

2011 Island Plan: Interim Review (1)

H4 Reply to Minister's Response

Field 1551, Westmount Road, St. Helier

November 2013



The owner seeks the Inspectors' recommendation to rezone Field 1551.

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

The Inspectors' report May 2011 stated:

'There is a housing crisis in Jersey'; 'There is a serious danger that States Members risk failing in their collective responsibility to deal with this crisis' and 'deferring the problem will do nothing to solve it and indeed will only make it worse'.

Field 1551 would help satisfy this need.

The site owner welcomes the Minister's response stating 'it [the site] has been designated as protected open space' (it presently lies within the Green Zone) as this accords in part with the Inspector's 2011 Island Plan Review recommendation. In doing so, it allows the Minister to consider more thoroughly the potential for development that would be of greater community benefit including potentially the Overdale redevelopment that is to provide outpatient care and new laboratory facilities.

However, it is our firm belief the Minister's statement that 'any' development would cause visual harm because of the position of the site on the escarpment to be incorrect. The Westmount Quarry development will change and obscure the view of the escarpment; and the on-going rock face works has already significantly altered the character and appearance of the area.

For the reasons set out in the first submission we believe the Minister is incorrect to place such weight on potential visual impact, that can be mitigated through landscaping and design, and should instead utilise the site's 'high' suitability and 'good' spatial strategy rating to deliver Category A Housing.