

Mr P Le Saux

6 March 2009

Dear Mr Le Saux

Field 622, La Rue de la Croute, St Ouen

Thank you for your letter of the 12 January 2009, the detailed contents of which I have read with great interest.

Further to our meeting, I visited field 622 and a brief inspection of the field enclosure supports the argument for the site being of historical interest. There is no doubt that Jersey's lanes and the associated walls, fossés and banques are amongst its greatest treasures and make a major contribution to the distinctive character of the island, many acknowledged as surviving monuments to Jersey's medieval period. Although difficult to date with any precision, the banques that retain the earth of the raised field 622 are substantial and parts of the stone-walled banks include large stones / boulders that likely represent historic clearance from the surrounding land, and could be medieval or earlier in date.

The importance of the island's roadside walls, fossés and banques was recognised by the States of Jersey in 1994, when monies were allocated to the Planning and Environment department for a repair fund to assist in maintaining these historic structures. The department also produced an advisory booklet on repairing common faults in July 1998.

I have copied this letter, together with the attachments and your own letter of 12 January 2009 to Kevin Pilley, who is Assistant Director of Policy and Projects at the planning department and who heads up their historic buildings team.

March 6, 2009

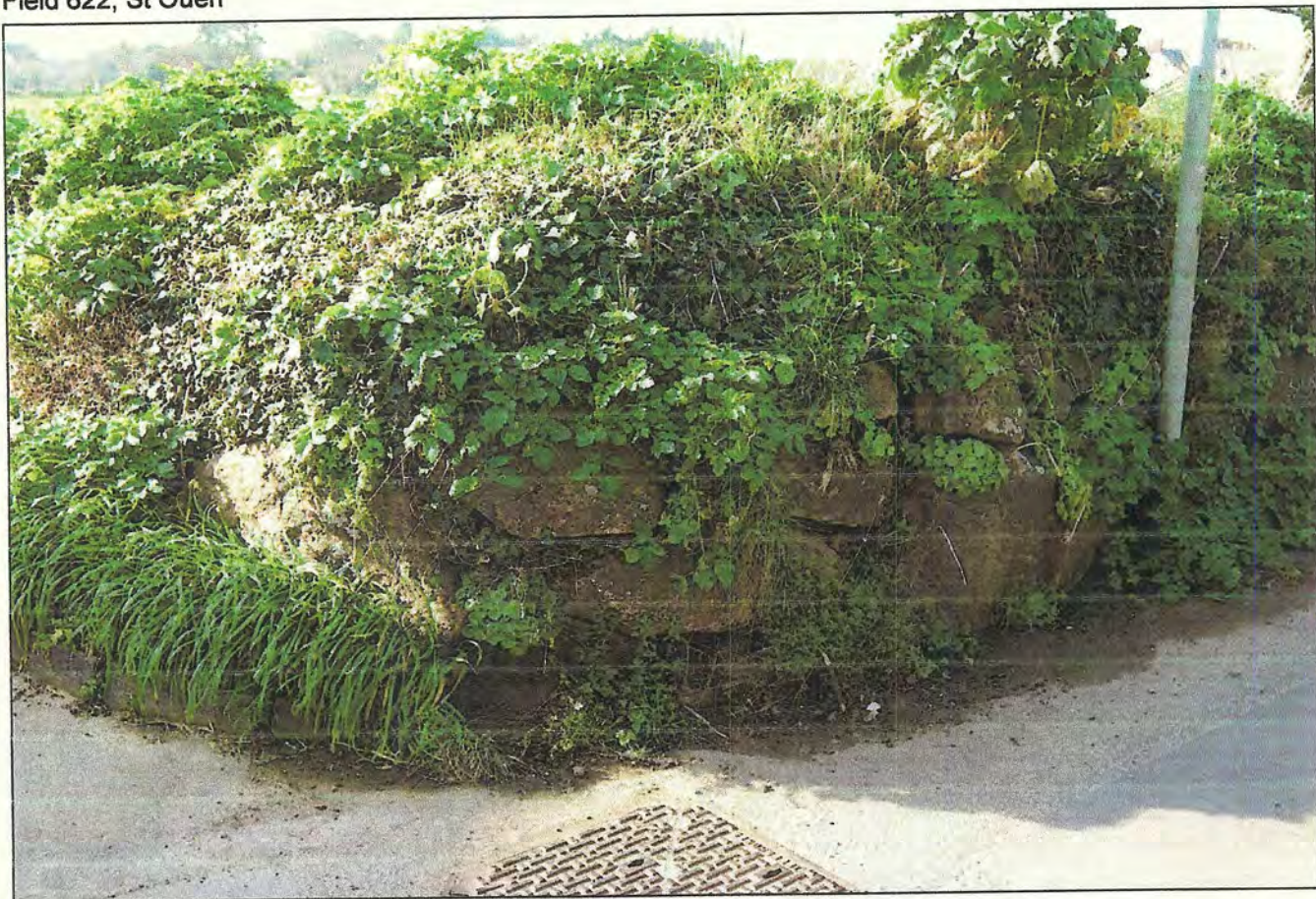
With best wishes

Yours sincerely

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cc Kevin Pilley, P&E

Encl. Duke of Richmond Map, 1795
Photographs, February 2009



examples of large stones / boulders included in the construction of the banques

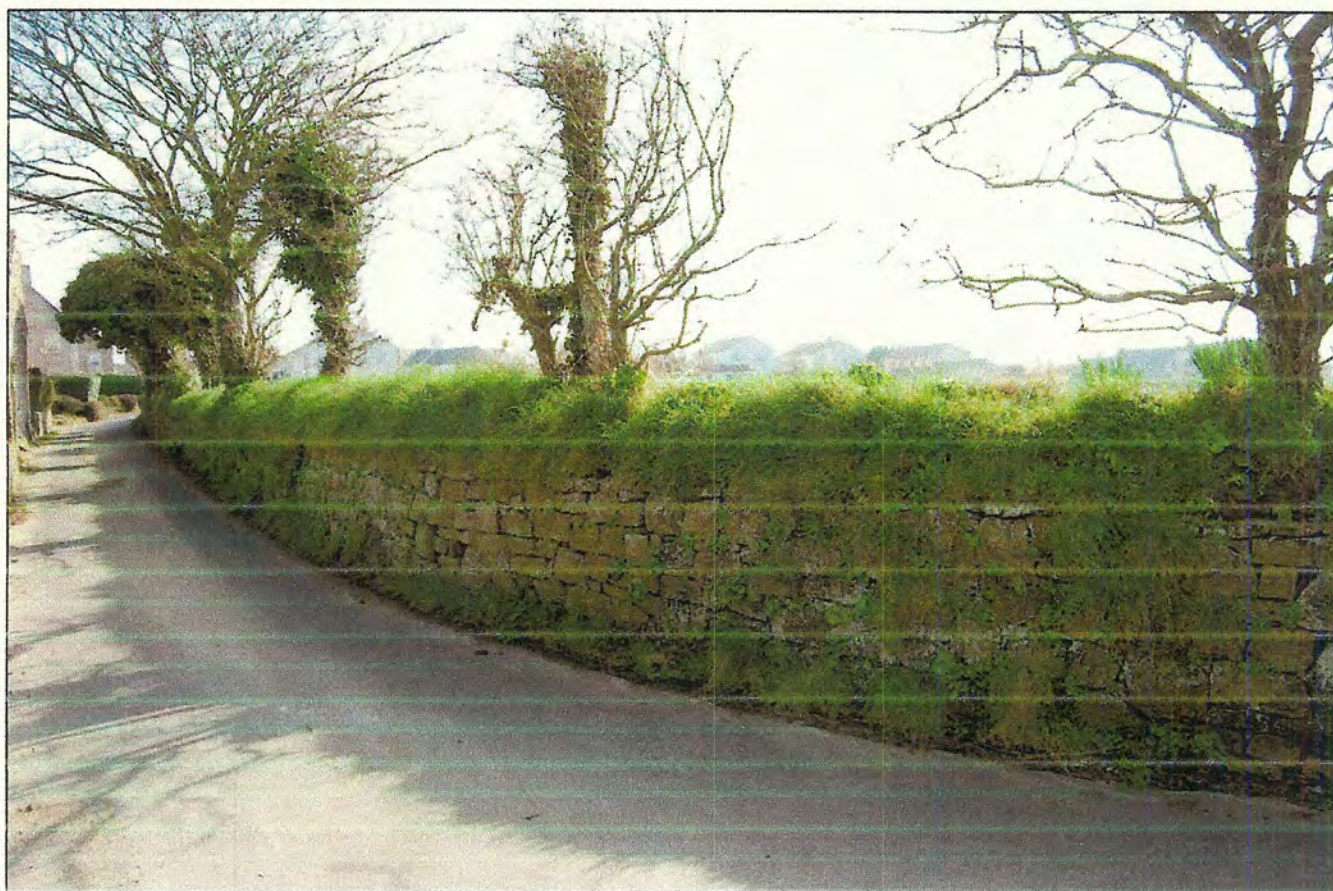




banks faced with dry-stone walling



Field 622, St Ouen



Field 622, St Ouen



Jersey's Declining wetlands

SECTION 1: Introduction and Methodology

1.1 Introduction

Wetlands are vitally important habitats for wildlife. They are wonderfully rich in biodiversity and their uniqueness attracts specialist and often rare wildlife. They also regulate water regimes acting as soaks during periods of heavy rainfall. They remove pollutants from ecosystems, acting as carbon sinks and they provide mankind with some of the most spectacular of landscapes.

the National Trust for Jersey

Affordable Housing Gateway

Data relating to "over 55" demand for housing.

(Position as at 18th April 2012)

Total number of applications registered with Gateway where applicant is aged 55yrs or over.		277
Of those 277:-		
	Number on the Waiting List (i.e. those currently housed in unsatisfactory accommodation in the private sector)	184
	Number on the Transfer List (i.e. those already tenants of the Housing Dept or a Housing Trust who need to move for various reasons)	93

Priority on the list broken down into the Gateway Bands:-

Waiting List

Band 1	24
Band 2	47
Band 3	72
Band 4	29
Band 5	12

Transfer List

Band 1	47
Band 2	43
Band 3	0
Band 4	0
Band 5	3

N.B

Single applicants and couples applying to the Gateway for social rented accommodation are generally accepted for one bedroom units unless there is a demonstrated medical need for larger accommodation. This is because the current rent component of Income Support will only allow for the size accommodation that an applicant needs.

Applicants applying through the Gateway for social rented accommodation are required to meet certain criteria, the financial element of which is that their income are no greater than £40K per annum. The majority of those registered with the Gateway would not therefore be able to afford the full fair rent for a 2 bedroom property without additional assistance from Income Support.

MINUTES OF A MEETING HELD ON 6th FEBRUARY, 2009 WITH
RESIDENTS OF THE AREA SURROUNDING FIELD 622

Present: Ken P Vibert, Connetable, Mr David Fleetwood Ellam and Advocate Richard John Renouf, Procureurs du Bien Public, Mrs Bernadette Palmer, Parish Secretary, Members of the St Ouën's Homes Committee and approximately 30 residents of the Rue de la Croix area.

The Connétable welcomed all to the meeting.

He then went on to explain the situation to date regarding the possibility of building Homes for the Elderly in field 622.

No decision had been made to date; this meeting was only to update residents of the area. Only a Parish Assembly could make any decisions.

The Connétable then detailed the efforts made to date in an attempt to find suitable land. The search started with the field adjacent to the Farmers Inn, but the owners were unwilling to sell, although several attempts had been made.

Next, the Parish looked at field 622. As this is a Rectorat field the Dean has the final say.

The field on the other side of Les Six Boules was considered, but it was turned down due to a lack of a pedestrian access from this area.

A field opposite Les Six Boules Farm was also considered but the owner was and remains unwilling to sell.

A field on La Route du Marais had been offered. At present this field has tunnels in it, and again, it was felt unsuitable due to its distance from the village centre and lack of pedestrian access between the Parish pump and the Parish Hall.

Fields at back of St Ouen's Motor works had been looked at but it did not border other properties and could have led to further developments around it.

When the Snow Goose site came up for sale, this too was considered together with the field alongside. There was absolutely no chance of acquiring the land adjacent to the Snow Goose and the Snow Goose site proved to be too expensive.

At present field 622 appeared to be the only viable site to hold a senior citizens development.

Over the last few months, it had been suggested that a residential home should be considered. A meeting with Maison St Brelade had been arranged for 18th February 2009. If it was decided to take this route, a different site may be considered.

Senior Citizen housing in St Ouen was not for 55 year olds, as stated by the Housing Minister, but for 65 year olds or just under.
At present, the Parish have 36 applicants on the waiting list.

The purpose of this meeting was to see what those present wanted to tell us.

Mr Robert Blackmore asked if it was mandatory that something had to be built.

Connétable replied no it could be a residential home and if we did not use the funds, they would go to Jersey Hospice Care.

Mrs Madeleine Poole asked if the money went to Hospice would the land still be used.

Connétable said no, the Planning Minister had said that if Parish identified a field for Parish need he was prepared to bring it to the States and it would be recommended that this went forward.

Major Michael Barthorpe had noted from the plan, that it was intended to use only ½ field, what would happen to the remainder.

Connétable replied that the Parish/Church owned only half the field; the remainder belonged to the Rector and Dean as Trustees.

Mrs Rosemary Blackmore asked if the Connétable was aware as to how old that field was. It was a very historic field, which dated back to 1400's

Connétable replied that all the fields in the Parish were old, not just this particular field.

Mr Nicholas Poole stated that a dilapidated cottage at beginning of Rue de la Croute had been refused planning permission due to the impact on the Marsh. Would this proposed scheme not have the same effect? What was the Connétable's feeling on the impact on Rue de la Croute regarding traffic movement?

Connétable replied that the reason the cottage was turned down was that the footprint was an increase of over 50%. He did not feel that there would be a major increase in traffic as from experience of the other Parish sheltered housing; senior citizens were not great vehicle users.

Mr Nicholas Poole asked if the Connétable had a figure.

Connétable replied no, but this was something would and should be looked at.

Mr Tom Fox. What were the implications on the field opposite Peter Hougue? If this went ahead did it mean that building would be allowed there as well?

Connétable replied that he could not comment on what would happen in the future, but it was Green Zone at present and would only be rezoned for social purpose.

Mrs Amanda Lees Baker asked if the remainder of the field would be large enough to be farmed.

Connétable replied that yes, it was originally two fields and would remain as is.

Mr Richard Renouf added that approx 4 verges would remain undeveloped.

Mr Nicholas Poole stated that on the drawing it showed access to the development but also another entrance into field from middle of housing development, why was this.

Connétable replied that he had no idea why this entrance was there, but this was only a draft plan and subject to changes.

Mr Nicholas Poole asked if a crossing could be installed at La Ville de L'Eglise and why was the entrance half way down the road and not top end of field. Having stated that no other sites had proved suitable due to exits onto roads, why did this not stop this proposed development?

Connétable replied that there was an easy answer to that and that was to make the exit a left turn only.

Mrs Madeleine Poole stated that one ways cause rat runs and this was an incredibly narrow lane as you come around the corner.

Connétable replied that the entrance to the development was a matter for discussion and might have to be a right turn only. If any danger seemed to be caused by gable end of Maison Fosse au Bois, this could become a left turn.

Mrs Madeleine Poole felt that it could still be argued, as you still could not see traffic coming.

Mrs Rosemary Blackmore asked if this meant La Rue de la Croute would be widened and would the hedges be changed.

Connétable replied that it would most definitely not be widened and no hedges removed. The Parish would be totally against this.

Mr Pierre Le Saux stated that when field 622 was first discussed, he was told it was church land and nothing could be built.

Connétable replied that it still was and nothing could be built if not for the Parish.

Mr Pierre Le Saux further stated that he thought it was under the Diocese of Winchester. Le Chemin du Passage behind the houses of the properties had a

section, which was part of someone's garden by virtue of a contract of resignation, dated 12 Nov 1971 when ownership was passed to the Rectorat.

Mr Richard Renouf replied that in about 1860, St Ouen had a Rector who built the Community Centre and Church, at which time he also bought up various fields around the Parish. The Rector did buy that field but did not do so in proper legal form, and did not essentially create a proper Trust at the time. This was not noticed for a century, when the former Rectory was sold. To sort the error the field was returned to the Crown, as the original sale was invalid. It was then returned to the Parish Rectorat.

Mr Pierre Le Saux then asked if Church owned the remainder of the field

Mr Richard Renouf replied that it was not owned by the Church but by the Rector and Dean in trust to provide an income for the Rector.

Mr Pierre Le Saux asked what happened to the rent received from the field.

Mr Richard Renouf replied that the Rectorat's purpose was to provide a Rectory and income for the Rector.

Mr Pierre Le Saux asked if the field were built on what would happen to the income.

Connétable said that when he met with Dean it was suggested that the Parish would acquire a piece of land of the same size and do a land swap. The Dean said no, they would look for a rental for the land, which would be negotiated. A peppercorn rent with a 99-year lease had been suggested.

Mr Pierre Le Saux asked why on the plan was there a road going into the estate but not out.

Connétable replied that vision lines would show on a detailed plan, this was only a plan for the purpose of this evenings meeting so some idea could be given as to what was intended.

Mr Pierre Le Saux asked, with regard to the bake house on Rue de la Croute if it was refused because of the size intended but also because it was a special building and also because it was in a place of special interest.

Mrs Amanda Lees Baker asked would this development not also have an impact on the Marsh.

Connétable replied that it should not, as surface water would go one way and waste other.

Mr Pierre Le Saux asked if there would be a storm water drain into Rue de la Croute

Mr David Ellam replied that he did not think so.

Mr Pierre Le Saux replied that there had been complaints regarding the bake house because of the impact on the Marsh, as water being discharged into soakaways would be spread around the site. It would destroy the nature and habitat of the Marsh. Wildlife had already changed and you no longer saw owls bats etc. Cats in hedgerows are no longer. If we allowed this green site to be built on we could say good-bye to the Marsh.

Mr David Ellam replied that farming practices were probably more responsible for the reduction of wildlife and cats

Mrs Amanda Lees Baker stated that she had spoken to Sue Hardy who had suggested a field down at La Cache de L'Eglise. Had this been considered?

Connétable replied that no it had not been considered as the walking distance was too far away for Senior Citizens.

Mrs Amanda Lees Baker asked if these were over 55 years of age.

Connétable replied no these people were all retired and it would be too far and this field had a bunker in the centre of it which would be very difficult to get rid of. Connection to mains drainage would also be a problem.

Mr Pierre Le Saux asked if the owner of 623 had decided what sort of houses he wanted on there as he was aware that the owner was trying to get an access onto Haut du Marais and Planning have refused permission. He was under the impression that he was attempting to get an entrance through the estate of 622. Also the farmer in field was on a one-year lease.

Connétable replied that the farmer had been on a one-year lease for years.

Mr Pierre Le Saux. Would he be allowed to go through field 622?

Connétable replied that no access would be granted, as it was a green zone. The last lot of fields which were de-zoned were all for Parish projects.

Mr Pierre Le Saux added that he thought that field 623 was intending to have about 30 houses.

Mr Henry Blackmore asked if the Parish had ever thought of using the Village Green, further asking how much had been left. He further added that houses looking onto Rue de la Croute facing the estate would be losing value, would the owners be getting compensation.

Connétable replied that he was not aware of any such arrangement being made anywhere else. The Connétable asked if he meant that part of the 3 million would be available for compensation, if so then he was not aware of this.

Mr Henry Blackmore replied that people would be more willing to buy a house with no other houses around.

Mrs Rosemary Blackmore said that when they bought the house they were told that no building would be put in that field, and wished to make a proposal that money went to Hospice.

Connétable replied that this was not a decision for this meeting but a Parish Assembly decision.

Mr Nicholas Poole asked if it would be an idea to have to vote to see how many at this meeting were for the scheme and how many were anti.

Mrs Una Gray replied that if it was voted no to this, there may be an estate here instead of this sheltered housing proposal, and she was totally behind the sheltered housing scheme.

Mr Nicholas Poole stated that if the feeling of the meeting was totally anti and those present would not be happy in any way he felt the Parish should look at a more sympathetic site for development.

Connétable stated that wherever the development was built in the field, it was not possible to make everyone happy, it would impact on somebody.

Mr Tom Fox asked, would the density of this be all crammed on one side of the field. He would be sympathetic to sheltered housing if single storey, which would be easier on the eye than a housing estate, if spread out a little more and less dense and pleasing to the eye. If field 623 would be a housing estate he would say no. How did people feel about this and was there any guarantee they would not be burdened with additional argument and another debate in 5 years time.

Connétable said the buildings could not extend out of 622. Could not go beyond that footprint and as far as the density this was a Planning decision not a Parish one. They may say we could not have 21 just 16.

Mr David Ellam added that the reason there were 20 homes on the plan was because the architect said we could get 20 homes for the money available. If it were a first time buyer development it would be far more packed.

Mrs Sandra Fox asked about screening with trees. Could this be made a stipulation as part of the building?

Connétable replied that the Parish would insist on a screening all the way around the homes. We could ask for screening but it would be all down to Planning.

Mrs Amanda Lees Baker asked the Connétable if he did not agree that 623 would get passed. Planning liked filling in areas and if we had filled in a quarter of the area with sheltered housing, would they not wish to fill the remainder.

Connétable said that he could only say that the Planning Minister would only go to the States for rezoning if it was Parish housing. He was not in a position to give any guarantees.

Mr Douglas Creedon asked how far were we into the 3-year cycle. And what was the next stage.

Connétable replied that we were approximately 16 months into the cycle and the next stage would be a Parish Assembly and a Parish decision. It would then have to be decided to go ahead at an Assembly and then put to Planning. If that were agreed then the Parish would apply for a re-zoning proposition. He further added that he intended to have a Parish Assembly during the last week of February or first week of March then put it to Planning.

Mrs Sandra Fox asked if the States had a final say as to how much went in there.

Connétable replied that Planning would make the decision. He thought a definite decision would need to be made and have final plans produced not later than this time next year, or it might have to go to the Royal Court of Jersey to obtain an extension to the period stipulated in the Will.

Mr Tom Fox asked if it would be the plans presented this evening that would be put forward.

Connétable replied that no as these were not plans just an indication for this evening to give those present an idea of what was intended

Mrs Leslie Ropert questioned the Connétables mention of a Residential Home. If these plans were turned down would the Parish then look into the possibilities of a Residential Home.

Connétable replied that he would have to go to another Assembly and discuss it with Planning

Mrs Leslie Ropert asked if the Parish would only build one or the other.

Connétable replied that there was only money for one or the other.

Mrs Rosemary Blackmore asked if the Parish would consider a Residential Home elsewhere.

Connétable replied that yes it would be a possibility.

Mr Tom Fox asked if the Parish had looked at the cost of a Residential Home.

Connétable replied that it had been considered when he first came into office and it was found not to be feasible. It would have been too costly. He became aware that since he had been in this post there came a time when residents needed more support than they could receive in their own homes. If we had a Residential Home senior citizens would consider moving to it. When

completed, the Parish would not have sufficient people to fill a Residential Home and would have to go outside the Parish. As earlier stated a meeting was planned with Maison St Brelade to discuss the possibilities of a Residential Home.

Mr Richard Renouf informed the meeting that the Parish had 39 homes for Elderly within the Parish and it was very sad when they had to move to a Home in town or elsewhere. Ideally the Parish would like to keep them in the Parish. We had a community in the Parish who wanted to stay here. The Parish was trying to take all this into account and fulfill the needs of those living in St Ouen and understand the opinions of those present. The population is living longer and we are facing more people needing to be housed. He asked those present to consider the wider aspect in that we were trying to care for Parishioners of the Parish.

Mr Nicholas Poole stated that Mr Renouf had made a case on his own in that a Residential Home was needed.

Connétable was shortly due to go to Budapest to attend a conference regarding the ageing population.

Mr Pierre Le Saux asked why did we have two bedroom options.

Connétable replied that we had couples and they sometimes would like to have someone live in to care for them.

Mr Douglas Creedon asked if there would be any merit in having a show of hands as to what people here felt.

Connétable replied that it would be interesting to find out how many felt a Residential Unit would be feasible. He therefore asked those present to vote if they would like a Residential Home. All were in favour. It was a unanimous vote.

What was on the table was this and no other decisions would be made until put to Parish Assembly.

Mr Geoff Hendry asked, if when a Parish Assembly was called, would there be more information than presented have tonight as questions could not be answered on the plans shown tonight.

Connétable replied the there would be no further information. No more detailed plans would be available until it was decided that houses would be built as plans were too costly to produce.

Mrs Amanda Lees Baker asked if the Connétable would also be asking a Parish Assembly if they were in favour of a Residential Home being built.

Connétable replied that costs would have to be looked into, as a Residential Home would have a cost to the Parish and all this needed to be looked at. He added that he would not suggest to the Parish that a Residential Home be built only to find it was a millstone around the neck of Parishioners. The Parish needs to know that a Residential Home would have more benefit than Sheltered Housing.

Mrs Madeleine Poole asked if a Residential Home would be one or two stories.

Connétable replied that he had no idea. If it were a personal question he would reply a single storey but in this case it would be the most cost effective.

Mr Pierre Le Saux asked how old you had to be to go into a Residential Home.

Connétable replied you could go in at any age, as it was a case of health issues not age.

After thanking everyone for coming, the Connétable apologised for not being in a position to answer all the questions but added that we were all getting older and one day may need one of these units ourselves.

DESIGN STATEMENT/
WASTE MANAGEMENT
PLAN

New Build Sheltered
Accommodation
St Ouen

Project No: 4591



Location

The site is located on the eastern portion of field 622, accessed from La Rue de la Croute in St Ouen. The site is west of the village centre, close to La Route de Vinchelez.

It is located within the Countryside Zone as described in the 2002 Island Plan.

The site gently falls from the northwest corner to the southwest corner with a level difference of just under 3m from corner to corner.

The site is located adjacent to existing houses on the east side with a private roadway running north-south along the boundary of the field together with residential properties to the north on La Rue de la Croute.

Existing dwellings to the north and east of the site are predominantly two storey; some of historic note, some of granite and traditional construction but the majority of modern construction with render and concrete tiled roof finishes.

There are no water courses, streams or tributaries in the vicinity.



Brief

The Parish of St Ouen have had a programme of providing sheltered accommodation for the island for a number of years and this proposal represents the continuation of this provision.

The proposal is to provide single storey residences for the over 55's and special needs that will be rental.

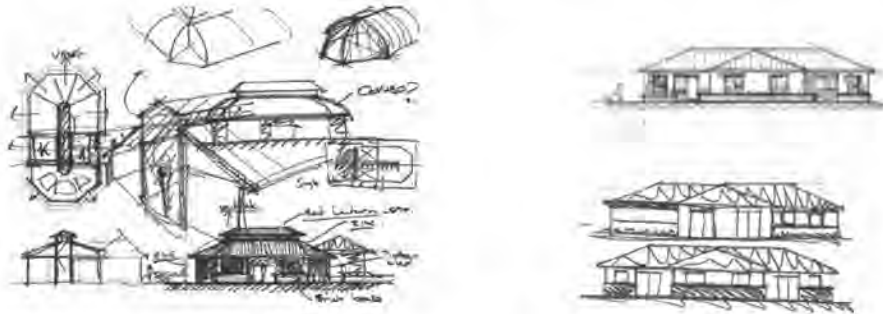
The Parish has required that the layouts of the units follow the principles of the Joseph Rowntree Foundation and that they be set out in courtyards to provide communal hubs and meaningful landscaped areas. Car parking is to surpass the planning requirements, providing adequate car parking for both able and disabled spaces. The site is to be provided with a communal building to act as a social meeting point to provide a communal hub to the development and other residential properties within the Parish.

The proposed buildings are to be energy efficient, utilising solar energy and having high insulation values to minimise running costs.

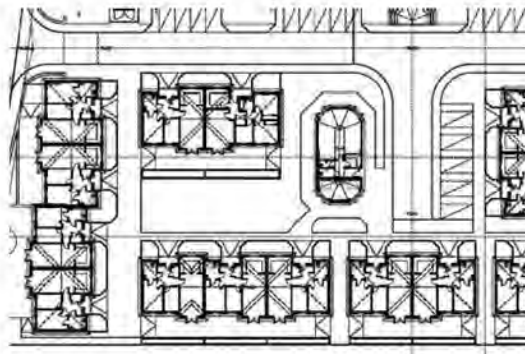
The site is to be bounded by quality landscaping, providing green screening to the adjoining properties and a diversity in landscaping design within the development.

Design Principles

The philosophy behind the proposal is to provide a single storey residential development based around courtyard groupings to provide a low density, minimal impact and acceptable massing, providing a recognisable residential scaled scheme.



The designs have been grouped and positioned to enhance and reinterpret by extending the urban grid, providing a landscaped swathe between the existing residential and the proposed, minimising the impact on the character of the area. The access road into the site has been placed between the development and the existing eastern private roadway which effectively increases the space between existing and proposed buildings.



The landscaping has been developed by Michael Felton Limited (Landscape Architects) to provide a high quality planting scheme to visually reduce the impact between the existing residential and new and softening the division between development and agricultural field. The existing field banking to the north and east has been added to and planted, reproducing and enhancing the countryside character. To the west a new field bank has been incorporated which contains raised planters to soften the transition from residential to agricultural field, also providing raised areas for residents to easily manage. Units located along the northern and westerly boundaries are provided with garden storage boxes and low level planting beds, whilst units facing onto the communal courtyards are provided with low level planting beds only. Garden storage areas will be allocated within the ancillary bin store areas. These facilities will allow residents to grow and maintain their own plants and produce.



CGI's has been produced to analyse the visual impact and an extract is provided below and within the submitted drawings.

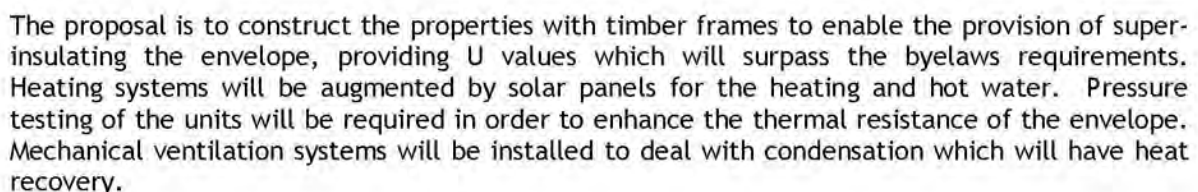
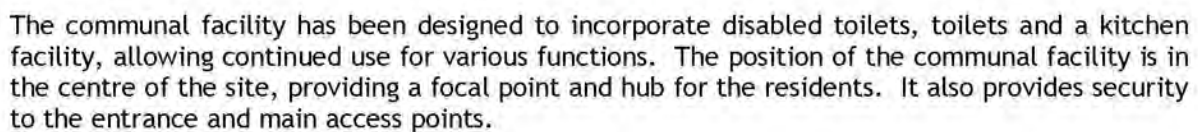


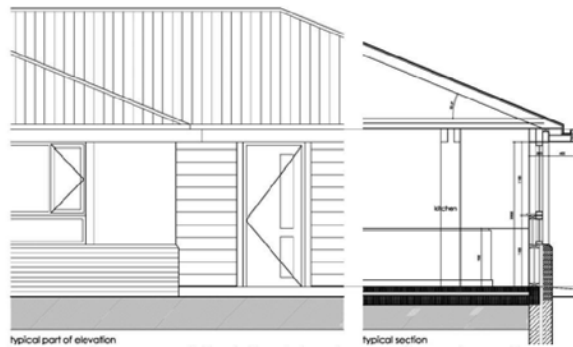
Open spaces within the proposal have been created to provide internal private courtyards to create social hubs for residents with a central communal facility that operates as a focal point and provides security via surveillance.

Each basic unit is designed to have two bedrooms; the second bedroom being a flexible room that can be either used for a carer, relative, visitor or ancillary space to the living accommodation, allowing for adaptation to living space and/or bedroom. The bedroom/bathroom relationship has been designed to allow future installation of hoist between bed and shower. Kitchen/living room relationship has been orientated to allow ease of access for different levels of mobility and access.



One unit of accommodation has been increased in size to provide a third bedroom. This unit is to be designated as caretaker's accommodation however this has the flexibility of also being an over 55's unit for residents who require larger accommodation.





External envelopes will be a mixture of brick, block rendered and manmade fibre panelled clad, providing a palette of materials giving visual, colour and individual identity. Roofs will be carried out in natural slate with black ridge tiles, fascias and soffits will have integral gutters, providing smooth lines to the roof. Windows will be aluminium thermally broken double glazed to add to the energy efficiencies of the buildings. The community building will have a zinc metal roof, fascias, soffits and gutters.

It is felt that visual identity is important on developments of this type. Therefore parts of the building will be clad in planking by Hardieplank, which is a manmade fibre timber lookalike coloured board. These come in a variety of colours which will give blocks/units individual identity. The landscaping will also be designed to coordinate with this colour identity.

The site is also provided with two bin areas which have been sized to allow for Eurobins together with space for future recycling requirements and tenant storage.

To the northeast corner a substation has been provided in order to upgrade and enhance the local electricity network. This is positioned to accommodate the requirement of the Jersey Electricity Company Limited.

Refuse Collection Philosophy

The roadways have been designed around the Planning Guidance for Refuse Lorries Turning Circles, Public Services Department's Technical Guidance, "Roads Servicing Small Housing Developments, Issue Date 24 August 2003" Type C road providing 6m radiuses and dimensions for turning heads. Entrance and access raisers have been matched to this requirement to ensure suitable manoeuvring of refuse lorries in and out of the proposal. Bin stores have been placed around this turning head to allow easy pick ups and collections.

Guidance for quantities of refuse collection has been based on 80 litres per person per week, which equates to 3,040 litres. The provision would be approximately three 1100 litre Eurobins. The bin accommodation provides space for at least six plus areas for future recycling of glass, paper, etc.

Access to the Site

The site is accessed off La Rue de la Croute. TTS have been consulted and they have confirmed that these roads have a speed limit of potentially 30mph however they are designated within the Parish as Green Lanes. We have therefore calculated the road speed at 35mph for the visual splay. This has provided visual splay requirements of 48m however the scheme provides 50m. Therefore access in and out of the site meets and surpasses TTS' and the Parish's requirements.

Ecological, Historic and Archaeological Features

As the existing site has been used for hundreds of years as an agricultural field, there are no ecological, historic or archaeological remnants. Therefore no proposals have been put forward in regard to these issues.

Utility Services

The site is serviced with mains water, foul drainage, mains electrics and telecoms.

The Jersey Electricity Company Limited have confirmed that a substation is required and therefore the proposal has made provision for this facility.

Surface water will be dealt with on site via soakaway.

Foul drainage will be via gravity to the west of the site, through the remaining portion of field 622, entering the public mains foul drainage in the road of La Rue de la Croute near the junction of La Route du Marais.

Waste Management

A waste management plan has been undertaken and is contained at the end of the statement.

Additional Information

Perspective drawings, sketches and materials have been illustrated within the planning application. Materials will be as follows:

- Roofs to Residential Units: Natural blue/black slate, black cement ridges and hips
- Roof to Communal Building: Zinc metal, standing seam
- Gutters: Zinc metal, integral with metal downpipes
- Elevations: Combination of brick plinths, painted render facades and Hardieplank features
- Windows: Powder coated aluminium
- Doors: Timber clad metal finished security by design doors
- External Finishes: Refer to external plans

Contamination

As the site has been permanently used for agricultural purposes, ie field, the risks of contamination are felt to be low and therefore there has not been a provision for this issue.



Our ref: AMM/KTV/4591
Your ref: P/2010/1717

07 January 2011

Planning & Building Services
South Hill
St Helier
JERSEY
JE2 4US

Dear Sirs

Re: Field 622, Le Clos de la Croute, St Ouen (St Ouen Sheltered Accommodation)

Thank you for your series of letters containing letters of representation.

Firstly, we would like to state that in all of our years of practice we have never had so many representations from residents who are not associated with either the locality of the development or the Parish. There are over ninety letters from people outside of the Parish which is unprecedented and leads us to some suspicion of how this has come about. Therefore, we would like to question the validity of the objections received and would ask the Planning Department to sample contact a number of the authors to ensure that there has been no abuse of the open nature of the planning system. We would be obliged for your confirmation that you will be undertaking this exercise.

Also, we note that there are a number of objections from the same household, all of which make the same point. We would therefore suggest that in cases such as this, the household should be considered as one representation. We would like to confirm that there has been some duplication in the representations and that your department should review the correspondence in order to give clarity and fairness to the number of representations being made.

This being said, we believe that there are only a small number of issues that have been common to the correspondence and we would comment as follows:

Planning Policies - Green Zone

We and the Parish are aware that this proposal lies within the countryside zone and is on an agricultural field. The purpose of the application is to commence a process for the rezoning of this site.

The important thing to consider when proposing the redevelopment of the countryside is to ensure that the land that is being chosen has been done so correctly and with due consideration. We and the Parish have been through a very long and time consuming exercise where we have considered numerous fields and locations for the proposed sheltered accommodation and have come to the conclusion that this location on field 622 is the most worthy. The reasons for this are that it is located within the heart of the Parish's village and it has good, safe and existing pedestrian links to the shops, community centre, Parish Hall, etc. It is also located within boundaries of the urban fringe and, more importantly, the site is under the ownership of the Parish which makes the scheme more viable than purchasing from third parties.

Therefore, the proposition for the rezoning of this site is felt to be correct and that the selection of this field has been through a due process.

Character of the Area

The character of the area, as can be seen from the photographs contained within our submission, is varied to say the least. It is predominantly made up of one and two storey modern day rendered houses with a small number of what could be described as more old Jersey vernacular. The proposal has been kept to one end of the field for legal reasons but it was also felt that the development would be more appropriate to be kept close to the more modern developments that have occurred in St Ouen. Therefore, we feel that the character of the area has no particular clarity or style in terms of architecture and that the proposal being put forward is highly appropriate.

Character and Design of the Proposal

We have gone to great lengths in order to ensure that a single storey development of small units has an individual design character. It is important within these schemes to create a community around a courtyard. It is felt that a light design with the use of modern materials is appropriate for housing the elderly as it brings vitality and a modern feel to living.

Noise and Disturbance

Noise and disturbance during the construction process is not a planning matter and is only a short term event. Within the Regulations of Construction the Environmental Department set down stipulations with regard to noise, dust, disturbance, fumes, etc which any future contractor will have to comply with during the construction process.

With regard to noise and disturbance from the eventual built scheme, we would argue that this will be very low as these residents are not the type that would be revellers in the very nature. Also, this classification of development has a low ratio of car numbers to properties which also reduces possible disruption from vehicles.

Loss of Light

Due to the positioning and the height of the proposed buildings there will be no overshadowing to the adjoining properties.

Loss of Privacy

You will note that within the proposal it is all single storey. Also, the site falls away from most of the existing residential properties. It is an established understanding that there is no overlooking from single storey dwellings on to existing dwellings. It should be noted that there is an existing road between the proposed and the majority of the existing dwellings have high banks and vegetation. Therefore, their privacy is already compromised.

Also, Michael Felton Limited have produced a plan to provide a green screen to the boundaries.

Traffic and Road Safety

As stated above, the ratio of cars to dwellings for this type of building is low in comparison to residential. The traffic movements for this type of residence is not normally within the peak rush hours as most people are retired. This therefore tends to suggest that the traffic movement numbers will be low and out of peak times. Therefore, the impact on the existing road network will be minimal.

The vision sprints that have been provided from the site are sufficient and meet Transport and Technical Services' requirements. Therefore, access and egress, if acceptable to them, should be acceptable to the Planning Department.

Car Parking

The car parking provided exceeds that required by the Planning Department. It should also be noted that a high number of disabled spaces have been provided.

Site of Historic Interest

We do not believe that this field is of historic interest. The boundary walls in one section of the field are of no importance and need to be adapted for road safety.

Drainage

We have had comments from Transport and Technical Services, dated 16 December 2010, confirming that the scheme can have a connection to the foul drainage system. Our engineer, Rothwell and Partners, believe that with the flexibility of being able to utilise the field as a whole for a future drainage system means that we will be able to overcome any surface water issues that may arise. Therefore, surface water will not be an issue.

Wildlife

The field is a commercially farmed field at this time. Therefore, there is no indigenous wildlife that live within the field. The proposed dwellings will have no more impact on the wildlife than that which would be there via agricultural usages.

The scheme is proposing an increased buffer zone around the development in terms of trees, hedgerows, etc which will propose natural habitats for the wildlife which is over and above that which exists at the moment.

Marsh Area

Although the site is located near to the marsh, it is not on the marsh or adjacent to it and therefore should have very little effect.

Once again, we would be obliged if you would ensure that the comments above have been noted and we require your clarification with regard to the sampling of the objectors to ensure that good process has been duly followed.

Yours faithfully

ANDREW MORRIS
BA (Hons) Dip Arch (Kingston) RIBA
MORRIS ARCHITECTS LIMITED

Copy+encs Parish of St Ouen



White Paper Draft Plan

Draft Island Plan Comments Form

Your Name and Contact Details:

Phil Saux. MRICS

Please indicate which Policy or Proposal you are commenting upon:

NR1 page 353.

this white Paper applies to field 622

Please indicate if you are either;
(please tick one answer)

Objecting ☐ Supporting ☐ Neither ☐

Please turn over page.....

Please add your suggested changes to the document:

I think that all streams that discharge into the sea via escarpments & valleys should be given National Park Status. I think a further study of these streams should be made to understand the exact role they play from the exact extent of the catchment areas that create them through the wetlands, water meadows, ponds or pond reservoirs created by the farmers for watering their crops, nature walks before discharging into the sea.

e.g. St. James Marsh - starts St. James Parish Hall to La Salmie
Rozel Manor Valley - starts west of Rozel to Rozel to St. Catherine's
Le Capseron - starts La Rue des Pelles to Rozel Bay
Maurice Valley - starts La Maison de St. Jean to Les Moutiers
Grève de Lecq - starts St. Mary's Village to Grève de Lecq

Please outline why you consider this to be necessary:

If we do not understand the workings, the importance & the full extent of the wetlands & catchment areas of these streams we will end up with no stream, no pond/reservoirs, no nature walks & no nature. This is contrary to Policy NR1 page 383 (to protect the islands water resources including surface & groundwater quality & quantity through protection & inappropriate development & encouragement of water conservation measures). By recognising the catchment areas & protecting them from being turned into housing estates I think it would be of most benefit to the island just in the amount of water it saves. Having followed the St. James Marsh stream in detail I think your plan does not give these streams the recognition they deserve.

White Paper Draft Plan

Draft Island Plan Comments Form

Your Name and Contact Details:

Die Sax MRICS

Please indicate which Policy or Proposal you are commenting upon:

Green Zone
Open Space / Buffer Zones.
this White Paper applies to field 622.

Please indicate if you are either;
(please tick one answer)

Objecting ☐ Supporting ☐ Neither ☐

Please turn over page.....



White Paper Draft Plan

Draft Island Plan Comments Form

Your Name and Contact Details:

P. Le Saux M.RICS

Please indicate which Policy or Proposal you are commenting upon:

St Johns Bay Escarpment & Valleys.
Grave De Lecq _____
Maurier Valley _____
Rozel Valley _____
Rozel Manor Valley _____

This White Paper applies to fields 622

Please indicate if you are either;
(please tick one answer)

Objecting ☐ Supporting ☐ Neither ☐

Please turn over page.....

White Paper Draft Plan

Please add your suggested changes to the document:

I notice on your plan that C3 Map 2.2 page 91 does not give a complete picture of one of the most important streams in St Owen. On your large scale map, C3 extends only half way up the road from La Saline to St Owen Parish Hall. This stream has a catchment area beyond Route de Fodez to the north, Route de Vinchelez to the east and beyond Rue a L'ear to the south. All the streams & historic stone drains pass water through the wetlands & St Owen Marsh, which is situated on both sides of the Route de Marais, areas before discharging on to the beach at La Saline. I would like to see a open space / Buffer Zone minimum 30m formed on either side of the stream and associated streams extending from the Parish Hall to La Saline and these wetland & catchment areas preserved & ~~and~~ protected.

Please outline why you consider this to be necessary:

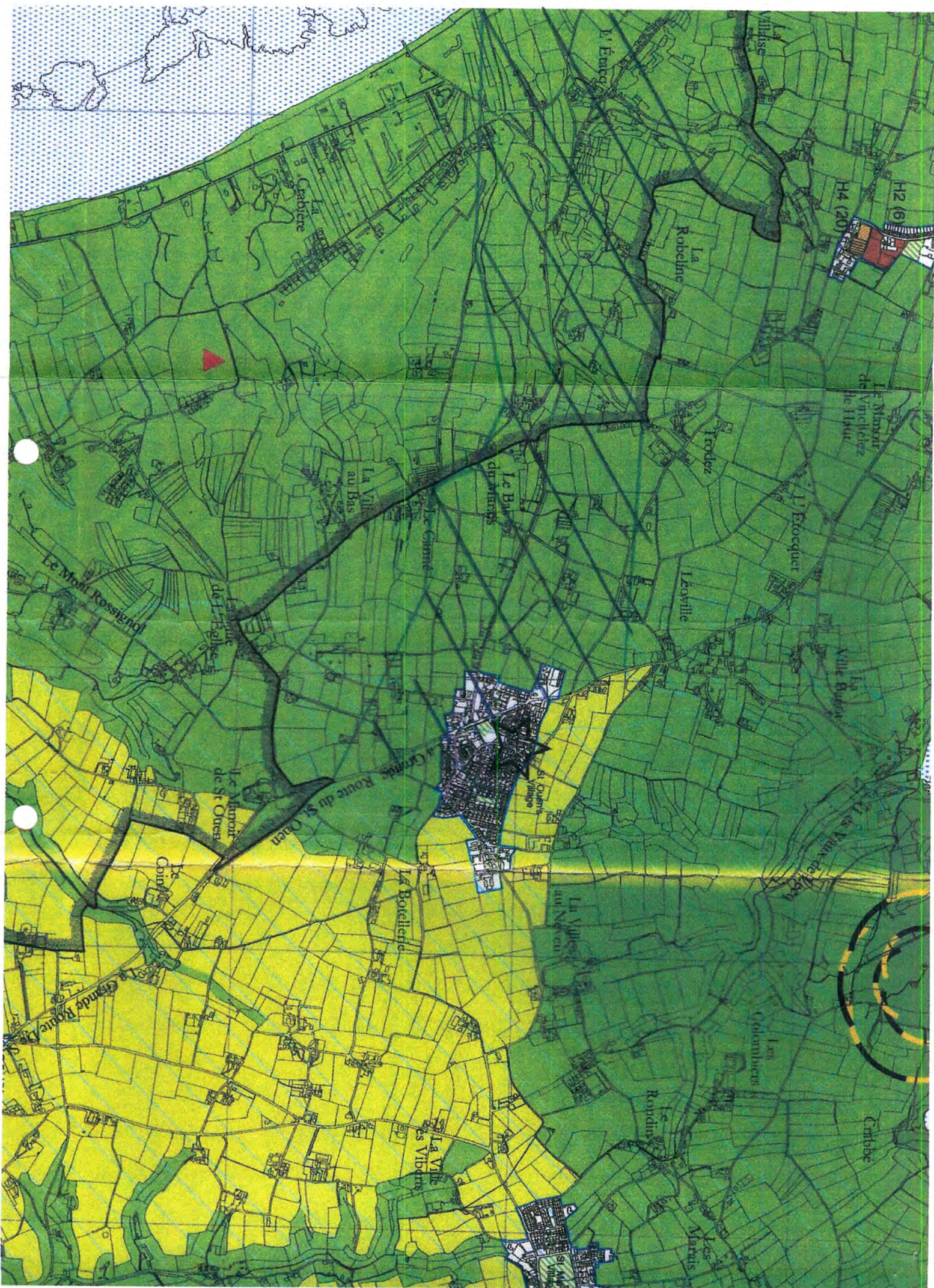
If we do not understand the workings, the importance & the full extent of the wetlands & catchment areas of this stream we will end up with no stream, no St Owen Marsh, no pond / reservoir created by the farmers for watering their crops, no nature park at the foot of the hill, no fresh water discharge on to the beach (at the moment it must be thousands of gallons / hour). This is contrary to Policy NR1 page 353 (to protect the islands water resources including surface & groundwater quality & quantity through preservation & inappropriate development & encouragement of water conservation measures.) By recognising the catchment areas & protecting them from being turned into housing estates I think it would be of more benefit to the ^{island} just in the amount of water it saves. The pond / reservoirs store some of the water passing through and introduce pond life to the area.

St Orens Bay Esarpments 2

the Island Plan of 2002, protected this area, La Salme to St Orens Parish Hall, by including it under the umbrella of Green Zone and Agricultural Land and it was highlighted by the colouring of the maps. The proposed Island Plan 2009 disappoints me due to the fact it is not highlighted on your large scale Plan and the fact that Area C's stops a long way short - 20% short. This is not a forward step this is a backward step. Until now this Area has been protected for two reasons

1. A planning dispute was settled about 1973 by the first ombudsman panel ever held with reference to planning & development. Stakeholders, i.e., Parish Officials and other parties formed the panel. The outcome was declared that the East boundaries of fields 622 & 623 were to be the end of the building line of the St Orens Village Development and no development would be allowed westwards beyond this line because it would be classed as an extension into the countryside and that the area was to be classed as a very sensitive area due to the close proximity of the Marsh, i.e. a Buffer Zone was to be created around the Marsh.
2. Recently Planning refused a building application in this area because the site was in an area of open & natural land within an environmentally sensitive location which would result in the creeping domestication & permanent loss of an area of open land which would be harmful to the natural character of the immediate vicinity.





Variation in moisture content is particularly important in the case of fine grained cohesive soils which change rapidly in volume with changes in moisture content. The shrinkable clays found in the south-east of England are most susceptible to these changes, which may be caused either by climatic changes or by the effects of tree roots. The effect of normal seasonal changes extends to a depth of about 3 ft, except in times of long drought, so that if the foundations are placed at or below this depth, the structure is unlikely to be affected by settlement due to this cause. Since the depth of foundations to small and lightly loaded structures need not be great for structural reasons, this moisture movement of clay soils often dictates the foundation depth in smaller types of buildings. ~~Tree roots can extend radially greater than the~~

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