

## **SUBMISSION FROM PIERRE LE SAUX**

I refer to the application P/2010/1717 for development of Field 622, St. Ouen 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. Ouen Design Statement Waste Management Plan October 2010', 'New Build Sheltered Accommodation St. Ouen Waste Managements Plan October 2010' and Morris Architects Limited letter to the Planning & Building Services dated 7<sup>th</sup> January 2011. Please find all documents attached for your reference.

### **STATEMENTS TAKEN FROM MORRIS ARCHITECTS LIMITED 'NEW BUILD SHELTERED ACCOMMODATION ST. OUEN DESIGN STATEMENT WASTE MANAGEMENT PLAN OCTOBER 2010'**

<b>PAGE</b>	<b>MORRIS ARCHITECTS COMMENTS MADE IN 'NEW BUILD SHELTERED ACCOMMODATION ST. OUEN DESIGN STATEMENT WASTE MANAGEMENT PLAN OCTOBER 2010'</b>	<b>COMMENT</b>
Page 1, para 2	The site is 'located within the countryside zone'	This statement is a fundamental error on behalf of Morris Architects Limited. Field 622 is located in the Green Zone
Page 1, para 6	'there are no water courses, streams or tributaries in the vicinity'	Field 702 has a stream that runs westwards from Field 622. Field 702 has wet areas that have North/South track that replenishes the pond and marsh areas of La Maison du Marais.
Page 1, para	To provide single storey residences for the over 55's'	The accommodation is for Senior Citizens, over 65's of the Parish of St. Ouen. See Minutes of the Parish of St. Ouen dated 6 <sup>th</sup> February 2009
Page 1, para 8	Car Parking	The bays are not wide enough. Car parking is becoming a problem whether they are for abled or disabled persons. Cars are getting wider, longer and the design of the doors and the attachments are restricting
Page 5, para 7	Access to site by building contractors	What rules will apply for site traffic and parking? How is the contractor going to enter the site? Historic walls will have to be broken down (see Jersey

		<p>Heritage letter dates 6<sup>th</sup> March 2009) for some length, before excavating the bank to form the entrance and exit to and from the site. This means a steady flow of lorries (430 loads).</p> <ol style="list-style-type: none"> <li>1. Will Rue de la Croute have to be closed?</li> <li>2. Where will lorries park when waiting to be loaded with soil?</li> <li>3. The crossroads has just been declared an unsafe area.</li> <li>4. There is a possibility that initially lorries are going to have to reverse out of Rue de la Croute on to the busy Route de Vinchelez.</li> <li>5. How will the roads be kept clean after every spillage?</li> </ol>
Page 5, para 8	'there are no ecological remnants'	<p>Ecology is the scientific study of interactions among organisms and their environment, organisms have with each other and their abiotic environment. Biodiversity, which refers to the varieties of species, genes and ecosystems, enhances certain ecosystem services. Ecology addresses the full scale of life from tiny bacteria to processes that span the entire planet. It is important that Morris Architects justify their statement 'there are no ecological remnants'?</p>
Page 5, para 9	Foul drainage	<p>Will the pumping station cope with 20 units?</p> <p>Will the pumping station cope with 100 units?</p>
Page 6, para /1	'surface water will be dealt with on site via soakaway;	<p>Soakaways could lead to possible flooding and the breakdown of wetland areas and effect water tables. The soakaways will collect the surface water from the roof downpipes, the paved area gulleys and road gulleys. This will create a large volume of water discharging into possibly just two soakaways. It is imperative to establish that the water will drain away preventing it from collecting at the</p>

		southern end of Field 622. This area is already susceptible to gathering water. Additionally the drain trenches and the foundation trenches will channel underground water to the southern end of Field 622 as well. This water will have to go somewhere, it will possibly drain into Field 623 and the property called 'La Croute'. Has Morris Architects or the Parish of St. Ouen carried out a surface water impact survey?
--	--	--

**STATEMENTS TAKEN FROM MORRIS ARCHITECTS LIMITED 'NEW BUILD SHELTERED ACCOMMODATION ST. OUEN WASTE MANagements PLAN OCTOBER 2010'**

<b>Page</b>	<b>MORRIS ARCHITECTS COMMENTS MADE IN 'NEW BUILD SHELTERED ACCOMMODATION ST. OUEN WASTE MANagements PLAN OCTOBER 2010'</b>	<b>COMMENT</b>
Page 2, para 9	'water tables are thought to be of varying depths across the site however at this time it is thought to have little impact on the proposed development'	Has a winter time water table survey been carried out? The type of foundation to be used in this development is most important due to the ground type and the ground conditions. The water table will play a very major part in this development.
Page 2, para 10	'existing top spoil will be removed and used or stockpiled'	430 lorry loads of topsoil to be removed from Field 622 (page 5) How will this affect the people of La Rue de la Croute? Where will the surplus soil be stockpiled? It is questionable if the topsoil can be stockpiled on site (Field 622 East) as there is no room. The soil cannot be stockpiled on Field 622 west because it is agricultural land and must not be contaminated.
Page 2, para 12	'the foundations will more than likely be raft with strip footings'	Please can Morris Architects justify this statement? Are the foundations strip footings i.e re-inforced concrete footings with blockwork cavity wall



		<p>bearing a reinforced concrete slab or are the foundations a raft i.e. heavily reinforced concrete slab with heavily reinforced concrete ground and ring beams? How will these foundations cope with the possible standing water, ground movement and frost heave?</p> <p>Variations 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.</p>
Page 4, para 5 (Reuse)	'using reclaimed material again in the same or similar form with the minimum of processing'	<p>Will masonry be included as part of the 'reuse of existing materials'? Where will the masonry be stored?</p> <p>Will the stones be reused in repairing and building new dry stone walls to match the existing walls?</p>
Page 6	Location Plan Drawing 4591/01	<p>Why is there no boundary line between Field 622 and Field 623? Why is the development area not highlighted?</p>

**STATEMENTS TAKEN FROM MORRIS ARCHITECTS LIMITED LETTER  
DATED 07<sup>TH</sup> JANUARY 2011**

<b>PAGE</b>	<b>MORRIS ARCHITECTS COMMENTS MADE IN THEIR LETTER DATED 7<sup>TH</sup> JANUARY 2011</b>	<b>COMMENT</b>
Page 1,	Letters of Representation	The Parish of St. Ouen development

para 2		<p>was for the senior citizens of St. Ouen over 65's. It now seems that it is for the Affordable Housing Gateway. In this letter, it claims that there was:-</p> <ol style="list-style-type: none"> <li>1. 84 on the waiting list</li> <li>2. 93 on the moving list of tenants from the Housing Department and from the Housing trust</li> </ol>
Page 1, para 6	1,	<p>'The important thing to consider when preparing the redevelopment of countryside is to ensure that the land that is being chosen has been done so correctly and with due consideration'</p> <p>Again Morris Architects refer to Field 622 as Countryside but it is a Green Zone field.</p>
Page 2, para 1	2,	<p>'the proposal has been kept to one end of the field for legal reasons'</p> <p>The application for re-development cannot use the western end of Field 622 as it held in covenant preventing any construction on it except for an Anglican building for religious use.</p>
Page 2, para 3	2,	<p>Noise and disturbance</p> <p>Residents living close to the proposed development will be affected by cars, noise, fumes and street light pollution. The closest properties are approximately 18 ft away</p>
Page 2, para 6	2,	<p>Loss of Privacy 'the majority of existing dwellings have high banks and vegetation.....therefore, their privacy is already compromised</p> <p>Morris Architects appear to make a contradiction in their own statement. Residents either have privacy or they don't.</p>
Page 2, para 9	2,	<p>Traffic and Road Safety</p> <p>Peter Thorne has stated that all other fields around Field 622 will be classed as infill areas. If this happens the infrastructure around Field 622 will not be able to cope. It is doubtful if the road structure of Rue de la Croute is up to safety requirements at this moment. To make Rue de la Croute safe for pedestrians, OAPs , wheelchairs etc and to protect properties, a footpath would be required on both sides of the road. Rue de la Croute is too narrow to offer or consider this safety measure</p>
Page 3, para 3	3,	<p>'Our engineer, Rothwell and Partners believe that with the flexibility of being able to utilise</p> <p>Only the eastern end of Field 622 is proposed for rezoning for development. The western end cannot be developed</p>

	the field as a whole for a future drainage system'	and therefore how can any drainage system, be it surface or foul water, be constructed in the western end of Field 622 utilising the Field as a whole for a future drainage system?
Page3. Paras 4&5	Wildlife/Marsh Area	<p>Taken from the National Trust Survey of 'Wetland Areas and their decline'. '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'.</p> <p>In the 1970s the Planning Department and the Parish of St. Ouen agreed that the East boundary of Field 622 and 623 would form the Western boundary of St. Ouen's Village, describing it as 'an area of open and natural land within an environmentally sensitive location'. It is not presently enclosed within residential curtilage. The creation of a new residential curtilage around the structure would result in the creeping domestication and permanent loss of an area. This open land which would be harmful to the natural character of the immediate vicinity.</p> <p>The loss of Field 622 will undoubtedly cause the loss of wildlife to the natural wetland of Le Marais, which is home to the indigenous wildlife and wildlife that migrate to this part of the Jersey for the winter or just to use open land as a fuel stop before moving on to other pastures. Roger Hills, Head of Historic Buildings states in his correspondence of 6<sup>th</sup> March 2009: 'A brief inspection of Field 622 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</p>