

**Day 3 – Thursday 16 January 2014**  
**NE7 Policy commences at 3.15 pm**

There is a great deal of discussion with regard to Policies NE6 (Coastal National Park) and NE7 (Green Zone) together with their supporting text. It will assist greatly if participants have so far as possible read the various statements and background documents. Your co-operation in not simply repeating what is in written statements, and in avoiding repetition or deviation, will be much appreciated.

Several participants refer to the Countryside Character Appraisal 1999 with regard to both policies. Extracts are incorporated into the Island Plan and its draft Review and the document as a whole is intended to provide an ongoing input to decision making as Supplementary Planning Guidance. It has been made a Core Documents for the purposes of the EiP, so participants may freely make reference to it.

**Q1. Do the revisions to the Policy and its supporting text provide increased, and adequate, clarity in its application?**

**Q4. Could the Policy be more succinct while still adequately expressing its aims?**

At the outset and to set the scene for the remaining questions on NE7, the Department of the Environment's representative will be asked to confirm briefly the extent to which the Draft Review changes are intended solely to clarify the scope and application of the Policy or to amend its emphasis. (This is primarily for the benefit of participants not present for the preceding NE6 debate when a similar question is to be addressed with respect to both policies).

The Department of the Environment's representative will also be invited to speak about the extent to which the Draft Revisions to NE7 arise directly from perceived problems with this Policy as it stands and to what extent the changes are simply to achieve consistent presentation with the Coastal National Park.

Subject to that it is hoped that participants will suspend, just momentarily, their respective views on the substance of Draft Review Policy NE7 and its explanatory text and contribute in a collective and collegiate way to whether the coverage is readily comprehended and whether it could be more succinct without loss of meaning.

It is intended that these mainly presentational issues will take about 30 minutes.

**Q2. Does the revised Policy strike the right balance between aims to safeguard the quality and distinctiveness of the Green Zone while recognising that it consists of a living and working landscape?**

**Q3. Does the revised Policy provide sufficient clarity, and would it achieve consistent outcomes, when considering proposed exceptions to its strong presumption against development with the Green Zone?**

These questions go to the heart of the substance of the Draft Review Policy and its explanatory text. Participants' views vary from seeing the policy as unduly lenient to overly restrictive. Examples, actual or hypothetical, of such outcomes in the determination of planning applications within the Green Zone may be persuasive; especially welcome will be specific suggestions as to how the draft explanatory text or Policy might be modified.

In light of submissions to the Housing Policy session, should the Policy NE7 provide, in appropriate and exceptional cases, for minor infilling or "rounding off" of rural settlements/edge of town locations within the Green Zone by, say, one or two dwellings?

Is the Policy consistent between house extensions and replacements? Should more rural provision be made to attract high net worth/highly skilled individuals to live on the Island?

One issue that arose during Examination of the Draft Island Plan in 2010 was the degree to which policies need to address every eventuality or, if the aims are clear, the extent to which the Planning Authority should have a margin of discretion based on the merits of individual proposals? Does the intention to move to a merits based appeals system (including 3<sup>rd</sup> party appeals) affect this issue?

It is expected that consideration of Q5 will commence at about 5 pm, when the SoJ Education, Sport & Culture will be represented along with Connétable S Pallett.

**Q5. Does the Interim Review Plan, subject to the Minister's response adequately address the need for education provision on the western side of the Island, whilst safeguarding the Green Zone?**

This issue arises with respect to Quennevais School. It is important to stress that the EiP is not determining any particular location much less a planning application. The sole issue for consideration is whether the Island Plan Review would make appropriate policy provision within which such decisions might be made.

The representative for the Education, Sport & Culture Minister will first be asked to outline the current position, followed in similar vein by the States of Jersey Department of the Environment representative.

Other participants will then be invited to contribute but are asked to keep in mind that the context concerns what provision might be made in the Island Plan rather than wider issues regarding education provision.