



11th December 2013

Minister for Planning and Environment
South Hill
St Helier
JE2 4US

Dear Minister,

Interim Island Plan Review 2013

Cornfields, Oxford House and accompanying land Field 652A, La Ruelle de Faldouet, St Martin

I have been asked by Mr and Mrs Maindonald and Mr Maindonald's mother to make further representations on their behalf, for the Inspectors to consider as part of their interim review of the Island Plan. These comments are made in support of their proposal requesting that the entire site, illustrated on the attached plan, is included within the Built-Up Area to allow it to contribute to the island's affordable housing stock.

It is understood that the Inspectors will be visiting all the sites that have been put forward for consideration. They will see when they visit that there are already a number of structures on the site, which project southwards into Field 652A. The southern boundary of Field 652 is contiguous with the boundary of the neighbouring residential property and does not project into open countryside. The southern boundary of the site appears to create a logical boundary for the built-up area of the hamlet, which the site is a part. Mr Fauvel, who has already submitted comments on my clients behalf, has already raised the question of why this hamlet has been excluded from the Built-Up area and the hamlet of Teighmore Park, some 180m west, has not. Mr and Mrs Maindonald and his family are struggling to understand the reasons for this, as the hamlets appear to be of a similar size and have a similar landscape character.

Mr Maindonald has asked that the Inspectors notice be referred to the dwellings located south-east of the site and hatched on the attached plan. On this site three dwellings replaced a single dwelling and intensified the built form in this area. Mr Maindonald feels that this arrangement of buildings provides a pattern for development in this area and is similar to what he would like to achieve for Field 652A.

Mr Maindonald feels that the landscape and visual impact of any new buildings on the site will not be harmful to the landscape or visual character of the hamlet or the surrounding area. From the south and south-west, new buildings will be viewed against the backdrop of existing buildings. From the north new buildings will only be glimpsed through the vehicular access. From the east the site is screened by existing buildings.

The site is located close to the island's primary route network and is connected to the island's mains water and drainage systems. The land is not in agricultural use and there is plenty of space available within the site to ensure that the existing dwellings are provided

with amenity space to meet the Planning Department's residential space and parking standards.

Mr Maindonald's family were approached in 2001 by The Parish of St Martin Housing Association to understand if the site could be included as a candidate to contribute towards the provision of affordable housing in the Parish (copy of letter attached). Unfortunately, due to family circumstances this offer was not pursued at that time.

Mr Maindonald and his family want to be able to provide affordable housing for the young people of St Martin. Jersey is a small island, with limited space. The provision of affordable housing is a key policy objective for the island's government. It appears to Mr Maindonald and his family that the development of this site could contribute to the island's affordable housing stock, without causing any harm to neighbours or the island's landscape or visual character.

I understand that the Inspectors will be considering all representations received over the next month and will be publishing their recommendations to the Minister after the public hearing in January. Mr Maindonald and his family look forward to receiving the Inspectors comments. Please let me know if any further information or clarification can be provided.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'S. Steedman'.

Stephanie Steedman (Mrs)

C.c. Mr B Maindonald
Mr M Fauvel

Enc. Fluid Drawing No. 043 003 & Letter from The Parish of St Martin Housing Association dated 2001