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St Ouen

23-Apr-13

Planning and Environment Department
Planning and Building Services
South Hill
St Helier

Public Inquiry: Field 622, Le Clos de la Croute, St Ouen
P/2010/1717

I write with reference to the above public inquiry and wish to submit the following comments in support of the application:

- The area in question is not on a main road and is substantially out of view; these are single story dwellings and the impact of the buildings on the area as a whole will be minimal
- These are social rented homes specifically for the elderly; other “sheltered housing” developments nearby have not caused unnecessary or undue noise or disturbance to neighbours; neither will these.
- It is hard to see what loss of privacy will ensue if these homes are built. There is no loss to “private views” even though these cannot be taken into consideration.
- These are not designed to be “family” homes and whilst there will inevitably be some additional traffic this will be minimal – again experience of other sheltered housing in the vicinity has proved this to be the case. Generally they are very quiet areas indeed.
- Access to La Route de Vinchelez (the “main road”) is within a 30mph zone. Other traffic calming measures could be taken if necessary.
- No other site provides such safe and convenient pedestrian access to local amenities, including a grocery store, chemist, doctor and hairdresser. A very important consideration.
- A safe crossing brings one to the bus stop and to the Parish Hall and Community Centre where a number of weekly and other regular activities of interest to the elderly take place. Again an important consideration.

- Demographics show that the need for this type of accommodation will only grow and, whereas this proposed area is in the Green Zone the distinct and many advantages must surely outweigh the loss.
- I submit that this development should be permitted. The application was first submitted in November 2010 and I am aware that the Parish authorities are keen to see this work proceed expeditiously.