

June 3<sup>rd</sup> 2013

Sir,

**Planning application P/2010/1717 Field 622 St. Ouën. Statement of Case. Final**

I wish to object to the above application on the following grounds.

The recommendation by the inspectors who compiled the draft report for the 2011 Island Plan was that Field 622 should remain in the Green Zone. Please see EIP site reference 02 of the Inspector's report which rejects any development on this site as did the then Minister, Senator F Cohen, who stated "The Minister is not minded to amend the draft Island Plan".

The land in question is farmed in season and, until 2012, was also grazed and any development would see yet more incursion and loss of agricultural land in the Green Zone. In 1973/4 the very first Ombudsman Panel ever held in relation to planning and development declared that, "no development westward of the eastern boundaries of Fields 622 and 623 would be allowed as it was an incursion in to the countryside and that the area was to be classed as very sensitive environmentally due to the proximity and importance of the marsh". In short, a 'buffer zone' was to be created. The marsh has not moved and so the 'buffer' must remain.

Alternative sites for sheltered housing have been suggested. In the case of Fields 614 and 615 the Parish rejected these for a number of reasons, one of which is "the encroachment in to the countryside". In the case of Field 657, the question of drainage was raised. These concerns also apply to Field 622. The creation of new residential curtilage will result in creeping domestication and permanent loss of open land and would be harmful to the natural character of the immediate vicinity.

As the water table is high any development would almost certainly result in flooding.

The field is higher than the road and would require extensive excavation which could result in possible structural damage to properties in the immediate vicinity.

Jersey Heritage Trust supports in writing the view that the site is of historical interest.

Rue de la Croute is a very narrow 'Green Lane' and access on to the main roads at either end is extremely hazardous. This means that access for emergency vehicles is difficult. The impact on such a small narrow lane is inappropriate. In case reference 2007/3, a field was not considered for rezoning on these grounds.

Yours faithfully

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