

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

H3 Reply to Minister's Response

**Field 1368, La Rue de Mon Sejour, St. Helier**

November 2013



The owner seeks the Inspectors' recommendation to rezone Field 1368.

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 1368 would help satisfy this need.

The previous representation set out the long history of potential use of this site for housing, and of the development of housing around the proposed site. The Minister is correct in his description of the *proposed* site as undeveloped but this is a narrow description that neglects the fact that much of the Field has already been developed.

We believe the Minister's comment that the Inspector endorsed the Minister's view that the site should not be re-zoned to be overly simplistic, and ignores the question of need simply because it is politically expedient to state the IP provides sufficient housing.

The previous Inspector's recommendation states an acceptance of the 'Minister's recognition that it might be considered for Category A Housing at some future time should the need arise'.

We believe the need has arisen, and increased since the failure of the 2011 Island Plan to deliver affordable homes. Therefore it is reasonable for the Minister to put forward this site for re-zoning. Other than the increasing housing crisis and the failure to deliver affordable housing under the 2011 IP policies, there has been no material change in circumstances since 2009 when the Inspector recommended the site should be considered for housing if the need arose, albeit not to amend the IP at that time (2009).

Four years on, and the scale of under provision that is contended, warrants re-zoning of the site which is well located in terms of its proximity to the Town of St. Helier and is well served by public transport, reducing the dependence on the car.