

2011 Island Plan: Interim Review (1)

O1 – Reply to Minister’s Response

Field 783, La Route de Millais, St. Ouen

November 2013



The owner seeks the Inspectors' recommendation to rezone Field 783.

There remains serious doubt whether the Minister's proposal to re-zone sites will adequately deal with Jersey's affordable housing need because the Interim Island Plan underestimates the potential demand.

The Inspectors' report May 2011 stated:

'There is a housing crisis in Jersey'; and 'deferring the problem will do nothing to solve it and indeed will only make it worse'.

Field 783 would help satisfy this need.

It is pleasing the Minister recommends the site is reviewed at the EiP as it is considered the Minister is inconsistent in re-zoning Field 785 as Built-Up Area to enable re-zoning for affordable housing but at the same time refusing to acknowledge the merits of Field 783.

It is unreasonable for the Minister to argue Field 785 is spatially acceptable simply because he has previously rezoned it into the Built-Up Area (presumably to pursue affordable housing), and Field 783 is not spatially acceptable because it he has not rezoned it into the Built-Up Area. The Minister could have simply rezoned Field 783 to Built-Up Area to have achieved the same 'score'.

The Minister should form the same opinion of Field 783 as Field 785. In his response Vol 1 to a public representation made on Field 785 he states 'The Minister acknowledges the importance of protecting countryside and safeguarding agricultural land but has sought to identify those sites which have already been subject of some form of development, albeit for agricultural purposes, on the edge of existing built-up area as having the most potential to contribute to the Island's housing needs'.

Field 783 has already been subject to agricultural development and is on the edge of an existing built-up area. By the Minister's own logic, and written justification for Field 785, Field 783 should also be deemed as 'having the most potential to contribute to the Island's housing needs'.

It is therefore difficult to reconcile the Minister's stated preference for sites that already have some form of development and on the edge of the built-up area, with the poor rating given in the site assessment. A further inconsistency of the site assessment is the Minister's ability to justify Field 785 despite his own concerns regarding its adherence to the spatial strategy and suitability for development, and yet dismiss Field 783 for the same reasons.

It is against the backdrop of the Minister's failure to provide sufficient affordable housing; the housing need being calculated on known underestimate of a net immigration of 325 persons per annum; and the inconsistent assessment of the merits between the Minister's re-zoned site and Field 783 which are almost incidental in terms of landscape impact, land use and other material considerations; that Field 783 should be re-zoned for affordable housing.