

*St Ouen*

2<sup>nd</sup> May 2013

Helen Wilson  
Field 622 Inquiry Programme Officer  
Department of the Environment  
South Hill  
St Helier  
JERSEY

Dear Ms Wilson

Field 622, Le Clos de la Croute, St. Ouen - Ref: P/2010/1717

I am writing to you today with regard to my livelihood.

My parents have been working the land around their farm, Goodlands, La Route du Marais, St. Ouen, for many years, 70 in fact.

We have a small farm that is a mixture of agricultural and dairy farming with winter food stocks for the cattle. We also rely on the Jersey Royal early potato and a variety of main crop potatoes. Unfortunately the early potato crop this year was not a good one due to the weather.

Since my father died in 1999 and my mother died in 2007 I have worked the farm on my own. We have rented fields 623 and 702 for many years and still do to this day.

I occasionally use field 622, when it is available, for grazing. If I lose these fields I am not going to be able to carry on farming, for various reasons.

Please could you attach to my letter the "White Paper" that was submitted by the RJA&HS and written by Mr. James Godfrey for the New Island Plan. His document dated 25 March 2010 explains farming in Jersey accurately.

I have been told that if part of field 622 is passed for building then it is automatic that the western half of field 622, field 623 and field 702 will be classed as infill and will be passed for building despite being in the Green Zone.

This news came to light when the Planning Department were doing an Island-wide tour promoting the New Island Plan.

At this moment in time I walk my cows from the farm along Route du Marais and then turn into La Rue de la Croute heading for field 623 or field 702 where I leave the cows to graze. The cows are collected twice a day for milking, early morning and teatime.

Over/-

If field 622, 623 and 702 are passed for building then this could, at least, amount to 99 dwellings.

If we estimate:-

19 dwellings with 2 cars per dwelling for OAP's	=	38 cars
40 dwellings with 2 cars per dwelling for couples with children at school	=	80 cars
40 dwellings with 4 cars per dwelling for couples with children able to drive	=	160 cars
15 existing dwellings on La Rue de la Croute	=	<u>33 cars</u>
99 new dwellings and 15 existing dwellings	Total:	= <u>311 cars</u>

On top of that there are a number of cars parking at La Route du Marais end of La Rue de la Croute. This is required because the owners live in properties on La Route du Marais that do not have any areas for parking or garages.

I cannot see how 311 cars are going to be able to use La Rue de la Croute which has a minimum width of 9 feet and is a green Lane limited to 15 mph.

If the road is made one way traffic this means that I will have to walk my cows from the fields in La Rue de la Croute and exit them on to the busy road, La Route de Vinchelez. At this junction a development of six houses has just been turned down because the existing blind access is unacceptable.

I will then have to pass the two bus stops, the traffic lights controlled pedestrian crossing turning right onto La Route du Marais and back to the farm.

This is not going to make the cows or me very popular.

The problem that concerns me with all this building that might take place is what impact will it have on the land that I own and the land that I rent and what impact it is going to have on the marsh.

I thought the line that was drawn on the eastern boundary of fields 622/623 was to stop St Ouen's Village extending westwards and to form a 'buffer zone' to protect the Marsh and Wetland areas? St Ouen's Marsh and Wetland areas are unique not only to St Ouen but to Jersey. When this law was made it was made legally binding forever. After all, it was the Parish of St Ouen and the States of Jersey that made the Law.

Over/-

At that time the land was described as follows:-

*An area of open and natural land within an environmentally sensitive location that is not presently enclosed within a residential curtilage.*

*The creation of a new residential curtilage would result in the creeping domestication and permanent loss of an area of this open land which would be harmful to the natural character of the immediate vicinity.*

These are the words that describe the area of land that is field 622, 623 and 702. Not my words but the words of the States of Jersey and the Parish of St Ouen.

Nothing has changed since then. This area has taken thousands of years to create and it could be considered illegal to destroy it just in two days.

Yours sincerely

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Peter Houguez