

2011 Island Plan: Interim Review (1)

G1 – Reply to Minister’s Response

Fauvic Nurseries, La Rue au Long, Grouville

November 2013



The owners seek the Inspectors' recommendation to rezone Fauvic Nurseries.

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'.

Fauvic Nurseries would help satisfy this need.

The Minister's response acknowledges the suitability of this site for development as 'good'. Indeed, there are no significant potential environmental constraints.

However, insufficient consideration and no reference at all, have been made to the environmental improvements proposed as part of this proposal. This results in an unbalanced appraisal of the site's impact on landscape sensitivity. Given that almost all of the sites proposed to be re-zoned by the Minister involve environmental improvements and the most prominent of these benefits is usually the removal of redundant buildings, it is remiss of the Minister not to acknowledge that the *overall* impact on landscape sensitivity and character of this proposal is positive, due to the removal of development from the central part of the plateau.

The Countryside Character Appraisal notes the area *'has some capacity for change and can accept new development, provided this is carefully located and linked with appropriate environmental enhancement measures'*.

The proposal would deliver substantial environmental enhancements and would reduce the quantum of built development substantially (approximately 7.9 acres (32,000sqm) of clearly visible and incongruous development within the flat plain), returning more of the land to 'flat peninsular' and concentrating development adjacent to the existing Built-Up Area. In accepting the landscape sensitivity of the area as high, the Minister would be entitled to view the *entire* proposal as an environmental improvement rather than focusing *only*, as the Minister's response does, on the extension of the Built-Up Area proposed.

The site offers greater potential for environmental improvement than most sites on the Island. Removing the glasshouses from this site would have a far greater positive visual impact than other glasshouse sites across the Island.

It is also difficult to reconcile the Minister's belief the site's suitability for development as good (because it is unconstrained, abutting the Built-Up Area and has good transport connections) with his criticism of the site as 'infill' development. It is anticipated that all sites scoring well in suitability would be similar and indeed, all the Minister's own re-zoned sites are infill/ribbon development.

To conclude, this glasshouse complex and associated land provides the perfect opportunity for the provision of affordable housing whilst securing substantial environmental improvements. In many respects it is superior to other sites put forward by the Minister.