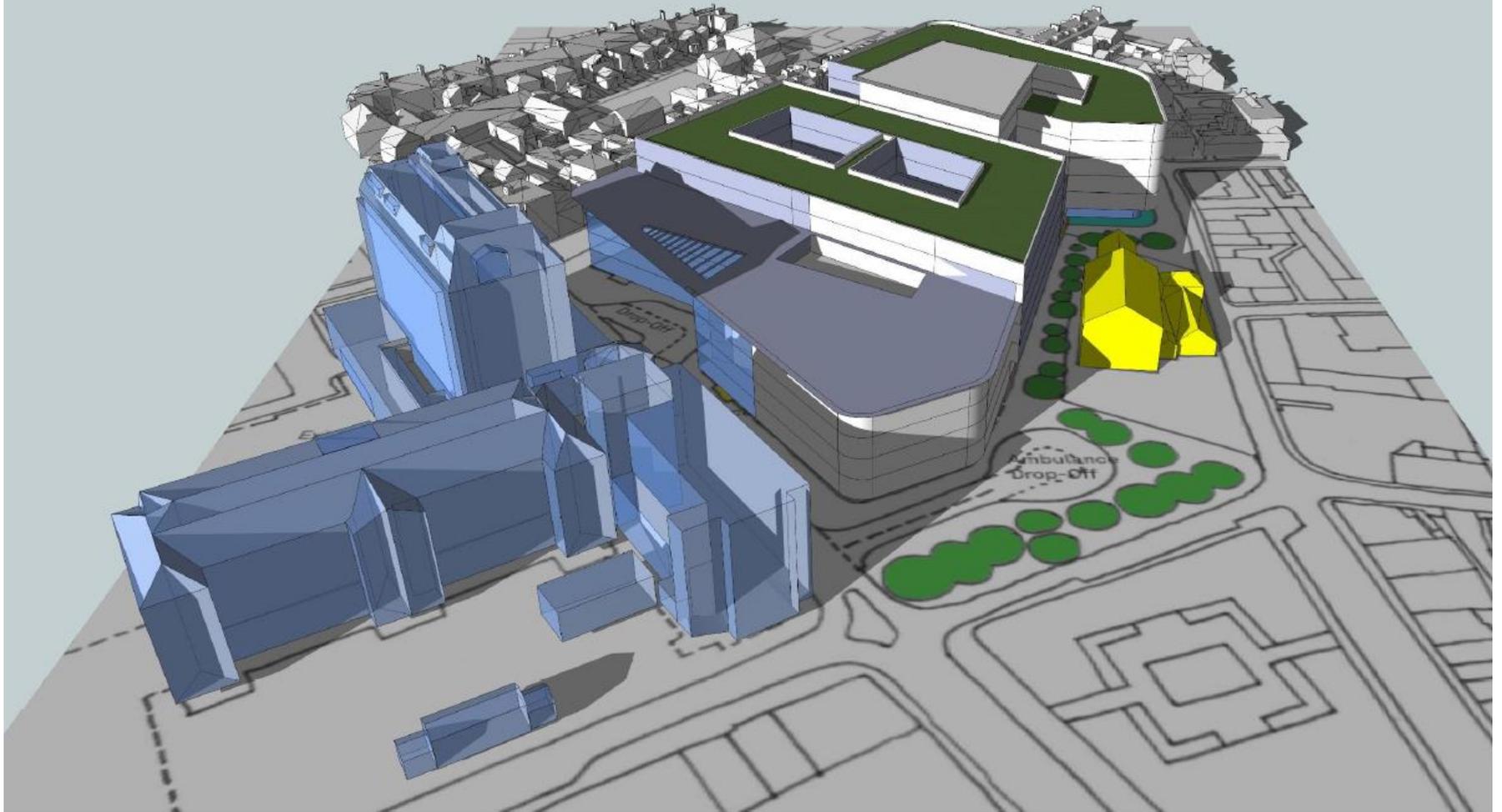


View from South West



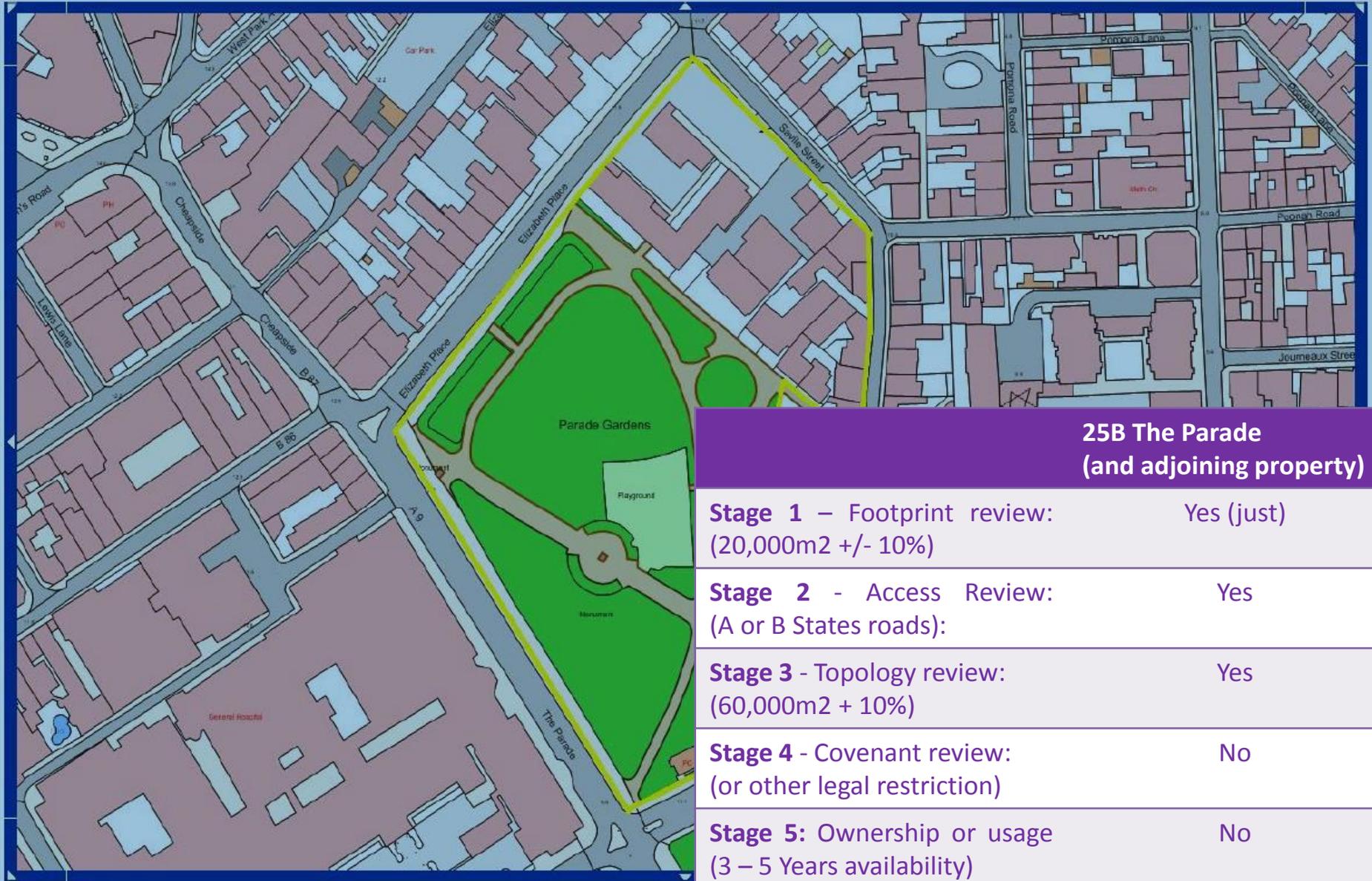
View from South

Thirdly, that the said property presently ceded to the said Parish except the parts of the said Communes extending between the sea and the main road leading from the Esplanade to St. Aubin from the Esplanade as far as and including the North-Western enclosure of the establishment occupied by Mr Frederick Charles Clarke can never be employed for a use other than that mentioned in the present contract and that no building or construction can ever be erected there except ?... or which is in keeping with the use/purpose (*destination*) ?established by the present contract; it being well understood that if the said Parish of St. Helier acts at any time contrary to the conditions of the present contract to sell or alienate any parts of the Communes presently ceded or to change the use/purpose (*destination*) of them established by the present contract such part thus sold or alienated or where the use/purpose (*destination*) will have been changed will revert back to the ownership of the said Seigneur and of his successor Seigneurs, Seigneurs of the Fief and Seigneurie of Meleches.



<p>The Parish of St Helier</p>	<p>Concerns raised that Parish Assembly would be unlikely to approve development.</p> <p>Concerns in relation to:</p> <ul style="list-style-type: none"> • Massing and scale in residential area • Listed and historic interest building zone to North West of site • Traffic congestion / One way traffic system • Legal covenants • Town green zone area in built up area
<p>Planning Authority</p>	<ul style="list-style-type: none"> • Protected Open Space • Impact of development upon adjacent listed buildings and settings to be considered • Improvement of existing buildings in the area as a ‘trade off’ not acceptable • Site area would likely result in building as tall or taller than existing General Hospital • Landscape and visual impact on roofscape significant and likely to be adverse • Landscape and visual impact on townscape significant and likely to be adverse • Development likely not to be supported





25B The Parade (and adjoining property)	
Stage 1 – Footprint review: (20,000m2 +/- 10%)	Yes (just)
Stage 2 - Access Review: (A or B States roads):	Yes
Stage 3 - Topology review: (60,000m2 + 10%)	Yes
Stage 4 - Covenant review: (or other legal restriction)	No
Stage 5: Ownership or usage (3 – 5 Years availability)	No