

2011 Island Plan: Interim Review (1)

S2 – Written Representation

Field 380, La Rue a la Dame, St. Saviour

November 2013



The owner requests the Minister rezone the site for Category A housing.

The Minister's response 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'.

Field 380 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 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 connected use of 'infill development' as a criticism of the proposal cannot be justified because the entire 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.

Secondly the comment that the landscape sensitivity is high is wrong when considered against the Key Environmental Capital, Management Priorities and Levels of Protection and Capacity to Accept Change (p191 & 192 CCA) and specifically the four 'Guidance' recommendations made. The re-zoning and subsequent development of Field 380 would have no impact on the 'long views' that result from the flat topography of Character Area E7, visual impact being the key threat to the character of the area. Field 380 slopes northwest, is surrounded by planting, and has a large building running along the entire length of the southeast boundary. These all combine to reduce the landscape sensitivity of the site and means the proposal does not affect the overriding local character, as the Minister claimed.