

Dear Sirs

My attention has been drawn to the inclusion of Retreat Farm / Lion Park in the list of sites for consideration for rezoning / development.

The letter promoting the site indicates the potential number of houses as being anything between 90 and 140 homes, and claims that because it is 'close' to 2 rural settlement areas that development of this scale should be permitted.

This matter has been raised with me by some concerned residents, who have asked me to object on their behalf, which as their Deputy I am happy to do, as well as in my own regard. To me this would seriously urbanise a rural location.

Despite the inference in the submission, the site is NOT part of a 'rural settlement' or even immediately adjacent to one. A development of the scale envisaged would likely place additional demand on a very constrained road network, particularly at peak times, and would introduce additional loading onto the junction at the bottom of Mont Felard.

The site is clearly in the Green Zone, and development of the scale envisaged must surely run contrary to this policy.

I note that the Ministerial response does not support the zoning of this site for housing, on the basis of it being remote, contrary to the spatial strategy, and taking account of the impact upon the character of the countryside.

In addition, the rezoning of this site would likely lead to additional development of surrounding areas, leading to further urbanisation of the locality.

This is not a site that should be considered for significant development.

Yours faithfully

Deputy John Le Fondré