

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

**B3 Reply to Minister's Response**

**Tabor Park, La Route des Genets, St. Brelade**

November 2013



The owners seek the Inspectors' recommendation to rezone Tabor Park.

Notwithstanding the criteria developed by the Minister, his description of the spatial suitability of the site as 'low' seems misplaced when the reality of site is reviewed, and which is reflected in a more relevant manner by the Jersey Spatial Suitability Analysis. Householders living on this site would have easy and safe by foot, bicycle and bus access to schools, shops, banks, primary healthcare facilities, and all the necessary range of services in the Secondary Urban Settlement of Les Quennevais which ranks second to the town of St. Helier as the most spatially suitable location. Also, there is a range of employment options; but even if employment were in the Town of St. Helier then the site is served by an excellent commuter service from the bus stop that adjoins the site.

These facts, which make the site ideal for development, are material to the spatial consideration of development not just whether the Minister has previously zoned the site, or adjoining land, as Built-Up Area which is the basis of the Minister's Spatial Strategy. For example the States-owned land at Trinity Farm has been zoned as Built-Up Area (since 2011) and therefore would be considered more spatially acceptable for housing than Tabor Park, despite the fact Tabor Park is located amongst a full range of services and Trinity Farm has access to virtually none.

It is difficult to reconcile the fact that Tabor Park can be scored 'low' in spatial strategy terms but has the second highest rating (70-80) in the Jersey Spatial Suitability Analysis.

The Minister's response regarding landscape sensitivity is not borne out by the appearance of the site. The Character Area maybe 'Interior Agricultural Land' but this site is not agricultural in use or character, and neither are its immediate surroundings.

The Minister's description of the site as 'undeveloped' is also misleading, suggesting it is scrub or agricultural land. It is neither, as it is boarded by domestic style planting, is laid to grass, and has been modified to include a bus stop. The landscape sensitivity of this site, whether it abuts a road or not, is not high as the Minister claims and reduced still further by the Built-Up Area characteristics that surround most of the site and include a Synagogue, a part of the Primary Route Network, and a large residential development.

As a vacant plot the site itself is open space but the Minister's use of this to provide a 'poor' use rating takes no account of the site's minimal contribution to providing open space. It is not public or private recreational land, there is no public access, it is not farmland, it is not of significant ecological value (being in a domesticated state) and, because of the forms of enclosure and the adjacent development contributes very little in term of a visual gap between the Secondary Urban Settlement and Tabor Park.