

2011 Island Plan: Interim Review (1)

S6 – Reply to Minister’s Response

Field 836, Bagot Road, St. Saviour

November 2013



The owner requests the Inspector recommends to the Minister that he rezones Field 836 for Category A Housing.

It is requested the Inspector refer to the previous MS Planning submission for this site, for the owner's opinion regarding the limited merits of the 'gap' the Minister seeks to maintain.

The only comments in addition to those of the previous submission are:

The Minister's assessment of the Countryside Character Appraisal and the resulting conclusion that the landscape sensitivity of the site is 'high' is an incorrect interpretation of the Countryside Character Appraisal.

The Countryside Character Appraisal states 'any development can have a very high impact in the long views that can be obtained within this area'. The boundary wall prevents any long views through the site therefore discounting this ground for not rezoning the site. Furthermore, the guidance (p192) directs the Minister to safeguard the gaps and views from the main roads of La Grande Route de St. Martin or La Grande Route de Faldouet because the Character Area E7 is defined by the 'flatter more open areas' predominately on the 'elevated plateau' and not the site which is in low lying land.

Field 836 is not located on the aforementioned roads and therefore the Minister has misinterpreted the Countryside Character Appraisal to the detriment of the potential rezoning of this site.