

# Draft Bridging Island Plan

Minister for the Environment's position statement

Sites under consideration for the provision of affordable homes



**BRIDGING  
ISLAND PLAN**



**Government of  
JERSEY**

## Introduction

The Minister for the Environment, in his post-examination report (Jan 2022), committed to make a further statement in relation to all affordable housing sites proposed for inclusion or removal from the draft Bridging Island Plan, relative to overall housing supply; and in response to the final round of States Member amendments (lodged in the period 31 January – 14 February 2022).

This report intends to set out the Minister's position relative to overall housing supply; and the contribution of sites for affordable homes to the overall need for homes.

In providing this statement, the Minister is seeking to ensure two things:

- first, that a holistic view is taken of all sites proposed for re-zoning in the plan, including those arising from the Minister's position, and the position expressed by other States Members in proposed amendments.
- second, a successful debate and one which leads to the right number and type of homes, relative to the level of need, being allocated as a result.

This statement comprises a series of six sections, supported by appendices which provide location plans for the sites under consideration.

**Section 0.0:** Outlines the Minister's position in relation to both the overall housing supply, relative to demand; and the specific provision of sites for affordable homes, as set out in the Minister's own amendments.

**Section 1.0:** Provides a summary of sites proposed to be removed from the draft Bridging Island Plan (Policy H5), as supported by the Minister, and indicates the proposed States Member amendments which seek to give effect to this.

**Section 2.0:** Provides a summary of the Minister's final proposed affordable housing sites, including those which are already in the draft Bridging Island Plan, and those which have now been proposed for inclusion. This section also indicates the total number, and location of:

- sites secured (i.e. already in H5 and not subject to any amendment to remove)
- sites secured but with potential re-allocation
- sites subject to debate (no challenge lodged)
- sites subject to debate (challenge lodged)

**Section 3.0:** Provides a summary of other sites proposed by States Members for inclusion as affordable housing sites, including a short summary of planning constraints, and whether or not the Minister believes the sites *could* be supported, should they be required to meet overall affordable housing supply requirement.

**Section 4.0:** Provides a summary of sites and total number of units under consideration, on a parochial basis (see pages 18-19).

**Section 5.0:** Provides an overview of other sites under consideration, by virtue of States Member amendments, but which are not for affordable housing.

**Appendix 1-3:** Provides a map of each site under consideration

## Section 0.0: Minister's amendments

The Minister for the Environment has presented his own amendments to the draft Bridging Island Plan proposition, including two key amendments to deal with overall housing demand and supply; together with the Minister's own proposed changes to the list of affordable housing sites.

### Overall housing demand and supply

The Minister's first amendment, [Amendment 90 \(overall housing supply\)](#), seeks to increase the overall housing demand and supply requirement in the draft plan to:

1. a total housing demand requirement of 4,000 homes
2. a total housing supply provision of 4,300 homes
  - a. of which, up to 600 affordable homes, should be provided for on sites specifically allocated for such.

These proposed amendments to the overall housing demand and supply figures reflect recommendations made by the independent planning inspectors, and the Minister's acceptance of these recommendations.

The Minister sets out his detailed justification for accepting these recommendations in his own [post-examination report](#) (at Part 3a) p.26-27).

### Sites for affordable homes

The Minister's second amendment, [Amendment 91 \(affordable housing provision – consolidated\)](#), seeks to present his consolidated view of those sites which should be allocated for the provision of affordable homes on the basis that these are the best and most sustainable sites. The Minister's position responds to, and accords with, the recommendations made by independent planning inspectors following the examination in public.

This amendment, therefore, seeks to:

- remove sites from the draft plan where the Minister considers that they should no longer be taken forward; and
- propose the addition of sites to the plan, to ensure that the supply of affordable homes on allocated sites can be maintained.

### Allocating sites for affordable housing: margin of supply

The Minister would encourage States Members to have regard to the need for the affordable homes and the contribution that sites allocated for this purpose make to help meet the island's housing need, when considering the issues that pertain to individual sites. This point was highlighted by the independent planning inspectors in their report:

*'..the point about having a plan is to enable the States Assembly to select the sites that are considered to best meet the relevant policy requirements and to allocate an appropriate number of sites to meet the identified need.'*

The Minister acknowledges and accepts, however, that the process to approve an Island Plan enables States Members to propose amendments, including proposals to add or remove proposed housing sites. Whilst this is an important part of the process to develop an Island Plan, it does also give rise to the risk of approving an Island Plan with too much or too little land allocated in order to meet the need for affordable homes on rezoned sites.

A significant undersupply of affordable housing sites would likely lead to an insufficient number of affordable homes being delivered; and a significant oversupply would likely lead to excessive and unnecessary harm to the character and nature of the countryside and may not be capable of delivery.

It is also important to ensure that the distribution of proposed housing development accords with the spatial strategy of the Bridging Island Plan.

In light of this, the Minister considers it helpful and appropriate to set out guidance about a margin of supply, relative to the need for the provision of affordable homes on rezoned sites, to assist the Assembly in its deliberations.

#### Allocating sites for affordable housing: margin of supply

The overall housing supply which is proposed to be met by the plan already includes a margin to account for development uncertainties.

In deciding whether or not to allocate land for the provision of affordable homes, the Minister considers it reasonable to adopt a specific margin of +/-15%, either side of the total 600 affordable homes which should be capable of delivery on allocated sites, in order to best meet need.

This means that the plan should make provision for at least a minimum of 510 and up to 690 affordable homes on sites specifically allocated for this purpose.

## 1.0 Summary of sites proposed to be removed from the draft plan (Policy H5 – Provision of affordable homes)

In accordance with the inspectors' recommendations, the Minister is pursuing the removal of the following sites from the plan as proposed affordable housing sites (Policy H5). The proposed removal of these sites is included in the first part of the consolidated affordable housing [Amendment No. 91](#), and will, therefore, be debated/concluded before additional sites are considered for inclusion.

Sites proposed to be <u>removed</u> from draft Policy H5	Potential yield(@35dph)	Other Amendment seeking removal
<b>H1186A, H1189, H1198</b> La Grande Route de St. Jean, St Helier	89	<a href="#">[View Amendment 01]</a> Deputy Le Hegerat
<b>MN389 and MN390</b> La Rue de la Haye, St Martin	31	
<b>S729</b> New York Lane, St Saviour	16	<a href="#">[View Amendment 02]</a> Deputy Lewis
<b>Total units to be deducted from draft Policy H5</b>		<b>136</b>

## 2.0 Summary of Minister for the Environment’s final proposed sites for affordable homes (Policy H5 – Provision of affordable homes)

In order to meet the total number of affordable homes required to be designated on affordable housing sites, having regard to both the sites being pursued by the Minister for removal, and also the identified need to include a further 150 homes on sites in order to meet the revised housing supply requirement, the Minister has proposed revisions to policy H5 in the consolidated affordable housing [Amendment No. 91](#).

A total of 600 affordable homes should be secured on re-zoned sites, with a +/-15% margin considered to be an acceptable range of supply.

The Minister’s proposed sites are capable of securing c.610 units.

The table below summarises the Minister’s proposed H5 sites and indicates where this is subject to amendment. It RAG-rates each site according to its status, as described below:

	<i>Site secured (i.e. already in H5 and not subject to any amendment to remove)</i>	139
	<i>Site secured but with potential re-allocation</i>	26
	<i>Site subject to debate (i.e. an amendment to add and <u>no challenge lodged</u>)</i>	134
	<i>Site subject to debate (i.e. an amendment to remove and <u>challenge lodged</u>)</i>	311
<b>Total units proposed by Minister</b>		<b>610</b>

Fields for affordable housing, as already proposed in the draft Bridging Island Plan

RAG rating	Site	Potential yield (@35dph)	Amendment to remove	Amendment to include	Other use proposed use
	<b>G392A</b> La Sente des Fonds, Grouville	26	<a href="#">[View Amendment 62]</a> Deputy C. Labey		
	<b>J525</b> La Rue des Buttes, St John	20			
	<b>H1219</b> La Grande Route de Mont a l'Abbe , St Helier	42	<a href="#">[View Amendment 12]</a> Connétable of St. Helier		<a href="#">[View amendment 78]</a> Deputy Ahier [homes for people with disabilities only]
	<b>MN410</b> La Rue des Buttes, St. Martin	26			<a href="#">[View Amendment 16]</a> Deputy Luce [over-55's and administered by the Parish of St Martin]
	<b>O594 and O595</b> La Rue de la Croix, St Ouen	34			
	<b>P632</b> La Route du Marais, St Peter	46			
	<b>S413, S415, S415A and S470</b> La Grande Route de St. Martin, St Saviour	81 (S415A and S470 = 39)	<a href="#">[View Amendment 02]</a> Deputy Lewis [excludes S415A and S470]		<a href="#">[View Amendment 29]</a> Connétable of St. Saviour [affordable purchase only for S415A and S470]
	<b>S530</b> Princes Tower Road, St Saviour	70	<a href="#">[View Amendment 02]</a> Deputy Lewis		

New fields proposed by Minister for inclusion as affordable housing sites, as proposed by [Amendment 91](#)

RAG rating	Site	Potential yield (@35dph)	Amendment to remove	Amendment to include	Other use proposed use
	<b>J1109</b> La Grande Route de St. Jean, St John	42			
	<b>H1248</b> Highview Lane, St Helier	40	<a href="#">[View Amd 91 Amd]</a> Deputy Le Hegarat		
	<b>MY563</b> La Rue de la Rosiere & La Rue de la Vallee, St Mary	25		<a href="#">[View Amendment 49]</a> Connétable of St. Mary	
	<b>O622 and O623</b> La Rue de la Croute, St Ouen	77	<a href="#">[View Amd 91 Amd 2]</a> Deputy Le Hegarat		
	<b>P558 and P559</b> La Verte Rue and La Route du Manoir, St Peter	47		<a href="#">[View Amendment 04]</a> Connétable of St Peter  <a href="#">[View Amendment 40]</a> Senator Moore	
	<b>S341</b> Bel Air Lane, St Saviour	14	<a href="#">[View Amd 91 Amd 3]</a> Connétable of St. Saviour		
	<b>O785</b> La Rue des Cosnets, St Ouen	20			

### 3.0 Other Members' sites proposed for inclusion as additional affordable housing sites

The following sites have been proposed for inclusion in the Bridging Island Plan but are not included in the Minister's own list for Policy H5. The majority of these sites are considered to be unsupportable, with only four sites identified as potential suitable alternatives, when assessed relative to planning criteria used to inform site selection.

Given a minimum of 311 units are under threat from the Minister's own proposed sites (challenge lodged), there is a clear risk of an under-allocation of sites should the Minister's preferred sites not be supported.

Sites capable of delivering only 105 units have been identified by the Minister as potential suitable alternatives, and which the Minister will only be prepared to support in the event of a possible undersupply as a result of the debate.

	<i>Suitable alternative</i>	0
	<i>Potential suitable alternative</i>	105
	<i>Unsupportable</i>	260
<b>Total units proposed by other members (not supported)</b>		<b>365</b>

Note: the following amendments were withdrawn at the time of publication, and are not, therefore, considered in Section 3.0:

- Amendment 66, Lodged by Deputy Wickenden (Fields G403C, G403D and part of G432A)
- Amendment 36, Lodged by Connétable of St John (Field J939)

Site	Potential yield (@35dph)*	Amendment	Suitability	MENV position
G508, G508A, G526, G526A G521A La Rue de Fauvic, Grouville	102	<a href="#">View Amendment 67</a> Deputy Wickenden	<ul style="list-style-type: none"> <li>• This site comprises two blocks of agricultural land both of which have A and B conditions applied. The Land Controls team of IHE have commented that they have a very good shape and access. Comprising good agricultural land which would be of a significant loss to the industry.</li> <li>• This is a very large site that is somewhat remote from local facilities</li> <li>• Potential direct vehicular access onto the primary road network (La Rue de Fauvic.)</li> <li>• Good public transport links but lacks pedestrian connection through to La Grande Route des Sablons. Minimal gradient to town (less of a barrier</li> </ul>	

Site	Potential yield (@35dph)*	Amendment	Suitability	MENV position
			<p>to cycling). Improvement of eastern cycle route and footway provision would be required</p> <ul style="list-style-type: none"> <li>The site is identified as having a medium flood risk under Policy WER2 – Managing flood risk. Residential development in medium flood risk areas should only happen if exceptionally justified (which in this case, it is not).</li> <li>Medium -low sensitivity score from the landscape sensitivity analysis.</li> </ul> <p><b>This site was lodged post-EiP and has been subject to less public exposure and consultation as a potential housing site, compared to others under consideration.</b></p>	
G234 La Rue à Don, Grouville	40	<a href="#">[View Amendment 70]</a> Connétable of Grouville	<ul style="list-style-type: none"> <li>The site scored reasonably well when compared to other sites.</li> <li>The Land Controls team of IHE have commented that Field G234 comprises a field in agricultural use and adjacent land which is covered by a polytunnel. Significant loss to agriculture if lost.</li> <li>Whilst adjacent to the existing affordable housing site of Jardin de la Mare, it extends beyond the envelope of the existing built-up area and any development would encroach into the open, rural landscape.</li> <li>The Transportation section of IHE have commented that there is potential for access through Jardin de la Mare development or Paddock End rather than creating an additional access onto La Rue a Don.</li> <li>Consider pedestrian permeability through Jardin de la Mare to link with shops/ school and public transport. Good public transport links and minimal gradient to town (less of a barrier to cycling). Some good footway connections. Improvement of eastern cycle route and pedestrian facilities (eg. crossings) would be required.</li> <li>As part of the Jersey Landscape Sensitivity Assessment (July 2020), this field is considered to form part of the group of the fields that comprise the 'Grouville - West of Coastal Strip (Settlement Edge Fields)': together, they form a physical and visual buffer between the Grouville church and the built-up area around La Rue a Don junction. This, combined with its relatively open character, means that this area is considered to be of medium sensitivity to housing development.</li> <li>The site is adjacent to Grouville Marsh which lies to the north and which is designated an ecological SSI and so any development may have</li> </ul>	

Site	Potential yield (@35dph)*	Amendment	Suitability	MENV position
			<p>potential implications for biodiversity. The amendment has proposed to mitigate this impact through the provision of a 15m deep environmental buffer along the north-western boundary of the site, bordering the marsh. This would need to be fully considered and secured should development on this site take place.</p> <ul style="list-style-type: none"> <li>• Potential impact on the SSI due to light pollution, increased domestic cats etc. A buffer zone of 15m may not be sufficient to ameliorate this potential impact.</li> </ul> <p><b>This site was lodged post-EiP and has been subject to less public exposure and consultation as a potential housing site, compared to others under consideration.</b></p>	
G355, La Sente des Fonds, Grouville	23	<a href="#">[View Amendment 71]</a> Deputy Luce	<ul style="list-style-type: none"> <li>• The Land Controls team of IHE have commented that the site is in agricultural use. It is subject to agricultural conditions A and B and is considered to be of good shape and good access. Good land and would be of significant loss with adverse impact on surrounding farmed area.</li> <li>• As part of the Jersey Landscape Sensitivity Assessment (July 2020), this field is considered to form part of the group of the fields that comprise the 'Grouville - Built Edge Fields': where this area is considered to be of medium-low sensitivity to housing development.</li> <li>• It is considered that developing this narrow strip of land may cause an overbearing impact to the existing properties along La Rue de la Pasture.</li> <li>• The northern part of the site is identified as having a low flood risk as identified in draft Policy WER2 – Managing flood risk, which would require mitigation.</li> <li>• The site is not in proximity to any known environmentally sensitive area nor to any designated Site of Special Interest.</li> <li>• The Transportation section of IHE have commented that access to the site could be via La Sente des Fonds to the south; Le Grande Pre / Rue Maraval to the north; or from Les Clos des Fonds to the east. All are narrow parish by-roads or private roads and less suitable for accommodating any significant increase in traffic.</li> </ul>	

Site	Potential yield (@35dph)*	Amendment	Suitability	MENV position
			<ul style="list-style-type: none"> <li>There may be potential for full pedestrian and cyclist permeability at both northern and southern ends of the site, including potential for pedestrian permeability through existing residential developments to improve links with Grouville Primary School and nearby shops. Network of green lanes for pedestrians and cyclists. Good public transport links. Improvement of ECN and footways in the vicinity may be required</li> </ul> <p><b>This site was lodged post-EiP and has been subject to less public exposure and consultation as a potential housing site, compared to others under consideration</b></p>	
G358A, La Sente des Fonds, Grouville	19	<a href="#">[View Amendment 72]</a> Deputy Luce	<ul style="list-style-type: none"> <li>The Land Controls team of IHE have commented that the site is good agricultural land attached to large blocks of farmland. Significant loss to agriculture if developed.</li> <li>As part of the Jersey Landscape Sensitivity Assessment (July 2020), this field is considered to form part of the group of the fields that comprise the 'Grouville - Built Edge Fields': where this area is considered to be of medium-low sensitivity to housing development.</li> <li>Access to the site would be via La Sente des Fonds which is a narrow parish by-road and less suitable for accommodating any significant increase in traffic.</li> <li>Given proximity to G392A, should it be possible to achieve integration with that site, field G358A has greater potential for development. It is, however, noted that an existing residential unit and curtilage presently separate the two sites.</li> <li>The site is not in proximity to any known environmentally sensitive area nor to any designated Site of Special Interest.</li> </ul> <p><b>This site was lodged post-EiP and has been subject to less public exposure and consultation as a potential housing site, compared to others under consideration</b></p>	
J229 La Route du Nord, St John	11	<a href="#">[View Amd 91 Amd 4]</a> Connétable of St. John	<ul style="list-style-type: none"> <li>The site is not in agricultural use.</li> <li>The site is presently covered in scrub and trees, the loss of which would have implications for biodiversity.</li> </ul>	

Site	Potential yield (@35dph)*	Amendment	Suitability	MENV position
			<ul style="list-style-type: none"> <li>As part of the Jersey Landscape Sensitivity Assessment (July 2020), this field is considered to form part of the group of the fields that comprise the 'northern village fringe fields': together, they form a physical and visual buffer between the coast and St John's Village. The site is considered to be of high sensitivity to housing development and that any development here would adversely affect the landscape character of the area and damage the setting of the village.</li> <li>The site lies beyond the envelope of the village and any development of the field could result in a ribbon of development encroaching into the open, rural landscapes that stretch up to the north coast.</li> <li>Whilst adjacent to the existing shelter housing complex at Maison Le Vesconte the proposed development is a separate entity.</li> <li>Local drainage network results in flooding in La Route du Nord. As a minimum would need to upsize the local drainage infrastructure.</li> </ul>	
J236 La Rue du Cimetiere, St John	13	<a href="#">[View Amd 91 Amd 5]</a> Connétable of St. John	<ul style="list-style-type: none"> <li>The site can be reasonably integrated into St John's village and subsequently performed relatively well against the spatial and suitability analysis.</li> <li>Field 236 is considered to have a limited physical and visual connection to the historic village core and is visually discrete and could thus absorb new development reasonably well.</li> <li>As a site for people aged over-55, the site is over 0.5km from the facilities in the village and would therefore not be considered particularly suitable for this type of development.</li> <li>Access is via a parish by-road and therefore has limited capacity for increase in vehicular traffic.</li> <li>The downstream drainage system does not have any spare capacity. Would need to consider pumping flows directly to Rue des Buttes pumping station which may need upgrading.</li> </ul>	
L127 La Fraide Rue, St Lawrence	44	<a href="#">[View Amendment 18]</a> Senator Pallett	<ul style="list-style-type: none"> <li>This site performs very poorly when compared to other sites, particularly as it is relatively remote from local facilities and does not relate well to the proposed local centres of Carrefour Selous or St Lawrence village.</li> <li>The Land Controls team of IHE have commented that the field has been in long term use for agriculture with multiple types of crops. Whilst not</li> </ul>	

Site	Potential yield (@35dph)*	Amendment	Suitability	MENV position
			<p>subject to agricultural conditions, would be considered a significant loss to agriculture.</p> <ul style="list-style-type: none"> <li>The site is visually prominent in the open countryside and would be harmful to the rural character of the area.</li> <li>The site is not in proximity to any known environmentally sensitive area nor to any designated Site of Special Interest.</li> <li>The site cannot be served by mains drains and would need to rely on a holding tank to be “filtered into the existing system during the night hours (22.00-06.00)”, which is not considered to be acceptable from a drainage perspective.</li> </ul>	
<p><b>MY493</b> La Route de L’Eglise, St Mary</p>	<p>36</p>	<p><a href="#">[View Amendment 50]</a> Connétable of St. Mary</p>	<ul style="list-style-type: none"> <li>This site could be integrated into St Mary’s village and therefore performs relatively well against the spatial analysis.</li> <li>This field is, however, considered to form part of the group of the fields in the ‘inner core’ of the village which give the village much of its character which are important in allowing unimpeded views and helping to form an uncluttered landscape setting to core historic buildings.</li> <li>Development on this site would cause significant adverse landscape and visual impacts.</li> <li>Poor public transport links. Bus subsidy would be required. Good links to St Peter’s Valley Cycle Path. Need to consider best location for vehicular entrance due to pedestrian routes on the northern and eastern boundaries. Good/safe walking route to the primary school and parish hall amenities.</li> <li>The site is not in proximity to any known environmentally sensitive area nor to any designated Site of Special Interest.</li> <li>The Land Controls team of IHE have commented that the land is subject to agricultural land conditions A and B, and its loss would be considered significant. Good field attached to a large block of land loss of this would also impact on viability of remaining fields in block.</li> <li>The downstream drainage system does not have any spare capacity. Would need to consider pumping flows directly to St Mary’s pumping station which may need upgrading.</li> </ul>	

Site	Potential yield (@35dph)*	Amendment	Suitability	MENV position
P818 and Villa de L'Aube, La Vieux Beaumont, St Peter	25	<a href="#">[View Amendment 80]</a> Deputy Huelin	<ul style="list-style-type: none"> <li>• This site performs very poorly when compared to other sites, particularly as it is remote from local facilities and does not relate well to the proposed local centre of St Peter's Village.</li> <li>• The development of this site would represent a significant intensification and urbanisation of the countryside, and adverse impact on local landscape character.</li> <li>• The site is in proximity, although not directly linked, to the environmentally sensitive area of St Peter's Valley.</li> <li>• The Land Controls team of IHE have commented that the site has permissions for equine-related use. Marginal field due to size aspect location. Of no significant agricultural value.</li> <li>• The Transportation section of IHE have commented that the site location is poor in terms of sustainable travel - additional vehicle trips through Beaumont filter-in-turn. Vehicular access to the site from Le Vieux Beaumont but would also need to consider additional vehicle movements through both north and south junctions of Le Vieux Beaumont with La Route de Beaumont. Poor pedestrian facilities on Le Vieux Beaumont.</li> <li>• Cycling infrastructure would need to be improved to link with well-established cycle routes in the west.</li> <li>• IHE also raise concerns around the condition of the retaining structure on the southern boundary of the site and the potential impact upon the safe and free flow of traffic in the event that the stability of the wall deteriorates. However, these comments are not specifically related to the potential of the site to accommodate new housing development.</li> <li>• Infrastructure improvements to drainage capacity would be required.</li> </ul> <p><b>This site was lodged post-EiP and has been subject to less public exposure and consultation as a potential housing site, compared to others under consideration</b></p>	
P655 and P656 La Route de Beaumont, St Peter	34	<a href="#">[View Amendment 69]</a> Connétable of St. Peter	<ul style="list-style-type: none"> <li>• Based upon the initial suitability analysis, the site scored well when compared to other sites.</li> <li>• The Land Controls team of IHE have commented that the site is good agricultural land attached to large block of farmed land. Due the good</li> </ul>	

Site	Potential yield (@35dph)*	Amendment	Suitability	MENV position
			<p>quality size and proximity of the dairy unit this land would be classed as highly strategically important.</p> <ul style="list-style-type: none"> <li>The site relates well to the village centre and many facilities are accessible by foot.</li> <li>The ILSCA appraisal gave a landscape score as medium and recommended supplementary tree planting on eastern boundary, which would minimise the impact on landscape character.</li> <li>The site is not in proximity to any known environmentally sensitive area nor to any designated Site of Special Interest.</li> <li>The Transportation section of IHE have commented that access would be required, and appears to be achievable, from the southern part of the site, directly on to La Route de Beaumont.</li> <li>Good location in St Peter's Village and good links to well established cycle routes in the west. Need to Consider pedestrian &amp; cyclist access to the site to improve permeability and to improve connections with local amenities.</li> <li>POA contributions would be required for roadside safety improvements on La Route de Beaumont. Futureproof connectivity to the east of the site for cyclists and pedestrians.</li> <li>No spare capacity in the local drainage system. Improvements to drainage infrastructure and capacity would be required.</li> <li>This site was identified as a potential suitable alternative should overall housing supply targets not be met by the preferred housing sites, as also endorsed by the planning inspectors in their assessment.</li> </ul> <p><b>This site was lodged post-EiP and has been subject to less public exposure and consultation as a potential housing site, compared to others under consideration</b></p>	
T1404 La Grande Route de St Jean, Trinity	18	<a href="#">[View Amendment 68]</a> Senator Pallett	<ul style="list-style-type: none"> <li>This site scored reasonably well when compared to other sites.</li> <li>The site can be integrated into Sion village and subsequently performed well against spatial and suitability scoring.</li> <li>The Land Controls team of IHE have commented that the field is subject to agricultural land conditions A and B. It is considered to be of a good</li> </ul>	

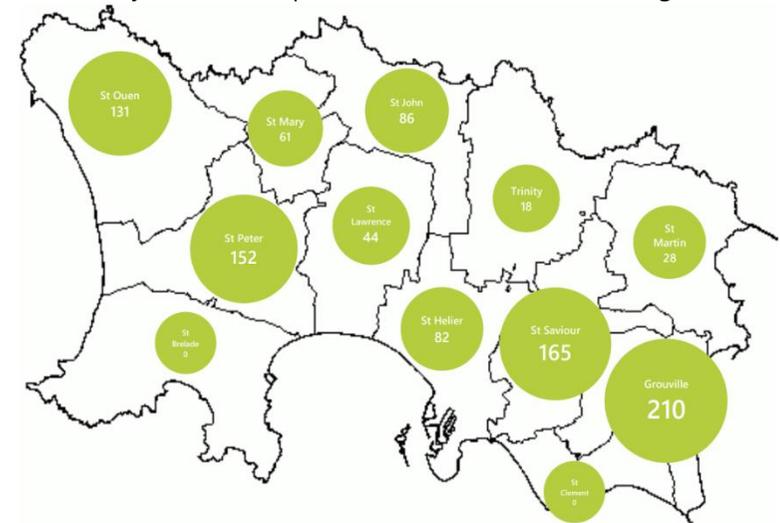
Site	Potential yield (@35dph)*	Amendment	Suitability	MENV position
			<p>quality, shape and size and would be of significant loss to the agricultural industry.</p> <ul style="list-style-type: none"> <li>• Bat roost identified in buildings adjacent to the site.</li> <li>• The site could be accessed to the south of Fairway and north of the new supermarket and supplementary information was provided during the examination in public. It would be necessary to ensure that sightlines at the access could be achieved and maintained.</li> <li>• Poor bus services in the area. Pedestrian permeability could be achieved through the site with new pedestrian access created onto La Grande Route de St Jean.</li> <li>• Surface drainage could potentially be dealt with via on site soakaways but the area has a high water table so further capacity checks are required. The existing public foul sewage system should have sufficient capacity for additional use.</li> </ul> <p><b>This site was lodged post-EiP and has been subject to less public exposure and consultation as a potential housing site, compared to others under consideration</b></p>	

## 4.0 Summary of proposed housing sites, by parish

The following tables provide an overview of all sites proposed for affordable housing, on a parochial basis. These do not include those sites which the Minister has agreed should be removed from the Plan, nor does it indicate where other amendments may have been presented to remove or change the proposed site (this is covered in sections 1, 2 and 3).

	Site proposed by Minister for the Environment	610
	Site proposed by other States Members, but potential support from Minister	105
	Site proposed by other States Members, without Minister's support	260
<b>Total units proposed</b>		<b>975</b>

\* (AXX) Denotes where site the subject of amendment to remove/change



Grouville	
Site	Yield (35dph)
G392A* (A62)	26
G234	40
G508, G508A, G526, G526A G521A	102
G355	23
G358A	19
<b>Total</b>	<b>210</b>

St John	
Site	Yield (35dph)
J525	20
J1109	42
J236	13
J229	11
<b>Total</b>	<b>86</b>

St Helier	
Site	Yield (35dph)
H1219* (A12+A78))	42
H1248* (A91A)	40
<b>Total</b>	<b>82</b>

St Lawrence	
Site	Yield (35dph)
L127	44
<b>Total</b>	<b>44</b>

St Martin	
Site	Yield (35dph)
MN410* (A16)	26
<b>Total</b>	<b>26</b>

St Mary	
Site	Yield (35dph)
MY563* (A49)	25
MY493	36
<b>Total</b>	<b>61</b>

St Ouen	
Site	Yield (35dph)
O594 and O595	34
O785	20
O622 and O623 * (A91A(2))	77
<b>Total</b>	<b>131</b>

St Peter	
Site	Yield (35dph)
P632	46
P558 and P559	47
P655 and P656	34
Villa de L'Aube and P818	25
<b>Total</b>	<b>152</b>

St Saviour	
Site	Yield (35dph)
S413 and S415 * (A02)	42
S415A and S470 * (A29)	39
S530 * (A02)	70
S341 * (A91A(3))	14
<b>Total</b>	<b>165</b>

Trinity	
Site	Yield (35dph)
T1404	18
<b>Total</b>	<b>18</b>

(Note: St Clement and St Brelade do not have any affordable housing sites proposed)

## 5.0 Other land being considered for other purposes

The following sites are the subject of States Member amendments, seeking development for purposes other than affordable housing. The Minister for the Environment does not support any of these sites coming forward under the auspices of the amendments proposed.

Four sites have been proposed for open market over-55 homes. The Minister does not support the designation of any site for open market homes and considers the affordable homes policy (H5) to have sufficient flexibility to include a proportion of homes accessible to over-55's for right-sizing, where there is a proven local need and where this will be secured via a right-sizing policy.

Site	Potential yield	Amendment	Suitability	MENV position
<b>H1219</b>	42 (@35dph)	<a href="#">[View amendment 78]</a> Deputy Ahier [homes for people with disabilities only]	<ul style="list-style-type: none"> <li>This site is considered to be appropriate as an affordable housing site and is proposed by the Minister for the Environment as such. This amendment seeks to transfer the allocation of the site to persons with a disability only.</li> <li>The Minister considers the affordable homes policy to have sufficient flexibility to include delivery homes for disabled persons, where this is allocated through the gateway (supported housing band).</li> <li>As the amendment highlights, there is insufficient data to know how many homes would be required for this purpose, and as such, this should be considered in supplementary planning guidance, rather than formal designation.</li> </ul>	
<b>MN410</b> Removal of Field MN410 as a site for affordable homes and allocation for over-55 homes only . (to be administered by a charitable trust and Parish of St Martin)	26 (@35dph)	<a href="#">[View Amendment 16]</a> Deputy Luce	<ul style="list-style-type: none"> <li>This site is considered to be appropriate as an affordable housing site and is proposed by the Minister for the Environment as such. This amendment seeks to transfer the allocation of the site to open market homes.</li> <li>The Minister considers the affordable homes policy to have sufficient flexibility to include a proportion of homes accessible to over-55's for right-sizing, where there is a proven local need and where this will be secured via a right-sizing policy.</li> </ul>	
<b>MN489</b> to be allocated and to be used for homes for people over-55 and	26 (@35dph)	<a href="#">[View Amendment 17]</a> Deputy Luce	<ul style="list-style-type: none"> <li>This site is not considered suitable for development to provide homes</li> <li>The site is of relatively high landscape sensitivity and, therefore, easily damaged by development. Although the site relates well to the</li> </ul>	

Site	Potential yield	Amendment	Suitability	MENV position
administered by the Parish of St Martin			<p>sheltered housing development of La Court Clos, it clearly lies outside of the village envelope and any development of the site would not serve to consolidate or 'round-off' the built form of the village.</p> <ul style="list-style-type: none"> <li>• Access to the site is poor and would have to be taken through La Court Clos, and then onto parish by-roads, where there is a local one-way system.</li> <li>• The Minister considers the affordable homes policy to have sufficient flexibility to include a proportion of homes accessible to over-55's for right-sizing, where there is a proven local need and where this will be secured via a right-sizing policy.</li> </ul>	
<b>Field 630</b> , St Ouen, for use for housing rather than protected open space	5 x 1 bed homes	<a href="#">[View Amendment 11]</a> Connétable of St. Ouen	<ul style="list-style-type: none"> <li>• The Minister does not agree that the proposed protected open space designation on this site should be removed to more freely allow residential development to take place. The Minister's detailed position is set out in <a href="#">SR 18 - Policy C17 - Field O630 - protected open space designation</a>.</li> <li>• A number of public comments were received supporting the Minister's position to propose the designation</li> <li>• The planning inspectors concluded that the Minister makes a sound case for the retention of the designation of the land as protected open space, and this amendment should therefore be resisted.</li> </ul>	
<b>MN688</b> to allocate field for a nursing home under the provisions of CI2 Healthcare facilities	Unknown	<a href="#">[View Amendment 64]</a> Senator Pallett	<p>The amendment incorrectly interprets that the draft Bridging Island Plan identifies the need for - and supports - the provision of new care homes in response to the aging population and implementation of the Jersey Care Model. The Care Model is clear that it seeks to move away from a culture of institutional care. A detailed explanation of residential and nursing care requirements is set out in <a href="#">SR02 - Demand for residential and nursing care homes (elderly persons)</a>, which includes that there is, and has been, a level demand for residential and nursing care homes, despite an aging population, and that this is a result of care moving away from institutions such as that proposed for MN688.</p> <p>There may-well be proven demand for this development in the future, and this can be tested without a specific designation under the auspices of Policy CI2 as</p>	

Site	Potential yield	Amendment	Suitability	MENV position
			<p>drafted, which allows development of healthcare facilities outside the built-up area, where a strategic need has been proven.</p> <p>This site, being remote from local services, is considered to be wholly inappropriate for a nursing home, and its development would lead to significant landscape impact on this elevated site.</p>	

Appendix 1: Fields proposed to be removed as affordable housing sites in Policy H5



**H1186A, H1189, H1198** La Grande Route de St. Jean, St Helier  
(Amd 01 + Amd 91)



**MN389 and MN390** La Rue de la Haye, St Martin (Amd 91)



**S729** New York Lane, St Saviour (Amd 02 + Amd 91)

Appendix 2: site maps for fields proposed by the Minister for the Environment for affordable housing in Policy H5



G392A La Sente des Fonds, Grouville (Amd 62)



J525 La Rue des Buttes, St John



H1219 La Grande Route de Mont a l'Abbe, St Helier (Amd 12 + Amd 78)



MN410 La Rue des Buttes, St. Martin (Amd 16)



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



**P632** La Route du Marais, St Peter



**S413, S415, S415A and S470** La Grande Route de St. Martin, St Saviour  
(Amd 02 + Amd 29)



**S530** Princes Tower Road, St Saviour  
(Amd 02)



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



**H1248** Highview Lane, St Helier (Amd 91 amd)



**MY563** La Rue de la Rosiere and La Rue de la Vallee, St Mary (Amd 49)



**O622 and O623** La Rue de la Croute, St Ouen (Amd 91 amd(2))



P558 La Verte Rue, St Peter (Amd 04)



P559 La Route du Manoir, St Peter (Amd 40)



S341 Bel Air Lane, St Saviour (Amd 91 amd(3))



O785 La Rue des Cosnets, St Ouen

Appendix 3: Other sites proposed for inclusion as additional affordable housing sites



G508, G508A, G526, G526A G521A La Rue de Fauvic, Grouville (Amd.67)



G234 La Rue à Don, Grouville (Amd.70)



G358A La Sente Des Fonds, Grouville (Amd.72)



G355 La Sente des Fonds, Grouville (Amd.71)



J236 La Rue du Cimetiere, St John (Amd 91 amd(5))



J229 La Route du Nord, St John (Amd 91 amd(4))



L127 La Fraide Rue, St Lawrence (Amd.18)



MY493 La Route de L'Eglise, St Mary (Amd. 50)



**P818 and Villa de L'Aube** La Vieux Beaumont, St Peter (Amd.80)



**P655 and P656** La Route de Beaumont, St Peter (Amd.69)



**T1404** La Grande Route de St Jean, Trinity (Amd.68)