

2011 Island Plan: Interim Review (1)

T1 Reply to Minister's Response

1017A, La Rue du Moulin du Ponterrin, Trinity

November 2013



The owner requests the Inspectors' recommend to the Minister Field 1017A is rezoned for Category A housing.

n.b. The paragraph in the Minister's response referring to 'Bagot Road' is assumed to be an unintentional error and has therefore been ignored.

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

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 of this site/area is high'.

The site does not abut any of the areas main roads (which are defined by the Countryside Character Appraisal as the primary route of La Grande Route de St. Martin, the B30 running west to east through St. Martin and La Route de la Trinite) and therefore the Minister is wrong in this assertion. This means the landscape sensitivity of the site is much reduced in particular because the site does not impact upon the long views that can be obtained in this area (referred to in the Countryside Character Appraisal), due to the site's enclosed nature, the built development to the north, south, west and northeast and the topography of the area. The Minister has failed to take sufficient account of this in his response.

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.

The Minister also claims the 'interim review of the IP has made sufficient provision for affordable housing'. 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 this site for rezoning.