

12<sup>th</sup> December, 2013.

## **LION PARK, ST LAWRENCE - SUPPLEMENTARY**

Area designations are as included in my previous letter.

- A Jersey Gold
- B Flying Brands Packing
- C South Eastern Glasshouses
- D Lion Park

### **1.0 PLANNING HISTORY**

- 1.1 Planning permission for Area B was granted in 1978 - there was no dilapidation clause applied.
- 1.2 A subsequent application to demolish the greenhouses in Area B was approved but never implemented.

### **2.0 ADVERTISEMENT OF THE SITE**

- 2.1 The site and buildings will be publicly advertised for sale or rent for a period of three consecutive months. The intention is to post the first advertisement before Christmas 2013.
- 2.2 It is thought very unlikely that the existing structures (particularly on Area B) will attract a commercially viable tenancy or a suitable purchaser.

### **3.0 RE-USE OF THE BUILDINGS**

- 3.1 Much of the structure on Area B has been adapted over time such that it is incapable (without considerable expense) of conversion. Generally the floors are laid to concrete and there are offices and block built facilities within the structure related to its primary use as a picking/packing facility.
- 3.2 We contend that Area B represents a brownfield site.
- 3.3 Field 785 in St Owen (under consideration under the Island Plan revisions), is described as being a "small glasshouse site consisting of 60's block and new block, well maintained. No room for expansion – of no significant loss to agriculture. Recommendation; no objection."
- 3.4 We believe there is no significant difference between the Field 785 situation and that of the site we are proposing. Indeed, owing to the significant material changes to the buildings in Area B, the case for an alternative use would seem to be stronger.

### **4.0 ACCESSIBILITY**

- 4.1 An opportunity exists to connect the site to the lanes known as La Rue des Parvots and La Rue du Douet de Rue to give safe pedestrian/cycling access to Six Roads Stores. The distance is approximately 5/8 mile (around 13 minutes walking time).
- 4.2 The site is not very close to educational facilities. However, it is approximately equidistant between St Johns and St Lawrence Primary Schools, the distance being in the order of one and a half miles.

- 4.3 There are very few housing developments close to St Lawrence Primary School, and one suspects, little prospect of any sites close to the school being re-zoned for housing in the near future.
- 4.4 Many of the sites under consideration for re-zoning are no better located than this site in terms of accessibility and proximity to facilities.

#### **5.0 LANDSCAPE SENSITIVITY/ECOLOGY**

- 5.1 Existing buildings on the site are substantial in plan area/height. Eaves height of the buildings on Area B is approximately 3m, the ridge height approximately 4.5m. Glasshouses on Area C have an eaves height of approximately 4.3m and ridge height of approximately 4.9m.
- 5.2 The site is substantially screened from view with mature landscape, and an ecological and sustainable housing development is capable of being very successfully integrated. The density of enclosed space would be significantly reduced.