

# STATES OF JERSEY



## REZONING OF LAND FOR CATEGORY A AND LIFELONG DWELLINGS FOR THE OVER-55S

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Lodged au Greffe on 14th May 2007  
by the Minister for Planning and Environment

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STATES GREFFE

## PROPOSITION

### THE STATES are asked to decide whether they are of opinion –

to rezone the following sites for Category A housing and dwellings for the over-55s designed to accommodate both ‘fit’ and ‘less able’ older people in a socially supportive and stimulating environment which enables them to live independently (‘lifelong dwellings’), together with ancillary community facilities –

- (a) Field 578, Trinity for a mix of Category A firsttime buyer and lifelong dwellings for social rent on approximately 9¼ vergées of agricultural land and designated in the 2002 Island Plan as Green Zone and shown on Drawing Number 2007/1;
- (b) Fields 818 and part of 873, Trinity for lifelong dwellings for social rent on approximately 2¼ vergées of agricultural land and designated in the 2002 Island Plan as Countryside Zone and shown on Drawing Number 2007/2;
- (c) Fields 516, 516A, 517 and 518, St. Saviour for a retirement village consisting of a mix of lifelong dwellings for the over-55s and lifelong dwellings for social rent, a residential care and dementia home, guardian accommodation, indoor and outdoor recreational facilities, shop, surgery, car parking and amenity space, on approximately 27¼ vergées of agricultural land and designated in the 2002 Island Plan as Countryside Zone and shown on Drawing Number 2007/3;
- (d) Field 836, St. Saviour for a mix of lifelong dwellings for the over-55s and lifelong dwellings for social rent, on approximately 1¾ vergées of agricultural land and designated in the 2002 Island Plan as Countryside Zone and shown on Drawing Number 2007/4;
- (e) Field 274, St. Clement for a mix of lifelong dwellings for the over-55s and lifelong dwellings for social rent, on approximately 5½ vergées of horticultural land and designated in the 2002 Island Plan as Site H4 (14) and shown on Drawing Number 2007/5;
- (f) land south of Maison St. Brelade for lifelong dwellings for social rent on approximately 2¾ vergées of agricultural land and designated in the 2002 Island Plan as Countryside Zone and shown on Drawing Number 2007/6;
- (g) Field 561 and 562, St. Mary for a mix of firsttime buyer, lifelong dwellings for the over-55s and lifelong dwellings for social rent, on approximately 5½ vergées of agricultural land and designated in the 2002 Island Plan as Green zone and shown on Drawing Number 2007/7;
- (h) Field 605, St. John, for a mix of lifelong dwellings for the over-55s and lifelong dwellings for social rent, on approximately 2½ vergées of agricultural land and designated in the 2002 Island Plan as Site H4 (16) and shown on Drawing Number 2007/8;
- (i) Field 178, Les Landes, St. John, for a mix of lifelong dwellings for the over-55s and lifelong dwellings for social rent, on approximately 2 vergées of horticultural land and designated in the 2002 Island Plan as Green Zone and shown on Drawing Number 2007/9;
- (j) Fields 413, 415, 415A and 470, Five Oaks, St. Saviour for a mix of family dwellings for social rent and lifelong dwellings for social rent, with a community centre, 3 vergées of public amenity space and car parking, on approximately 12¾ vergées of agricultural land and designated in the 2002 Island Plan as H3 (4) and shown on Drawing Number 2007/10.



# REPORT

## Introduction

Aware of the acute shortage of acceptable accommodation to meet the needs of the Island's ageing population and the need to maintain a supply of affordable first-time buyer homes, the Minister for Planning and Environment is proposing to rezone 10 sites.

These sites will help meet the Island's specific housing need, which is supported by the States in several strategic decisions. The sites have been identified in liaison with the respective Parish Connétables and are brought forward in this report and proposition with their support.

The **States Strategic Plan 2006 – 2011** commits to –

‘Promote a safe, just and equitable society, by providing a good standard of accommodation for all’ – with the success indicated by:

- Increased levels of home ownership;
- Reduction in the number of people waiting to be adequately housed;
- A supply of homes that better meets the Island's housing requirements;
- Equity in access to the housing market;
- Stable housing market/prices;
- Building standards that are equal to those in the U.K.;
- Increase in the percentage of homes in public ownership at Decent Homes Standard;
- Increase in provision of Island-wide sheltered housing.

‘Create the environment in which everyone in Jersey has the opportunity to enjoy a good quality of life, by meeting the challenges and opportunities presented by an ageing population’ – with the success indicated by:

- An increase in the number of older people provided with support to remain in their own homes.

The estimates given in the ‘2006 Planning for Homes’, ‘Jersey's Housing Requirements 2005 – 2009 – Report on the 2004 Housing Needs Survey’ and ‘Jersey Annual Social Survey 2006’, provides the most current position in respect of the Island's housing demand and supply.

### First-time buyer

Between 405 and 490 first-time buyer homes are required within the next 5 years (Planning for Homes 2006).

### Lifelong dwellings for social rent

A potential shortfall of some 250 properties of one and two-bedroom sheltered accommodation was estimated over the next 5 years. For the purposes of the survey, sheltered accommodation was considered to be a component of the social rental sector (Jersey's Housing Requirements 2005 – 2009 – Report on the 2004 Housing Needs Survey – Statistics Unit).

### Lifelong dwellings for the over-55s

10% of Islanders (currently aged 55 and over) who own and occupy family accommodation, hope to downsize to purpose built retirement accommodation either in their own community or elsewhere in the Island (Jersey Annual Social Survey 2006).

## Background

## **The Island-Wide Strategy for the Ageing Society**

In 2004, the Island-Wide Strategy for the Ageing Society (ISAS) raised the issue of the Island's increasing elderly population and identified that the number of elderly people in Jersey would begin to steadily increase over the next few decades and made it clear that this was not a temporary bulge, but rather a long-term shift in the composition of the Island's population.

The ISAS strategy was commissioned by the Social Policy Strategy Group, which comprised the Presidents and Chief Officers of the Employment and Social Security Committee and the Health and Social Services Committee. The strategy was produced under the direction of the Health Department with input from a wide-ranging interdepartmental working group and consultancy advice from Professor Malcolm Johnson, Director at the International Institute on Health and Ageing.

The 2001 census found that 17% of the population (14,507 persons) were above working age (women/men aged 60/65 and over) and the ISAS predictions expect this number to rise to 19% by 2011 and to around 30% by 2031.

ISAS recommended that the Island should start to plan now and identified a number of key principles which the States should aim to achieve and those which refer to the quality of people's living environment are outlined below –

- Improve the quality of people's living space and their local environment as these are key issues if health inequalities are to be reduced;
- Establish and recognise the requirement for the provision of a sufficient amount of housing to accommodate an increasing and changing population in Jersey;
- Use existing stock of living accommodation occupied by members of an ageing society wisely and appropriately to the requirements of residents;
- Enable people to feel safe and secure, and have good access to a high quality visual environment as well as open space and other amenities and services.

## **Jersey's Housing Requirements 2005 – 2009 – Report on the 2004 Housing Needs Survey (Statistics Unit)**

The Housing Needs Survey identified the Island's potential housing requirements for the 5-year period, 2005 – 2009. The survey showed that 29% of the total demand for owner-occupied homes in the next 5 years was likely to be from first-time buyers. However it also found that although there was a large surplus of one-bedroom flats, there was a potential shortfall of some 250 properties of one and two-bedroom retirement accommodation, estimated over the next 5 years and for the purposes of the survey, retirement accommodation was considered to be a component of the social rental sector.

The survey also looked at the potential release of owner-occupied family homes through downsizing and found that 205 households living in two to five-bedroom houses anticipate moving into one- or two-bedroom sheltered units. An estimated 125 three-bedroom houses would be 'freed-up' by this move.

Accordingly, the release of 125 family homes back into the market place will save at least 25 vergées of land (using a density of 5 homes per vergée).

## **2006 Planning for Homes (Planning Department)**

Planning for Homes, published in November 2006, reported the outcome of the Housing Needs Survey. It noted that the Island's ageing population was likely to result in a significant increase in demand for retirement accommodation from 2010 onwards and recommended that it was important to plan now for the demand for retirement homes, including the securing of sites, within the 5-year period to the end of 2009. This is particularly critical, as there is a typical lead-in time of about 3 years before homes can be completed even on the mos

straightforward of sites.

Whilst recognizing the need to release additional land specifically to meet the requirements for retirement or lifelong homes, the report also identified the need to release land for first-time buyers, where it could be shown to be in the best interests of the community.

The Planning for Homes report also identified opportunities for the Housing Department to continue its programme of upgrading outworn estates and, where appropriate, selling off existing rental stock to tenants who wish to become owner-occupiers. By so doing, it can continue to improve the standard of social rented accommodation; improve the balance of the social rented stock; create a better social mix on its larger developments; secure environmental improvements; foster more owner occupation; and, through sale of assets, obtain funds for future housing improvements/maintenance.

By way of example, the Minister for Housing has for some time been aware of the need to provide much-needed community facilities and public open space at Les Cinq Chênes. The development of new social rented housing, a new community building and 3 vergées of public open space on Fields 413, 415, 415A and 470, which are situated to the north of Les Cinq Chênes Estate will meet this need and is proposed in this report and proposition.

### **2006 Jersey Annual Social Survey (Statistics Unit)**

The survey conducted by the Statistics Unit looked at Islanders' aspirations in respect of retirement accommodation and one of the key findings showed that 7 out of 10 people (69%) are worried to some extent about their standard of living in retirement.

The survey included both home-owners and people in social rented accommodation and the results show –

- 39% of the population don't know where they would like to live upon commencing retirement.
- 33% believe they will stay in their current neighbourhood with suitable modifications to their existing home if required.
- 18% of the population think they will leave the Island when they retire.
- 10% of Islanders (currently aged 55 and over) who own and occupy family accommodation, hope to downsize to purpose-built retirement accommodation either in their own community or elsewhere in the Island.
- Less than 1% think they will live with relatives.

### **Parish need**

The need expressed by Connétables for retirement housing signals that the above indicators are accurate and indeed becoming reality. Many parishes already have successful schemes, such as St. Ouen, St. Peter, St. Lawrence, St. Martin, Grouville and Trinity; however the Minister for Planning and Environment has received requests from nearly every Connétable to consider rezoning land for retirement homes and in several instances also for first-time buyer homes.

The Minister recognises that the Parishes have a key part to play in helping to deliver, or supporting the development of, homes which will enable elderly people to remain in, or be able to return to, their Parish of origin if they wish. The Minister for Housing has many country folk living in town accommodation, and believes that they should have the opportunity to retire to the country parish where they were brought up and have strong ties.

### **Sustainable communities**

The 2005 Housing Needs Survey identified the potential for 125 family homes to be released if elderly home-

owners were provided the opportunity to downsize.

Homes designed to 'Lifetime Home' standards will provide the opportunity for elderly people to live independently for as long as possible and be in an appropriate and safe environment.

It will also afford the opportunity for elderly people to remain in their local community or perhaps return to their Parish of origin. The potential for the release of family homes back into the local community will in turn help sustain the Parish schools, shops, churches, community facilities and the honorary way of life.

Most importantly however it will ensure the delivery of affordable lifelong social rented homes, through the use of planning obligations.

To ensure that the identified needs for housing are met, developers will be required to develop sites to achieve 55% first-time buyer dwellings or 'lifelong dwellings for the over-55s and 45% lifelong dwellings for social rent on each site; the precise development mix for each site is specified in the proposition.

### **Lifelong dwellings**

Lifelong dwellings are defined as homes designed to accommodate both 'fit' and 'less able' older people, in a socially supportive and stimulating environment which enables them to live independently. They will also be able to receive support from Family Nursing and Home Care and other agencies when required, which will assist their continued independence, allowing them to live as long as possible in their own home.

### **Independent living**

The decision to provide land for retirement homes is an important step forward in addressing the issue of an ageing community. It is important to state from the outset that 'lifelong dwellings' are not sheltered homes, but are homes designed to make it possible for people to live independently for as long as possible. This means that the dwellings must be in appropriate locations with access to services and amenities, and must be designed to lifetime homes standards.

### **Access to services and amenities**

The location of homes relative to services and amenities is particularly important in the context of an ageing society. The Island Plan spatial strategy seeks to promote a sustainable pattern of development where new homes are developed with pedestrian access to local amenities and facilities.

In the assessment of each of the sites the proximity to local amenities is important. In addition the topography of the land is also an important factor to ensure that the site is fairly flat and avoids the need for steps or steep slopes.

### **Lifetime homes standards**

It is vital that all new homes are well designed, not just aesthetically, but also in terms of the internal and external ergonomics, and all schemes will be required to conform to 'lifetime homes standards'.

These standards were formulated by the Joseph Rowntree Foundation, following their concern about the design quality of British housing and in particular how inaccessible and inconvenient many houses were for large segments of the population – from those with young children through to frail older people and those with temporary or permanent disabilities. The standards broadly encompass the following –

- [Approach to the home](#) to be wide enough for a wheelchair.
- Entrance thresholds to be level.
- [Circulation areas within the home](#) to be wide enough to allow wheelchair users to manoeuvre into and around all rooms.

- Bathrooms and WCs should be capable of taking adaptations, be wheelchair accessible and provide a route for a hoist from the main bedroom.
- Occupants should be able to enjoy views through the windows whilst seated and wheelchair users should be able to open at least one window in each room.
- Switches, socket outlets and other equipment should be easily reachable by wheelchair users.

### **Key criteria for lifelong dwellings**

The Minister will have regard to the following criteria when considering schemes for the development of lifelong dwellings –

1. The development will provide either 55% first-time buyer or lifelong dwelling for the over-55s and 45% lifelong social rented dwellings homes. The one-bed lifelong social rent dwellings will be required to be sold to the Housing Department or a social rented landlord, at a final price to be confirmed by the Minister for Housing. This will be imposed as a planning obligation on the development.
2. The minimum net internal floor space of a one-bed lifelong social rented dwelling is to be 650 square feet.
3. The maximum net internal floor space of a two-bed lifelong dwelling for the over-55s is to be 850 square feet, to ensure that these homes are attractively priced to encourage downsizing to occur.
4. All units are to be designed to ‘lifetime home standards’, and 20% of the social rented dwellings are to be fully disabled compliant.
5. All social rented dwellings are to have wheelchair accessible shower ‘wet’ rooms.
6. Bedrooms should be located with easy access to the bathroom and with adequate wheelchair circulation around the bed. Provision should also be made in the ceiling to enable a hoist to be fitted which can connect the bedroom with the bathroom.
7. The social rented units should comply with the minimum standard specification for States rental homes or similar agreed specification.
8. The homes are to be designed to reduce the dwelling CO2 emission rate and comply with BREEAM – ECOHOMES ‘very good’ or ‘excellent’ will be required – at the Minister’s discretion.
9. The external private and public amenity areas are to be designed to be accessible for the elderly and disabled, and private amenity areas should be designed to minimise maintenance.
10. Central refuse storage areas should be designed with provision for future waste separation and recycling.
11. Permanent Broadband Internet access, telecommunication and digital TV service shall be provided to each home.
12. A minimum of 10% of the site area should be made available for communal open space within the development.
13. On-site parking provision should meet the current requirements of the Minister for Planning and Environment.
14. Schemes must be designed to minimise the visual impact of car parking.
15. Sustainable forms of transport that reduce reliance on the private car will be encouraged where practicable.
16. The design of the units should comply with the design principles issued by the Minister for Planning and Environment and other relevant Island Plan policies.



17. The homes will be single-storey bungalows and anything other must have appropriately designed lift access. Any loss of privacy or overbearing impact to neighbouring property must be minimal.
18. Single-storey units should include front and rear patio gardens.
19. In larger schemes, an area of land should be set aside for allotment gardens for use by the residents.
20. All schemes for retirement accommodation shall incorporate a community room, which will provide a point of contact for residents and a store for nursing and home care purposes. The amenities and facilities provided on the sites will be required to be inclusive and available to all residents.
21. Any off-site infrastructure which is deemed by the Minister to be necessary in relation to the proposed development will be a planning obligation on the development.
22. In developer-led schemes, the Parishes shall have initial nomination rights over all the first-time buyer and lifelong dwellings for the over-55s. All social rented dwellings shall be allocated jointly by the Housing Department and the respective parish.
23. The minimum occupancy age for an open market retirement home will be 55, which is to be in perpetuity.

### **The sites**

The following sites are proposed to be rezoned for use for Category A and lifelong dwellings for the over-55s, together with ancillary infrastructure which will be secured through appropriate planning obligation agreements.

The estimated dwelling yield shown for each site is indicative and based on an initial desktop study. The study has consulted with the highways department, health protection and all mains service providers. In addition, visual impact and countryside character assessments have also been carried out. All development proposals will require a detailed planning application, clearly demonstrating that the design meets the Minister's aesthetic and spatial criteria and taking into account any physical or legal constraints which will enable the Minister to ultimately determine the final number of units that can be achieved on each site.

### **Field 578, Trinity**

This is a Parish development which will accommodate approximately 30 first-time buyer and 6 one-bedroom lifelong dwellings for social rent. The site presently comprises approximately 9¼ vergées of agricultural land and is designated in the Island Plan as Green Zone.

The site is located opposite the existing Parish sheltered homes and is in easy walking distance to the post office, pub, church and community facilities. There is also adequate capacity at Trinity primary school to cater for children living in the first-time buyer homes.

The Parish will be required to enter into a planning obligation agreement to ensure that the site is developed in conjunction with Fields 818 and 873 to provide an overall development of 55% first time buyer and 45% lifelong dwellings for social rent. In addition, the Parish will be required to create a new vehicular access to the site, which will involve some road alignment and landscape renewal; a new pedestrian crossing; new footpath to the youth centre and all necessary service infrastructure.

### **Fields 818 and part of 873, Trinity**

This is a Parish development which will accommodate approximately 15 one-bedroom lifelong dwellings for social rent. The site presently comprises approximately 2¼ vergées of agricultural land and is designated in the 2002 Island Plan as Countryside Zone

The site is an extension to the existing Parish sheltered homes and is in easy walking distance to the post office, pub, church and youth centre.

The Parish will be required to enter into a planning obligation agreement to ensure that the site is developed in conjunction with Field 578 to provide an overall development of 55% first-time buyer and 45% lifelong dwellings for social rent and all necessary service infrastructure.

### **Fields 516, 516A, 517 and 518, St. Saviour**

This is a developer-led development which has the support of the Connétable and will accommodate a retirement village consisting of 154 lifelong dwellings for the over-55s and 126 lifelong dwellings for social rent, a 75-bed residential care and dementia home, guardian accommodation, indoor and outdoor recreational facilities, shop, surgery, car parking and amenity space. The site presently comprises approximately 27¼ vergées of agricultural land and was designated in the 2002 Island Plan as Countryside Zone. The amenities and facilities provided on the site will be required to be inclusive and available to all residents.

The site is located opposite Grainville playing fields on St. Saviour's Hill and has access to good public transport and is in walking distance to shops at Five Oaks and Bagatelle.

The developer will be required to enter into a planning obligation agreement to ensure that the site is developed to provide an overall development of 55% lifelong dwellings for the over-55s and 45% lifelong dwellings for social rent. In addition other requirements will include the need for the amenities and facilities provided on the sites to be inclusive and available to all residents; the creation of a new vehicular access to the site, which will involve some road alignment, landscaping renewal improvements, the provision of pedestrian crossings, footways and bus stops and all necessary service infrastructure.

### **Field 836, Bagot St. Saviour**

This is a developer-led development which has the support of the Connétable and will accommodate a small development of 9 lifelong dwellings for the over-55s and 7 one-bedroom lifelong dwellings for social rent. The site presently comprises approximately 1¾ vergées of agricultural land and designated in the 2002 Island Plan as Countryside Zone.

The site is located in Bagot and is on a good bus route and is in walking distance to shops in Bagot, Plat Douet and Longueville.

The developer will be required to enter into a planning obligation agreement to ensure that the site is developed to provide an overall development of 55% lifelong dwellings for the over-55s and 45% lifelong dwellings for social rent. In addition, other requirements will include the creation of a new vehicular access to the site, which will involve the rearrangement of the existing bus lay-by; improvements to facilitate pedestrian crossings, footways and bus stop and all necessary service infrastructure.

### **Field 274, La Lourderie, St. Clement**

This is a developer-led development which has the support of the Connétable and will accommodate a development of 19 lifelong dwellings for the over-55s and 15 lifelong dwellings for social rent. The site presently comprises approximately 5½ vergées of horticultural land and designated in the 2002 Island Plan as Site H4 (14).

The site is located near La Rocque, is on a good bus route and is in walking distance to shops at Pontac.

The developer will be required to enter into a planning obligation agreement to ensure that the site is developed to provide an overall development of 55% lifelong dwellings for the over-55s and 45% lifelong dwellings for social rent. In addition other requirements will include the creation of a new vehicular access to the site; improvements to facilitate pedestrian crossings, footways and bus stop and all necessary service infrastructure.

### **Land South of Maison St. Brelade**

This is a Parish-led development which will accommodate a small development of 12 one-bedroom lifelong dwellings for social rent. The site comprises 2¾ vergées of uncultivated land and designated in the 2002 Island

Plan as Countryside Zone.

The site is located next to Maison St. Brelade and in easy walking distance of the bus stop and a range of shops at Quennevais Precinct and the amenities and facilities at Les Quennevais recreation area.

The Parish will be required to enter into a planning obligation agreement to ensure that the site is developed to provide 12 one-bedroom lifelong dwellings for social rent and all necessary service infrastructure.

#### **Fields 561 and 562, St. Mary**

This is a developer-led development which has the support of the Connétable and will accommodate a development of 15 first-time buyer, 4 lifelong dwellings for the over-55s and 14 lifelong dwellings for social rent. The site is a redundant glasshouse complex comprising approximately 5½ vergées and is designated in the Island Plan as Countryside Zone.

The site is located on the southern edge of St. Mary's Village and is in walking distance of the village amenities and facilities. There is also capacity at St. Mary's primary school to cater for children living in the first-time buyer homes.

The developer will be required to enter into a planning obligation agreement to ensure that the site is developed to provide an overall development of 55% first-time buyer homes and lifelong dwellings for the over-55s and 45% lifelong dwellings for social rent. In addition other requirements will include the improvement of a new vehicular access to the site and all necessary service infrastructure.

#### **Field 605, St. John**

This is a developer-led scheme which has the support of the Connétable and will accommodate 9 lifelong dwellings for the over-55s and 7 lifelong dwellings for social rent. The site comprises approximately 2½ vergées of agricultural land and is designated in the 2002 Island Plan as Site H4 (16).

The site is located near the centre of St. John's Village and is in easy walking distance of the village amenities and facilities.

The developer will be required to enter into a planning obligation agreement to ensure that the site is developed to provide an overall development of 55% lifelong dwellings for the over-55s and 45% lifelong dwellings for social rent. In addition other requirements will include the improvement of a new vehicular access to the site and all necessary service infrastructure.

#### **Field 178, Les Landes, St. John**

This is a developer-led scheme which has the support of the Connétable and will accommodate 7 lifelong dwellings for the over-55s and 5 lifelong dwellings for social rent. The site is a redundant glasshouse complex comprising approximately 2 vergées and is designated in the 2002 Island Plan as Green Zone.

The site is located at Les Landes, to the north of St. John's Village where there are a good range of amenities and facilities.

The developer will be required to enter into a planning obligation agreement to ensure that the site is developed to provide an overall development of 55% lifelong dwellings for the over-55s and 45% lifelong dwellings for social rent. In addition other requirements will include the improvement of a new vehicular access to the site and all necessary service infrastructure.

#### **Fields 413, 415, 415A and 470, Five Oaks, St. Saviour**

This is a Housing Ministry-led development which has the support of the Connétable and will accommodate a development of 32 social rent family homes and 8 one-bedroom lifelong dwellings for social rent, a community

centre and 3 vergées of public open space. The site comprises approximately 1¼ vergées of agricultural land and is designated in the 2002 Island Plan as H3 (4).

The site is located on the northern side of Les Cinq Chênes Estate and is on a good bus route and is in walking distance to shops at Five Oaks.

The Minister for Housing will be required to enter into a planning obligation agreement to ensure that the site is developed to provide an overall development of social rented homes, community facilities and 3 vergées of public open space. In addition, other requirements will include the improvement of a new vehicular access to the site; improvements to footways and bus stops and all necessary service infrastructure.

**Financial and manpower implications**

There are no financial or additional manpower implications for the States arising from this proposition.

## REZONING OF LAND FOR CATEGORY A AND LIFELONG DWELLINGS FOR THE OVER-55S

Drawing No.	Sites	FTB or SR	Possible Yield		Planning Zone
			LD	LDSR	
2007/1	Fields 578, 818 & 813, Trinity	30 (FTB)		6	Green Zone
2007/2	Fields 818 and part of 873, Trinity			15	Countryside Zone
2007/3	Field 516, 517 & 518, St. Saviour		154	126	Countryside Zone
2007/4	Field 836, Bagot, St. Saviour		9	7	Countryside Zone
2007/5	Field 274 (La Lourderie), St. Clement		19	15	Site H4 (14)
2007/6	Maison St. Brelade, St. Brelade			12	Countryside Zone
2007/7	Fields 561 and 562 (Strathmore), St. Mary	15 (FTB)	4	14	Countryside Zone
2007/8	Field 605, St. John		9	7	Site H4 (16)
2007/9	Field 178, Les Landes, St. John		7	5	Green Zone
2007/10	Fields 413, 415, 415A & 470, St. Saviour	32 (SR)		8	Site H3 (4)
Total		45 FTB	202	215	

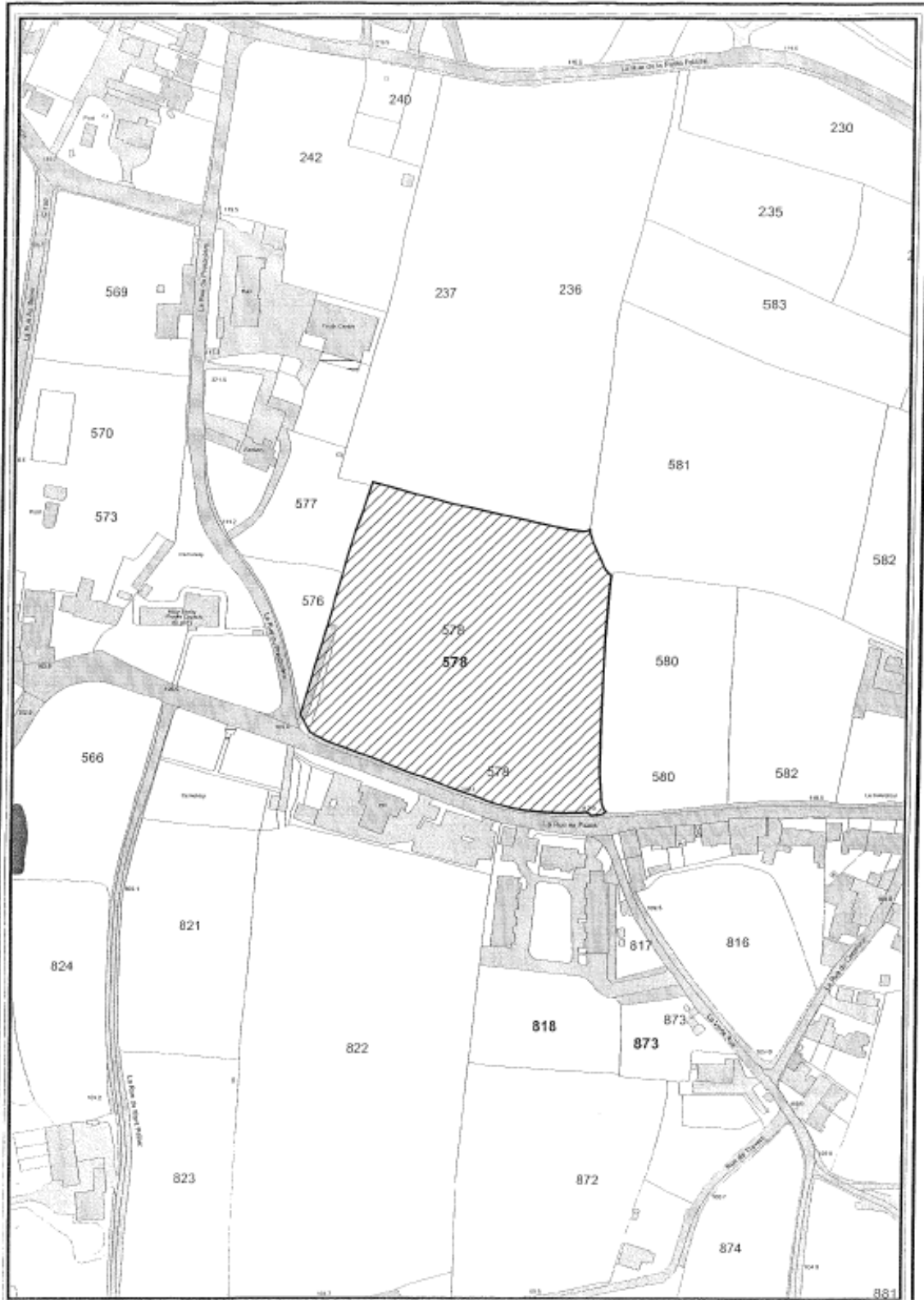
Note:

FTB = First-time buyer homes

SR = Social rent family homes

LD = Lifelong dwellings for the over-55s (*note: downsizing will release 125 family homes*)

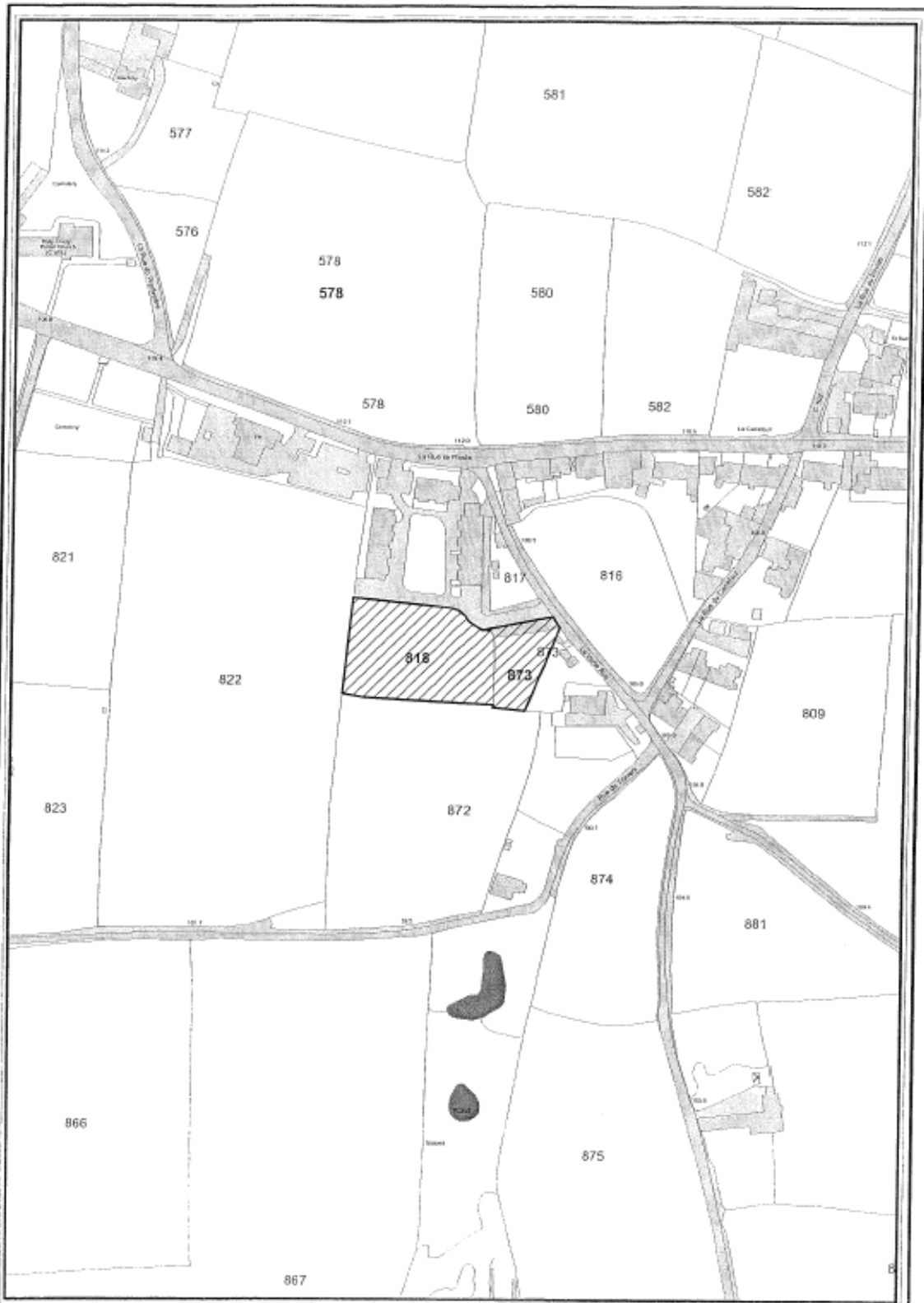
LDSR = Lifelong dwellings for social rent



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**Drawing Number 2007/1**  
**Field 578, Trinity**

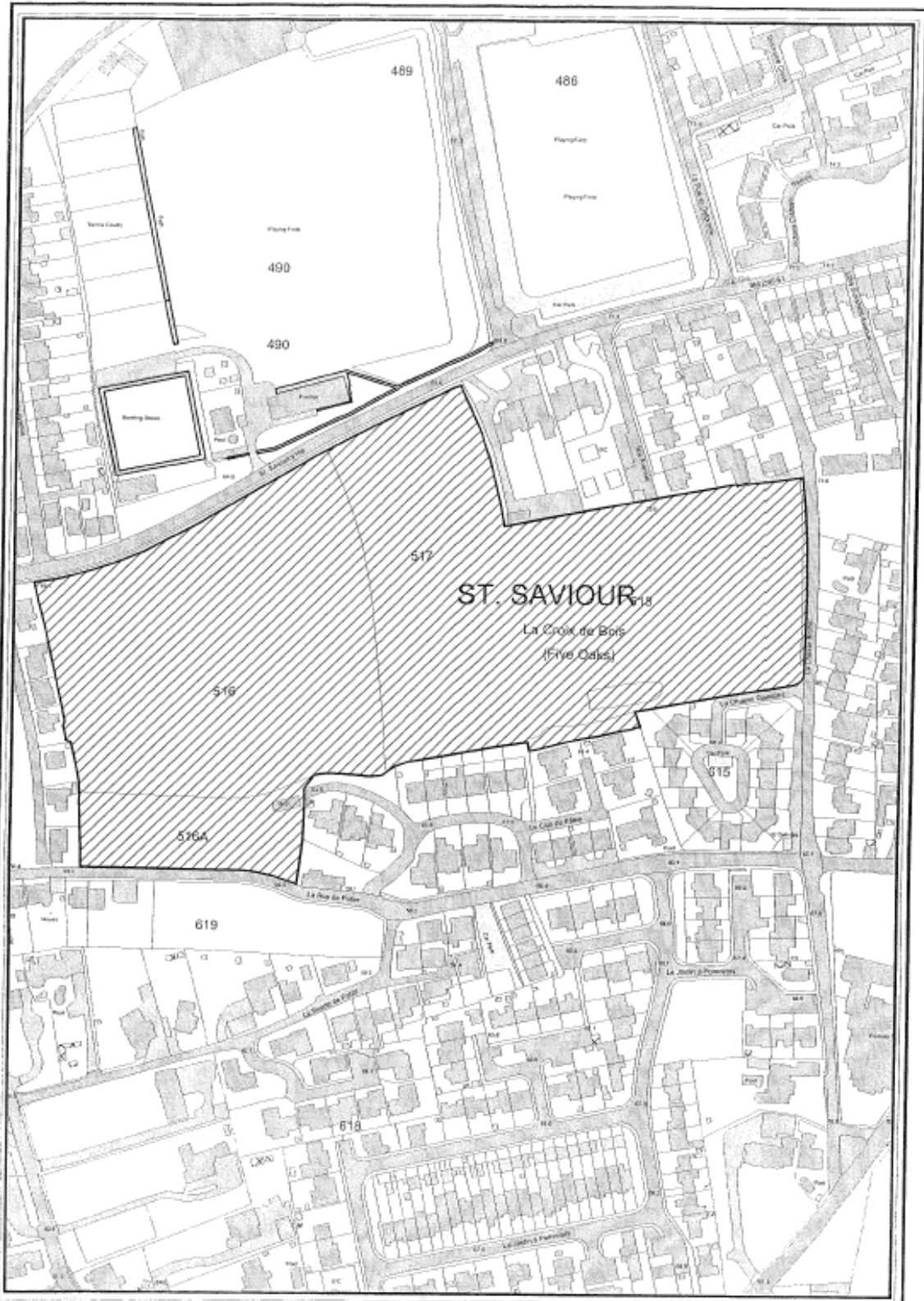
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**Drawing Number 2007/2**  
**Fields 818 & Part 873, Trinity**

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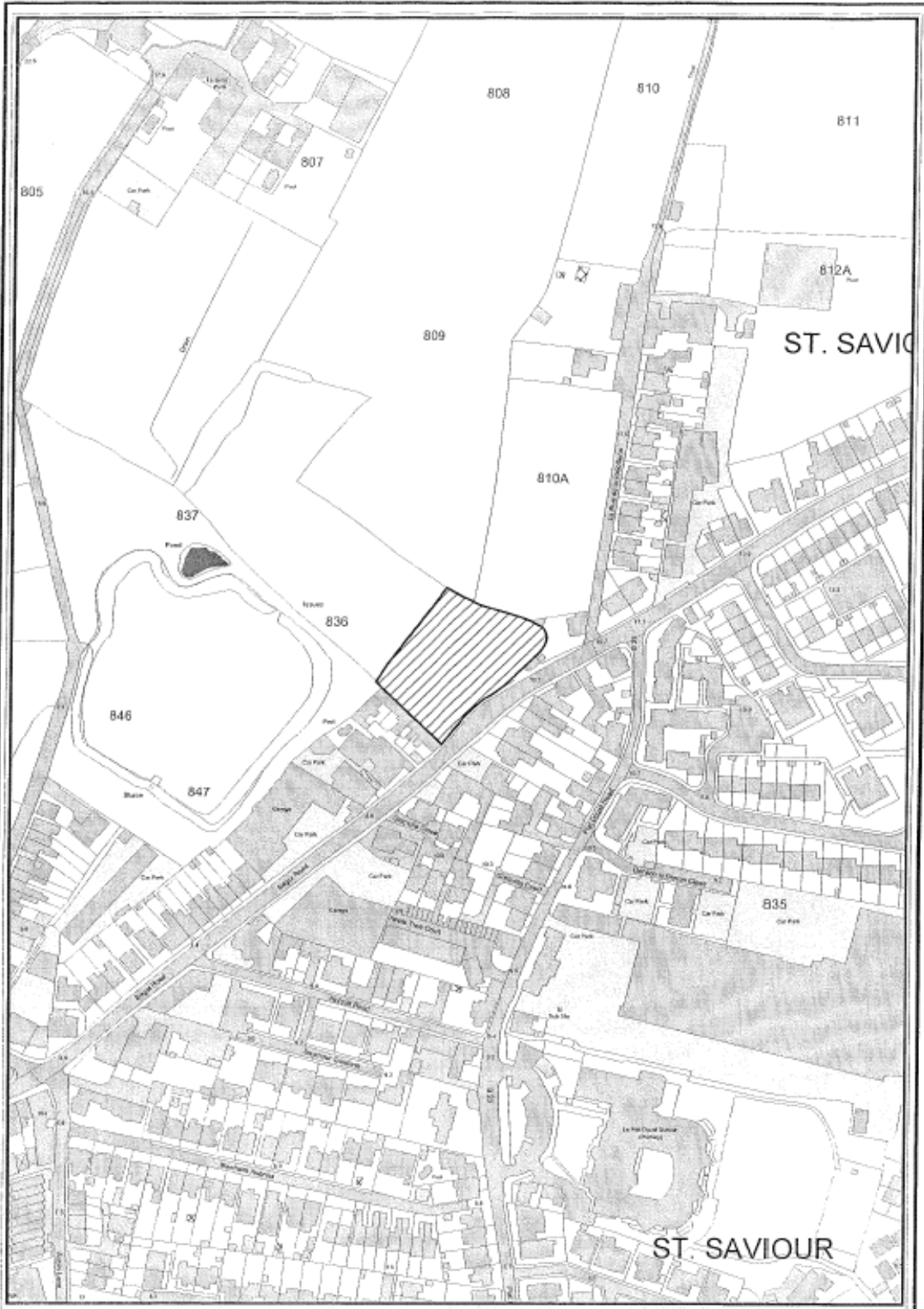


  
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**Drawing Number 2007/3**  
**Fields 516, 516A, 517 & 518, St Saviour**

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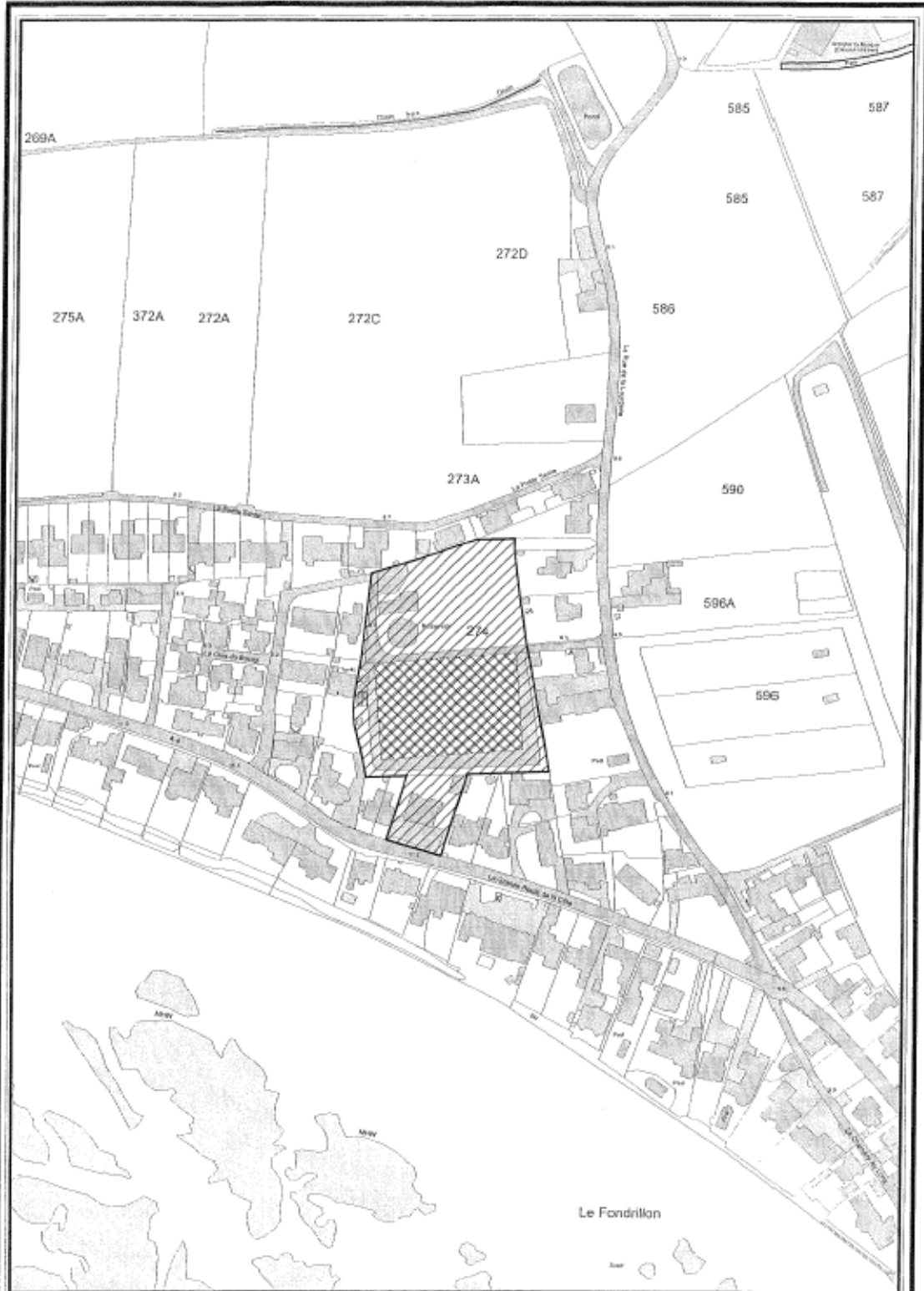
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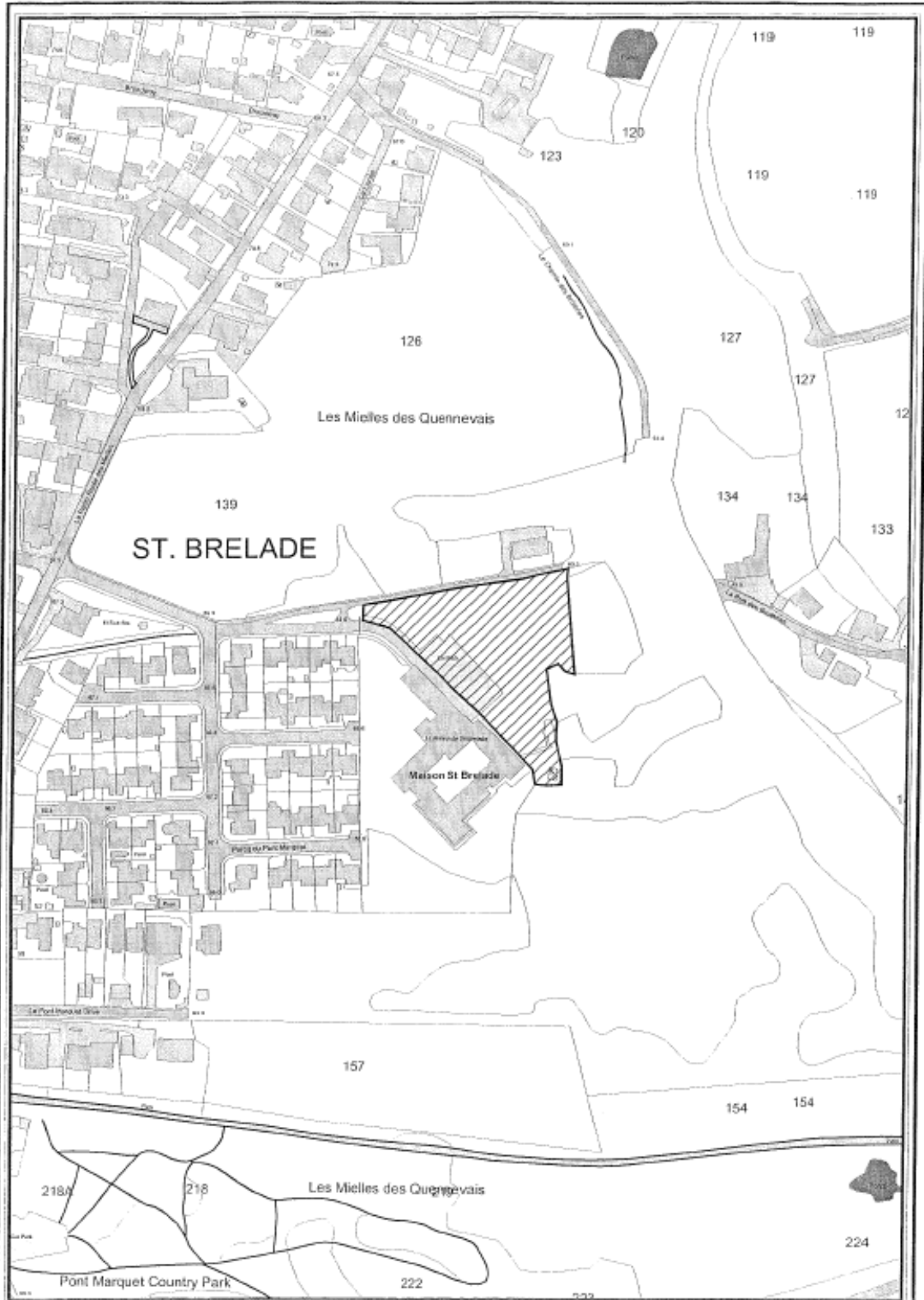
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**Drawing 2007/4**  
**Part of Field 836, St Saviour**

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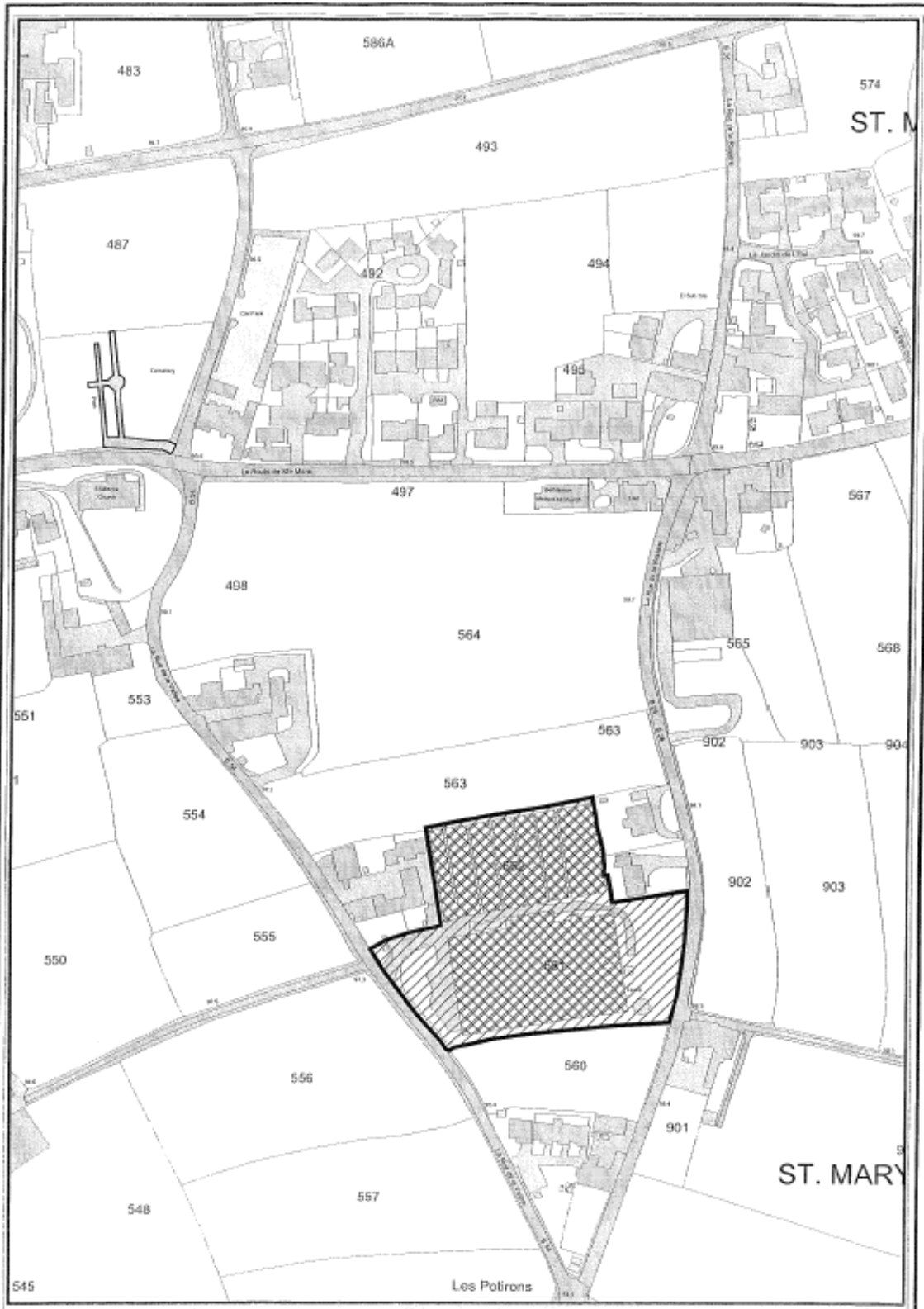


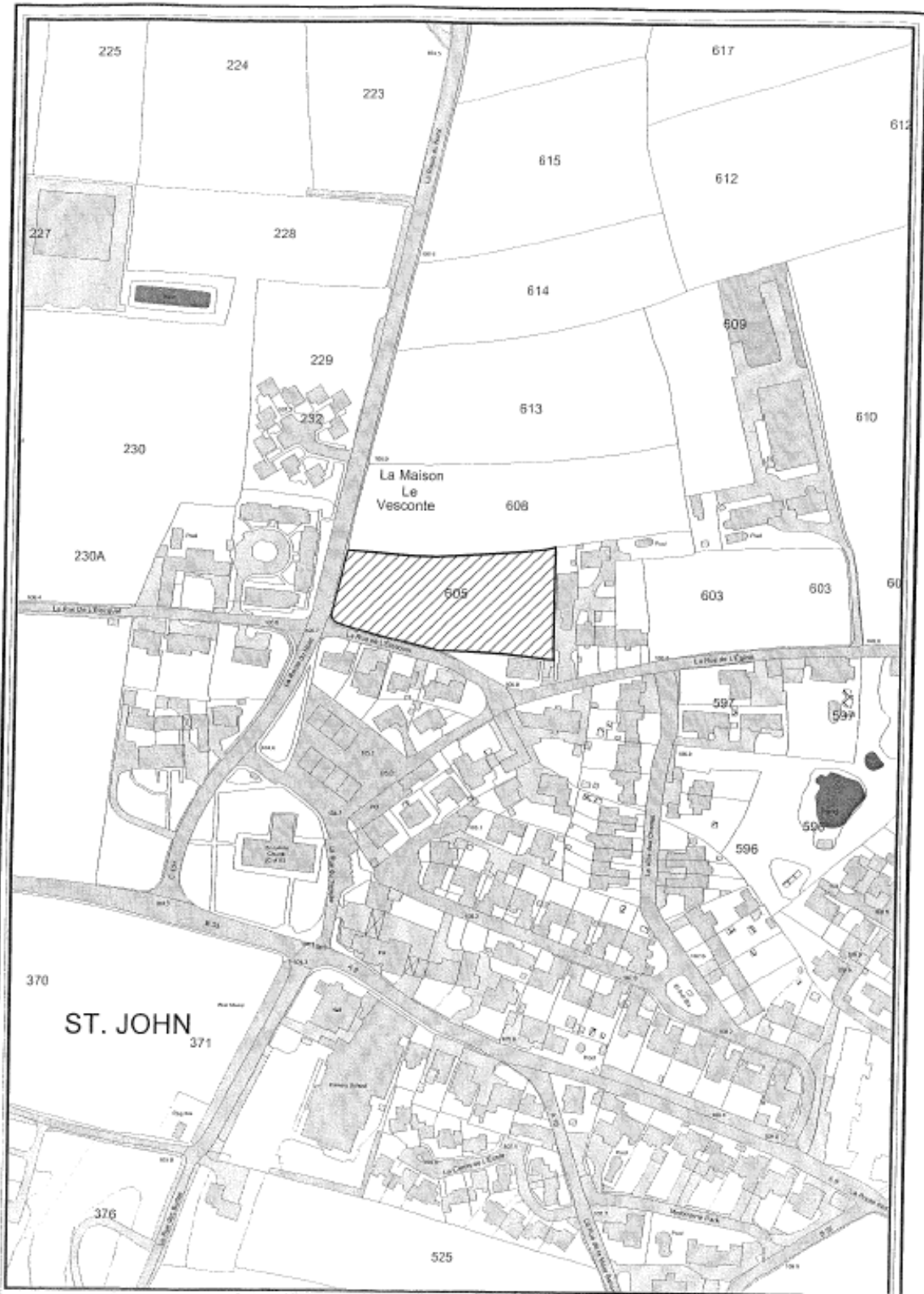


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**Drawing Number 2007/6**  
**Land North East of Maison St Brelade**

Scale:1:2500  
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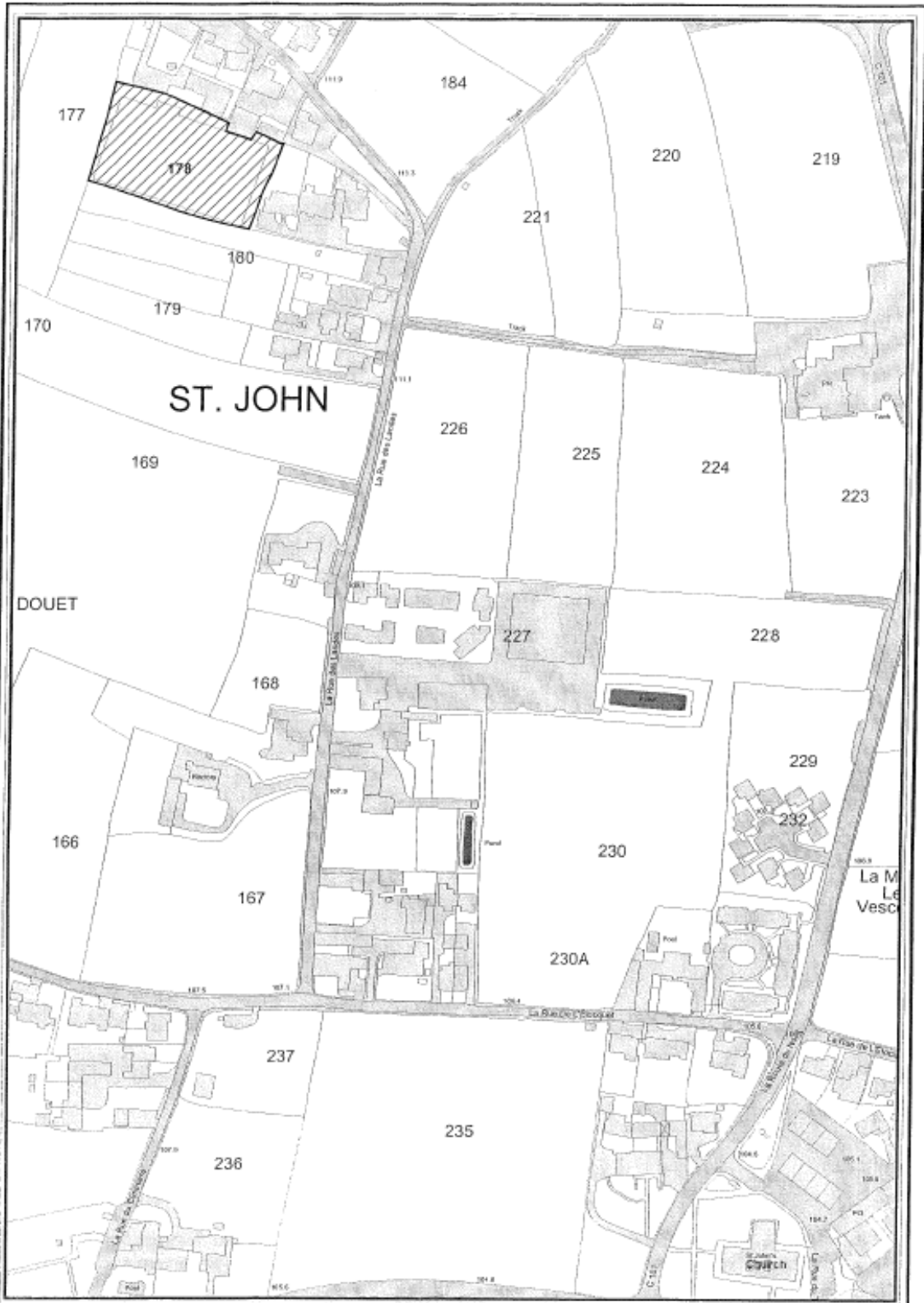


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**Drawing Number 2007/8**  
**Field 605, St John**

Scale:1:2500

Date:01:05:07



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**Drawing Number 2007/9**  
**Field 178, Les Landes, St John**

Scale: 1:2500  
 Date: 02:05:07



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**Drawing Number 2007/10**  
**Fields 413, 415, 415A & 470, St Saviour**

Scale:1:2500

Date:02:05:07