



Parish Hall,  
St. Ouen,  
Jersey JE3 2HY.

Telephone: 481619

Facsimile: 481497

copy sent: LAP/LAG

26 MAR 2012

23 MAR 2012

21<sup>st</sup> March, 2012.

Miss. A. Tostevin,  
Applications Officer,  
Planning and Building Services,  
South Hill,  
St. Helier. JE2 4US.

Dear Miss. Tostevin,

**Application Number P/2011/1673.**

**Plemont Bay Holiday Village, La Route de Plemont, St. Ouen.**

The previous comments from the Parish of St. Ouen concerning the proposed development of this site remain and the Parish does not support this application.

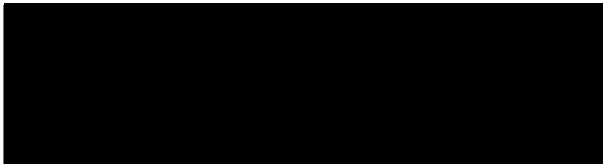
At a recent meeting of the Parish of St. Ouen Planning Panel the Panel discussed the latest plans for the above proposed development. Their main comments are:

- The accommodation schedules require reviewing to include potential extra habitable rooms which may be constructed within roof/attic spaces.
- The drawings of the proposed "South Street" and "East Street" sectional/elevations quite clearly illustrate how the new housing will dominate this open headland area. Attention is particularly drawn to the heights of the houses in the north east grouping, where ridge levels will be higher than the existing holiday village buildings by approx 3 metres.
- The success of the proposed scheme will depend upon its integration of the housing into the landscape, but unfortunately it is the Panel's view that this will probably not be fulfilled, due to the probable failure of most, or all, of the proposed hedging and tree planting, and the visual intrusion of some of the housing, constructed on the highest point of the site, into the open headland landscape. The planting will all take many years to mature and during this period, the development would be, in the opinion of the Panel, an undesirable scar on the Parish landscape.
- The "cluster groups" will become secure gated mini estates – all too familiar in urban locations – not appropriate in country areas.

- In the North East Group (all five bedroom houses) the panel note with considerable concern, that an extra house has been added to now make four units. This increase in number, and therefore greater footprint area and longer mass is all located on the highest point of the site and will result in a “skyline” development.
- Long term parking problems may be exacerbated by a number of houses being extended internally into roof/attic spaces. Notwithstanding the “Guidelines for Car Provision Standard”, the Panel believe the proposed provision is totally inadequate in regards to garages, car ports, open parking and visitor parking. For a five bedroom house, five spaces should be considered a minimum.

I trust that you find these comments useful.

Yours sincerely,



**Michael J. Paddock.**  
**Connétable de la Paroisse de St. Ouen.**