

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

**S4 – Reply to Minister’s Response**

**Fields 741 & 742, New York Lane, St. Saviour**

**November 2013**



The owner requests the Inspector's recommend that the Minister rezone the site for Category A housing.

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

His statement 'Given that the inspectors have previously reviewed and rejected this site' does not reflect the fact the Inspector recommended part of the site to be rezoned (as set out in the September 2011 submission) should the need for Category A housing arise 'in the future'.

The need for Category A housing has arisen as demonstrated by the Minister seeking to rezone land to provide more affordable housing. In addition to this 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'.*

Nothing was done in the 2011 IP and the problem has become worse. The Minister is therefore mistaken in his opinion there is sufficient provision for housing in the IP and this IP Review, and therefore the Minister must seriously consider the southern part of the site, and logically the entirety of the proposed site, as an extension to the Longueville Nursery site which is put forward for rezoning.

The Minister is correct the site falls within area E7 as defined by the Countryside Character Appraisal however his comments in this regard 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 in the Countryside Character Appraisal as the primary route of La Grande Route de St. Martin and the B30 running west to east through St. Martin, but in this area could also include Longueville Rd/La Rue a Don) and therefore the Minister is wrong in this assertion.

Secondly, the Minister's connected use of 'infill development' as a criticism of the proposal cannot be justified because the entirety of 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 Interim Island Plan objective's for housing.