

Draft Island Plan 2022-25

Thematic webinar: housing

04 May 2021

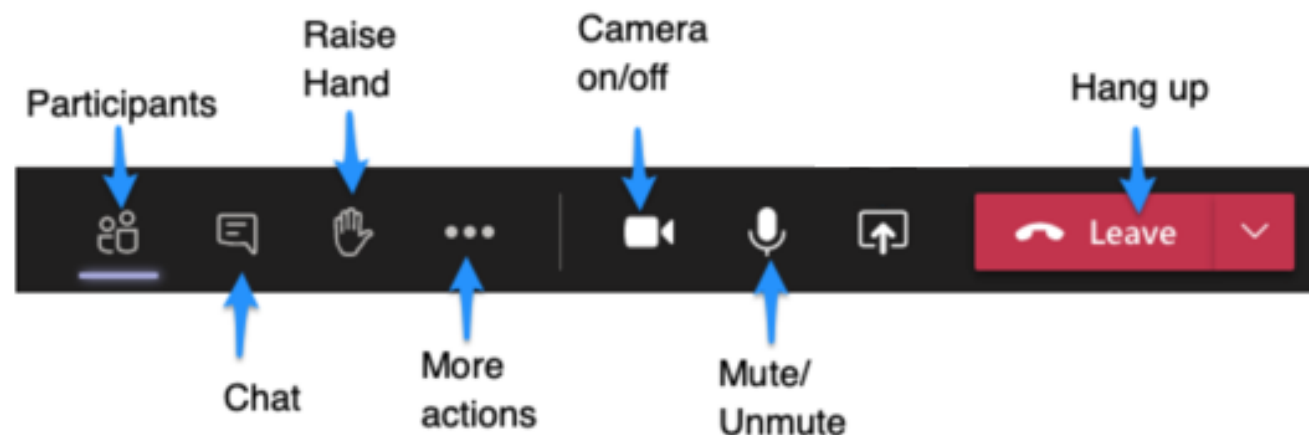
Introduction

House rules



Before we start

- You must have your camera turned off and be on mute
- Raise your hand or use the chat to ask a question
- This webinar will be recorded
- Respect other participants thoughts and opinions
- If you have specific issues you would like to discuss in more detail, you can book a 1-2-1 session after the event



Webinar covers...

Consultation

Overview of
the draft
plan

Housing
policies

Housing
sites

How to engage

Webinar covers...

Consultation

Overview of
the draft
plan

Housing
policies

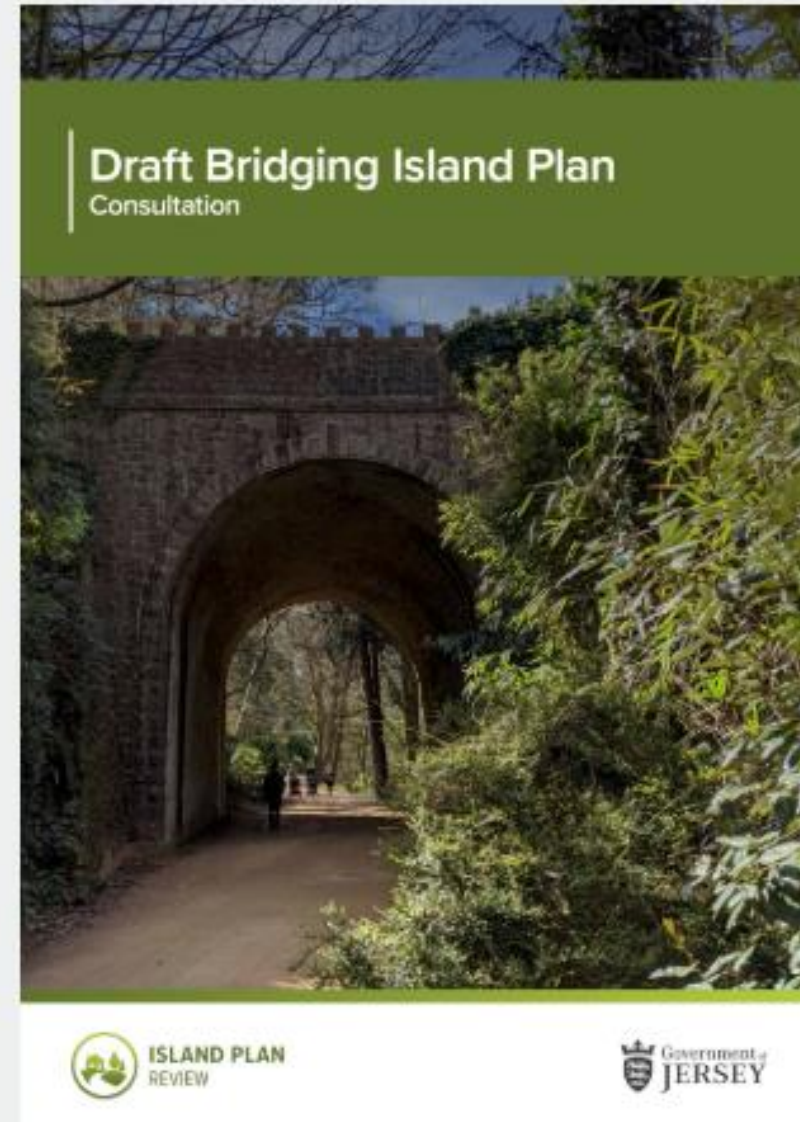
Housing
sites

How to engage

The draft bridging Island Plan Consultation is live

The 12-week public consultation is open until 12 July.

[Island Plan consultation](#) →



Consultation portal: <https://haveyoursay.gov.je/consult/islandplan/>

HAVE YOUR SAY 

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Draft bridging Island Plan consultation

Give us your views on the draft Plan

[Submit your comments](#) >

Updated programme: draft bridging Island Plan



Updated programme: draft bridging Island Plan



Consultation events schedule - May

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
3 May Bank Holiday	4 Webinar: Housing (12:30-14:00)	5 Webinar: Economy (12:30-14:00)	6	7 Planner surgery: Housing / Economy	8	9 Liberation Day
10 Webinar: Historic environment (12:30-14:00)	11	12 Webinar: General development (12:30-14:00)	13	14 Planner surgery: Historic environment / General development	15	16
	Roadshow: St Helier Town Hall (15:00-19:00)	Roadshow: St Peter's Parish Hall (16:00-19:00)	Roadshow: St Clements's Parish Hall (16:00-19:00)		Roadshow: St Brelade's Parish Hall (10:00-13:00)	
17 Webinar: Transport and travel (12:30-14:00)	18	19 Webinar: Natural environment (12:30-14:00)	20	21 Planner surgery: Transport / Natural environment	22	23
	Roadshow: St Saviour Parish Hall (16:00-19:00)	Roadshow: St John's Parish Hall (16:00-19:00)	Roadshow: St Lawrence Community Centre (16:00-19:00)		Roadshow: St Martin's Parish Hall (10:00-13:00)	
24 Webinar: Community infrastructure (12:30-14:00)	25	26 Webinar: Minerals, waste and water (12:30-14:00)	27	28 Planner surgery: Community infrastructure / Minerals, waste and water	29	30
	Roadshow: St Ouen's Parish Hall (16:00-19:00)	Roadshow: St Mary's Parish Hall (16:00-19:00)	Roadshow: Grouville Parish Hall (16:00-19:00)		Roadshow: Trinity Parish Hall (10:00-13:00)	
31 May Bank Holiday	June 1 Webinar: Minimising waste, environmental risk, utilities and strategic infrastructure (12:30-14:00)	2 Webinar: Managing emissions (12:30-14:00)	3	4 Planner surgery: Minimising waste, environmental risk, utilities and strategic infrastructure / Managing emissions	5	6

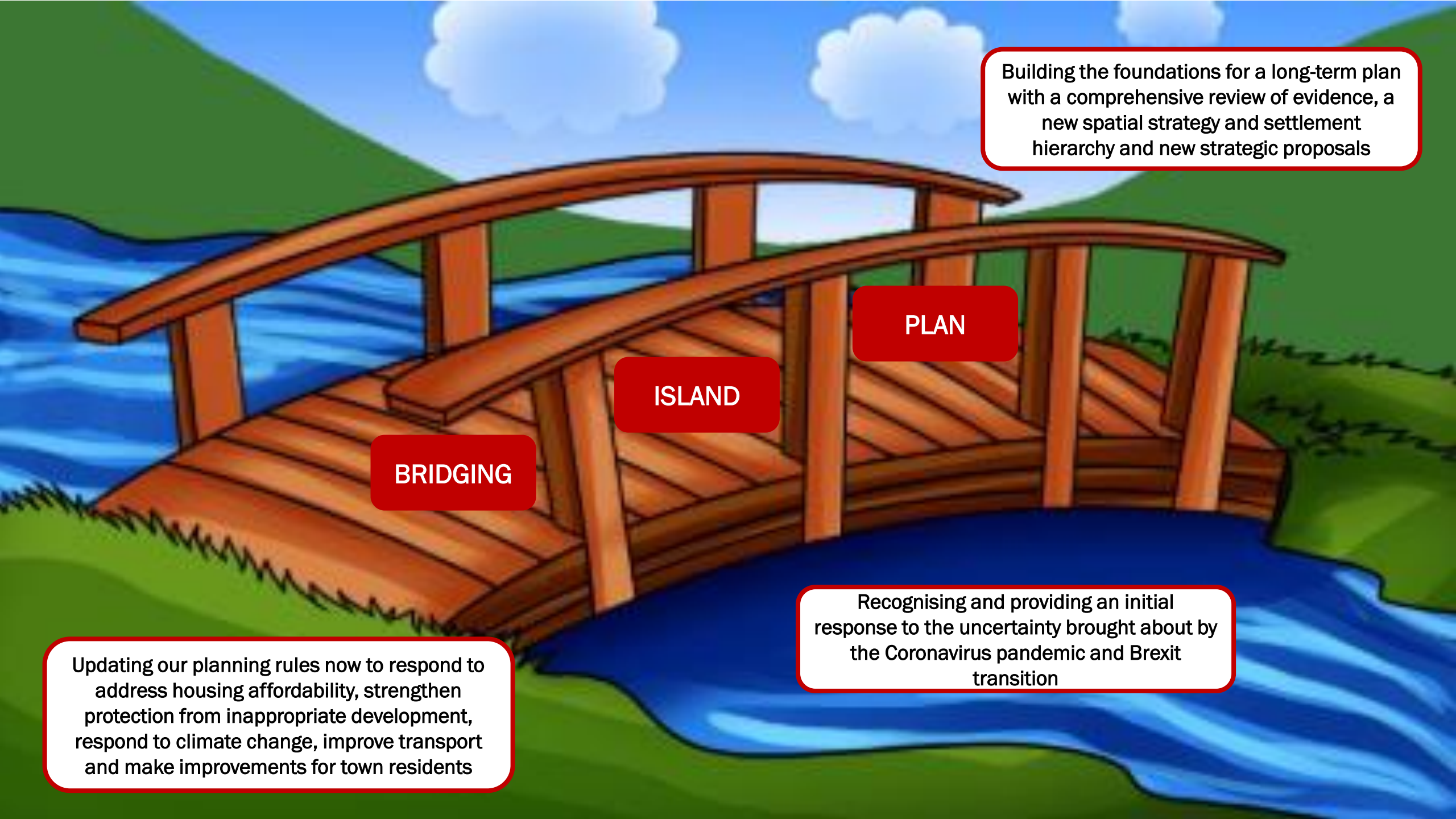
Consultation

Overview of
the draft
plan

Housing
policies

Housing
sites

How to engage



Building the foundations for a long-term plan with a comprehensive review of evidence, a new spatial strategy and settlement hierarchy and new strategic proposals

PLAN

ISLAND

BRIDGING

Updating our planning rules now to respond to address housing affordability, strengthen protection from inappropriate development, respond to climate change, improve transport and make improvements for town residents

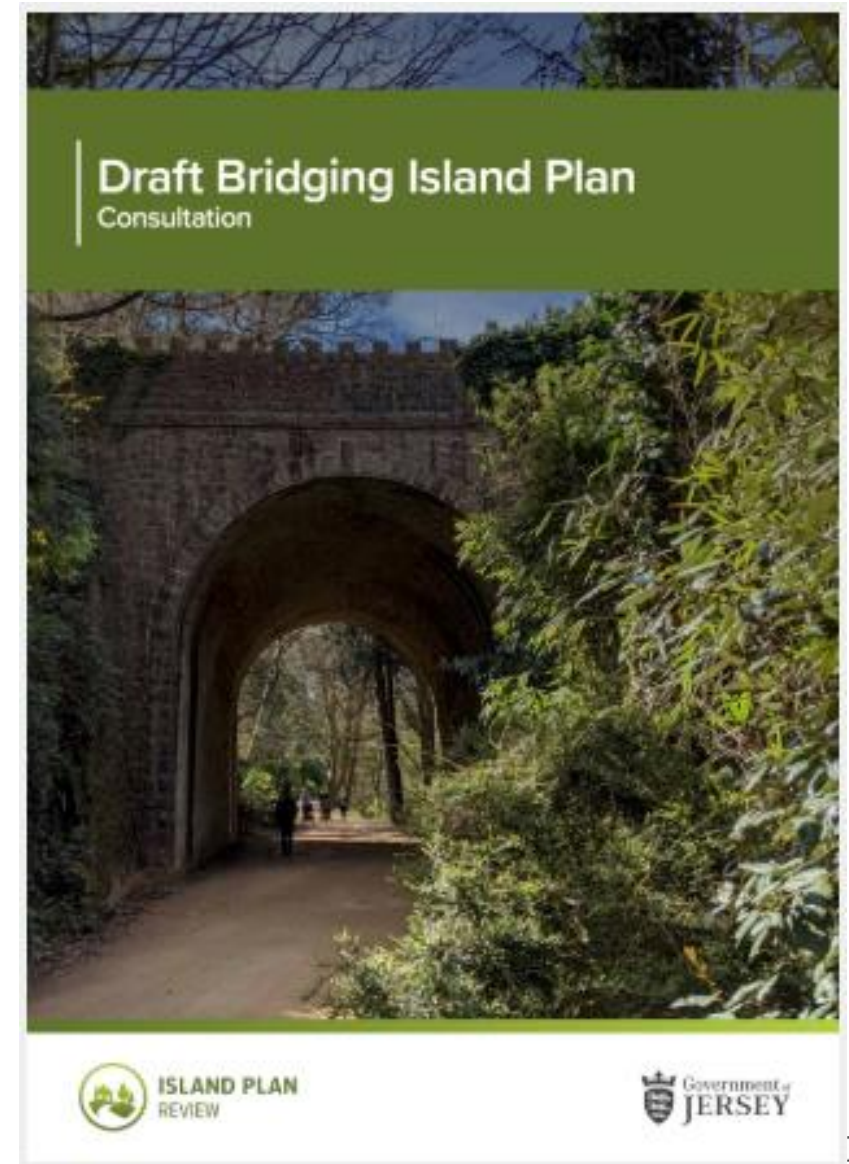
Recognising and providing an initial response to the uncertainty brought about by the Coronavirus pandemic and Brexit transition

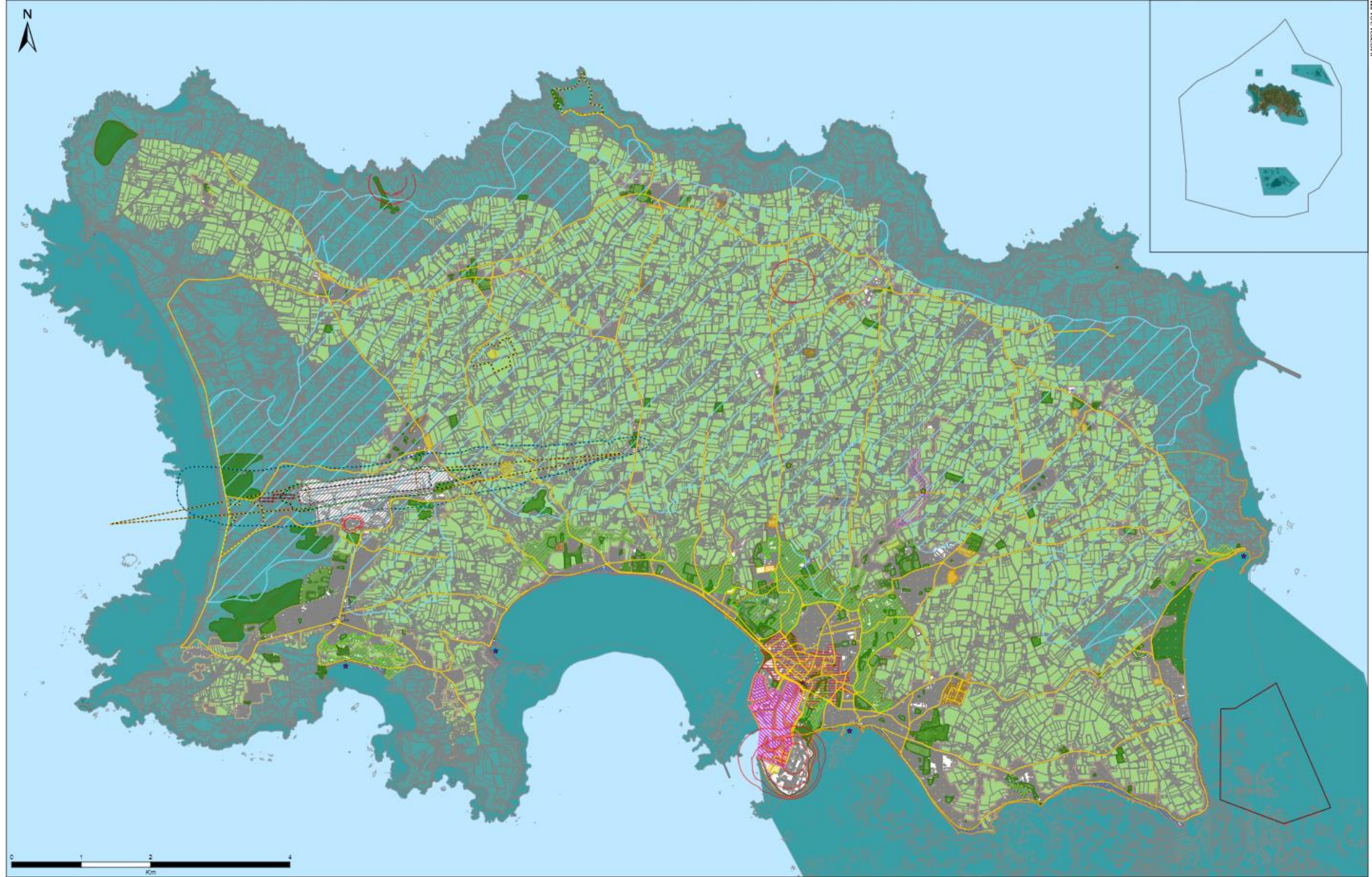
Key messages

- A plan to deliver **1000 new affordable homes**, and address affordability of housing more widely
- Support the island's economy, to help it **recover from the effects of the pandemic**
- A comprehensive **Plan for Town**, setting a new agenda for placemaking and managing development pressure in St Helier to **benefit town residents** and meet the needs of children
- **Stronger protection** for the island's coast, countryside and its marine environment; and also for our biodiversity and geodiversity
- Policies to **respond to climate change**, including increased flood risk and the need to reduce emissions

What forms the draft bridging Island Plan?

1. Draft bridging Island Plan
2. Proposals map
 - a) Proposals map Part A – planning zones
 - b) Proposals map Part B – flood risk
 - c) Inset map Part A – planning zones
 - d) Inset map Part B – flood risk





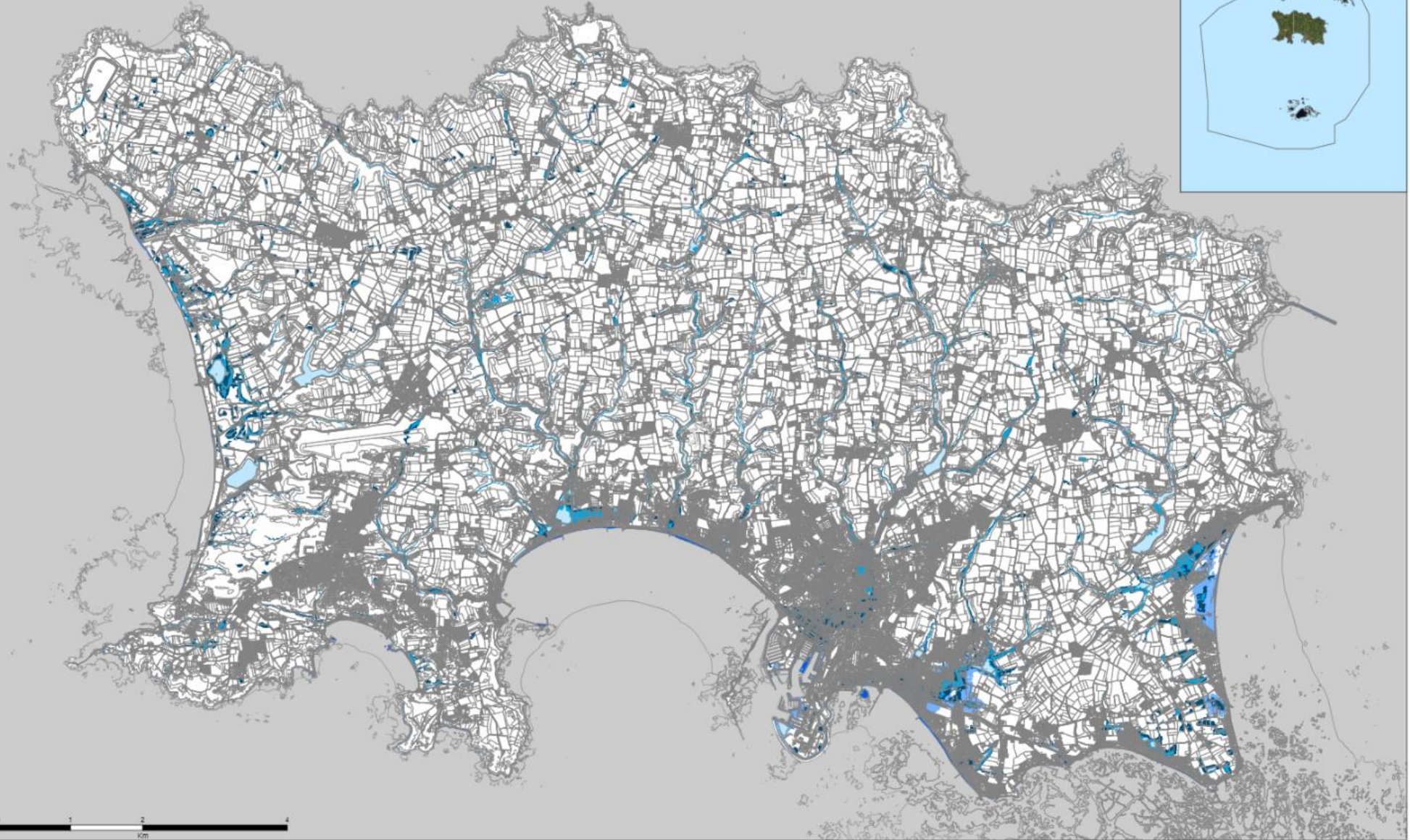
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|---|--|---|--|---|---|--|
| <ul style="list-style-type: none"> ● Site Safeguarded for Open Space ★ Tourist Destination Area — Safety Zone For Hazardous Installations — Primary Route Network — Eastern Cycle Route Corridor | <ul style="list-style-type: none"> ■ Port of St Helier Operational Area ■ Jersey Airport Ops ■ Waste Management Site ■ Safeguarding Minerals Site ■ Les Quennevais Centre | <ul style="list-style-type: none"> ■ Sports and Leisure Enhancement Area ■ Our Hospital Development Site ■ Proposed Affordable Housing Site ■ Site Safeguarded For Educational Use ■ Strategic Countryside Access Site | <ul style="list-style-type: none"> ■ Core Retail Area ■ Town Centre ■ Airport Safety Zone 2 ■ Airport Public Safety Zone 1 ■ Airport Noise Zone 1 | <ul style="list-style-type: none"> ■ Airport Noise Zone 2 ■ Airport Noise Zone 3 ■ Intertidal Aquaculture Box ■ Protected Industrial Site | <ul style="list-style-type: none"> ■ Settlement Hierarchy <ul style="list-style-type: none"> ■ Primary centre ■ Secondary centre ■ Local centre ■ Smaller settlement ■ Operational area ■ Water Pollution Safeguard Area ■ Shoreline Zone ■ Protected Open Space ■ Green Backdrop Zone | <ul style="list-style-type: none"> ■ Green Zone ■ Coastal National Park ■ Marine Zone |
|---|--|---|--|---|---|--|

DRAFT BRIDGING ISLAND PLAN PROPOSALS MAP PART A - PLANNING ZONES

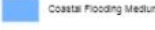
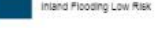
This map must be read in conjunction with map DRAFT BRIDGING ISLAND PLAN PROPOSALS MAP PART B - FLOOD RISK



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Legend

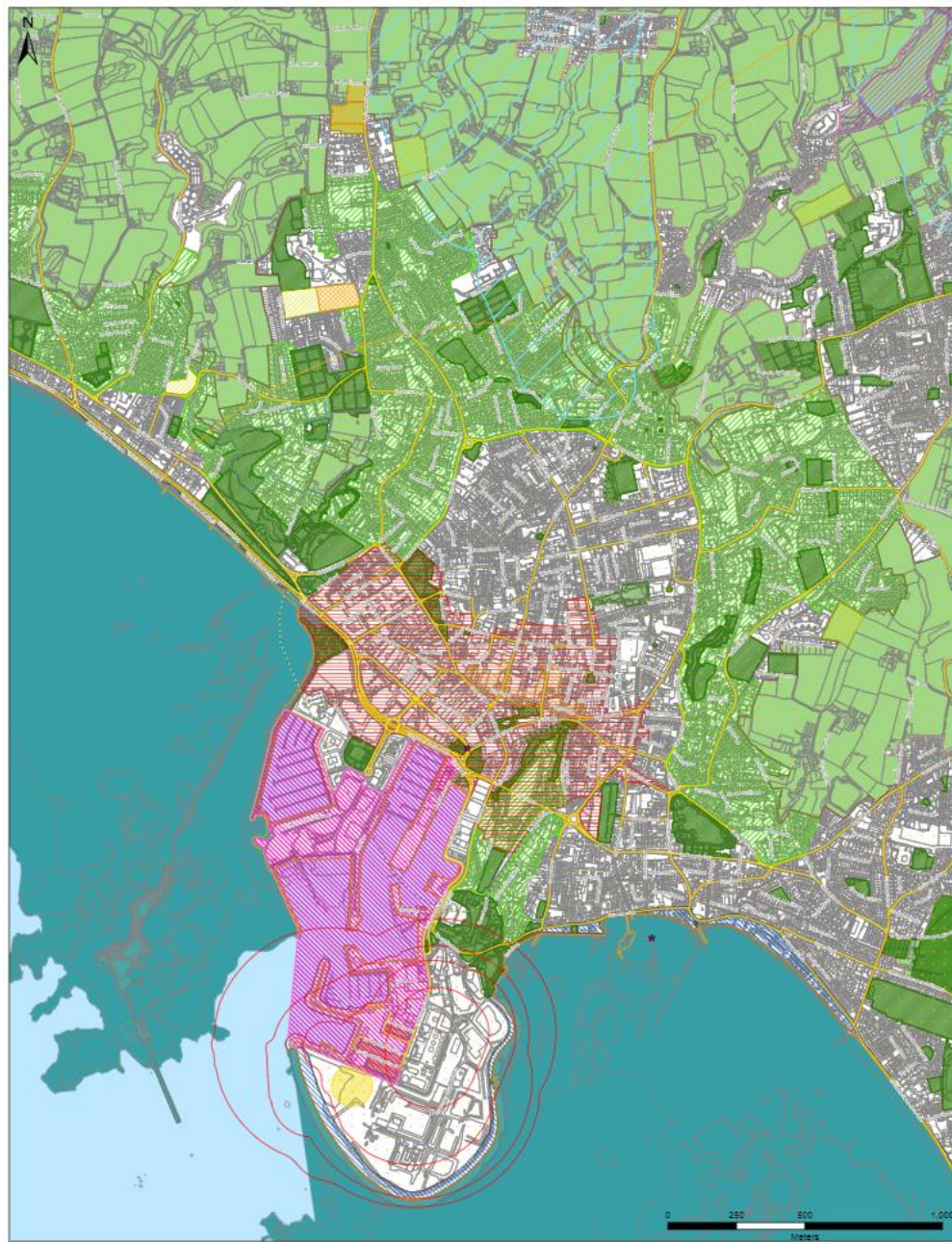
 Inland Flooding High Risk	 Coastal Flooding High Risk
 Inland Flooding Medium Risk	 Coastal Flooding Medium Risk
 Inland Flooding Low Risk	 Marine Zone

**DRAFT BRIDGING ISLAND
PLAN PROPOSALS MAP
PART B - FLOOD RISK**

This map must be read in conjunction with
map DRAFT BRIDGING ISLAND PLAN
PROPOSALS MAP PART A - PLANNING
ZONES



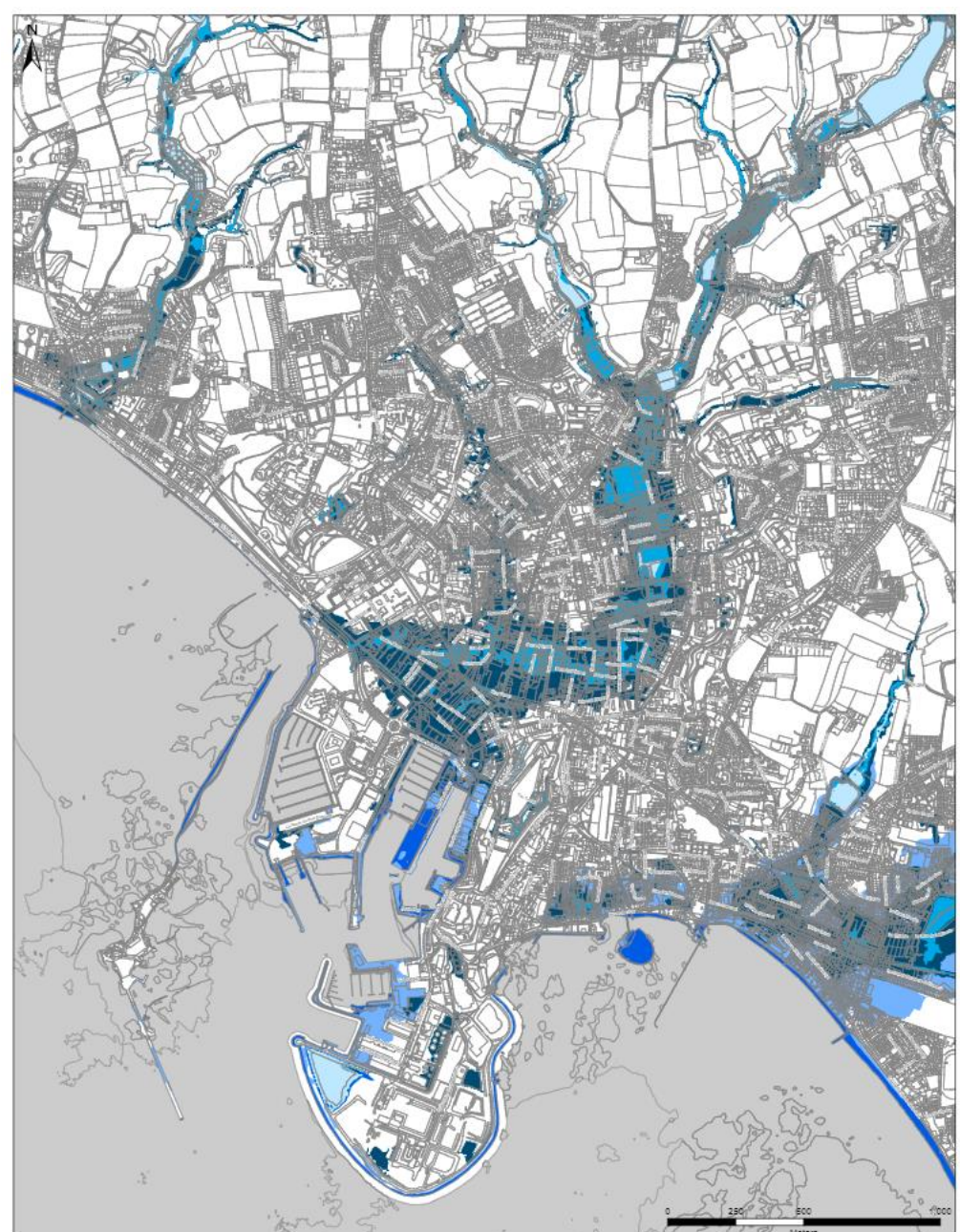
Government of
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<ul style="list-style-type: none"> ● Site Safeguarded for Open Space ★ Tourist Destination Area — Safety Zone For Hazardous Installations — Primary Route Network — Eastern Cycle Route Corridor — Port of St Helier Operational Area — Waste Management Site 	<ul style="list-style-type: none"> □ Sports and Leisure Enhancement Area □ Our Hospital Development Site □ Proposed Affordable Housing Site □ Site Safeguarded For Educational Use □ Strategic Countryside Access Site □ Core Retail Area □ Town Centre 	<ul style="list-style-type: none"> □ Settlement Hierarchy □ Primary centre □ Local centre □ Smaller settlement □ Water Pollution Safeguard Area □ Protected Industrial Site □ Shoreline Zone 	<ul style="list-style-type: none"> ■ Protected Open Space ■ Green Backdrop Zone ■ Green Zone ■ Coastal National Park ■ Marine Zone
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DRAFT BRIDGING TOWN INSET PLAN PROPOSALS & MAP PART A - PLANNING ZONES
 This map must be used in conjunction with map DRAFT BRIDGING TOWN INSET PLAN PROPOSALS MAP PART B - FLOOD RISK


ARUP
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<ul style="list-style-type: none"> ■ Inland Flooding High Risk ■ Inland Flooding Medium Risk ■ Inland Flooding Low Risk 	<ul style="list-style-type: none"> ■ Coastal Flooding High Risk ■ Coastal Flooding Medium Risk ■ Marine Zone
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DRAFT BRIDGING TOWN INSET PLAN PROPOSALS & MAP PART B - FLOOD RISK
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Evidence base - all at www.gov.je/islandplan

Published in advance

- Strategic issues and options consultation and response
- In-committee debate report and response
- Island Plan Review: preferred strategy
- Objective assessment of housing need
- Integrated landscape and seascape character appraisal
- Coastal National Park boundary review
- Landscape sensitivity assessment
- St Helier urban character assessment
- St Helier public realm and movement strategy
- St Helier open space audit
- St Brelade character assessment
- Historic environment review
- Infrastructure capacity study
- Employment land study

Published with the draft Island Plan

- Minerals, waste and water study
- Strategic flood risk assessment
- Housing land availability and assessment of sites
- Protected and open spaces: assessment of sites
- Employment land: assessment of sites
- Community facilities and open space: assessment of sites
- Children's Rights Impact Assessment
- Viability Appraisal
- Sustainability Appraisal (*due soon*)

Structure and content

- Thematic chapters in four volumes (right)
- 96 policies, down reduced from around 150
- Policies contain:
 - pre-amble (justification) and
 - Policies: blue box
 - Proposals: green box

Volume one – introduction and strategic proposals

- Introduction and context
- Strategic proposals

Volume two – strategic framework

- Strategic policies
- Places

Volume three – managing development

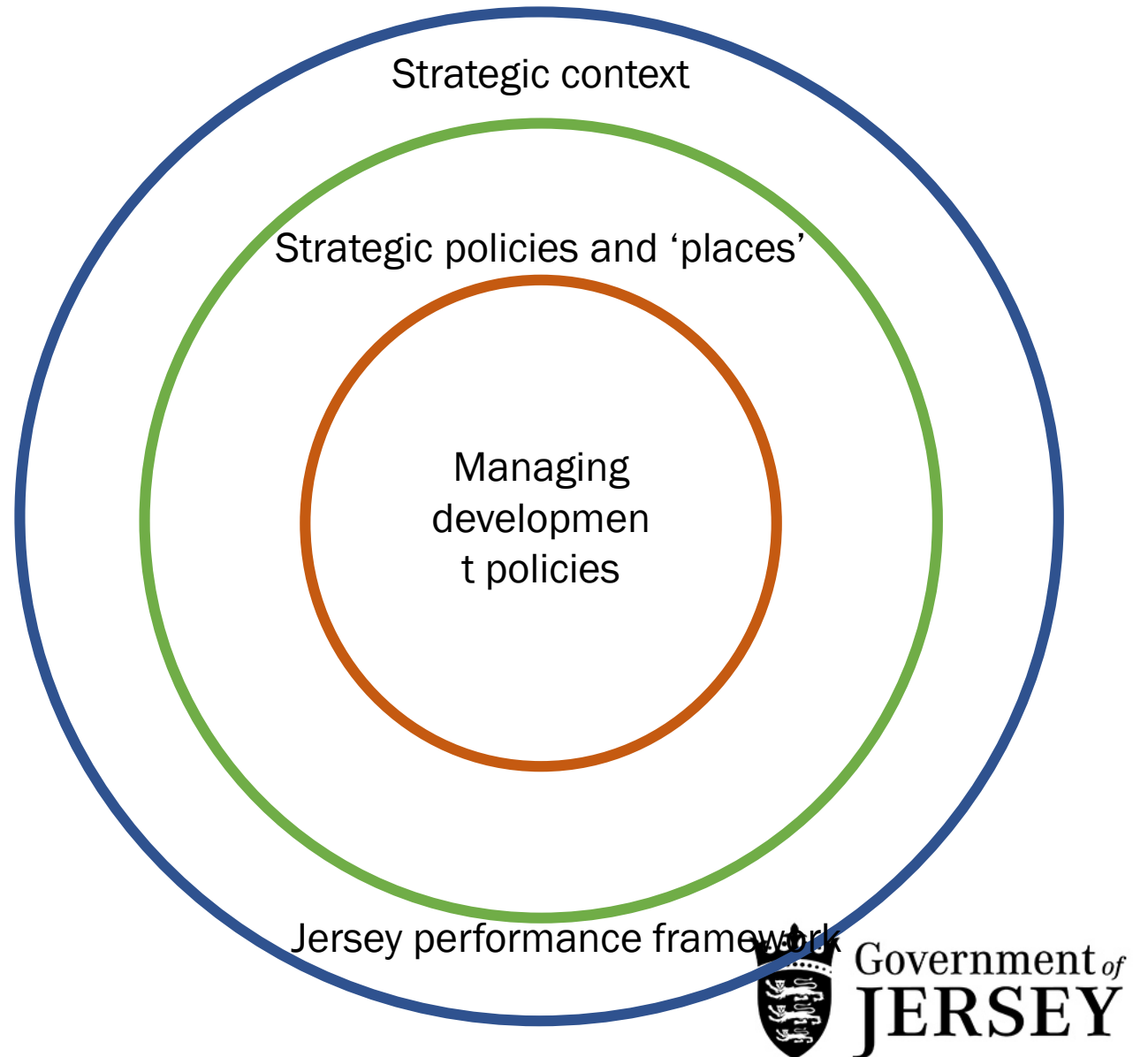
- General development
- Natural environment
- Historic environment
- Economy
- Housing
- Managing emissions
- Community infrastructure
- Travel and transport
- Minimising waste and environmental risk
- Utilities and strategic infrastructure
- Minerals extraction and solid waste disposal

Volume four – performance and delivery

- Delivery, monitoring and review

Plan structure and what it means

- Need to have regard to the plan as a whole
- Policies and proposals should not be viewed in isolation



Consultation

Overview of
the draft
plan

**Housing
Policies**

Housing
sites

How to engage

Overview

- Stronger links to Housing & Community minister portfolio
- Design & density included as over arching policy guidance
- Move to define affordable housing outside of Plan
- Delivery of housing becomes a policy
- Introduction of ‘right sizing’ to AFH sites
- Rural housing development – moved from countryside policies
- New Spatial strategy

Strategic policy: spatial strategy

- Disaggregates the built up area
- Places chapter describes different scale and nature of development in different places
- Explicit recognition
 - 1^o role St Helier
 - 2^o role Les Quennevais



Housing policy changes

#	Policy	Status	Issues and / or nature of changes
H1	Design for homes	New	Policy framework for good quality homes
H2	Housing density	Existing	Introduces minimum standards via SPG; housing density in town
H3	Provision of homes	Changed	Housing delivery numbers ; updated to reflect current evidence of need
H4	Meeting housing need	Changed	Reflect needs and avoid over-development of single type of housing
H5	Provision of affordable homes	Changed	Rezoned affordable housing sites ; right sizing ; use of public assets
H6	Supported housing	Existing	
H7	Key worker accommodation	Changed	Enabling policy and target of 25 key worker units a year (as per OAHN)
H8	Housing in the countryside	New	Replaces previous Green Zone and CNP housing policy; strengthened
H9	Rural workers accommodation	Existing	

Proposal	Design for homes	Changed	Revised SPG for housing design standards
Proposal	Minimum density standards	New	SPG to set minimum density standards across settlement hierarchy
Proposal	Residential delivery	New	Use Estate Strategy and new strategic housing unit to deliver homes
Proposal	Future affordable housing	Changed	Further work on % affordable homes on all residential sites

Policy H1 - Housing Quality and Design

- Covers all new housing development, including housing created through conversion, extension or alteration,
- Subject to relevant standards set out in **Proposal Design for homes Supplementary Planning Guidance**, including:
 - Internal minimum space standards
 - Private and/or communal outdoor amenity space and gardens
 - Ventilation and heating
 - Manage heating and cooling for occupants comfort
 - Daylight and sunlight
 - Internal layout

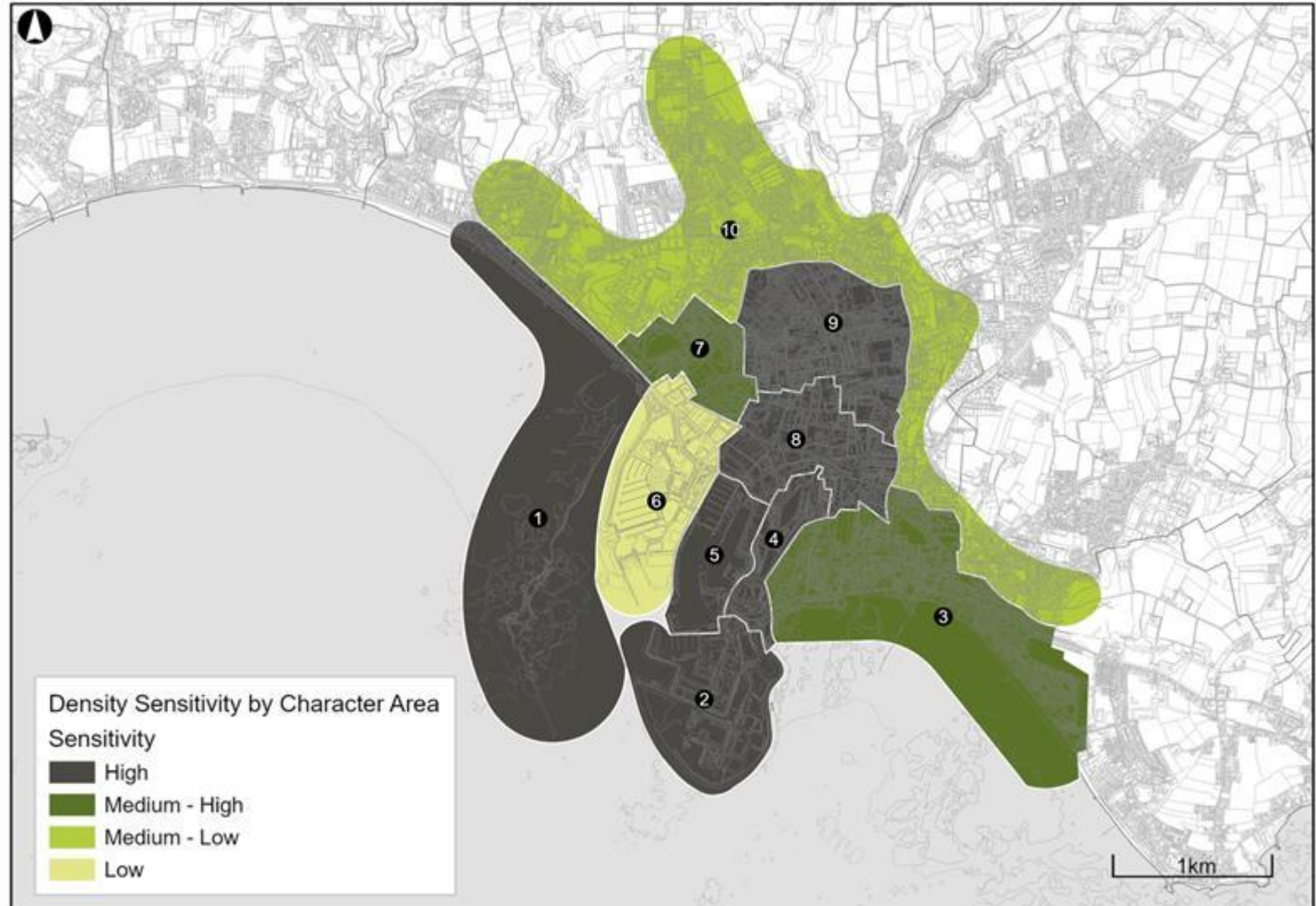
New housing development which fails to meet the standards in the SPG will be refused.

Policy H2 - Housing density

- **Proposal – minimum density standards** Supplementary planning guidance to establish minimum density standards for the island's built-up areas including:
 - the Town of St Helier;
 - Les Quennevais;
 - local centres; and
 - smaller settlements
- Design-led approach for the provision of new homes will be encouraged at all sites in the island's built-up area to ensure optimum efficiency in the use of land.

Housing density in town

- Opportunity for more dense development on the waterfront
- Challenges to high density in historic parts of town including harbours
- Scope for increases in suburban density



Provision of Homes – evidence of demand

- Based upon the preferred strategy - a BiP planning assumption of +800/persons/year
- Based upon modelling (OAHN) 6,100 homes required over 10 year period
 - Recognition that previous plan did not account for higher levels of migration + 1,800 latent demand
 - Drive to improve efficiency of existing housing stock – non development supply equivalent to 5% (- 200 units)
- Total five year demand is therefore 3,750 homes or 750 homes per year.

Policy H3 – Provision of Homes

- New policy - previously a proposal
- Sets out supply of homes to be delivered over plan period
 - 3,950 homes (200 from right sizing) including 1,000 affordable
 - Potential supply of 1,500 affordable homes will help address:
 - previous plan under supply
 - deliver more down sizing opportunities
 - reduce pressure on town supply
 - support parish delivery/communities
 - deliver more family homes

Housing delivery numbers

- Preferred strategy set 3,750 development target – including 900 from ‘backlog’
- Potential supply of 4,150 identified
- Large number of affordable homes in the pipeline (some delay from Covid)
- 1,000 affordable homes on rezoned sites and public assets: rent or purchase; includes FTB, right-sizing
- Plus 125 key worker homes

Supply source		Five-year supply estimate 2021-25	
		Affordable	Open Market
Under construction (end 2020)		625	700
Planning permission (March 2021)		0	700
Town Capacity	Private sites	0	600
	Government/approved housing provider sites	425	150
Windfall (outside of Town)		0	500
Rezoning - strategic extension sites		150	0
Rezoning - suburban extension sites		150	0
Rezoning - rural extension sites		150	0
Total estimated supply		1,500	2,650
		4,150	

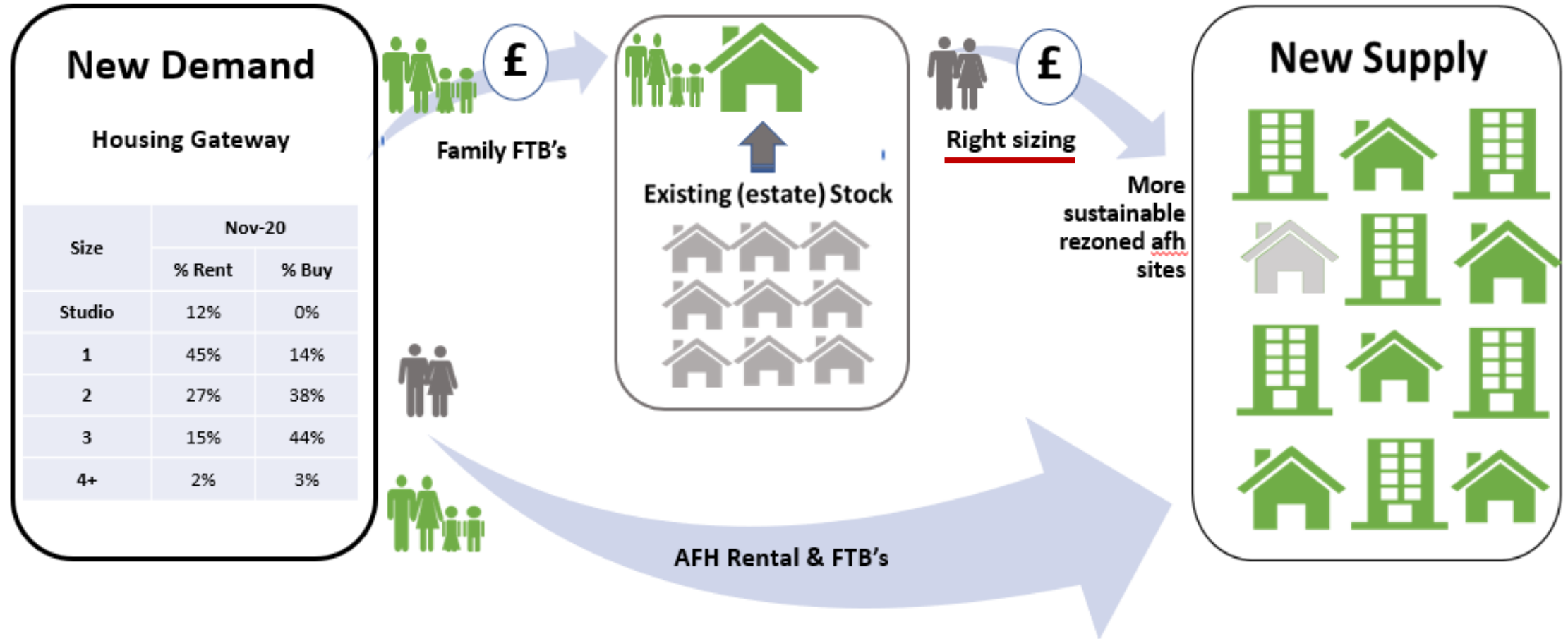
Policy H4 - Meeting Housing Needs

- Replaces housing mix policy
 - Aims to ensure right type of housing is developed in right locations -
- Set requirements for housing types, size & tenure
- Evidenced by latest Gateway lists, housing availability reports, etc.

Policy H5 - Affordable Housing

- Identifies up to 16 rezoned sites for affordable housing
- Supports 'right sizing' to support retirement living and releasing existing family homes
- All sites to be controlled through housing gateway
- Type, size and tenure to be evidenced from gateway and all sites to be subject to development briefs & POA
 - Current evidence indicates 55% purchase 45% rental
- Must be managed by an registered affordable housing provider
- Sites not developed can be subject to compulsory purchase (3 year limit)

Right-sizing



Proposal – Future affordable housing provision

- Based upon principles set out in 2011 plan (Policy H3)
- Signals future intent to develop a policy
- Will be subject to viability checks and consultation
- Supported by HPDB report

Policy H6 – Supported housing

- Policy hook to support development proposals for specialist housing
- Includes extra care and residential homes
- No specific sites identified
- Expected to be developed from built up area sites

Policy H7 - Key worker accommodation

- The BIP makes provision for the supply a minimum of 25 key worker units per annum up to 2025. Proposals for key worker accommodation will be supported in the built-up area, delivered on Government and Andium owned sites
- The size, type and tenure for new keyworker supply will be determined by the latest evidence from the Housing Gateway
- Access to all keyworker homes shall be controlled and managed though the Government of Jersey and managed by a Government of Jersey approved affordable housing provider.

Policy H8 – Housing outside of the built-up area

- Recognises exceptional circumstances for new housing development in countryside
- Seeks to reduce impact of new development in countryside
- **Extensions to existing buildings**
 - New separate unit supported for independent living for support well being and health
 - Unit can be re-integrated back into main dwelling.
- **Conversions of existing buildings**
 - Demonstrates environmental gains
 - Viable use of traditional farm building
- **Redevelopment of existing buildings**
 - Appropriate scale and occupancy
 - Demonstrates environmental gains
- Boundary extensions into countryside not supported

Policy H9 – Rural workers’ accommodation

- Policy remains similar to revised 2014 Plan
- Staff and key agricultural worker accommodation will be supported within the Built-up Area
- staff accommodation outside the Built-up Area will not be permitted unless:
 - is essential to the proper function of the business,
 - cannot be provided in BUA etc.
 - is solely for occupation by a bona fide agriculturalist.
- Occupation will be restricted, by condition, to those employed in the relevant industry.

Consultation

Overview of
the draft
plan

Housing
Policies

Housing
Sites

How to engage

Rezoned sites – suitability assessment

- 500+ ‘call for sites’ returned
- All assessed -
- Bespoke local methodology
- Top 60 – site visits and detailed assessment
- Considers community sustainability

Assessment Criteria		Classification	Rating
Spatial Strategy	Settlement Integration:	Within or edge of Primary or Secondary centre	↑ 4
		Within or edge of Tertiary Centre	↔ 3
		Other Built-Up area	↓ 2
		No integration	↓ 1
Suitability	Balanced score from: Distance from Built up Area – weighted to Main Urban Areas Distance from Bus Routes – weighted by frequency Distance from Shops (inc garages with convenience store) Distance from Non-fee paying schools	Very High Suitability Rating (rating above 80)	↑ 5
		High Suitability Rating (rating above 60-80)	↑ 4
		Medium Suitability Rating (rating above 40-60)	↔ 3
		Low Suitability Rating (rating below 20-40)	↓ 2
		Very Low Suitability Rating (rating below 20)	↓ 1
Landscape Analysis	Countryside Character Area (ILSCA Study)	Urban Area	↑ 7
		Interior Agricultural Land	↑ 6
		St Clement & Grouville Coastal Plain	↔ 5
		St Ouen's Bay & Quasine Coastal Plain	↔ 4
		Escarpment	↓ 3
		Enclosed Valleys	↓ 2
		Cliffs and Headlands	↓ 1
Use	Existing use of site:	Brownfield	↑ 4
		Glasshouse	↔ 3
		Agricultural Field	↓ 2
		Open Space/Recreation/Community Use	↓ 1
Landscape Sensitivity	Based upon ILSCA sensitivity analysis	Low impact	↑ 5
		Medium -low Impact	↑ 4
		Medium Impact	↔ 3
		Medium-High Impact	↓ 2
		High Impact	↓ 1
Overall Flood Risk Category		Little to no Risk	
		Low	
		Medium	
		High	

[Sites analysis set out in the Housing land availability and assessment of sites report](#)

Rezoned sites for affordable housing

- | | | |
|-----|----------------------------------|------------------------------|
| 1. | Field G392A Grouville | (0.75 hectares/4.2 vergées) |
| 2. | Field H1186A St. Helier | (0.45 hectares/2.5 vergées) |
| 3. | Field H1189 St. Helier | (0.85 hectares/4.7 vergées) |
| 4. | Field H1198 St. Helier | (0.40 hectares/2.2 vergées) |
| 5. | Field H1219 St. Helier | (1.20 hectares/6.6 vergées) |
| 6. | Field MN389 and MN390 St. Martin | (0.90 hectares/5.0 vergées) |
| 7. | Field MN410 St. Martin | (0.75 hectares/4.2 vergées) |
| 8. | Field O594 and O595 St. Ouen | (1.00 hectares/5.5 vergées) |
| 9. | Field P632 St. Peter | (1.30 hectares/7.2 vergées) |
| 10. | Field S413 St. Saviour | (0.70 hectares/3.9 vergées) |
| 11. | Field S415 St. Saviour | (0.45 hectares/2.5 vergées) |
| 12. | Field S415A St. Saviour | (0.30 hectares/1.7 vergées) |
| 13. | Field S470 St. Saviour | (0.80 hectares/4.4 vergées) |
| 14. | Field S530 St. Saviour | (2.00 hectares/11.1 vergées) |
| 15. | Field S729 St. Saviour | (0.45 hectares/2.5 vergées) |

The development of sites 2-4, 6, 8, & 10-13. where they are co-located, will only be supported where they are developed together, as part of a comprehensive scheme of residential development:

Consultation

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How to engage

- **Find out more**

- attend a themed webinar
- come to a parish drop-in session
- review details online: [Core evidence base documents for the Island Plan Review 2021 bridging plan \(gov.je\)](#)

- **Discuss**

- planner surgery (30 minute 1:1 session)
- book through link: [Planner surgery bookings](#)

- **Comment**

- **Consultation portal:** [Draft bridging Island Plan consultation - Government of Jersey - Citizen Space](#)