

BDK Architects		Plemont 28 House Scheme - Schedule of Existing and Proposed Areas. Excluding Agreed extent of land claimed by JPH to be common Land. See 1871/08/62 Revision C					12th December 2011 Revision: V.3		
Zone Code	Zone Type	Zone Usage / Character Classification	Existing Area sq metres	Existing Site (Zone 1A) Percentage	Proposed Area sq metres	Proposed Site (Zone 1A) Percentage	Percentage Increase (Decrease)	Area Increase (Decrease) sq metres	
Existing Site Context									
1A	Plemont Holiday Village	Private Land not Publicly Accessible, containing 20,388 m ² Developed land (51.65%) plus 19,083 m ² (48.34%) Private Amenity Land	39,471		See Below for Analysis Build-Up				
1B	Open Public Land	Existing Open / Public Accessible land to West of La Petit Route de Plemont & NNW Public Car Park	2,367	n/a	2,367	n/a	None	No Change	
1C	Land Claimed by JPH to be Common Land	Area of land identified as maximum extent of of their common land claim settled at half way between max & min extent of historic common. Agreed by Jersey Property Holdings (JPH) and Plemont Estates Ltd. on 5th January 2011. Originally included as part of application Including developed area covered by tennis court & Existing Holiday buildings (Total 2,414m ²)	5,654	n/a	n/a	n/a	n/a	n/a	
1D	Historic Parish Road		202	n/a					
1E		Total Site Area	47,694						
Analyses of Plemont Holiday Village site (Zone 1A only - excludes Zone 1B + 1C+1D)									
2 - Comparison of Developed -v- Un-Developed Land									
2A	Developed Land	Building Footprint & Hardstandings	20,388	51.65%	5,965	15.11%	(70.74%)	(14,423)	
2B	Extended Access Road	Access road to access NW Cluster	n/a	n/a	593	n/a	n/a	593	
2C	Un-Developed Land	Land outside Building Footprint & Hardstandings, including House Gardens (see Footnote 1)	19,083	48.35%	32,913	83.39%	72.47%	13,830	
2D		Total Plemont Holiday Village Area	39,471	100%	39,471	100%	n/a	n/a	
3 - Breakdown Analysis of Individual Un-Developed Land Uses									
3A	Publicly Accessible Land	Land open to Public Access, excluding 3no. House Clusters (houses, hardstandings and gardens)	Nil	0%	26,757	67.79%	1,130.41% (c/w Zone 1B)	26,757	
3B	Total Natural Land	Natural Landscape, excluding 3no. House Clusters (houses, hardstandings and gardens)	19,083	48.34%	26,757	67.79%	40.21%	7,674	
3B - 1	Nature Conservation Land	Open Natural Conservation Landscape on northern / western half of site (included in Zone 3B)	Nil	0%	16,338	41.39%	690.24% (c/w Zone 1B)	16,338	
3B - 2	Southern Natural Land	Open Natural Landscape between Western and South-Eastern House Clusters (included in Zone 3B)	n/a	n/a	10,419	26.40%	n/a	n/a	
3C	Private Amenity / Garden Areas	Private Amenity / Garden Areas (see Footnote 1)	19,083	48.34%	6,156	15.60%	(74.98%)	(13,458)	
4 - Comparison of Built Floor Area & Occupancy									
4A	Gross Habitable Floor Area	Total Built Floor Area including garages / carports	9,660	n/a	5,720	n/a	(40.78%)	(3,940)	
4B	Max Site Occupancy	Existing - Tourism registered capacity 2000 plus on-site staff beds / Proposed based on 2 persons per double bedroom plus 1 person per single bedroom	548 persons	n/a	196 persons	n/a	(66.24%)	(352) persons	
4C	Average Occupancy	Existing - average guests 1991-2000 / Proposed based on statistical average 3.5 persons per house	355 persons	n/a	98 persons	n/a	(73.40%)	(257) persons	
Footnote 1 - House Gardens will be laid to lawn with planting borders, adding ecological value. It is expected any Planning Permit will remove exempt development rights from all Houses. Therefore any increase in hard-standings or patios will be subject to later Planning application from householders. For purposes of this Analysis existing Amenity areas (principally grassed) are taken to have similar ecological value to House Gardens as included in calculations above.									