



### **Fields 1341 & 1341A Further Appraisal**

Fields 1341 and 1341A were originally included as part of the 2002 Island Plan, and therefore we can surmise that the Planning strategy framework had already been in place for the land. However, in putting forward this land for inclusion for reinstatement within the rezoning proposals, it is not with the intention to construct units on its surface, but to use its topography by peeling back the scarp face and develop within it and then to replace the land back over the top to its present state for the enjoyment on the general public.

There are numerous factors that need consideration when determining the appropriateness of a site for affordable housing, notwithstanding it's inherent scale, topographical diversity and proximity to the more urban context of St Helier. These two fields could represent an opportunity to provide a dense, sustainable development that would go a significant way to alleviating the anticipated shortfall of housing provision.

It would be proposed that each unit of accommodation would consist of a basic shell that will have the flexibility to be sub-divided and arranged around a service core to provide a variety of different living styles to suit there inhabitants. All of the units would face South onto its own amenity terrace garden, incorporating a deep edged planter to enhance the already green backdrop feel to the escarpment. The effect of the edge planter and the deep terraces behind them would give the appearance that the development is the structural framework for a vertical, inclined garden.

New community facilities could be added to provide a service to the surrounding population as well as those within the new developments, to help foster an integrated community from the outset.

It is envisaged that these new affordable homes will require the minimum quantum of power to facilitate their inhabitants, through the use of sustainable and ecological power/heating sources.

We feel that the development of the edge of this greenfield site on the periphery of St Helier, where the whole site had been previously earmarked for development, is a much less onerous issue than developing one in the rural areas beyond. A site on the edge of town is the natural spread and expansion of the existing fabric, close to existing amenities, the commercial centre and retail sectors alike, thereby reducing commuting and resource consumption.

We hope that these arguments will support our case and convince the Department that fields 1341 and 1341A provide exceptional opportunities for the housing of our population in a sustainable and ecological way.