

2011 Island Plan: Interim Review (1)

S1 – Reply to Minister’s Response

Fields 341 & 342, La Rue de Deloraine, St. Saviour

November 2013



The owner seeks the Inspectors' recommendation that Fields 341 & 342 are rezoned for affordable housing.

The Minister's response of November 2013 is flawed for a number of reasons.

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 Inspector's 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'.

Fields 341 & 342 would help satisfy this need.

The Minister's comments in regard of the Countryside Character Appraisal are erroneous or a misinterpretation. He states the proposal 'would constitute development along the character areas main roads (infill development) and the landscape sensitivity is high'.

Firstly, the site does not abut any of the areas main roads (which are defined as the primary route of La Grande Route de St. Martin and the B30 running west to east through St. Martin) and therefore the Minister is wrong in this assertion. The Minister's use of 'infill development' as a criticism of the proposal cannot be justified because all the Minister's proposed re-zoning sites are infill development. If this objection were sustainable the Minister would have to withdraw all his sites. Without infill development it would not be possible to meet the objectives of the Island Plan for housing.

The Minister's primary justification for not proposing the rezoning of this site is the Inspector's previous conclusion not to recommend the site be re-zoned. However, this conclusion was on the premise that Category A housing demand was met. In the event that it was not met the Inspector concluded 'this site might warrant consideration'.

It is abundantly clear the demand for Category A housing has not been met by the 2011 Island Plan and, as previously stated, it is likely the Minister will fail to do so with the revisions proposed by the Interim Island Plan. The failure of the 2011 Island Plan to provide sufficient affordable housing is a material change in circumstances but the Minister has chosen not to acknowledge this.

As such, Fields 341 & 342 warrant further consideration in accordance with the Inspectors' previous advice, and for the reasons provided in the September 2013 submission should be rezoned.