

## SUMMARY FROM PIERRE LE SAUX.

I refer to the application P/2010/177 for development of site 622, St. Owen and submit the below document for the attention of the Independent Inspector, Mr. David Bushby

My application refers to statements made by Morris Architects Limited in their document entitled: 'New Build Sheltered Accommodation St. Owens Design Statement Waste Management Plan October 2010, New Build Sheltered Accommodation St Owen Waste Management Plan October 2010 and Morris Architects Limited letter to the Planning and Building Services dated 7th January 2011. Please find all the documents attached for your reference

My concerns are as follows

1. I do not think that enough, if any, thought has been given to the environment and farming.

if we stand in the middle of field 622 and look around we can see the part of the field that is going to be rezoned.

if we look a little wider we can now pick out the fields that will be built on some day, fields that are classed as infills (as we have been told by the Planning Dept that they will be next to go)

this means that this area of green zoned land which started as just 19 units has now become a Large Scale Development of about 99 units. if all started with just 19 units and because it was under 10,000 m<sup>2</sup> it did not need a Environmental Impact Assessment Report before rezoning

I think that this development should be treated as a Large Scale application in the Green Zone

We now have a building that sits in field 709 failing a EIA for an extension surrounded by 99 units that do not require a EIA.

2. The traffic and road safety in this area will be of great concern.  
La Rue de la Croix is a narrow 15m wide country lane that will not be able to cope with all the cars, etc that it is expected to take.
3. The site has building problems that have to be taken into consideration.  
I hope the Parish of St. Owen have the money to overcome them.
4. Car parking is going to be a problem.