

Housing land availability and assessment of sites

April 2021



ISLAND PLAN
REVIEW



Government of
JERSEY

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Introduction

This report has been prepared as part of the evidence base for the Island Plan Review and is specifically focused on the availability of land and development opportunities to meet the community's demand for homes. The outcome of this work will be used to inform the draft Island Plan.

The purposes of this report are set out and addressed in the following sections:

- Section one – provides the context for this work and sets out and summarises the demand for homes
- Section two – sets out an assessment which details the availability of land and development opportunities that will contribute to the supply of homes relative to the established level of demand; and
- Section three - assesses the suitability of new sites to contribute to housing supply: and
- Section four – provides some concluding remarks and identifies issues in moving the outcome from this work forward over the plan period.

Section one: housing demand

Normally, the Island Plan would provide a ten-year planning framework and make provision for homes over the same time period, but current circumstances make it difficult to plan for the medium- or long-term. It is presently difficult to know, with any degree of certainty, what the impact of the coronavirus pandemic and Brexit will be for Jersey and to forecast what the longer-term housing requirement will be. This is because the island's population is significantly altered by levels of in-migration, which is closely connected to the island's economic performance; and because new Common Travel Area immigration controls and new migration controls in Jersey will be introduced in the post-Brexit period.

As a result, the bridging Island Plan will cover a shorter three-year plan period 2022-2025. In terms of housing supply, however, this plan takes a five year view of supply – covering the period 2021-2025 - having regard to the performance of the current Island Plan in delivering homes from 2011-2020, and looking to ensure that there is continuity to match housing demand with housing supply up to the end of 2025, covering the transition between two longer-term plans.

As set out and justified in the Preferred Strategy¹, this Island Plan adopts a near-term planning assumption of growth in the island's population of around 4,000 people over the five years covering 2021-25, based on an average annual increase of +800 per year. The development and adoption of this near-term planning assumption has been informed by available evidence and trends related to population dynamics and changes to demographic profiles; the anticipated impact of future government policies relating to migration; and informed assumptions regarding the impact of the coronavirus pandemic and Brexit on inward migration and population change.

The Objective Assessment of Housing Need (OAHN)² published in January 2019, makes clear that more housing is required in the coming years, regardless of migration, due to population trends such as increasing life expectancy and reductions in the average size of households. The report analyses the number of additional units that would be required under four population growth scenarios (net nil; +325; +700; and +1000) for the period 2021-2030.

In addition to the housing requirement set out in the OAHN report, it is recognised that population growth over the previous Island Plan period (2011-2020) has been significantly higher than the anticipated additional 325 people a year, averaging around 1,000 people a year. Statistics Jersey has estimated that, as a consequence of this, a net shortfall of 1,800 homes has arisen over the ten-year plan period (2011-2020). Some of the demand associated with this shortfall may have been met by existing under-capacity in the market, but it is reasonable to assume that the remaining unsatisfied demand is contributing to the housing pressures experienced in Jersey, and creating additional demand that should be reflected in the housing requirement.

Modelling, undertaken using the same methodology as the OAHN, suggests that the projected near-term annual population increase of +800 per year would generate a need for an additional 6,100 homes over a ten-year plan period from 2021-2030. When this is considered together with the net

¹ [Island Plan Review Preferred Strategy Report](#)

² [Objective Assessment of Housing Need](#) (2019)

shortfall of 1,800 homes from the last plan period, a net target of at least 7,900 homes is required up to 2030.

Whilst there is a clear need for the development of new homes, there is also the potential to make better use of the island's existing housing stock. The Housing Policy Development Board³ was established, in 2019, to examine the housing market in Jersey and to develop comprehensive proposals that improve the supply, affordability, access to, and standard of housing in the island. Based on the emergent work of the Housing Policy Development Board it is considered appropriate to conclude that, as a minimum, Government might seek to address 5% of the identified housing requirement (rounded to 200 units) through non-development policies over the plan period. This is considered a reasonable assumption given the time necessary both to develop and begin to implement the necessary policy actions plans.

On the basis of the above, the housing development target over a five-year planning period (from 2021 to the end of 2025) arising from changes in ageing and dwelling patterns; from increases in population over the plan period; and from the net shortfall of the last plan period, is set at 3,750 homes. This recognises a continuity of supply in the transition between the former plan; this plan; and the next longer-term Island Plan and equates to a minimum rate of supply of 750 homes per year.

In addition to this, there is a specific requirement to provide key worker accommodation in order to ensure the support of essential public services; the OAHN recommends provision of 25 homes a year to support this objective, which should be considered in addition to overall housing demand driven by population change.

³ [Housing Policy Development Board](#)

Section two: housing supply

Having established a near-term housing target, a strategic analysis of the supply of land and housing, and the capacity of these sources to meet the demand, has been undertaken to inform the development of the bridging Island Plan.

The main sources of housing supply, as set out below, and their anticipated contribution to housing supply over the plan period is considered in more detail below, and presented in table 1.

- homes under construction
- sites with planning permission
- capacity of the town
- Government of Jersey, and arms-length bodies-owned sites
- 'windfall' outside of town
- extensions to the built-up area (rezoning)

Other than sites that are currently under construction, or government-owned sites, there is a degree of uncertainty over other sources of housing supply coming forward. At present, the most significant barrier facing housing delivery is the supply of land, and the impact of this on the cost of land. High land costs coupled with relatively high build costs are the key drivers of the supply and cost of new housing in Jersey. The current pandemic will have an impact on the supply of housing by influencing the levels of inward migration, labour supply and cost of construction, but the specific impacts of the pandemic over the plan period are not yet clear and, therefore, assumptions have been made about the potential yield from various sources.

Homes under construction

Like other sectors of the economy the construction industry was affected by the impact of the pandemic and the completion dates for a number of development sites, and the delivery of homes, has been affected and delayed. Notwithstanding, an analysis of housing completions evidences that the 2011 Island Plan delivered 3,758 homes over the 2011-2020 plan period.

Recognising the ongoing development cycle in the transition between plans, there are a number of sites where a significant number of homes are currently under construction and are due to be completed post 2020.

Monitoring and review, up to March 2021, of the Infrastructure, Housing and Environment department's building system for residential developments currently under construction, reveals that there are 1,325 homes currently being developed, including 625 affordable homes.

Sites with planning permission

Other sites will currently have the benefit of planning permission, and a proportion of these will come forward for development and contribute to the supply of homes. A review of the planning system for residential units with current planning consent (which lasts for three years) but which have not commenced development is estimated to be in the range of 600-1,000 homes.

The Covid 19 pandemic may have an impact upon the rate at which these sites are brought forward for development having regard to the issues associated with labour and materials supplies. For the purposes of estimating supply, an assumption of 700 homes, to be delivered from this source of supply, has been adopted.

Capacity of Town

As the island's main urban centre, Town has historically accommodated much of the island's growth for both commercial and residential development. The spatial strategy adopted by the 2011 Island Plan sought to focus new development within the island's built-up area and, in particular, within the Town of St Helier. Of the 4,032 new dwellings approved during the 2011 Island Plan period (2011 - up to June 2019), a total of approximately 2,350 (almost 60%) were within the Town.

Work has been undertaken in relation to previous Island Plan Reviews⁴ to explore and assess the continued capacity of Town to accommodate new development. This has been monitored and reviewed, relative to new work which has been commissioned to explore the capacity of the Town to continue to provide opportunity for the development of new homes whilst having regard to the need to ensure the creation of good quality homes, liveable neighbourhoods and sustainable communities, along with the character and identity of the town. The updated St. Helier Urban Character Appraisal⁵ undertaken by Willie Miller Urban Design has, therefore, helped to inform a review of town capacity, having regard to considerations of issues such as the ability of different parts of the town to accommodate denser and higher forms of development, relative to its prevailing urban character, as defined throughout the town's ten character areas.

⁴ [Town Capacity Study \(2008\)](#)

⁵ [St. Helier Urban Character Appraisal \(2021\)](#)

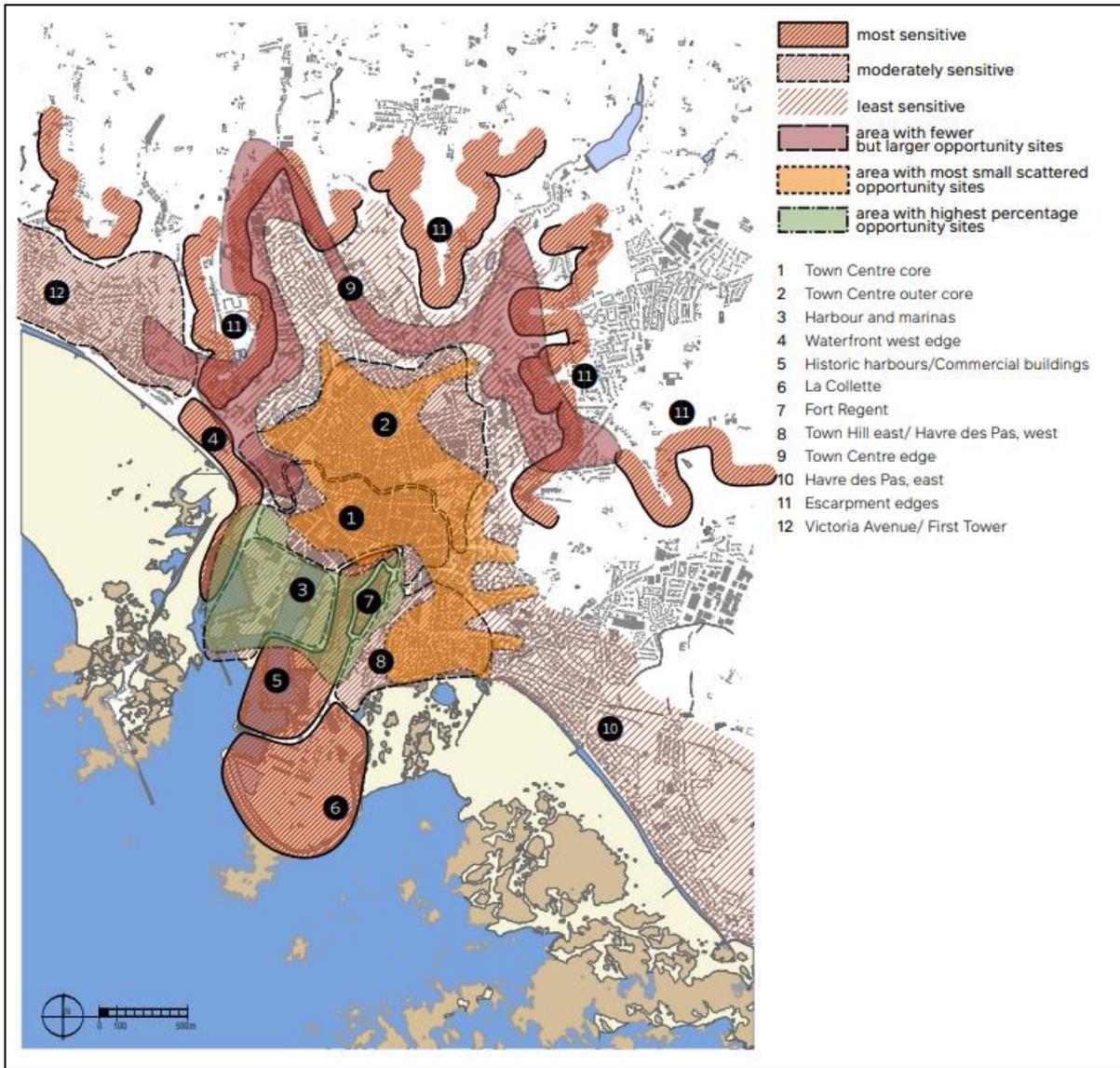


Figure HSA1: Sensitivity to the impact of increases in storey heights overlaid with opportunity areas (St Helier Urban Character Appraisal: Review (2021)).

In short, the review found that there is currently capacity within the town area to provide somewhere between 700 – 1,600 homes over the next five years, having regard to considerations of guidance associated with design, density and height.

A number of the sites which might contribute to this source of supply include sites owned by the Government of Jersey and its arms-length delivery agencies, which are considered below.

An assumption can also be made about the capacity of the sites which might emerge from the development of other, open market homes on private sites in the Town which, on the basis of trend data and capacity, is considered to range between 400 – 1,000 new homes. Clearly, the number of homes to be delivered from this source will be subject to a range of factors including the availability of sites, existing commercial values, existing site constraints, land ownership, and considerations of new policy and guidance to be established by the new Island Plan. Notwithstanding these variables, for the

purposes of an assessment of overall housing supply from this source, a figure of 600 homes has been adopted.

Government of Jersey sites and sites owned by arms-length bodies

The use of government-owned land to help meet the need for affordable homes is identified as a clear policy objective of the Island Public Estate Strategy 2021-35⁶. A number of government-owned sites, within the built-up area, have been identified as having the potential to contribute, in whole or in part, towards the clear and immediate need for affordable homes over the plan period and are already the subject of development briefs and planning applications. Others may emerge as government departments and Jersey Property Holdings review property portfolios.

The extent to which all or some of these government-owned sites contribute to this need will be determined, through the development of asset management plans, supported by the objectives set out in the Property Strategy, having regard to the public benefit to be derived from other forms of development on these sites.

This Strategy will come under governance of the newly formed Corporate Asset Management Board, which will prioritise the forward programme for the short, medium, and long-term for all estate projects and related policies, and make recommendations to the Regeneration Steering Group, including recommendations for the release of sites for affordable housing. This will result in the development of an overarching residential delivery and management strategy, under the guidance of a new strategic co-ordination function in the Department for Strategic Policy, Planning and Performance, to support housing delivery for arms-length housing bodies such as Andium Homes and the Jersey Development Company, and other housing trusts.

Some of these government-owned sites presently remain in active use and the timing of their release, and their potential to contribute towards the need for affordable homes, cannot be definitively known. It is, however, estimated that up to 425 affordable homes will be delivered from government-owned sites over the plan period. This supply has the potential to come, in Town, from the following public sites that may be released for development over the plan period including;

- Ambulance Station
- The Limes
- Le Bas
- Westaway Court
- La Motte Street offices

The review of Town capacity has also identified significant sources of housing land supply in the Town – principally associated with the next phases of development on the St Helier Waterfront - but these may not arise, in terms of the delivery of new homes, during the plan period and are thus regarded as medium-term.

Windfall outside of Town

During the 2011 Island Plan period, approximately 40% of planning permission for residential development (around 1,600 homes) was granted for development outside Town. Much of this was in

⁶ [Island Public Estate Strategy 2021-35](#)

other built-up areas of the island (at 34% or 1,300 homes) where land and development opportunities exist to continue to help meet the community’s need for homes.

Based on an assessment of trend data, and having regard to the policy framework provided by the plan, further windfall in other built-up areas and, to a lesser extent, some limited residential development in the countryside, will also provide a source of housing supply. An assumption of 500 homes has been adopted for this source of supply.

Extensions to the built-up area (rezoning)

Following consideration of a range of strategic options as to how best to meet the island’s development needs, set out in the Strategic Issues and Options consultation, the Preferred Strategy⁷ for the draft plan set out a strategic direction for a new spatial strategy, which seeks to:

- **focus development in the Town**
 - facilitate the development of key urban opportunity sites
 - use public land to meet immediate needs
- **generally maintain the existing definition of built-up areas**
 - encourage the re-use and redevelopment of already developed land at higher densities, appropriate to the context.
- **enable the sustainable and proportionate growth of some built-up areas** – involving the planned release of greenfield land including
 - extending some built-up area edges
 - around some parish centres, where this contributes to the overall community wellbeing and sustainability of an existing settlement
- **limit development around the undeveloped coast and in the countryside** to those uses which require a specific location
- **positive consideration of future land-reclamation** proposals in St Helier.

In light of this, there is a need to specifically consider the planned release of greenfield land around the edge of the island’s existing built-up areas.

Relative to the overall demand for 3,750 homes over the plan period, and having regard to the anticipated level of supply of existing sources of land and development opportunities already addressed above, there is a specific requirement to identify new sites for the provision of up to 450 homes on rezoned sites, as set out in table HSA1 below.

The sites that are proposed to help meet this aspect of supply are set out below, and details of their assessment, and potential yield, are provided at appendix 1.

1. Field G392A	Grouville	(0.75 hectares/4.2 vergées)
2. Field H1186A	St. Helier	(0.45 hectares/2.5 vergées)
3. Field H1189	St. Helier	(0.85 hectares/4.7 vergées)

⁷ [Island Plan Review: Preferred Strategy Report](#) (Oct 2020)

4. Field H1198	St. Helier	(0.40 hectares/2.2 vergées)
5. Field H1219	St. Helier	(1.20 hectares/6.6 vergées)
6. Field MN389 and MN390	St. Martin	(0.90 hectares/5.0 vergées)
7. Field MN410	St. Martin	(0.75 hectares/4.2 vergées)
8. Field O595 and O594	St. Ouen	(1.00 hectares/5.5 vergées)
9. Field P632	St. Peter	(1.30 hectares/7.2 vergées)
10. Field S413	St. Saviour	(0.70 hectares/3.9 vergées)
11. Field S415	St. Saviour	(0.45 hectares/2.5 vergées)
12. Field S415A	St. Saviour	(0.30 hectares/1.7 vergées)
13. Field S470	St. Saviour	(0.80 hectares/4.4 vergées)
14. Field S530	St. Saviour	(2.00 hectares/11.1 vergées)
15. Field S729	St. Saviour	(0.45 hectares/2.5 vergées)
16. Field J525	St. John.	(0.6 hectares/3.3 vergées)

A number of these sites are co-located, and these sites will be required to be developed together as part of a comprehensive form of residential development, to secure optimum yield and efficiency. These sites include:

- Field H1186A, Field H1189 and Field H1198, St. Helier
- Field MN389 and MN390, St. Martin
- Field O595 and O594, St. Ouen
- Field S413, Field S415, Field S415A and Field S470, St. Saviour

The third part of this report describes the process that has been used, and sets out the details of the assessment of the sites that have been considered, to inform the planned release of land to help meet the community's need for homes over the plan period of the bridging Island Plan.

Supply source		Level of certainty	Low supply estimate	High supply estimate	Five-year supply estimate 2021-25	
					Affordable	Open market
Under construction end 2020		High	1,325	1,325	625	700
Planning Permission (March 2021)		Medium	600	1,000	0	700
Town Capacity	Private sites	Medium	400	1,000	0	600
	Government/Approved housing provider sites	Medium	300	600	425	150
Windfall (outside of Town)		Medium	500	800	0	500
Rezoning- Strategic Extension Sites		Low	150	220	150	0
Rezoning- Suburban Extension Sites		Low	125	190	150	0
Rezoning- Rural Extension Sites		Low	140	210	150	0
Total Estimated supply			3,540	5,345	1,500	2,650
						4,150

Table HSA1: estimated source of supply of homes

Section three: site assessment

In order to inform housing supply as part of the Island Plan Review a 'call for sites' was initiated whereby landowners, developers and others were able to register sites to be considered for development, or protection from development, in the Island Plan.

This process, which ran from December 2019 to February 2020, generated 330 sites being put forward for consideration for housing, both for open market or affordable. These are listed and mapped, together with details of the outcomes of their assessment, at appendix 2.

The call for sites process sought to elicit details as to the availability of the sites for the delivery of homes and those which have been assessed were stated as being available. These sites were selected for assessment as there is a clear willingness on the behalf of those controlling the land to offer it to be considered for development. Although sites elsewhere may be more suitable for the provision of homes, if the land is not available for development, its consideration for this purpose is not appropriate or valid on the basis that it would not be capable of delivering the development of homes.

Sites submitted that were already within the built-up area have not been specifically assessed as part of this process on the basis that the principle of the development of homes on these sites is already established by existing planning policy, the strategic direction of which, is unlikely to be altered by the new Island Plan. Where sites within the built-up area have been submitted, however, the information provided has been used to inform the potential for Town and other parts of the built-up area to deliver homes and will be retained and monitored as part of the data held relating to the capacity of urban areas.

The key steps for site assessment are set out below.

Step 1: Constraints mapping

In identifying suitable areas for housing, the first element of this test is to identify and remove from the survey the island's most valued and sensitive areas of land as well as unrealistic sites. Using Geographic Information Systems (GIS) software a model, measuring the suitability of locations for housing development across the island, was developed that examined environmental impact, physical constraints, and accessibility. The land suitability model was developed by an assessment of the following.

- **minimising environmental impacts:** it is important that housing development does not take place on land of high environmental value. As a result, sensitive land has been generally avoided as development that would be visually prominent in the landscape. Sites that could bring environmental benefits have been viewed favourably.
- **exclusion of unsuitable land parcels** – e.g. woodland, reservoirs, playing fields, cemeteries, etc
 - exclusion of habitat sites

- **constraints and implementation:** locations that are least constrained by physical issues, such as access and drainage have been viewed favourably, as have sites that bring opportunities for wider community benefits.

There are also a number of areas where housing development would be inappropriate and the spatial suitability of such locations reflects this where there is a need to:

- avoid ribbon development
- avoid the development of undeveloped fields which are critical to character of historic villages
- avoid undeveloped coastal areas
- avoid development with the Airport Noise Zones
- exclusion of steep slopes

Step 2: Suitability analysis

It was important to devise a robust, clear, and transparent rating system that represented the mix of both positive and negative attributes of each individual site put forward for the Minister to consider. All sites put forward were systematically evaluated using a 'traffic light' (Red/Amber/Green) scoring system, which is set out in Table HSA2. The suitability of sites was measured in relation to four key characteristics, firstly in relation to:

- spatial strategy
- accessibility,
- landscape character, and
- existing land use.

Where site characteristics were regarded as providing a positive attribute for housing development, a 'green' score has been awarded. Factors that were deemed to represent a development constraint, that would need consideration to overcome have been given an 'amber' rating. Finally, where constraints prevent sites from being suitable for the purposes of housing development, 'red' ratings have been given.

It was important to formulate clear site assessment criteria; therefore, the system has been devised so that the classification of site characteristic could only fall into one type of score.

Assessment criteria		Classification	Rating
Spatial strategy	Settlement Integration:	Within or edge of primary or secondary centre	4
		Within or edge of local centre	3
		Within or edge of smaller settlement	2
		No integration	1
Accessibility	Accessibility & suitability	Very high accessibility rating (rating above 80)	5
		High accessibility rating (rating above 60-80)	4
		Medium accessibility rating (rating above 40-60)	3
		Low accessibility rating (rating below 20-40)	2
		Very low accessibility rating (rating below 20)	1
Landscape analysis	Countryside Character Area (ILSCA)	Urban area	7
		Interior agricultural land	6
		St Clement & Grouville coastal plain	5
		St Ouen's Bay & Quasine coastal plain	4
		Escarpment	3
		Enclosed valleys	2
		Cliffs and headlands	1
Use	Existing use of site:	Brownfield	4
		Glasshouse	3
		Agricultural field	2
		Open space/recreation/community use	1

Table HSA2: Site suitability analysis criteria

Spatial strategy

The first step of this stage was to define a Spatial Strategy and identify in broad terms the most suitable and sustainable areas for housing development. An updated spatial strategy was developed as part of the Island Plan Review Preferred Strategy.

Both the 2002 and 2011 Island Plans described a single built-up area (BUA) within which, and having regard to other policies, development was supported. The nature of these built-up areas as places varies significantly, from Town to suburban settings and historic parish centres.

The bridging Island Plan establishes a new spatial strategy settlement hierarchy for Jersey that better recognises and responds to the scale and character of different places within the BUA, as follows.

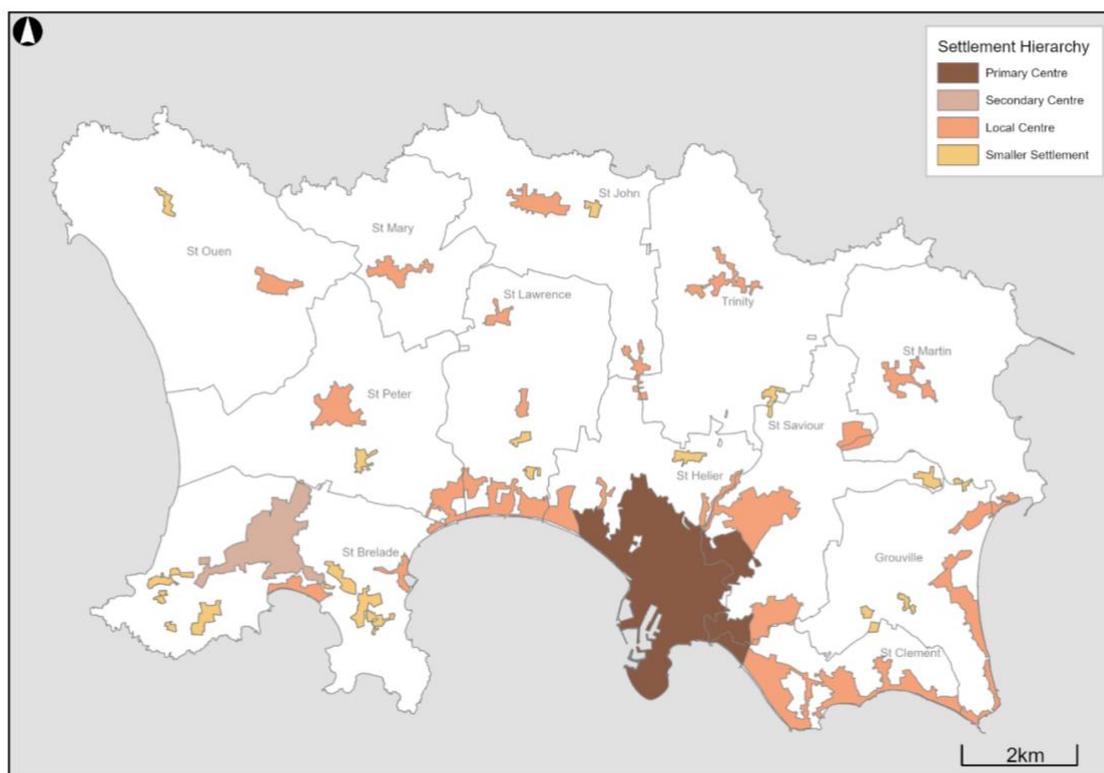


Figure HSA2: settlement hierarchy

Sites have been assessed against the Spatial Strategy and to the degree to which they can be integrated with the existing built environment. The aim was to ensure that new housing sites form a cohesive part of existing communities and do not encroach unduly into the countryside. Sites have then been graded according to the following settlement hierarchy, as set out in table HSA2:

- edge of St Helier (primary centre) or secondary centre (Les Quennevais) and can be integrated into the built-up area.
- edge of a local centre and can be integrated into the built-up area;
- edge of a smaller settlement and can be integrated into a smaller settlement;
- no integration.

Accessibility

Good accessibility is vital to developing sustainable housing. Good accessibility helps reduce the need to travel and promotes more sustainable forms of transport thereby reducing the environmental impact of housing. Accessibility has been measured by the ability to gain access to key facilities (such as a primary school, local shop, and bus route). Sites located in areas with opportunities for using travel modes other than the car have been rated more highly than those without.

- distance from built-up area – weighted to main (primary and secondary) urban areas
- distance from bus routes – weighted by frequency
- distance from shops (inc garages with convenience store)
- distance from non-fee-paying schools

A Theisen map has been created on the geographical information system (GIS) using these criteria and each part of the island has been given a score from 0-100, with 100 being the best location based upon the criteria. The following categories were developed to score each site against:

- very high suitability rating (rating above 80)
- high suitability rating (rating above 60-80)
- medium suitability rating (rating above 40-60)
- low suitability rating (rating below 20)
- very low suitability rating (rating below 30)

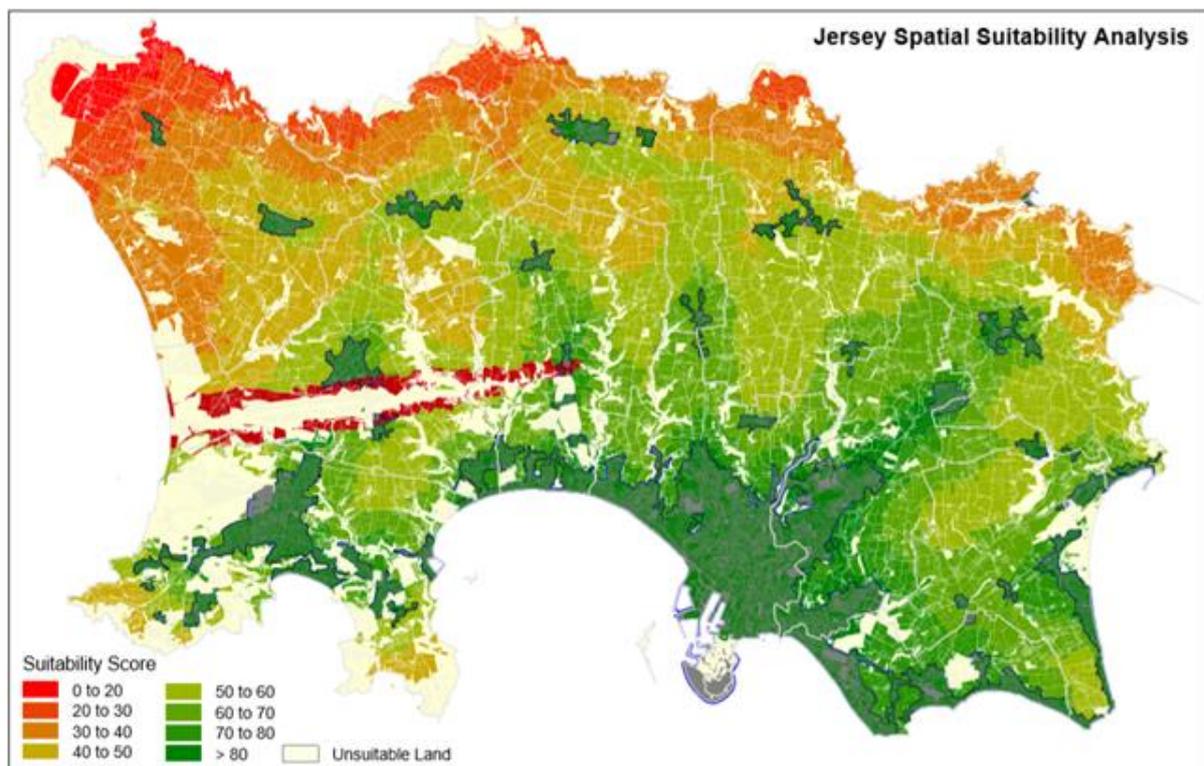


Figure HSA3: spatial suitability analysis

Landscape sensitivity

The landscape sensitivity has been assessed for each site using evidence from the 2020 Integrated Landscape and Seascape Character Assessment⁸ (ILSCA), sites were rated against the type and value of the countryside character area they were located in.

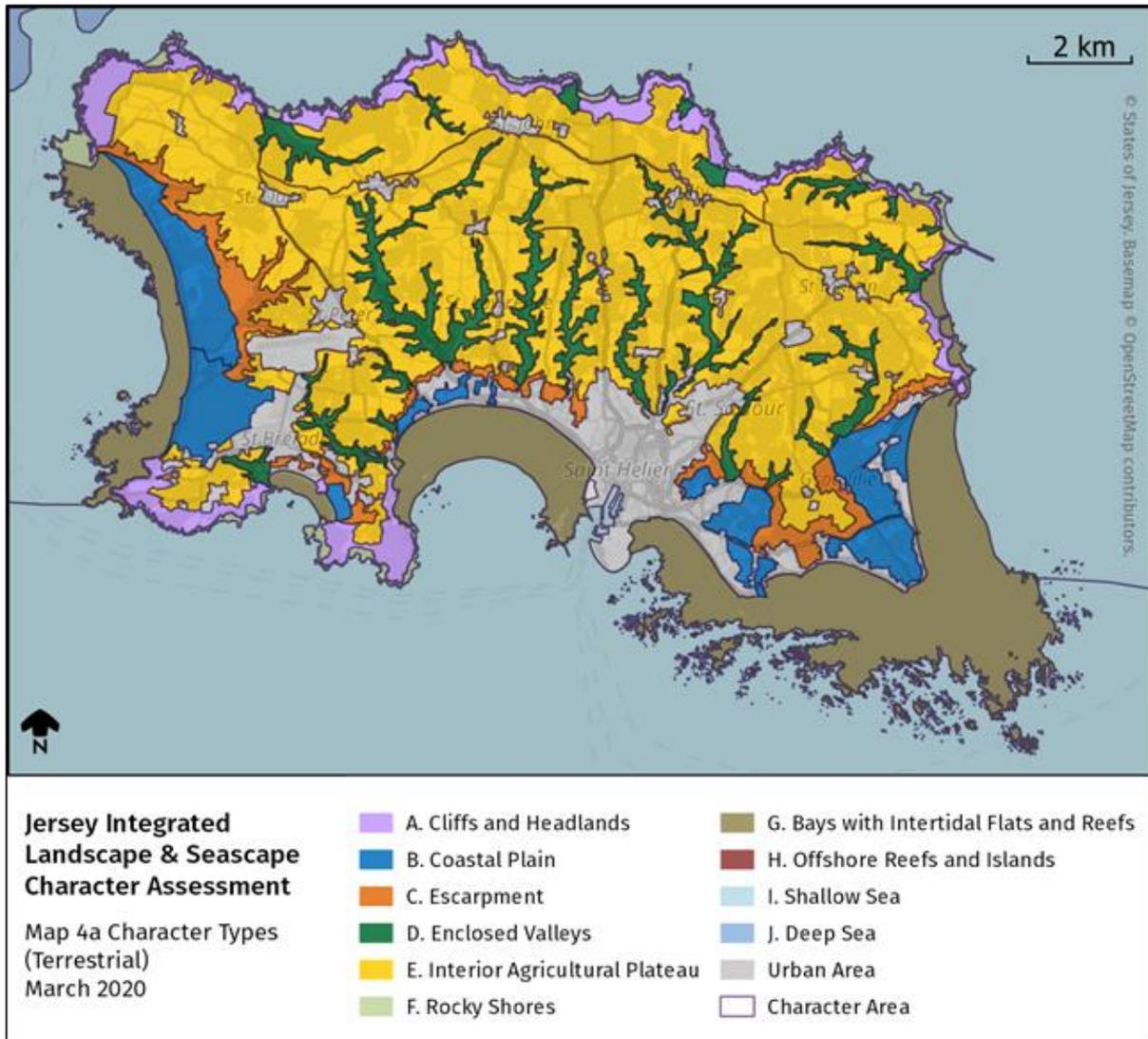


Figure HSA4: landscape and seascape character types (ILSCA)

As table HSA2 shows, the most sensitive areas for accepting new development were given a red rating, less sensitive areas amber and urban areas, the most able to accept new development were ranked as most suitable and ranked green. The scoring for landscape sensitivity is set out in table HSA2.

Existing use of site

The final site assessment related directly to the nature of each individual sites and their use. The existing land use is an important consideration for determining the suitability of sites for housing development. The assessment awarded higher rates to brownfield land as it is deemed the most appropriate given the use of previously developed land, whilst agricultural land had a low-medium

⁸ [Integrated Landscape and Seascape Character Assessment](#)

rating and open space, recreational, community had the lowest rating. Whilst recognising that glasshouses are temporary structures on agricultural land they have been treated as a form of development at this stage of assessment (albeit not at the same level as brownfield land). The scoring for existing land use is set out in table HSA2.

Step 3: detailed site assessment

All the requested sites have been mapped and recorded on a database. Where available, information held in the database includes address, agent, owner, and area as well the information collated as part of the Suitability Assessment. The database will enable efficient future monitoring as well as being used to provide analysis of the results.

First stage

Using the Suitability Analysis set out above, a Red, Amber, Green (RAG) rating has been applied to the sites. This resulted in those sites with the greatest number of housing development constraints falling to the bottom of the RAG rating, whilst sites with the fewest development constraints have risen to the top. The results of this RAG rating are presented, by parish, at appendix 2.

Appendix 2 shows that the sites most suitable for housing development are located on within or on the edge of the built-up area boundary, in suitable locations with good accessibility, away from environmentally sensitive areas and use previously developed land. Some of the best scoring sites were those within existing urban areas and do not require rezoning and, as stated above, have not been considered further as part of this assessment as they can be developed, under current and proposed planning policy, for the provision of homes. Their potential contribution to urban housing capacity has, however, been noted and considered. Sites towards the bottom of the rankings are likely to have poor settlement integration and use open or agricultural land.

The analysis shows that there is a good supply of land that accords to the Spatial Strategy and is also in areas deemed suitable, however the current use of many of these sites is currently against current policy.

The results show that there is a good level of supply that conforms to the strategy and that are more likely to have other characteristics rated 'green'.

Second stage

To find the most suitable sites for potential rezoning further, more detailed site assessment and analysis of all the sites has been undertaken. Suitable sites were only advanced to the next stage if they met the following criteria:

- were outside of the built-up area (needed rezoning)
- were able to deliver a minimum of five units (0.15 hectare)
- were put forward for affordable housing
- were able to be developed within five years.
- would support community needs in either number or type
- would not be required for other uses (e.g. community infrastructure, such as a new hospital)

- had a low flood risk

This has resulted in a reduced list of sites. All of these sites have been subjected to detailed site visits and assessments to determine their potential suitability for the provision of homes. The 'best-performing' sites have also been subject to further, more detailed consideration of infrastructure requirements, with IHE (Drainage) and IHE (Transport). Further investigation has also been undertaken in relation to the potential impact of the loss of these sites to the agricultural industry, where relevant, involving further review with IHE (Land Controls) and the Rural Economy Team.

Consideration has also been given to the landscape sensitivity of these sites, and their potential impact upon local landscape character. The Jersey Landscape Sensitivity Assessment⁹ (LSA), prepared by Fiona Fyfe Associates, which is based upon the earlier ILSCA study, has been used to assist this aspect of the review. The overall sensitivity ratings are based on the following definitions.

1. **Low sensitivity:** The site is able to accommodate residential development without significant landscape/ visual change, or in some cases, development (with appropriate design and mitigation) might enhance the landscape. In either case residential development could potentially relate well to the area.
2. **Medium-low sensitivity:** The site is able to accommodate residential development in most situations without significant landscape/ visual change. Many aspects of residential development (with appropriate design and mitigation) could relate to the key characteristics of the area.
3. **Medium sensitivity:** The site has some ability to accommodate residential development in limited situations (with appropriate design and mitigation) without significant landscape/ visual change. Residential development could potentially relate to some characteristics of the area.
4. **Medium-high sensitivity:** The site is susceptible to change, and residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Residential development conflicts with some landscape characteristics, and significant landscape/visual impacts are likely to occur.
5. **High sensitivity:** The site is very susceptible to change and is unable to accommodate any residential development without significant landscape/ visual change as a result of the loss of key characteristics and the introduction of uncharacteristic features. Residential development conflicts with the majority of landscape characteristics, and widespread significant landscape/visual impacts are very likely to occur.

Site assessment outcomes

On this basis, and following the result of the suitability assessment, relative to the level of demand for homes needed to be met from this source of supply, 16 sites emerged as the most suitable to being able to deliver the range of homes required and these are set out at appendix 1.

One of the sites (Field J525) has recently been awarded planning permission following a planning enquiry recommendation for approval and so has greater development certainty. Outline planning briefs have been prepared for each site and are included in the draft Island Plan (see appendix 1 of the

⁹ Jersey Landscape Sensitivity Assessment (2020): see [IPR core evidence base](#)

[draft bridging Island Plan](#)). As stated above, a number of these sites are co-located and should be brought forward together to deliver a comprehensive form of development.

The suitability assessment has shown that the sites are ranked amongst the highest scoring sites. All the sites pass the Spatial Strategy test being within or on the edge of a main or local centre and can be classified as being:

- Strategic extension
- Local centre/ suburban extension
- Local centre/ rural extension

The majority of the sites also have a good suitability rating situated in locations that benefit from a good range of local services and accessibility, have low flood risk, have the capacity to deliver an efficient affordable housing development to support local communities and are deliverable in the timescale.

Section four: Summary and conclusion

This assessment has highlighted that there is capacity to be able to cater for housing demand for the next five years, on the basis of the strategy to be adopted by the bridging Island Plan. It demonstrates there is currently sufficient housing land available to meet the island's housing needs until 2025, to include some flexibility (approximately 10%) in the amount of housing land and development opportunities, and its associated estimated yield, which may, should it transpire, serve to offset more of the latent demand from the 2011 Island Plan period or help to meet the housing requirements of the subsequent longer-term Island Plan Review.

Although a good potential supply of housing land and development opportunities has been identified as being suitable, it is acknowledged that there will be challenges in seeking to ensure the complete delivery of homes within this short-term plan period. Whilst some new homes will continue to be provided as a result of current development activity, under the auspices of planning permission already granted, the impact of the pandemic upon the availability of materials and labour is not yet clear. The level of delivery of homes required to meet the anticipated demand over the five year period – at 750 a year – is also considerably greater than that generally delivered in the island, which is usually around 400 homes, and the ability of the island's development industry to service this level of construction, within the context of the recovery from the pandemic, will need to be carefully monitored.

It is also acknowledged that there will be an inevitable lead-in time for the development of homes on new sites to come forward. Any sites rezoned under the new plan are likely to be the ones that will provide family homes as well as offering the potential to provide a mix of house-type to encourage right-sizing within local communities. In order to facilitate the supply of both types of homes, it is important that sites that are specially allocated for these purposes are brought forward as soon as possible, in order to help meet both of these pressing housing requirements. The early release of these sites will enable supply to be maintained between the bridging Island Plan and the subsequent full longer-term Island Plan Review.

Monitoring

This report represents a snapshot of the housing land availability and demand during the period 2020-21. Over time, the situation will inevitably change as sites are developed, others become available and the economy changes. As a result, it is important that accurate monitoring of the supply and demand for housing is maintained and this assessment can be readily updated.

The assessment will be regularly kept up to date as part of the Island Plan Annual Monitoring Report. This will support the updating of the housing trajectory and the five-year supply of specific deliverable sites. Information recorded as part of the annual monitoring report will need to determine whether:

- sites under construction have now been developed, or individual phases have been developed;
- sites with planning permission are now under-construction and what progress has been made;
- planning applications have been submitted or approved on sites and broad locations identified in the assessment;

- progress has been made in removing constraints on development and whether a site is now considered deliverable;
- unforeseen constraints have emerged which means a site is no longer deliverable
- the windfall allowance (where justified) is coming forward as expected or may need to be adjusted, and
- new sites for consideration come forward

A comprehensive housing land availability monitoring system will need to be set up to allow this to be achieved.

Appendix 1 – Affordable housing site allocations

CFS ref	Submitted address	Parish	Spatial score (1-4)	Suitability Score (1-5)	Landscape Score (1-7)	Existing use Score (1-5)	Landscape sensitivity	Overall flood risk category	Category	vergées	Acres	Hectares	Lower density 30dph	Medium density 35dph	Higher density 45dph
IP-175859990	Field G392A	Grouville	3	5	5	2	Medium-Low	Low	Suburban Extension	4.2	1.9	0.75	23	26	34
IP-173550913	Field H1219	St. Helier	4	4	7	2	n/a	Little to no Risk	Suburban Extension	6.7	3.0	1.2	36	42	54
IP-171892140	Field H1198	St. Helier	4	5	6	2	Medium-Low	Little to no Risk	Strategic Extension	2.2	1.0	0.4	12	14	18
IP-175468055	Field H1189	St. Helier	4	5	6	2	Medium	Little to no Risk	Strategic Extension	4.7	2.1	0.85	26	30	38
IP-175184359	Field H1186A	St. Helier	4	5	6	2	Medium	Little to no Risk	Strategic Extension	2.5	1.1	0.45	14	16	20
IP-180309345	Field J525	St. John	3	3	6	2	Medium-Low	Little to no Risk	Rural Extension	3.3	1.5	0.6	18	21	27
IP-178713047 IP-178711791	Fields MN389 and MN390	St. Martin	3	4	6	2	Medium-Low	Little to no Risk	Rural Extension	5.0	2.2	0.9	27	32	41
IP-178709054, IP-178711791	Field MN410	St. Martin	3	4	7	2	Medium-Low	Little to no Risk	Rural Extension	4.2	1.9	0.75	23	26	34
IP-178094584	Field O595 and O594	St. Ouen	3	3	6	2	Medium-Low	Little to no Risk	Rural Extension	5.6	2.5	1	30	35	45
IP-175190706	Field P632	St. Peter	3	4	6	2	Medium	Little to no Risk	Rural Extension	7.2	3.2	1.3	39	46	59

CFS ref	Submitted address	Parish	Spatial score (1-4)	Suitability Score (1-5)	Landscape Score (1-7)	Existing use Score (1-5)	Landscape sensitivity	Overall flood risk category	Category	vergées	Acres	Hectares	Lower density 30dph	Medium density 35dph	Higher density 45dph
IP-177734520 IP-161599027	Field S530	St. Saviour	3	5	6	2	Medium	Low	Suburban Extension	11.1	4.9	2	60	70	90
IP-178261467	Field S729	St. Saviour	3	5	3	4	n/a	Low	Suburban Extension	2.5	1.1	0.45	14	16	20
IP-177076108	Field S413	St. Saviour	3	5	6	2	n/a	Little to no Risk	Strategic Extension	3.9	1.7	0.7	21	25	32
IP-177076108	Field S415	St. Saviour	3	5	6	2	n/a	Little to no Risk	Strategic Extension	2.5	1.1	0.45	14	16	20
IP-177076108 IP-180296306	Field S415A	St. Saviour	3	5	6	2	n/a	Little to no Risk	Strategic Extension	1.7	0.7	0.3	9	11	14
IP-177076111 IP-180296306 IP-178913357	Field S470	St. Saviour	3	5	6	2	n/a	Little to no Risk	Strategic Extension	4.4	2.0	0.8	24	28	36

(a) -- Site assessments

Call for Sites Reference	Submitted address	Parish	Spatial score (1-4)	Suitability score (1-5)	Landscape score (1-7)	Existing use score (1-5)
IP-172183455	Chantemerle	Grouville	1	3	5	4
IP-169319596	Cote d'Or	Grouville	3	3	5	1
IP-178438356	Fauvic Nurseries	Grouville	3	4	5	2
IP-177659686	Field No. G153 & G153A & G153B & G154 & G155,	Grouville	3	4	3	2
IP-171622367	Field No. G234, part of Field No. G234A, & part of Field No. G230	Grouville	1	4	5	2
IP-172098780	Field No. G355	Grouville	3	5	5	2
IP-175859990	Field No. G392A	Grouville	3	5	5	2
IP-175845789	Field No. G403A & G403C & G403D & G432A	Grouville	3	4	5	2
IP-175823668	Field No. G571C	Grouville	3	3	5	2
IP-163552037	Field No. G580A	Grouville	1	3	5	2
IP-178769065	Field No. G585	Grouville	3	4	5	2
IP-169261731	Field No. G677	Grouville	2	4	6	2
IP-175817466	Field No. G688	Grouville	2	4	6	2
IP-175831485	Field No. G690A	Grouville	2	4	6	2
IP-175828072	Field No. G694	Grouville	2	4	6	2
IP-174266128	Flat 1, 1 Grange Villas	Grouville	1	4	5	4
IP-173534712	Flat 1, 1 Grange Villas	Grouville	1	4	5	4
IP-177728035	Glenwhern	Grouville	3	4	7	4
IP-170600633	Le Petit Jardin	Grouville	1	4	6	4
IP-160711972	Le Pinquer	Grouville	1	4	6	4
IP-177483488	Oakleigh	Grouville	3	4	5	4
IP-169300872	Old Trafford Farm and Field No. G759 & G759a & G760	Grouville	1	4	6	4
IP-177753707	Rainbow Nurseries	Grouville	1	4	6	2
IP-169989515	Rainbow Nurseries	Grouville	1	4	6	2
IP-178828491	Field No. 301,747A & 750 & 752 & 755	St. Brelade	2	4	3	2
IP-168448430	Field No. B14	St. Brelade	1	3	6	2
IP-177292266	Field No. B170A	St. Brelade	1	4	6	2
IP-178521147	Field No. B206	St. Brelade	4	4	2	2

Call for Sites Reference	Submitted address	Parish	Spatial score (1-4)	Suitability score (1-5)	Landscape score (1-7)	Existing use score (1-5)
IP-174218188	Field No. B246	St. Brelade	2	4	6	2
IP-172039579	Field No. B248A	St. Brelade	4	4	3	2
IP-178373958	Field No. B487 & the western half of Field No. B485	St. Brelade	2	3	6	4
IP-161404859	Field No. B494 & B494A & B495 & B496 & B564 & B566 & B566A & B567	St. Brelade	2	3	6	2
IP-178679980	Field No. B512	St. Brelade	1	4	6	2
IP-177073940	Field No. B644A	St. Brelade	2	3	3	2
IP-162496917	Field No. B698	St. Brelade	2	3	6	2
IP-178630977	Field No. B700	St. Brelade	2	3	6	2
IP-173562600	Field No. B706 & B707	St. Brelade	2	4	6	2
IP-176091086	Field No. B713 & B714 & B715 & B721 & B722	St. Brelade	2	4	6	2
IP-177301203	Field No. B739	St. Brelade	2	4	6	2
IP-176876654	Field No. B767	St. Brelade	1	4	2	2
IP-177475045	Field No. B82	St. Brelade	1	4	6	2
IP-160638955	Field No. B842	St. Brelade	1	4	6	2
IP-176269626	Field No. B845	St. Brelade	1	4	3	2
IP-173171574	Field No. B964A	St. Brelade	1	3	2	2
IP-178039032	La Chalet Hotel	St. Brelade	1	3	1	1
IP-167238666	La Petite Commune & Field No. B167 & Field No. B168 & Field No. B169 & Field No. B170 & Field No. B171	St. Brelade	2	4	6	1
IP-178266750	Land at Brook Farm	St. Brelade	2	4	2	1
IP-176016411	LAND AT PORTELET	St. Brelade	1	3	6	1
IP-178298087	Les Frontieres Farm	St. Brelade	1	3	6	1
IP-173205504	Les Mans	St. Brelade	1	3	6	4
IP-172843690	Maison Marais du Val	St. Brelade	1	3	2	4
IP-171986063	Maison St. Brelade Residential Home	St. Brelade	4	4	7	1
IP-159241002	Oak Lane Farm	St. Brelade	4	4	6	1
IP-162569248	Pasadena	St. Brelade	3	4	7	1
IP-174173092	Quarry to east of Field No. B351	St. Brelade	1	4	6	2
IP-177657636	Quarry to east of Field No. B351	St. Brelade	1	4	6	4

Call for Sites Reference	Submitted address	Parish	Spatial score (1-4)	Suitability score (1-5)	Landscape score (1-7)	Existing use score (1-5)
IP-162550545	Son Vida	St. Brelade	1	4	6	4
IP-173508364	Tabor Park	St. Brelade	4	4	6	1
IP-177457824	The Pines	St. Brelade	1	4	6	1
IP-160557982	Craigie Hall	St. Clement	3	4	3	1
IP-175564326	Field No. C102	St. Clement	3	4	5	2
IP-175498438	Field No. C102	St. Clement	3	4	5	2
IP-175544866	Field No. C125	St. Clement	3	4	5	2
IP-177608077	Field No. C127 & C128	St. Clement	3	4	5	2
IP-177593159	Field No. C128	St. Clement	3	4	5	2
IP-178906700	Field No. C152	St. Clement	3	4	3	2
IP-173522035	Field No. C190A	St. Clement	3	4	3	2
IP-177066897	Field No. C202 & C253 & C254	St. Clement	3	4	5	2
IP-176997462	Field No. C247	St. Clement	3	4	5	2
IP-177069842	Field No. C252A & C252B	St. Clement	3	4	5	2
IP-166627141	Field No. C52 & C59 & C59B	St. Clement	3	4	5	2
IP-175287400	Field No. C97	St. Clement	3	4	5	2
IP-177649593	Fields 104 and 105	St. Clement	3	4	5	2
IP-173731814	Homefields	St. Clement	1	4	3	4
IP-173672395	Homefields	St. Clement	1	4	3	4
IP-175793713	La Grande Route De St Clement	St. Clement	1	4	3	2
IP-165659148	La Porcherie	St. Clement	3	4	3	4
IP-177741728	Les Tours Farm	St. Clement	1	4	5	4
IP-178831321	Les Tours Farm	St. Clement	1	4	5	4
IP-175537042	Old Farm	St. Clement	1	4	3	4
IP-175608054	Part of Field C104	St. Clement	3	4	5	2
IP-175608054	Part of Field No. C104	St. Clement	3	4	5	2
IP-173071847	St. Cyr Bungalow (land adjacent)	St. Clement	3	4	5	2
IP-175184359	Field No. H1186A	St. Helier	1	5	6	2
IP-175468055	Field No. H1189	St. Helier	4	5	6	2

Call for Sites Reference	Submitted address	Parish	Spatial score (1-4)	Suitability score (1-5)	Landscape score (1-7)	Existing use score (1-5)
IP-171892140	Field No. H1198	St. Helier	4	5	6	2
IP-165473314	Field No. H1210	St. Helier	1	4	6	2
IP-173550913	Field No. H1219	St. Helier	4	4	7	2
IP-178505827	Field No. H1224	St. Helier	4	5	7	2
IP-175148174	Field No. H1246	St. Helier	4	4	6	2
IP-178114381	Field No. H1248	St. Helier	4	5	6	2
IP-173642406	Field No. H1256	St. Helier	4	5	6	2
IP-178787687	Field No. H1297	St. Helier	2	4	6	2
IP-178787687	Field No. H1300	St. Helier	2	4	6	2
IP-178787687	Field No. H1303	St. Helier	2	4	6	2
IP-176176024	Field No. H1315	St. Helier	2	4	6	2
IP-175791441	Field No. H1341 & H1341A	St. Helier	4	5	6	2
IP-175483362	Field No. H1368	St. Helier	2	4	6	2
IP-178256639	Field No. H1551	St. Helier	4	4	7	2
IP-177748080	General Hospital	St. Helier	4	4	7	1
IP-178890119	La Folie Inn	St. Helier	4	5	7	4
IP-178970759	La Frigate foreshore	St. Helier	4	4	1	1
IP-173564210	Land at Palm Grove	St. Helier	4	4	2	1
IP-176021004	LAND IN EVIRONS OF DUMARESQ STREET	St. Helier	4	4	7	4
IP-176916628	Land to east of Helie's Cottage	St. Helier	4	4	3	4
IP-170126496	Little Orchard	St. Helier	1	4	6	4
IP-178866634	Maison du Petit Mont	St. Helier	4	4	3	4
IP-164756341	Mount Martin & Field H1550	St. Helier	4	4	7	4
IP-178881365	New North Quay	St. Helier	4	4	7	4
IP-166314814	Old Quarry House	St. Helier	1	4	6	1
IP-178901722	Palm Springs Nursing Home	St. Helier	3	4	7	4
IP-178878306	Steam Clock	St. Helier	4	5	7	1
IP-178894416	SW St Helier Framework KOS1 & 2 & 3	St. Helier	4	4	7	4
IP-162041096	Te Whare	St. Helier	4	5	3	1

Call for Sites Reference	Submitted address	Parish	Spatial score (1-4)	Suitability score (1-5)	Landscape score (1-7)	Existing use score (1-5)
IP-160611516	Beauchamp House	St. John	1	3	6	4
IP-182559952	East Grove	St. John	2	3	7	2
IP-264182751-2	Field J229, La Route du Nord, St. John	St. John	3	3	6	2
IP-264182751-5	Field J370, La Route de St. Jean, St. John	St. John	3	3	7	2
IP-264182751-3	Field J531, La Rue de Mare Ballam, St. John	St. John	3	3	3	2
IP-264182751-4	Field J534, La Rue de Mare Ballam, St. John	St. John	1	3	3	2
IP-170339579	Field No. J1005	St. John	1	3	6	2
IP-178848345	Field No. J1092	St. John	3	4	6	2
IP-173871572	Field No. J1109	St. John	3	4	6	2
IP-176632281	Field No. J228 & J230 & J230A	St. John	3	3	6	2
IP-175836738	Field No. J228 & J230 & J230A	St. John	3	3	6	2
IP-178103577	Field No. J235 & J236 & J237	St. John	3	3	7	2
IP-171908026	Field No. J236	St. John	3	3	7	2
IP-180300720	Field No. J358	St. John	3	3	6	2
IP-174305797	Field No. J508	St. John	1	3	6	2
IP-180309345	Field No. J525	St. John	3	3	6	2
IP-178360776	Field No. J801	St. John	2	3	6	2
IP-175647243	Field No. J809	St. John	2	3	6	2
IP-174858791	Field No. J939	St. John	1	3	6	2
IP-264182751-7	J236, La Rue Cimitiere, St Jhn	St. John	3	3	7	2
IP-174216276	Land at Sion Village	St. John	3	4	7	1
IP-177659186	Land to the north of Field J677	St. John	1	3	6	2
IP-174211237	Part of Field No. 776	St. John	2	3	6	2
IP-175661422	Part of Field No. J1088	St. John	1	4	6	2
IP-174214810	Part of Field No. J775 & Field No. J780	St. John	2	3	6	2
IP-172103568	Bienvenue Farm	St. Lawrence	1	3	6	4
IP-175853657	Bigrel Farm	St. Lawrence	1	3	6	4
IP-175282389	Broadfields Vinery	St. Lawrence	1	3	6	2
IP-176787851	Domaine des Vaux	St. Lawrence	1	4	6	4

Call for Sites Reference	Submitted address	Parish	Spatial score (1-4)	Suitability score (1-5)	Landscape score (1-7)	Existing use score (1-5)
IP-178605194	Field L866	St. Lawrence	3	4	5	2
IP-167439072	Field No. L124	St. Lawrence	3	3	6	2
IP-177828198	Field No. L386	St. Lawrence	1	4	6	2
IP-174024596	Field No. L528	St. Lawrence	1	4	6	2
IP-177828198	Field No. L554	St. Lawrence	1	3	6	2
IP-177828198	Field No. L571A	St. Lawrence	1	3	6	2
IP-174041847	Field No. L597	St. Lawrence	1	4	6	2
IP-174085204	Field No. L598	St. Lawrence	1	4	6	2
IP-178806356	Field No. L623	St. Lawrence	1	3	6	2
IP-178360839	Field No. L643	St. Lawrence	1	4	6	2
IP-175187010	Field No. L751	St. Lawrence	2	4	6	2
IP-177828198	Field No. L769	St. Lawrence	1	4	6	2
IP-174212931	Field No. L807A	St. Lawrence	2	4	6	2
IP-162105120	Field No. L816	St. Lawrence	3	5	3	2
IP-165149228	Field No. L846	St. Lawrence	3	4	5	2
IP-169852041	Field No. L846a	St. Lawrence	3	4	5	2
IP-178944189	Field No. L866	St. Lawrence	3	4	5	2
IP-175559537	Field No. L875A	St. Lawrence	3	4	5	2
IP-178106380	Greenacres	St. Lawrence	3	4	6	4
IP-176920806	Land to north of Little Grove Clinic	St. Lawrence	3	4	3	4
IP-165025966	Les Jardins Lodge & L309 & L311	St. Lawrence	1	4	6	4
IP-173931559	Midbay	St. Lawrence	3	4	5	4
IP-178908270	North End	St. Lawrence	1	3	6	4
IP-174123229	Part of Field No. L374	St. Lawrence	1	4	6	2
IP-165286030	Part of Field No. L656 - scrub land	St. Lawrence	2	4	6	2
IP-169137158	Sparket	St. Lawrence	1	3	6	4
IP-173519467	Strip of Land West of Fields No. L110, L114,L115,La Passage Passage Farm	St. Lawrence	3	3	6	1
IP-178904971	The Fencing Centre	St. Lawrence	1	3	6	4
IP-177645548	The Gables	St. Lawrence	3	4	5	4

Call for Sites Reference	Submitted address	Parish	Spatial score (1-4)	Suitability score (1-5)	Landscape score (1-7)	Existing use score (1-5)
IP-178371720	Ville au Veslet Farm	St. Lawrence	1	4	6	4
IP-178705355	Field No. MN323	St. Martin	3	4	6	2
IP-178710504	Field No. MN391	St. Martin	3	4	6	2
IP-178709054	Field No. MN410	St. Martin	3	4	7	2
IP-173525317	Field No. MN410	St. Martin	3	4	6	2
IP-178706081	Field No. MN414	St. Martin	3	4	6	2
IP-174047630	Field No. MN423A	St. Martin	3	4	6	2
IP-176417079	Field No. MN477	St. Martin	1	3	6	2
IP-177229447	Field No. MN478B	St. Martin	1	3	6	2
IP-178706951	Field No. MN489	St. Martin	3	4	6	2
IP-178708000	Field No. MN490	St. Martin	3	4	6	2
IP-178714134	Field No. MN652A	St. Martin	1	4	6	2
IP-178647035	Field No. MN674	St. Martin	3	5	6	2
IP-178650332	Field No. MN676	St. Martin	3	4	6	2
IP-178704741	Field No. MN678	St. Martin	3	4	6	2
IP-177305569	Field No. MN717	St. Martin	1	4	6	2
IP-178884276	Former garage of La Rive Cottage	St. Martin	1	2	2	4
IP-180267961	Houguemont	St. Martin	2	4	6	4
IP-177515093	La Solitude Farm	St. Martin	1	3	6	4
IP-175559229	L'Abri Farm	St. Martin	1	3	6	4
IP-174060901	Land at La Preference	St. Martin	1	4	6	4
IP-176407404	Land off Brookside Close / La Rue du Hucquet	St. Martin	1	4	6	1
IP-178711791	Le Rond Collas & Field No. MN389	St. Martin	3	4	6	2
IP-178713047	Le Rond Collas,Field No. MN390	St. Martin	3	4	6	2
IP-178470844	Oxford House	St. Martin	1	4	6	1
IP-171879946	Charmwood	St. Mary	1	3	6	4
IP-160307346	Field No. MY412	St. Mary	1	3	6	2
IP-178820051	Field No. MY493	St. Mary	3	3	6	2
IP-166129288	Field No. MY512 & MY513	St. Mary	1	3	6	2

Call for Sites Reference	Submitted address	Parish	Spatial score (1-4)	Suitability score (1-5)	Landscape score (1-7)	Existing use score (1-5)
IP-177808846	Field No. MY644	St. Mary	1	2	6	2
IP-178626237	Land at Verte Vue	St. Mary	1	2	6	4
IP-177645030	Le Petit Catelet	St. Mary	1	3	6	4
IP-170778397	L'Ecluse	St. Mary	1	2	6	1
IP-163898306	Western part of Field No. MY731	St. Mary	1	3	6	2
IP-178514383	Bas des Charrieres	St. Ouen	1	3	3	4
IP-160359212	Field No. O1027	St. Ouen	1	2	6	2
IP-178632933	Field No. O1028 between L'Horizon & Westpoint	St. Ouen	1	2	6	4
IP-178040648	Field No. O1037	St. Ouen	1	2	6	2
IP-175511646	Field No. O1037	St. Ouen	1	2	6	2
IP-178020576	Field No. O1150A	St. Ouen	2	2	6	2
IP-178024697	Field No. O1427	St. Ouen	1	3	6	2
IP-178025501	Field No. O1431 & O1432	St. Ouen	1	2	6	2
IP-177652165	Field No. O1431 & O1432	St. Ouen	1	2	6	2
IP-178102692	Field No. O1923	St. Ouen	1	3	6	2
IP-178021484	Field No. O197	St. Ouen	1	2	6	2
IP-178036483	Field No. O290	St. Ouen	1	3	6	2
IP-178022484	Field No. O437	St. Ouen	1	3	6	2
IP-178031426	Field No. O526 & O527 & O528	St. Ouen	3	3	6	2
IP-178032622	Field No. O556 & O558	St. Ouen	3	3	6	2
IP-173199897	Field No. O562	St. Ouen	1	3	6	2
IP-178030298	Field No. O585 & O584 & O583 & O579	St. Ouen	3	3	6	2
IP-178094584	Field No. O595 & O594	St. Ouen	3	3	6	2
IP-178023327	Field No. O610	St. Ouen	1	3	6	2
IP-178098963	Field No. O619	St. Ouen	3	3	6	2
IP-178027077	Field No. O622	St. Ouen	3	3	6	2
IP-171545657	Field No. O622	St. Ouen	3	3	6	2
IP-178027921	Field No. O623	St. Ouen	3	3	6	2
IP-162647972	Field No. O635	St. Ouen	1	3	6	2

Call for Sites Reference	Submitted address	Parish	Spatial score (1-4)	Suitability score (1-5)	Landscape score (1-7)	Existing use score (1-5)
IP-178026486	Field No. O657	St. Ouen	1	3	6	2
IP-178042843	Field No. O724	St. Ouen	1	3	6	2
IP-178570979	Field No. O782 & O783	St. Ouen	2	2	6	2
IP-178019125	Field No. O782 & O783	St. Ouen	2	2	6	2
IP-178301697	Field No. O783	St. Ouen	2	2	6	2
IP-178053855	Field No. O790	St. Ouen	2	2	6	2
IP-178873833	Field No. O793	St. Ouen	1	2	6	2
IP-267326546	Field O284, La Route de Vinchelez	St. Ouen	1	3	3	2
IP-178033910	Field O562	St. Ouen	1	3	6	2
IP-178035067	Fields O635, O636, O637 & O638	St. Ouen	1	3	6	2
IP-178309756	Part of Field No. O250	St. Ouen	2	2	6	2
IP-178922105	Strip of land Field No. 01571	St. Ouen	1	2	4	2
IP-173629872	Vue du Moulin	St. Ouen	1	3	6	4
IP-175587938	11 St. Peters Technical Park	St. Peter	3	4	7	4
IP-168769038	Belle Surprise	St. Peter	1	4	6	4
IP-178558325	Broadlands (Land at) Mont Fallu St Peter	St. Peter	1	3	6	4
IP-178217849	Broadlands Office	St. Peter	1	3	6	4
IP-172546264	Charmwood	St. Peter	1	3	2	1
IP-177540641	Field No. P 150	St. Peter	3	3	6	2
IP-177557394	Field No. P 185	St. Peter	3	4	6	2
IP-177633324	Field No. P1027	St. Peter	3	4	5	2
IP-178439220	Field No. P1052	St. Peter	1	3	6	2
IP-178789488	Field No. P120	St. Peter	1	3	6	2
IP-178789488	Field No. P134A	St. Peter	1	3	6	2
IP-178631699	Field No. P175 & P190	St. Peter	3	3	6	2
IP-178629101	Field No. P176 & P176A	St. Peter	3	3	6	2
IP-178754486	Field No. P189	St. Peter	3	3	6	2
IP-178681632	Field No. P487	St. Peter	1	3	6	2
IP-180290991	Field No. P555	St. Peter	3	4	6	2

Call for Sites Reference	Submitted address	Parish	Spatial score (1-4)	Suitability score (1-5)	Landscape score (1-7)	Existing use score (1-5)
IP-183050146	Field No. P557 & P558	St. Peter	3	4	6	2
IP-175190706	Field No. P632	St. Peter	3	4	6	2
IP-183065197	Field No. P635	St. Peter	3	4	7	2
IP-174805735	Field No. P655 & P656	St. Peter	3	4	6	1
IP-170497474	Field No. P797	St. Peter	2	4	6	1
IP-160522748	Field No. P80A	St. Peter	1	3	6	2
IP-178438723	Field No. P86	St. Peter	1	3	6	2
IP-170691798	Field No. P888	St. Peter	2	4	6	2
IP-168971206	Field No. P894	St. Peter	1	3	6	2
IP-178680927	Garden of L'Aleval	St. Peter	1	3	6	4
IP-175849073	Highlands	St. Peter	2	4	7	4
IP-160495992	Home Farm	St. Peter	1	3	2	4
IP-177822191	Jersey Rugby Football Club	St. Peter	2	4	6	1
IP-174744711	Jubilee farm	St. Peter	1	3	3	4
IP-169789439	Les Butieres	St. Peter	1	3	6	4
IP-175703206	Les Niemes Farm	St. Peter	1	3	6	4
IP-177287823	Les Perritons Stables	St. Peter	1	4	6	1
IP-173857449	Los Monteros	St. Peter	1	3	6	4
IP-162616380	P559 Manor Farm	St. Peter	3	4	7	4
IP-183038337	P559 Manor Farm	St. Peter	3	4	6	4
IP-178566197	Thornhill park	St. Peter	1	3	6	1
IP-160753645	Villa De L'Aube & Field P818	St. Peter	1	3	6	4
IP-173516727	Bel Air	St. Saviour	3	4	6	4
IP-177759972	Derelict Glasshouses previously Rainbow Nurseries opp Field No. S656	St. Saviour	1	4	6	4
IP-170008168	Derelict Glasshouses previously Rainbow Nurseries opp Field No. S656	St. Saviour	1	4	6	2
IP-160535329	Field at Valley House	St. Saviour	3	4	2	1
IP-178576930	Field No. S202	St. Saviour	3	4	6	2
IP-173555694	Field No. S341	St. Saviour	3	4	6	2
IP-173560804	Field No. S380	St. Saviour	3	5	6	2

Call for Sites Reference	Submitted address	Parish	Spatial score (1-4)	Suitability score (1-5)	Landscape score (1-7)	Existing use score (1-5)
IP-178825278	Field No. S394 & S395	St. Saviour	1	5	6	2
IP-178913357	Field No. S470	St. Saviour	3	5	6	2
IP-180296306	Field No. S470 & S415A	St. Saviour	3	5	6	2
IP-177734520	Field No. S530	St. Saviour	3	5	6	2
IP-161599027	Field No. S530	St. Saviour	3	5	6	2
IP-177063951	Field No. S579	St. Saviour	2	3	6	2
IP-169104208	Field No. S5957	St. Saviour	2	4	6	2
IP-178472588	Field No. S741 & S742	St. Saviour	3	5	3	2
IP-177652521	Field No. S742	St. Saviour	3	5	3	2
IP-168953200	Field No. S759 & S760 & S761 & S773 & S774 & S779	St. Saviour	3	5	3	2
IP-175327643	Field No. S812	St. Saviour	3	5	5	2
IP-169775705	Field No. S836	St. Saviour	4	5	5	2
IP-177076108	Fields S413 & S415 & S415A	St. Saviour	3	5	6	2
IP-174543860	Hotel l'Emeraude	St. Saviour	1	4	6	4
IP-180283352	Le Mourin Vineries	St. Saviour	3	4	6	2
IP-178261467	Longueville Nurseries	St. Saviour	3	5	3	4
IP-178431578	New Morley	St. Saviour	1	4	6	2
IP-173206771	Part of Field No. S88	St. Saviour	1	4	6	2
IP-175811329	Pre de Becasse	St. Saviour	1	4	5	4
IP-170376549	Area of scrap land between Field No. T389 & T391	Trinity	1	3	6	2
IP-182192062	Chrismara	Trinity	3	4	6	4
IP-178798066	Field No. T1004/1005/1011	Trinity	2	4	6	2
IP-173803880	Field No. T1249	Trinity	1	3	6	2
IP-178847887	Field No. T1379A	Trinity	1	4	6	2
IP-178842482	Field No. T1380	Trinity	1	4	6	2
IP-174628746	Field No. T1397	Trinity	3	4	6	2
IP-176898978	Field No. T1404	Trinity	3	4	6	2
IP-173513309	Field No. T267	Trinity	3	3	6	2
IP-170378724	Field No. T289	Trinity	1	2	6	2

Call For Sites Reference	Submitted Address	Parish	Spatial score (1-4)	Suitability Score (1-5)	Landscape Score (1-7)	Existing use Score (1-5)
IP-168846373	Field No. T536	Trinity	3	3	6	2
IP-173927823	Field No. T588	Trinity	3	3	6	2
IP-176636517	Field No. T873	Trinity	3	3	6	2
IP-160605988	Greenacre	Trinity	1	3	6	4
IP-159270942	La Porte	Trinity	1	3	6	4
IP-177656455	Land to the South-East of Field No .T1270, Le Menage de la Trinite,	Trinity	1	3	6	4
IP-178600268	Le Grange de Vaux	Trinity	3	3	7	4
IP-182192062	Maison du Nord	Trinity	3	4	6	4
IP-178323709	Rockmount Farm	Trinity	1	3	2	1
IP-178912987	Springfield House	Trinity	1	3	6	4
IP-168572392	Trinity Grange	Trinity	3	3	6	4
IP-164597734	Trinity Grange	Trinity	3	3	6	4
IP-175360026	Trinity Grange (69120249) and Field No.T569 (69218265)	Trinity	3	3	6	2

Appendix 2(b) -- Indicative mapping

