

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

**G3 – Reply to Minister’s Response**

**The Grange & Field 730A, La Rue a Don, Grouville**

November 2013



The owner seeks the Inspectors' recommendation to re-zone The Grange and Field 730A for Category A housing.

The Minister in his response (Vol 2) is unclear by describing the site as 'previously undeveloped land'. This statement presumably means the site is developed (as is clearly apparent)? This appears to be accepted by the Minister in stating the suitability of the site is 'high'. However, the lack of clarity is compounded because the Minister deems the site highly suitable because it is developed but then incorrectly refers to a green field and open space character.

The comment regarding integration with the Built-Up Area is noted but the Minister deems other sites he proposes to be re-zoned, which have less access to services, to be more sustainable, which cannot be correct.

The Minister has also re-zoned sites which are disused glasshouse sites which abut the Built-Up Area, but which are less well integrated to everyday services, claiming they are both sustainable and suitable. The contradiction of the Minister's position is clear and it is therefore illogical to claim The Grange & Field 730A would 'contradict the established policies of the 2011 Island Plan' when by the same criteria, some of the Minister's proposed re-zoning sites relate less successfully to services and the Built-Up Area.

The Minister is wrong in concluding the land use rating as 'poor'. Firstly, this is because half the site is redundant glasshouses meaning by the Minister's own rating system this part should be 'good'. Secondly, the permitted commercial use of car storage is of limited land use 'value' and it seems unlikely that the Minister would actively seek its retention, but the re-zoning assessment effectively does this. High value commercial sites (both financially and employment) could be rated as 'poor' however there is no employment and no high value business on the proposed site to protect. Indeed the current uses could operate from most redundant glasshouse sites.

The development of affordable housing would remove potential contamination, historically from commercial agricultural use, and from storage of vehicles and skips on an unmade site situated close to the Rue des Pres SSI Wetlands (Les Pres Dormants). This potential environmental improvement appears to have been completely ignored in the Minister's assessment.

The site therefore offers greater potential for environmental improvement than many other sites on the Island.

The 'poor' sustainability rating is contested as it is assumed this reflects the Minister's view that site is in an 'isolated areas of the countryside'. This is simply not true as the site is only a short walk to the Built-Up Area and is better related to the Main Urban Settlement than other defined Small Rural Settlements. The Grange is within walking and cycling distance of the parade of shops and bank at Longueville and Rue des Pres Trading Estate, and is on an excellent bus route to Georgetown and St. Helier.