

## **2011 Island Plan: Interim Review (1)**

**MN4 – Reply to Minister’s Response**

**Field 410, La Rue des Buttes, St. Martin**

November 2013



The owners seek the Inspectors' recommendation to rezone Field 410.

There remains serious doubt whether the Minister's proposal to re-zone sites will adequately deal with Jersey's affordable housing need.

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'.*

The Minister's response (Nov 13) is mistaken and appears to be contrary in his opinion regarding his proposal to re-zone Field 402, despite the circumstances being very similar.

The Minister claims Field 410 is 'inappropriate' to zone for housing because:

1. 'The site is undeveloped'.

He is wrong as part of the field has been developed as car parking (over which permission for an extension of the Church building has also been approved). The Minister's statement is hollow as Field 402 which is recommended for re-zoning is also partially developed, and in fact the circumstances are almost identical. Indeed, the Minister's statement simply ignores the fact Field 410 is already partially developed.

Even more ironic is the fact Field 402 is currently in agricultural use but in contrast Field 410 has not been since 2000.

2. 'As this would constitute development along the character area's main roads (infill development) the landscape sensitivity of this site/area is high'.

He is mistaken as none of the remaining part of the field proposed to be rezoned abuts a Primary Route Network or La Grande Route de St. Martin (a 'main road' as referred to in the Countryside Character Appraisal).

The Minister's re-zoned site (Field 402) has its entire frontage on part of the Island's Primary Route Network (La Grande Route de Faldouet) and therefore if the Minister cannot accept 'in-fill' development, or development on a 'main road' as referred to by the Countryside Character Appraisal, then he must withdraw Field 402. It is noteworthy that all the Minister's re-zoned sites are infill development and therefore to employ the claim that the principal of infill development is not acceptable is not a sound basis on which to reject Field 410.

The public comments (Minister's response Vol 1) raised regarding Field 402 are also very concerning. The Minister states he would only allow sites to be released to meet the Island's housing needs as evidence through the Housing Gateway. The owner of Field 410 is entirely content with this approach being used on Field 410. In contrast, it is questionable whether the development of Field 402 to meet the Island's housing needs as evidence through the Housing Gateway would proceed given that the owner is objecting to the type of housing proposed!

Field 410 has previously been considered as an acceptable site for re-zoning and it would make a natural extension to St. Martin's whilst having an acceptable impact on the landscape.