - The site is immediately adjacent to the amenities and facilities of the village of St Ouen, but has no current direct access, however this may be possible to introduce. It would be possible to integrate the site into the Built-Up Area. It would also be possible to improve the pavement provision on the site. It may be possible to form a new crossing over toward the Parish Hall site over La Rue de la Forge.

Suitability

- **Accessibility** - The site has adjacent access to the village centre. Improvement would need to be explored.
- **Constraints and Implementation** - The primary constraint of the site is its continuing use as a primary public utility facility. Any development of the site would cause massive disruption to this facility and the cost of this relocating and the likely disruption would make any development unfeasible, especially considering potential development of sheltered housing.

- **Surrounding Development** -

The height of the surrounding development is predominantly single and double storey and the densities of the adjacent existing developments are no greater than 65 habitable rooms (13 dwellings) per acre.

- **Environmental Improvement** - Environmental improvement would be possible as part of any development.

Landscape Sensitivity

- **Island Plan Zone** - The site is in the Built-Up Area of St Ouen's Village, where new development may be permitted to sustain the Parish community, vitality and viability and where a justifiable need can be demonstrated.

The site is within the Water Pollution Safeguard Area.

- **Countryside Character Appraisal** - Not applicable

Existing Land Use

The existing land use is public utility telephone exchange, offices and training centre.

Response from Consultees and Other Findings

Consultees	Comments
Agricultural Status	Unknown
None	
Ecological Status	Unknown
Not known, however further site investigation will be required as part of any planning application.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 Guidelines and Noise Control for Construction Sites. Water Pollution Safeguard Area - Risk of pollution to water supply.	
Traffic and Vehicular Access	Unknown
The site has existing access onto La Grande Route de St Ouen.	
Public Transport	Unknown
The site is near to a frequent bus route, which provides a public transport service for both commuters and shoppers.	
Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	Unknown
The site is near existing community facilities and amenities of the village of St Ouen, although there is no direct pedestrian access.	
Mains Water	Unknown
The existing mains water infrastructure should be capable of supplying the size of development identified on this site. There is an existing connection on the site.	
Foul Drainage	Unknown
There is a public foul sewer in La Grande Route de St Ouen, which may accept flows from this site. There is an existing connection on the site. The capacity of the existing network and any possible required alterations to this are dependent on proposed site density and are to be agreed with Transport and Technical Services.	
Surface Water Drainage	Unknown
No public surface water sewer is available and all run-off from any development must be drained within the site boundary. Percolation tests should be carried out at an early stage.	

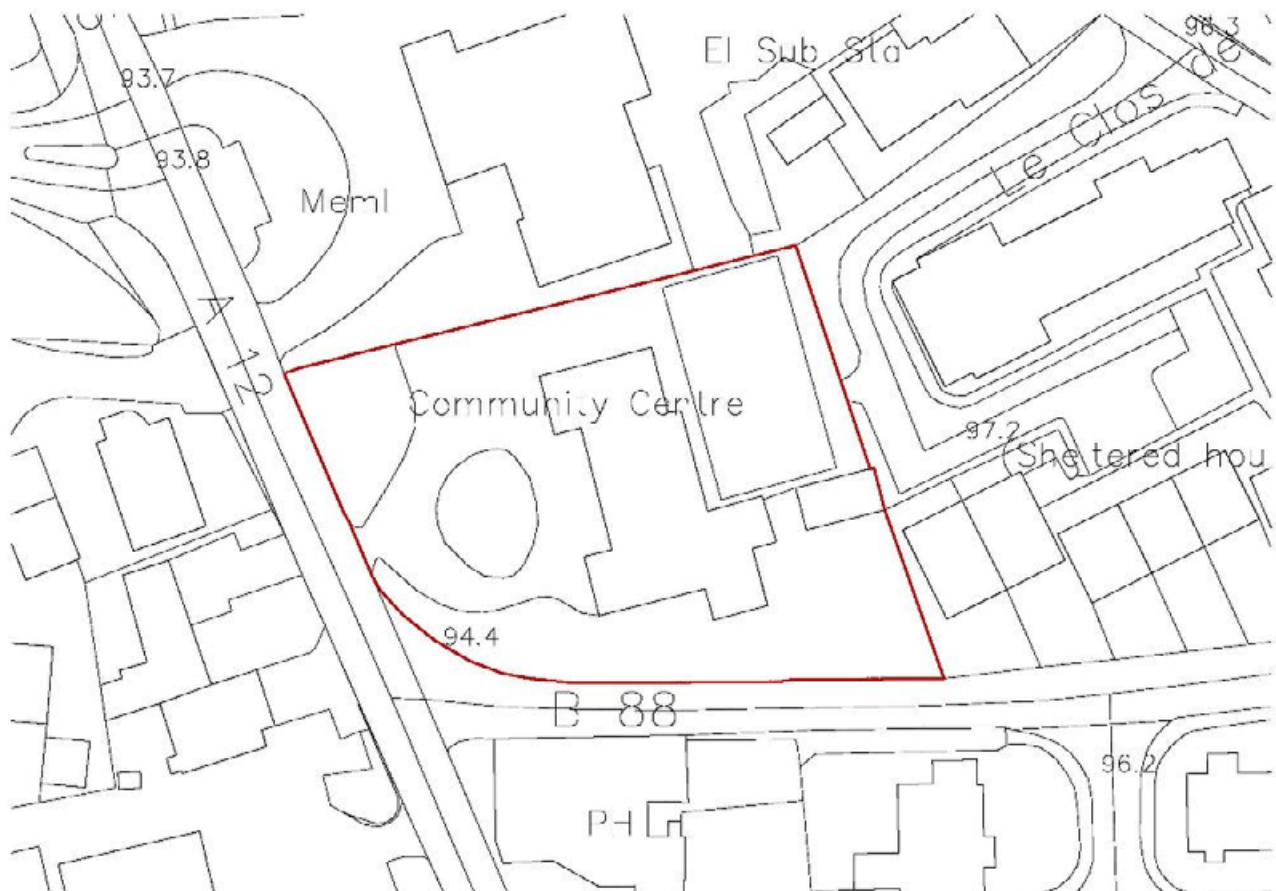
Electricity	Unknown
It is likely that a substation would be required to serve the development. There is an existing connection on the site.	
Telecoms	Unknown
Connection possible.	
Gas	Unknown
Gas connection may be investigated by the developer.	

Affordable Housing Site Assessment

St Ouen's Youth and Community Centre, La Grande Route de St Ouen

Site	Name																
Existing Use/s	Youth and community centre																
Suitable Use/s	Category A housing, communal open space																
Approximate Site Area	The gross land area of St Ouen's Youth and Community Centre = 0.5 acres (1.5 vergées). The area available for development = 0.5 acres (1.1 vergées), to include an area of communal open space (10% of site approximately) = 0.05 acres (0.1 vergées).																
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 8 and 11 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <tr> <th colspan="2">Social rental homes (80%)</th></tr> <tr> <td>1 bedroom</td><td>3 to 5 units</td></tr> <tr> <td>1.5 bedrooms</td><td>3 to 4 units</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>1 to 1 unit</td></tr> <tr> <td>1.5 bedrooms</td><td>1 to 1 unit</td></tr> <tr> <th colspan="2">Totals</th></tr> <tr> <td colspan="2">8 to 11 units</td></tr> </table>	Social rental homes (80%)		1 bedroom	3 to 5 units	1.5 bedrooms	3 to 4 units	Affordable homes for purchase (20%)		1 bedroom	1 to 1 unit	1.5 bedrooms	1 to 1 unit	Totals		8 to 11 units	
Social rental homes (80%)																	
1 bedroom	3 to 5 units																
1.5 bedrooms	3 to 4 units																
Affordable homes for purchase (20%)																	
1 bedroom	1 to 1 unit																
1.5 bedrooms	1 to 1 unit																
Totals																	
8 to 11 units																	

Location Plan



Availability for Housing

The site is owned by the Parish of St Ouen. Agreement will need to be sought within the Parish to pursue development.

Planning History

The buildings have been subject to recent proposals for refurbishment and extension.

Planning Remarks

- **Spatial Strategy** - The site has direct pedestrian access to the village centre of St Ouen. Through careful design and landscaping, it may be possible to integrate it into the Built-Up Area.

Suitability

- **Accessibility** - The site has direct access to the village centre amenities and facilities.
- **Constraints and Implementation** - The site has an important community function, which will need to be relocated elsewhere in order for the site to be developed.

The building itself, which dates from circa 1860, is identified as a potentially listed building (ref: OU0026). Therefore, meaningful redevelopment of the site may involve demolition of a potentially listed building, which would be highly problematic and would complicate any proposals.

It would be extremely difficult, if not prohibitive, to overcome the requirements of the Historic Environment Department to justify demolishing a potentially listed building, especially considering the prominent nature of the site in relation to the Parish Hall.

If demolition were not considered, the extra building would need to be extensively refurbished, which may also be problematic.

- **Surrounding Development** - The Parish Hall is to the north, a public house to the south and existing sheltered housing to the east. There is also a dwelling to the west.

The height of the surrounding development is predominantly single and double storey and the densities of the adjacent existing developments are no greater than 65 habitable rooms (13 dwellings) per acre.

- **Environmental Improvement** - It may be possible to improve the environment quality of the site as part of the development.

Landscape Sensitivity

- **Island Plan Zone** - The site is in the Built-Up Area of St Ouen's Village, where new development may be permitted to sustain the Parish community, vitality and viability and where a justifiable need can be demonstrated.

The site is within the Water Pollution Safeguard Area.

- **Countryside Character Appraisal** - Not applicable

Existing Land Use

The existing land use is a youth and community centre.

Response from Consultees and Other Findings

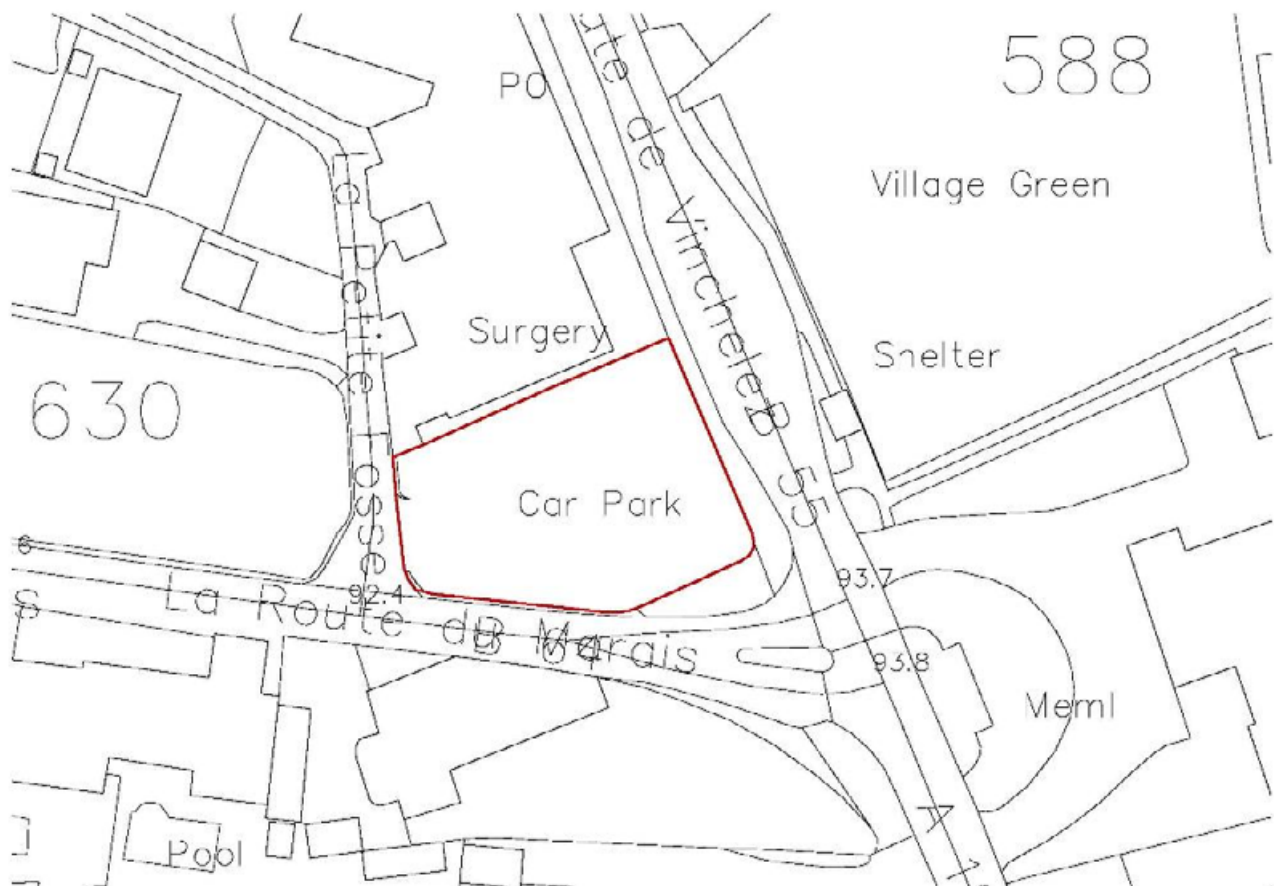
Consultees	Comments
Agricultural Status	Unknown
None	
Ecological Status	Unknown
Not known, however further site investigation will be required as part of any planning application.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites. Water Pollution Safeguard Area - Risk of pollution to water supply.	
Traffic and Vehicular Access	Unknown
The site has an existing access onto La Grande Route de St Ouen.	
Public Transport	Unknown
The site is near to a frequent bus route, which provides a public transport service for both commuters and shoppers.	
Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	Unknown
The site has direct access to the existing community facilities and amenities of the village of St Ouen.	
Mains Water	Unknown
The existing mains water infrastructure should be capable of supplying the size of development identified on this site. The site has an existing connection.	
Foul Drainage	Unknown
There is a public foul sewer in La Grande Route de St Ouen, which may accept flows from this site. There is an existing connection. The capacity of the existing network and any possible required alterations to this are dependent on proposed site density and are to be agreed with Transport and Technical Services.	
Surface Water Drainage	Unknown
Soakaways should be the preferred option for the disposal of surface water if the ground conditions permit. Percolation tests should be carried out at an early stage.	
Electricity	Unknown
It is likely that a substation would be required to serve the development. The site has an existing connection.	
Telecoms	Unknown
Connection possible.	
Gas	Unknown
Gas connection may be investigated by the developer.	

Affordable Housing Site Assessment

Car Park, Surgery and Shop, La Route du Marais/La Route de Vinchelez

Site	Name														
Existing Use/s	Public car park relating to commercial units														
Suitable Use/s	Category A housing, communal open space														
Approximate Site Area	The gross land area of the car park = 0.17 acres (0.38 vergées). The area available for development = 0.17 acres (0.38 vergées), to include an area of communal open space (10% of site approximately) = 0.02 acres (0.04 vergées).														
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 2 and 3 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <tr> <th colspan="2">Social rental homes (80%)</th></tr> <tr> <td>1 bedroom</td><td>1 to 2 units</td></tr> <tr> <td>1.5 bedrooms</td><td>1 to 1 unit</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>0 units</td></tr> <tr> <td>1.5 bedrooms</td><td>0 units</td></tr> <tr> <td>Totals</td><td>2 to 3 units</td></tr> </table>	Social rental homes (80%)		1 bedroom	1 to 2 units	1.5 bedrooms	1 to 1 unit	Affordable homes for purchase (20%)		1 bedroom	0 units	1.5 bedrooms	0 units	Totals	2 to 3 units
Social rental homes (80%)															
1 bedroom	1 to 2 units														
1.5 bedrooms	1 to 1 unit														
Affordable homes for purchase (20%)															
1 bedroom	0 units														
1.5 bedrooms	0 units														
Totals	2 to 3 units														

Location Plan



Availability for Housing

Ownership is to be clarified, but assumed in relation to commercial premises.

Planning History

There are no records of application for this site on the Planning Register, but presumed to be associated with the development of the commercial premises.

Planning Remarks

- **Spatial Strategy** - The site is within the village centre of St Ouen, but would use a valuable public amenity, which would need to be relocated elsewhere. It may be possible to integrate the site within the Built-Up Area through careful design and landscaping.

Suitability

- **Accessibility** - The site has direct access to the amenities and facilities of the village.
- **Constraints and Implementation** - The car park provides an important facility within the area, where car parking is very limited. Consequently, another site will need to be sought, which will not be as advantageous as the current one. If this site were to be seriously considered for redevelopment, this may need to be considered in terms of the commercial units too and therefore the whole site. There are also residential units above the commercial units which will need to be factored in. As the site will need to be considered in terms of the neighbouring commercial units, which would be very disruptive, consideration for development can be precluded at this time.
- **Surrounding Development** - There are commercial units to the north and the Parish Hall and Village Green to the east. The site is also within close proximity to housing to the south.

The height of the surrounding development is predominantly single and double storey and the densities of the adjacent existing developments are no greater than 65 habitable rooms (13 dwellings) per acre.

- **Environmental Improvement** - There would be no current loss. It may be possible to form a gain as part of any development.

Landscape Sensitivity

- **Island Plan Zone** - The site is in the Built-Up Area of St Ouen's Village, where new development may be permitted to sustain the Parish community, vitality and viability and where a justifiable need can be demonstrated.
- **Countryside Character Appraisal** - Not applicable

Existing Land Use

The existing land use is public car parking.

Response from Consultees and Other Findings

Consultees	Comments
Agricultural Status	Unknown
Unknown	
Ecological Status	Unknown
Not known, however further site investigation will be required as part of any planning application.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites.	
Traffic and Vehicular Access	Unknown
The site has direct access to La Route du Marais via La Petite Fosse.	
Public Transport	Unknown
The site is near to a frequent bus route, which provides a public transport service for both commuters and shoppers.	
Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	Unknown
The site is near existing community facilities and amenities of the village of St Ouen. Redevelopment of this site would affect existing facilities and amenities and would therefore need to form part of a wider strategy.	
Mains Water	Unknown
The existing mains water infrastructure should be capable of supplying the size of development identified on this site. Connection is possible from La Route de Vinchelez.	
Foul Drainage	Unknown
There is a public foul sewer in La Route du Marais, which may accept flows from this site.	
Surface Water Drainage	Unknown
No public surface water sewer is available and all run-off from any development must be drained within the site boundary. Percolation tests should be carried out at an early stage.	
Electricity	Unknown
It is likely that a substation would be required to serve the development. Connection is possible from La Petite Fosse or La Route du Marais.	
Telecoms	Unknown
Connection possible.	
Gas	Unknown
Gas connection may be investigated by the developer.	

Affordable Housing Site Assessment

Field 588, La Route de Vinchelez (Village Green)

Site	Name														
Existing Use/s	Public Open Space														
Suitable Use/s	Category A housing, Public Open Space														
Approximate Site Area	The gross land area of Field 588 = 0.6 acres (1.3 vergées). The area available for development = 0.6 acres (1.3 vergées), to include an area of communal open space (10% of site approximately) = 0.06 acres (0.1 vergées).														
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 9 and 14 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <tr> <th colspan="2">Social rental homes (80%)</th></tr> <tr> <td>1 bedroom</td><td>4 to 6 units</td></tr> <tr> <td>1.5 bedrooms</td><td>3 to 5 units</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>1 to 2 units</td></tr> <tr> <td>1.5 bedrooms</td><td>1 to 1 unit</td></tr> <tr> <td>Totals</td><td>9 to 14 units</td></tr> </table>	Social rental homes (80%)		1 bedroom	4 to 6 units	1.5 bedrooms	3 to 5 units	Affordable homes for purchase (20%)		1 bedroom	1 to 2 units	1.5 bedrooms	1 to 1 unit	Totals	9 to 14 units
Social rental homes (80%)															
1 bedroom	4 to 6 units														
1.5 bedrooms	3 to 5 units														
Affordable homes for purchase (20%)															
1 bedroom	1 to 2 units														
1.5 bedrooms	1 to 1 unit														
Totals	9 to 14 units														

Location Plan



Availability for Housing

The land is partly owned by the Parish of St Ouen and partly privately and has recently been subject to a land swap agreement. Future development of the site would need to be looked into in the context of that agreement and any land owned by the Parish would need to be agreed within the Parish itself.

Planning History

Application P/2006/1580 approved for four houses on the original part of the field.

Planning Remarks

- **Spatial Strategy** - The site is immediately within the village centre and has direct access to amenities.

It would be possible to integrate a development within the village, but consideration will need to be made as to how open the site is to non-resident pedestrian access such as routes through the site given its adjacency to the Parish Hall.

Suitability

- **Accessibility** - The site has direct access to the village centre.
- **Constraints and Implementation** - The loss of the communal open space within the village, which is also a protected open space, will require rezoning and assessment against Policy SC04, which relates to the protection of public open spaces. If rezoned, this could lead to the loss of the main open space in the village centre and next to the Parish Hall. Rezoning will be very unlikely and therefore this will preclude the site from consideration for development.

Appetite within the Parish will need to be assessed for development of this public open space immediately next to the Parish Hall. It may be necessary to undertake an analysis of how well used the space currently is if proposals are to be considered.

There will also need to be a consideration of development against the wider environmental health benefits of maintaining open spaces within built-up areas.

- **Surrounding Development** - There is currently sheltered housing to the north, private housing to the east, the Parish Hall to the south and a surgery and shop to the west.

The height of the surrounding development is predominantly single and double storey and the densities of the adjacent existing developments are no greater than 65 habitable rooms (13 dwellings) per acre.

Landscape Sensitivity

- **Island Plan Zone** - The site is in the Built-Up Area of St Ouen's Village, where new development may be permitted to sustain the Parish community, vitality and viability and where a justifiable need can be demonstrated.

The site is also protected by the Public Open Space Policy SC04.
The site is within the Water Pollution Safeguard Area.

- **Countryside Character Appraisal** - Not applicable

Existing Land Use

The existing land use is public open space.

Response from Consultees and Other Findings

Consultees	Comments
Agricultural Status	Unknown
None	
Ecological Status	Unknown
Not known, however further site investigation will be required as part of any planning application.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites. Water Pollution Safeguard Area - Risk of pollution to water supply.	
Traffic and Vehicular Access	Unknown
The site has direct access to La Route de Vinchelez. A new vehicular access/egress will be required to comply with TTS highway visibility requirements. This will require moving of the existing bus stop and shelter at the site, which could be problematic.	
Public Transport	Unknown
The site is near to a frequent bus route, which provides a public transport service for both commuters and shoppers.	
Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	Unknown
The site has direct access to existing community facilities and amenities of the village of St Ouen.	
Mains Water	Unknown
The existing mains water infrastructure should be capable of supplying the size of development identified on this site.	
Foul Drainage	Unknown
There is a public foul sewer in La Route de Vinchelez, which may accept flows from this site.	
Surface Water Drainage	Unknown
No public surface water sewer is available and all run-off from any development must be drained within the site boundary. Percolation tests should be carried out at an early stage.	
Electricity	Unknown
It is likely that a substation would be required to serve the development. Connection possible via La Route de Vinchelez or on south boundary of site.	
Telecoms	Unknown
Connection possible.	
Gas	Unknown
Gas connection may be investigated by the developer.	

Affordable Housing Site Assessment

Field 657, La Route du Marais

Site	Name														
Existing Use/s	Waste management site, sewage pump house														
Suitable Use/s	Category A housing, communal open space														
Approximate Site Area	The gross land area of Field 657 = 0.8 acres (1.8 vergées). The area available for development = 0.8 acres (1.8 vergées), to include an area of communal open space (10% of site approximately) = 0.08 acres (0.02 vergées).														
Estimated Housing Yield	Accordingly the site is capable of being developed for houses or flats yielding between 11 and 19 dwellings, ranging in density between 50 and 80 habitable rooms per acre. <table border="1"> <tr> <th colspan="2">Social rental homes (80%)</th></tr> <tr> <td>1 bedroom</td><td>5 to 9 units</td></tr> <tr> <td>1.5 bedrooms</td><td>4 to 6 units</td></tr> <tr> <th colspan="2">Affordable homes for purchase (20%)</th></tr> <tr> <td>1 bedroom</td><td>1 to 2 units</td></tr> <tr> <td>1.5 bedrooms</td><td>1 to 2 units</td></tr> <tr> <td>Totals</td><td>11 to 19 units</td></tr> </table>	Social rental homes (80%)		1 bedroom	5 to 9 units	1.5 bedrooms	4 to 6 units	Affordable homes for purchase (20%)		1 bedroom	1 to 2 units	1.5 bedrooms	1 to 2 units	Totals	11 to 19 units
Social rental homes (80%)															
1 bedroom	5 to 9 units														
1.5 bedrooms	4 to 6 units														
Affordable homes for purchase (20%)															
1 bedroom	1 to 2 units														
1.5 bedrooms	1 to 2 units														
Totals	11 to 19 units														

Location Plan



Availability for Housing

The land is under public ownership.

Planning History

There are no records of application for this site on the Planning Register.

Planning Remarks

- **Spatial Strategy** - The site is outside of St Ouen's Village Centre with no direct pedestrian access to the full extent. It cannot be reasonably integrated into the Built-Up Area.

Suitability

- **Accessibility** - There is no direct pedestrian access, which will not be possible to create. The site is approximately 400m from the village centre (0.25 miles).
- **Constraints and Implementation** - The site already provides an important function as a waste management site. This imposes constraints on the development potential of the site.

TTS has noted the likelihood of unpleasant odours from the pump house.

Due to the proximity of the site to the Wetland Area of the Village Marsh, which has been raised by the Environment Department, any proposed development would be likely to be strongly objected to by the Department of the Environment.

- **Surrounding Development** - There is a single dwelling unit to the east. There is a foul sewer pump house on the east portion of the field.
- **Environmental Improvement** - The site has particular environmental sensitivity. Large areas of the site are given over to natural habitat including trees and foliage. The loss of this habitat would be very detrimental.

Landscape Sensitivity

- **Island Plan Zone** - The site is in the Green Zone where there is a presumption against all forms of new development. Accordingly, the land will need to be rezoned for Category A housing.

The site is identified as a waste management site. Therefore, Policies WM11, LWM2 and LWM4, which restrict development in the vicinity of waste management sites, will come into force and restrict the potential for the site.

- **Countryside Character Appraisal** - The site is located in area E1 of the Countryside Character Appraisal, which states that there is very limited capacity to accept new development without compromising the landscape.

Existing Land Use

The existing land use is partly a waste management site.

Response from Consultees and Other Findings

Consultees	Comments
Agricultural Status	Unknown
Field 657 is not currently in agricultural use.	
Ecological Status	Unknown
The site is adjacent to the Village Marsh, which has a particularly sensitivity, as previously highlighted by the Environment Department.	
Environmental Health Conditions	Unknown
Health Protection Policy Guidance 1 - Guidelines on Noise Control for Construction Sites.	
Traffic and Vehicular Access	Unknown
The site has direct vehicular access to the main road.	
Public Transport	Unknown
The site is near to a frequent bus route, which provides a public transport service for both commuters and shoppers.	
Educational Facilities - Primary	Unknown
Les Landes Primary School is predicted to have sufficient capacity to cope with the potential number of children generated from this site if developed for family housing.	
Educational Facilities - Secondary	Unknown
The site is within the secondary school catchment area of Les Quennevais, which is predicted to have sufficient capacity for the potential number of children generated from this site if developed for family housing.	
Other Community Facilities	Unknown
The site is near existing community facilities and amenities of the Village of St Ouen, although there is no direct pedestrian access.	
Mains Water	Unknown
The existing mains water infrastructure should be capable of supplying the size of development identified on this site. There is a connection in La Route du Marais.	
Foul Drainage	Unknown
There is a public foul sewer in La Route du Marais, which will accept flows from this site. Direct connection to the foul water pump house may be possible if agreed with TTS.	
Surface Water Drainage	Unknown
Soakaways should be the preferred option for the disposal of surface water if the ground conditions permit. Percolation tests should be carried out at an early stage. Ground conditions and the potential for soakaways are known to be poor in this area. There is a possible drainage ditch network to the north of La Route du Marais, although connection to this will need to be agreed.	
Electricity	Unknown
It is likely that a substation would be required to serve the development. The site already has a connection to the pump house.	
Telecoms	Unknown
Connection is possible.	
Gas	Unknown
Gas connection may be investigated by developer.	

5.0 Findings:

Considering the robust assessments of possible sites, the following conclusions can be drawn. There are two possible ways for the Parish to expand its current sheltered housing provision within the village centre. The first being to build new housing and the second being to redevelop and consolidate the sites which already contain sheltered housing.

To pursue the first option in the Built Up Area would be highly problematic due to the fact that open spaces available in the village are limited, those available have important functions which support the capacity of the village and the Parish to operate and do not necessarily have the best access for pedestrians in terms of safety.

Therefore, were the Parish to be forced to expand without consideration of Green Zone sites, this would indicate having to pursue a policy of increasing the density to the redevelopment of their existing sheltered housing sites, possibly in conjunction with the development of the Parish Depot site.

Whilst this approach may be possible, it would also be highly problematic given the disruption to existing residents, the lack of capacity to absorb the decanting of existing sites and that there would be a higher cost to redevelop existing sites than to develop new ones, which the Parish does not have the funds available for. An increase in density will also require the adoption of building types (such as flats) that are not generally in line with existing density and patterns of buildings in the village.

A summary of the findings relating to sites in the Built Up Area is as follows:

- Fields 616 & 617 is a currently active and profitable agricultural concern and, as such, any redevelopment of this site would require that the large sheds be relocated to a new site, presumably in the Green Zone. It is also understood that the site has recently been taken over by the younger generation of the farming family and therefore, it is unlikely that they would be willing to halt agricultural activities. Part of this land has been subject to a recent planning application for Category B housing, which has been refused for reasons of overdevelopment and problems with access.
- Field 630 - This site provides an important facility for the Parish as an overflow car park to that next to the Parish Hall. There is a very real shortage of public car parking in the village and therefore, development of this site would restrict the capacity of the Parish and the Parish Hall to function successfully. This site is also an important open space within the village, although not protected by a Planning Policy.
- Field 654 - It has no safe direct pedestrian access to the village centre. This site is also an important open space within the village, although not protected by a Planning Policy.
- Parish Depot - This site provides an important primary amenity function within the village and would need to be relocated elsewhere to a site which may well be within the Green Zone and may not be as convenient for Parish staff.
- Parish Car Park - It has been noted that car parking within the Parish is very limited. Therefore, the possible development of this site would cause major problems for the continuing operation of the Parish and Parish Hall. Therefore, the option would be to construct the dwellings over a car park undercroft. The possibility of having car parking under a development, whilst possibly feasible, would require additional structural engineering solutions and therefore, increase the cost of development to a point where it would be unfeasible and not provide affordable housing, which is the main aim of the proposal.

- Le Clos de Mahaut - Currently sheltered housing. The Parish recently expended a large sum of money refurbishing the flats and houses on this site, including conversion and modernisation of bedsits to one bedroom dwellings and lift access to flats. With this in mind, it would seem unreasonable to redevelop at this time.
- Le Jardin de la Rue - Currently sheltered housing. This site has already been developed for sheltered housing at a density similar to that proposed for Field 622 and a redevelopment of this would cause great disruption to the residents and the sheltered housing provision within the Parish. Also, there is no other accommodation within the Parish to decant the residents in the short term. Therefore, the accommodation shortage would be made worse.

As can be seen, an approach pursued within the restricted confines of the Built Up Area of the village may be possible, but would be highly complex, disruptive and costly. It would also be an approach that would need to be discussed and agreed within the Parish and pursued as an entirely new process, leading to possible delays in the Parish's plans to provide sheltered housing with the monies available, thereby inhibiting its ability to meet the needs of its Parishioners.

On the basis that sites within the Built Up Area cannot be considered, it then becomes necessary to move on to those in the Green Zone around the village. Of the various sites considered, many have issues to do with access to the village centre, both in terms of safety and the provision of pedestrian routes and also the distance from the village centre, which may be problematic to those for whom mobility is impaired, particularly concerning the target group for sheltered housing. Many are also highly problematic in that they would not be easily integrated into the existing fabric and grain of the village and would be clear and prominent extensions of the village and therefore, highly likely to attract large opposition, perhaps more so than Field 622 has already and therefore, without the Parish's support, as is currently the case.

- Field 623 - Very close to the sensitive marsh area.
- Fields 631 & 632 - No direct pedestrian access and any redevelopment of this site would be very prominent.
- Field 526, 562, 563 & 585 - These sites are some distance from the village centre and have no direct pedestrian access.
- Field 578 - Some distance from the village centre and has no direct pedestrian access. The site currently provides car parking for the Jersey Hospice shop, which would need to be relocated. Also, the shop itself would potentially be disruptive to residents. The site would also not be integral or well related to the Built Up Area.
- Field 584 - Currently a recreation ground. Therefore, provides a useful amenity to the village. Also, some distance from the village centre and has no direct pedestrian access. The site would also not be integral or well related to the Built Up Area.
- Field 602 - Distant from the village centre and has no direct pedestrian access. Also, has problematic vehicular access from the road.
- Fields 614 & 615 - No direct safe pedestrian access. The site would also not be integral or well related to the Built Up Area.

- Field 564 - Immediately adjacent to the village centre, but has no current direct safe pedestrian access. It was noted that the owners have been unwilling to sell this land to the Parish for redevelopment as sheltered housing. The site is also quite raised and prominent on the entrance to the village. The raised level will make vehicular access problematic and would also cause disruption to the path running to the west of the field into the village.
- Fields 594 & 595 - These have no direct safe pedestrian access currently and have sensitive boundaries to the south, bordering the village. These fields also have a very rich roadside tree and hedge boundary, which is relatively rare in this part of the island and therefore, it is expected that the Department of the Environment would strongly object to the development of the site, based on loss of habitat for wildlife.
- Field 622 - Under the ownership of the Parish. Has direct pedestrian access and is immediately adjacent to the village centre. Therefore, following our careful consideration of the sites, this site would seem to be the most appropriate for development for sheltered housing.

Of the sites in the Green Zone, the two best possible are considered to be Fields 564 and 622. This is due to their proximity to the village, both being on the edge of the Built Up Area, the likelihood of direct safe pedestrian access and the capacity of the sites to accommodate the Parish's provision. Field 564 was considered initially, but the owners of this site are not willing to sell and also, within the last ten years, the Parish has formed a path at the entrance to the village, which would be disrupted by any development, as noted. The prominent nature of the site also counts against it as development would be a clear and visible extension of the village.

Field 622 is able to overcome the issues of prominence in that it is a discreet site, generally not visible from the main entrances to the village, partially bordered by existing developments and would not adversely affect the existing character and visual density of the village. Access is direct, safe and short to both amenities and existing sheltered housing.

In order to consider the most appropriate sites, it is necessary to take into account the factors in addition to planning policy which affect this decision. These are summarised in the table below, figure 6, which indicates the capacity of each site to pass these factors.

**Sites Assessed for Sheltered Housing
Considerations in Addition to Planning Policy**

	Has adequate capacity?	Is achievable in terms of cost and practicality (including affecting existing provision)	Can achieve safe direct pedestrian access
Built Up Area Zone	Field 616/617	Yes	No
	Field 630	Possibly	No
	Field 654	Possibly	No
	Le Clos de Mahaut	Possibly	No
	Le Jardin de la Rue	Possibly	No
	Parish Depot	No	No
	Parish Hall Car Park	Possibly	No
Green Zone			
	Field 526	Yes	Yes
	Field 562	No	No
	Field 563	Yes	Yes
	Field 564	Yes	Yes
	Field 578	Yes	No
	Field 584	Yes	Yes
	Field 585	Yes	Yes
	Field 594	Possibly	Yes
	Field 595	Yes	Yes
	Field 602	Yes	No
	Field 614/615	Yes	Yes
	Field 622	Yes	Yes
	Field 623	Yes	No
	Field 631	Possibly	No
	Field 632	Yes	Yes

Figure 6. Comparative chart

Island Plan Policy H5 sets out specific requirements for housing in rural centres in order to obtain support of the Minister for small scale affordable housing that supports the viability and vitality of rural settlements such as St Ouen. It is noted that any such housing shall be Category A or meet the specific needs of the elderly or those with disabilities, including sheltered accommodation. The proposals for Field 622, including its rezoning to be within the Built Up Area, meet Policy H5 in the following ways:

1. The proposed scale and density is within the existing character of the village.
2. Field 622 is well related to local facilities, services and infrastructure, including leisure, recreation and shopping. The rezoning to be within the Built Up Area, which is the subject of this EIP will bring the proposals in line with Policy H5.
3. An identified local need, evidenced both through the Housing Gateway and the Parish's own waiting list, has been demonstrated in Appendix B of this submission.
4. The proposals, including rezoning, have been subject to a full and comprehensive assessment and engagement with local community, key stakeholders, including relevant States' departments, both through a public planning application, including process of representation, and voted for in two Parish Assemblies. (No major obstacles to the proposals were noted by States' departments).
5. The proposals are designed and constructed to accommodate the specific requirements for sheltered housing following best practice guidance. The identification of Field 622 through the site assessments has also taken into consideration the specifics of requirement for sheltered housing.

Therefore, the requirements of Policy H5, as also required by the previous Planning Inquiry, have been met in respect of the proposals to develop Field 622 for Category A sheltered housing with the exception of the zoning.

6.0 Conclusions:

Rather than being merely a retrospective exercise, this report, as undertaken, reinforces the previous process of analysis and consideration undertaken by the Parish toward possible sites for development and clarifies many of the reasons why many sites were rejected.

The conclusion as to which site is the most appropriate can be drawn in different ways. Purely in planning terms, it would be preferable to pursue a site in the Built Up Area, although as has been noted on previous occasions including in the Planning Inquiry for Field 622, the Parish of St Ouen has a lack of sites for which this would be possible, thereby indicating an approach that would be highly disruptive, costly and problematic for the Parish to pursue strictly in terms of the existing Built Up Area.

Widening considerations beyond purely a preference for planning zones indicates that a Green Zone site would be feasible. The question then is to consider which site is the best option. The evidence drawn out through the process of analysis in the site assessments clearly indicates and underlines the original conclusion that Field 622 is the best site to pursue in the circumstances and should therefore be rezoned within the Built Up Area for sheltered Category A housing.

As noted in the Planning Inquiry into the application for Field 622, sites within the Green Zone can be considered for sheltered housing as long as certain criteria are demonstrated, as required by Policy H5 (Rural Housing) and addressed above. A key consideration when proposed development in the Green Zone is to demonstrate that thorough consideration and assessment of sites, including all possible options and scenarios, has been carried out. Short of the preparation of a full Village Plan, the site assessments and conclusions of this report provide this thorough assessment and support the proposal to include Field 622 for sheltered Category A housing.



Appendix B

Demonstration of Housing Need:

Following the planning application for sheltered housing on Field 622 and the subsequent Planning Inquiry, a requirement was indicated for the justification for the proposed development to be demonstrated. This was required to be done via the Housing Gateway and therefore, applicants already on the Parish of St Ouen's own waiting list would need to be assessed according to the Housing Gateway criteria.

The Planning Inquiry into the application for Field 622 found that there was an apparent mismatch between the Parish's own figure of seventy-five people on the waiting list compared to an island wide sheltered housing waiting list via the Housing Gateway of two hundred and seventeen people. Therefore, a Parish of St Ouen specific analysis via the Housing Gateway will help to clarify this. These figures were correct at the time, but will have changed since.

The Parish of St Ouen has now undertaken to contact the people on its waiting list with application forms, which have been submitted to the Housing Gateway team for assessment. The Housing Gateway application form can be referred to at the end of this document.

Housing Gateway:

The Parish of St Ouen undertook to ask those both on its own waiting list and already in its sheltered housing accommodation to complete and return the Housing Gateway assessment forms during the period of November to December 2013. Therefore, the figures below are the most up to date that can be provided.

Eligibility of applicants for affordable housing via the Housing Gateway is assessed on a case by case basis whereby a person's personal circumstances, including their income, ownership of property, quality of health and other issues, are taken into account. Those that qualify are then split into one of several bands according to the urgency of their need and therefore priority within the waiting list. The bands are indicated for reference at the end of this document.

As of mid-December 2013, the figures demonstrated for the Parish of St Ouen via the Housing Gateway are as follows:

Housing Gateway information, provided by Ralph Buchholz

10/12/13

The gateway team has reviewed 36 applicants from St Ouen.

Of the 36 received to date:

18 - own property so don't meet gateway criteria

10 - unable to assess so have requested more information

3 - band 1

3 - band 2

2 - band 3

1 - band 4

9 total qualifying for Housing Gateway waiting list in Parish of St Ouen

The Gateway identifies up to 326 individuals on bands 1,2,3,4 and 6 who are over 55 in need of **social rented housing** from both existing States tenants (94) and private households (232). This can be further broken down as follows:

Band	Tenant Transfer	Private sector applicant	Totals
1	43	23	66
2	50	73	123
3	0	96	96
4	0	38	38
6	1	2	3
Totals	94	232	326

Updated figures of applicants to the Housing Gateway, including those who have not been able to complete the application process in the timescale for submitting information, are expected to be produced at the EiP in January 2014.

Context:

For reference, the total number of people who are qualified for the Housing Gateway (including over 55/sheltered housing) is currently 1,354, whilst the number who are qualified for sheltered housing/over 55 is 326. When considered within this context, as demonstrated by the 2011 Jersey census, St Ouen's requirement is proportionate to the size of its population, having just over 4,000 residents, compared to St Helier of approximately 33,500 residents or St Brelade of approximately 10,500 residents. St Ouen has approximately 4% of the island's total population of 97,857 and approximately 4% of its over 55 population. Nine residents for over 55/sheltered housing qualifying for the Housing Gateway makes approximately 3% of the over 55 Housing Gateway list. It is also useful to note that, as of December 2013, the Parish of St Ouen's own waiting list for the sheltered housing that it already has, is 64. The disparity between the figure of the Parish's own waiting list and that assessed by the Housing Gateway is due to the differing criteria with the Parish of St Ouen not excluding those above a certain income bracket or those that own private property.

Whilst it can be considered that sheltered housing should be provided for those most at need, it is also the case that those who own family houses and are now retired and wish to downsize and move into retirement/sheltered housing accommodation will thereby be freeing up their property for possible conversion or rental by families and therefore affecting the market in a wider sense than purely just in terms of sheltered housing.

The figure that has been evidenced by the Housing Gateway cannot be accommodated within the existing provision and, as demonstrated by the site assessments document undertaken on behalf of the Parish of St Ouen, expansion within sheltered housing provision can be best achieved by the development of Field 622.

The above figures clearly demonstrate the need, as required under Policy H5, for housing in rural centres, in order that a site within the Green Zone can be considered for development, thereby supporting the rezoning of Field 622 for this use.

Section 4 – Financial details

We will make routine checks including petty debts court judgments and the land registry. Information obtained through these checks may be used to manage any prospective tenancy or sale or lease of property through an affordable housing scheme.

Income details

Please state below your GROSS weekly income. Please note that confirmation must be provided, this is listed on the back of this form.					
Applicant		£	Spouse/Partner		£

Savings and investments

Please state the total value of all savings and investments in sole and/or joint names. Please note that confirmation must be provided, this is listed on the back of this form.					
Applicant		£	Spouse/Partner		£

Income support

Is your household in receipt of Income Support from the Social Security Department?					
Yes		No		If YES, how much do you receive?	£ per week / FOUR weeks

Guarantor requirement

If you are applying for social rented accommodation you may be required to provide an independent guarantor (other than your spouse or partner).

Property details

Do you, or have you or any person living with you ever owned land, property or business in Jersey or elsewhere? (Freehold, flying freehold, share transfer, timeshare, holiday home etc.)				
Yes			No	
If YES, please give details of address, field number etc. Confirmation of ownership/sale proceeds will be required as explained in the attached notes.				

Section 5 – Housing qualification details

Have your residential qualifications already been approved by the Population Office?	Yes		No	
If YES, please quote your reference number				

Please note that if you have not previously had your residential qualifications confirmed you should contact the Population Office on 448905 to avoid any unnecessary delays in processing your affordable housing application.

If applying to purchase a property as a First Time Buyer you must also sign the following declaration

In signing this form I/we also confirm that I/we do not own, nor have we ever owned, property in Jersey or anywhere else. I am a/We are First Time Buyer(s) (please see definition of a First Time Buyer on the rear of the notes page).

Signature (1):	Date:
Signature (2):	Date:

Section 6 – Transfers Only

If you are a current tenant of a Housing Trust or the Housing Department and are applying to transfer to alternative accommodation, please complete the following:

Size of accommodation required	Location preferred
<p>In the event that your transfer application is accepted and you are subsequently offered a move to alternative accommodation, you are reminded of the condition in which you should leave your home, such as the importance of:</p> <p>Leaving your property in such a state of cleanliness, repair and decoration as may be required by your current landlord and paying your rent until your existing landlord is satisfied with the general condition of the dwelling.</p> <p>You are advised to read your current tenancy/lease agreement as they differ between the various social housing landlords – your current lease/tenancy agreement is the overriding document in regards to your obligations relating to the condition in which you are expected to leave your home.</p> <p>If you are in any doubt or require further information, please contact your landlord.</p>	
<p>Please note that existing social housing tenants will not be considered for a transfer within the stock or for the Home Exchange Scheme if they are in arrears of rent, or have not maintained their current property in accordance with the terms and conditions of their lease/tenancy agreement. Generally, an offer will not be made until the account has been accepted as being satisfactorily managed by the current landlord.</p>	
<p>Home Exchange</p> <p>Home Exchange can often be a faster way of moving to alternative accommodation within the social housing stock. It is a system whereby tenants are able to “swap” properties with other tenants in order to obtain accommodation more suited to their needs. If you would like to receive further information on the Home Exchange Scheme, please indicate below:-</p>	
Yes, please send me further information on Home Exchange	

DECLARATION

I/We hereby declare that the information given in this application is, to the best of my/our knowledge and belief, accurate. I/We authorize the Affordable Housing Gateway to make any necessary enquiries in order to verify the information provided. I understand that in order to process my application, the Affordable Housing Gateway may share my/our personal data with the Social Security Department, Income Tax Department, Population Office, Housing Department, Housing Trusts, Law Officers' Department and/or Parish authorities.

I/We understand that giving false information or failing to notify any changes in my/our financial or family circumstances, which could affect my/our application, may render me/us liable to prosecution or cause my/our application to be cancelled or an offer of accommodation withdrawn.

Signature (1):	Date:
Signature (2):	Date:

FOR OFFICIAL USE ONLY – POPULATION OFFICE

QUALIFIED UNDER REGULATION:

Applicant (1)	PIN											
Applicant (2)	PIN											
FIRST TIME BUYER CHECK:												
SIGNED OFF BY:										DATE:		

FOR OFFICIAL USE ONLY – AFFORDABLE HOUSING GATEWAY

APPLICATION DATE:	
REGISTRATION DATE:	
HOUSING LAW CHECK:	
CANCEL	ACCEPTED
BAND	APPLICATION REASON
SIGNED OFF BY: (Officer)	DATE:
SIGNED OFF BY: (Manager)	DATE:

Application notes – Please read this carefully before submitting your application form.

RENTAL OR TRANSFER APPLICATION

Are you applying for a transfer within social rented accommodation, or are you a new applicant for social rented accommodation with the States, Housing Trusts or Parish? If YES, you must supply the following documentation with your application, if you have not already done so.

Document	Enclosed (Tick)
Copy of Birth Certificates for ALL household members.	
Copy of Marriage Certificate as appropriate.	
Salary slip/letter from employer confirming current salary – or if self employed your last THREE years of year-end business accounts.	
Last THREE months bank statements for ALL accounts held by you and your spouse/partner and any recent investment statements.	
Last THREE years Income Tax Assessments.	
Income Support entitlement – please enclose evidence of your Income Support entitlement.	
If you have previously owned or inherited property, or currently own property either in Jersey or elsewhere, purchase and/or sale details must be enclosed.	
Medical Information – if you have a medical condition that should be taken into account when considering your housing needs, please provide confirmation from your GP or Hospital Consultant/Specialist.	
If you are an existing tenant of the Housing Department, Housing Trust or a Parish then please provide a current rent statement.	

PURCHASE APPLICATION

Are you applying to purchase or lease a First Time Buyer property through an affordable housing scheme? If YES, you must supply the following documentation with your application.

Document	Enclosed (Tick)
Copy of Birth Certificates for ALL household members	
Copy of Marriage Certificate as appropriate	
Salary slip/letter from employer confirming current salary – or if self employed your last THREE years of year-end business accounts.	
Last THREE months bank statements for ALL accounts held by you and your spouse/partner and any recent investment statements.	
Last THREE years Income Tax Assessments	
Mortgage Advice – if you have already sought mortgage advice please provide confirmation of your maximum borrowing ability	

A “First Time Buyer” is:

- (i) any person who:
- (a) does not own and has not previously owned, whether as sole owner or jointly or in common with any other person or persons
 - any immovable property;
 - either in his name or as beneficial owner, shares in any company, ownership of which confers the right to occupy residential accommodation; and*
 - (b) is neither married to, or buying as co-owner with, any person who does not fall within (a) above.
- (ii) any person who has been approved by the Authority as being a person who would be in need of assistance in order to acquire property and to whom consent should therefore be granted to acquire or to occupy the residential accommodation as the case may be, notwithstanding the fact that he does not fall within paragraph (i) above; any refusal by the Authority to approve a person as being in need of assistance in order to acquire or occupy property to be subject to review by the Minister for Planning and Environment (or any person or body to whom the functions of that Minister may be transferred hereafter).

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The following explains the breakdown of the gateway banding;

Band	Circumstances
1	<p>homeless - ie:</p> <ul style="list-style-type: none"> • under eviction notice (Court Order in place) • in tied accommodation where employment has ceased • unable to occupy or return to present home because of urgent medical issue • have no rights to stay in current accommodation such as staying with friends or family • forced to live apart from family because present accommodation isn't suitable • in "hostel" or "shelter" type accommodation <p>or</p> <ul style="list-style-type: none"> • existing tenant needing to transfer for decant reason • existing tenant under-occupying
2	<ul style="list-style-type: none"> • grave overcrowding (opposite gender children sharing a room or more than two children in one room) • poor housing standards • moderate medical cases (by Medical Officer of Health determination) • other social housing transfers
3	<ul style="list-style-type: none"> • private rented sector tenants who are adequately housed but are unable to afford the current rent - with or without financial assistance
4	<ul style="list-style-type: none"> • presently adequately housed - little or no housing need but simply wish to change home
5	<ul style="list-style-type: none"> • register for those who wish to purchase but require some kind of financial assistance to do so
6	<ul style="list-style-type: none"> • multi-agency supported housing - applicants who will require ongoing landlord support to live independently and are only likely to be housed by certain landlords who can offer that 'extra care'