

Field 1037 Le Rue de la Pendue, St. Ouen

This is a field of only 2 perches. It has no commercial value. It has been declared of no consequence to agriculture because of its smallness. The parish recognises this and has decided that its rateable value is only £2 a year

All services= sewerage, water, electricity- are immediately outside field 1037 and there is a bus stop within yards of it..

The field sits between a line of properties on either side of the road and is one of the few small plots on this road that has not been approved for building. Building on it would not add to encroachment into the countryside as this has been achieved already by the considerable number of properties that form a hamlet along the road

Whilst it is in the green zone, I would ask the inspectors to recognise that building on it is the only use for this block. If consent is not granted it will remain a small block of land with no value to anyone whatsoever when it could be used to build two or three affordable homes which would help-albeit in a small way- to alleviate the island's pressing problem of providing low cost homes for our young people.

I have drawn attention to the number of agricultural backed applications that have been approved in the self-same green zone, especially for substantial size stables. Why should people not receive the same consideration as horses?

I would ask that my recent letter to the Planning Department also be considered by the Inspectors when considering my case on field 1037

Phil Le Quesne

Dear Sirs,

Field 1037.La Rue de la Pendue,St. Ouen

It is clear that there is a desperate shortage of homes available for first time buyers and this would be an excellent opportunity to provide two homes for this market.

HISTORY OF THE SITE

My wife and I purchased the property known as Le Carrefour, Millais, St. Ouen together with field 1037 in early 1967. Consent was given to Mr. Per chard of La Blanche Pierre, Millais, whose property adjoins field 1037 to create a garden Two dwellings have previously been approved for this site,- one for my brother (in1969) and one for myself(1976).

PREVIOUS OBJECTIONS

Mr. F.A Le Maistre was the technical officer at Agriculture and Fisheries based at Howard Davis Farm and a resident of the area. He commented that part of the field was used to graze a horse and if this field was lost for this purpose

“ it would create pressure elsewhere for grazing the horse by the local resident using the land for this purpose” The person using the land for grazing has made it clear that there would be no difficulty in finding a similar piece of land for grazing the horse.

This objection was the only one presented by this person. Mr. Le Maistre pointed out in his objection letter that the Agricultural and Fisheries Policy Committee at the present time (1996) is that “small fields can be used for grazing of horses where such fields are too small for commercial working, but in recent years the policy has been against any further development in the countryside unless there is a proven need for such dwellings”(he has left the area)

It is clear that things have changed drastically since 1996. Jersey' population has rocketed to over 100,000 and the need for affordable homes for our young people has increased to critical proportions and this need is recognised by the majority of politicians.

Mr. David Perchard , whose property is next door, objected on the grounds that it was an extension of development into countryside, was contrary to the Island Plan and the field was currently used for agricultural use for grazing. He has now sold his property. The same grounds were lodged by Mr. W.E.Carre and Mr. K.E Glynn (whose property is 200yards away) and similar objections were made by Mr. Le Couteur of Le Picachion Mr.Le Couteur no longer lives at this property and it is rented out.

Mr. Carre additionally claimed that” any form of development in a field in this areas would only lead to further potential development and building growth in a sensitive agricultural area”

This argument fails to recognise that this piece of land is in the middle of a hamlet surrounded by buildings. It is not an isolated piece of land in the middle of other fields but is the only gap left in a road where there are buildings on either side as can be seen by the photographs. To suggest that building two semi detached houses on this site would lead to

further potential development and building growth in a sensitive agricultural area is not plausible.

Mr. Le Couteur argued that “in general the island would be better served if further building enterprises were centred in small community expansion rather than un-co-ordinated ad hoc erosion of the countryside”. Mr. Le Couteur’s general view of planning policy, whilst I am sure is genuinely held, does not apply in any way to a decision to build two small homes on a piece of land that has no other use and sits between a variety of other homes and large greenhouse developments.

It is significant that not one of these objectors back in 1996 was able to present any serious objection that demonstrated how building on field 1037 would affect their properties in any way or offer any fact that would indicate that it would be detrimental to the area as a whole.

The only objector who was able to demonstrate any supposed detrimental effect on their property was that of Mr.C.F.Feuillet of Les Perrons, which is directly opposite field 1037. His objection was that the two planned houses would be overlooking his bungalow, meaning he would lose his privacy and his property devalued as a result. Today his privet hedge totally hides his property as it is over 9 ft high (see photograph). With the planned properties set back on field 1037 it is obvious that his property would not be affected in the slightest, as he fears it will be.

DETAILS OF FIELD 1037

Field 1037 is very small measuring 20 perch and has been declared by the Jersey Farmers Union of being “of very little agricultural value” (1996). The Parish agrees with this assessment and has set an annual rate of £2 on it. As can be seen, it is in the middle of a row of properties that stretch along La Rue de la Pendue. There are similar developments on other side of the road.

The area is fully served by all necessary utilities such as water, electricity and sewage

APPROVED APPLICATIONS IN ST. OUEN GREEN ZONE FROM 2010

I have watched with interest the number of applications for building that have been approved in this green zone since 2010. They are as follows:

- Puits de Leoville, La Route de Vinchelez-redevelopment of various outbuildings to create 5 new dwellings.
- Field 1018. News stables, tack room, haystore
- La Gabourellerie, demolish two agricultural sheds construct 4 dwellings
- Field 1017 ,La Rue Fruelee construct stables and hay store
- Shire Horse Farm demolish stables and construct 2 new dwellings
- Fields 790/ 791 La Rue de la Pendue (200 yards from field1037)
- Construct shed and staff accommodation
- East Lynne Millais demolish out-billing and construct new dwelling
- Field 1015 Construct 6 horse stables and 3 stores
- Field 719 Remove stables and construct new dwelling.
- West Point demolish shed and construct 3 new Houses.

- Les Potures, La Grand Route des Mielles, erect greenhouse and shed
- Martingale House La Route de la Villaise, construct new stables
- Chateau Plaisir, construct 3 new dwellings
- Field 739 Woodbine Farm construct 2 horse stables concrete road.
- Manor Farm Vinchelez new shed and porta cabins

From this list it is clear that if I wished to put stables on field 1037 it would probably get planning approval. Whilst this would be good news for horses, people desperately wanting affordable homes do not seem to get the same consideration

SITE SPECIFIC SESSION OF THE DRAFT ISLAND PLAN (October 2010)

On 8th October, I attended a meeting of Inspectors examining the draft island plan and put forward a submission calling for the plan to be altered to allow building on field 1037. A copy of my argument is attached together with the judgement of the inspectors which was to advise the Planning Minister that he should not alter the island plan to accommodate this.

Their reasons were:

“The location scored poorly or low on all categories in the Suitability for Housing Assessment. It is a greenfield site, remotely located in the countryside well outside any major BUA.”

I have always regarded this judgement to be at odds with the practical facts of this site as it appears that no serious consideration was given to the fact that it is the only small parcel of land in this built up area with no use or value other than to provide two affordable homes for two Jersey families. The argument that the site is “remote” is, frankly, hard to understand.

The Constable of St. Ouen has no objections to my application and has advised me to make an application requesting that the field be put in a brown zone.

Deputy James Reed has visited the site and examined the photographs and he believes that two semi detached homes should be allowed on this site

I would appreciate the opportunity of meeting with planning officer and the Minister, Deputy Duhamel, to discuss this matter before making a formal application. I will be out of the island from Sept. 30th - October 16th but any time after that would be convenient,

Yours sincerely

Philip Le Quesne