

JERSEY ISLAND PLAN PROPOSED REVISIONS EXAMINATION IN PUBLIC

FINAL LIST OF TOPICS AND PARTICIPANTS

Examination Commences: Tuesday 14 January 2014

14-17 January all sessions will be held in the St Paul's
Centre, Dumaresq Street, St Helier JE2 3RL

21-23 January all sessions will be held in the Arthur Mourant
Room, Société Jersiaise, Pier Road, St Helier JE2 4XW

INTRODUCTION

1. The following final list of Topics and Participants has been drawn up by the Inspectors, and is based on the representations submitted and the Minister's responses.
2. The Inspectors have sought to keep the number of participants in the topic sessions to around 12 (excluding representatives of the Planning Department or other States Departments). In one or two cases this has been exceeded. But numbers higher than this make debate difficult.
3. The Inspectors have tried to include a range of different points of view for each topic, and to avoid too much duplication – ie not to have too many participants making very similar points.
4. For further information about the EiP, parties are urged to refer to the Notes for Guidance, which were published on 27 November 2013.
5. Any further questions which are not dealt with in the Notes for Guidance should be addressed to the Programme Officer.

Day 1 - Tuesday 14 January 2014

10.00 am

Housing - Policies H1-H5

The purpose of the debate is to consider the policy and technical issues relating to the changes the Minister proposes to make to policies H1-H5; it is not to consider the merits of particular sites included within Policies H1 and H5, or any alternative sites, which will be the subject of separate discussions later in the Examination in Public.

Housing – general

Q1. Are the proposals consistent with the strategic policies in the Island Plan, especially SP1, 2, 4, and 6?

Demand/need

Bearing in mind the population growth policy in the States Strategic Plan (2009-2014) Priority 5, the 2011 Census, recent rates of growth, the population and household forecasts, the most recent Housing Needs survey, and other relevant information:

Q2. Are the forecasts in the section on “Demand for Homes” (paras 6.15-37 and summarised in Table 6.2) reasonable? Do they under-estimate, or over-estimate, the demand (or perhaps the “need”) for housing development during the Plan period? Is there sufficient flexibility to respond to any changes arising from the Long Term Plan mentioned in para 6.20?

Supply of Homes

Q3. Leaving aside specific sites for later debate, is the supply of homes (paras 6.38-6.85 and summarised in Table 6.3 and Proposal 20) reasonable?

Q4. In particular are the figures for the redevelopment of States-owned sites, and the two figures for windfall sites, reasonable?

Q5. Are the States-owned sites (in Policy H1) likely to come forward in the timescale proposed? Might other States-owned sites come forward?

Q6. Under what circumstances would the use of CPO powers be appropriate/?

Affordable housing

The Minister proposes that Policy H3 is replaced with Proposal 3. The policy requiring the provision of affordable homes as a proportion of private housing developments is proposed to be set aside, and land is allocated specifically for category A housing in other policies.

Work will be undertaken to research and develop alternative policy mechanisms to capture value from the development of land to support the provision of affordable homes.

Q7. Is it right to set aside the previous Policy H3?

- Q8. The approach taken in the proposed revisions is to deliver more affordable homes on States-owned land and to allocate private sites specifically for Cat A housing. Is this revised approach more appropriate and workable?
- Q9. Are there other measures which should be adopted to address the problem of affordability, including the capture of value from the development of land?
- Q10. Leaving aside the mechanism for delivering affordable housing, is the definition set out in para 6.13 reasonable?

Tenure Split

In respect of the development of Category A Housing in Policies H1, H2 and H5, it is proposed that the tenure split should be 80% social rental and 20% affordable housing for sale; this is based on the 2012 Housing Needs survey and could change if further evidence arises during the Plan period (see 6.100)

- Q11. Is the proposed tenure split (80/20) the most suitable (bearing in mind that the States can adjust this figures in the light of further evidence – 6.100)?
- Q11a Does the Plan deal adequately with the need for lifetime homes/housing for the over 55s? Is the role of the Parishes and that of the States clear in this respect?

Policies H4, 5 and 6

The changes proposed in respect of policies H4 and H6 are relatively minor (it is not the remit of the EiP to examine the unaltered parts of those policies). Changes in respect of H5 are more substantial, but most of the representations received concern either the tenure split (see above), or the individual sites, which will be considered later.

- Q12. Leaving aside the tenure split and the specific sites proposed in H5, are there any comments on the changes proposed to policies H4 5 or 6?

Participants (for all questions)

States of Jersey Department of the Environment representatives (2 maximum)	
Deputy Power	Minister for Housing, Deputy A Green
Council for the Protection of Jersey's Heritage (Mr Mesch)	Jersey Construction Council (Mr Cotillard)
Mr D Parker, Pioneer Property Services Ltd representing MS Planning	Mr Seymour
Mr D Wimberley	Association of Jersey Architects (Mr Riva)
Jersey Hospitality Association (Mr Fletcher)	Jersey Chamber of Commerce (Mr Taylor)
Royal Jersey Agricultural & Horticultural Society (Mr Godfrey)	Mr E Le Quesne
Mr B Henkhuzens	Deputy Young
Mr M Dun	
Carl Mavity & Ian Gallichan from the SoJ Housing Department, Duncan Gibaut & Katie Falle from the SoJ Statistics Unit, Ray Foster of SoJ Property Holdings and Paul Bradbury of the SoJ Strategic Housing Unit will be present to answer questions as appropriate, regarding Q5 and Q11-11a respectively.	

Day 2 - Wednesday 15 January 2014**Housing sites**

The following 7 sites, which are incorporated in Policies H1 and H5, are the subject of significant comment.

De la Mare Nurseries, Samares Nurseries, Le Quesne Nurseries, Longueville Nurseries, Field 402 St Martin, Field 622 St Ouen, Field 785 St Ouen.

They will be dealt with in the following way. Those named below will be invited to speak and to open the debate. Any other person who has made representations in favour of, or against, each proposal, provided that they had informed the Programme Officer by Tuesday 26 November, will then be invited to make their points, with responses as appropriate from those named below and from the Minister. The purpose of the Examination is to advise the Minister whether or not in principle any particular parcel of land should be identified for development, not to carry out a full inquiry into each and in effect determine a planning application.

9.45-10.45 H1(5) De la Mare Nurseries, Grouville

States of Jersey Department of the Environment representatives (2 maximum)	
Mr R Smith	MS Planning, representing Mr R Smith
Parish of Grouville (Connétable Le Maistre)	Mr D Dutson

11.00-1200 H1(6) Samares Nurseries, St Clement

States of Jersey Department of the Environment representatives (2 maximum)	
Mr Vibert & Mrs Mathew	MS Planning, representing Mr Vibert & Mrs Mathew
Connétable Norman	Manor Road Property Owners Association (Mr MJ King)

12.00-1.00 H1(7) Le Quesne Nurseries, St Clement

States of Jersey Department of the Environment representatives (2 maximum)	
Mr P Thorne, representing Alpine Contractors Ltd	Connétable Norman

2.00-3.00 H1(8) Longueville Nurseries, St Saviour

States of Jersey Department of the Environment representatives (2 maximum)	
Mr Hamon	MS Planning, representing Mr Hamon
Connétable Rennard	Deputy Le Herissier
Mr P Thorne	

3.00-4.00 H5(1) Field 402, St Martin

States of Jersey Department of the Environment representatives (2 maximum)	
Ms J Johnson	Connétable Le Troquer
Deputy Luce	

4.15-5.15 H5(2) Field 622, St Ouen

States of Jersey Department of the Environment representatives (2 maximum)	
Deputy Reed	Connétable Paddock
Mr R Renouf, Procureur	Mr A Morris, Morris Architects
Mr J Lees-Baker	Mr N Poole
Mr G Le Brocq	

Day 3 - Thursday 16 January 2014

9.45-10.45 H5(3) Field 785, St Ouen

States of Jersey Department of the Environment representatives (2 maximum)	
Deputy Reed	MS Planning, representing Mr & Mrs Frazier
Connétable Paddock	

Policies NE6: Coastal National Park; NE7 Green Zone and their supporting text

Existing Island Plan 2011 Chapter 2 Natural Environment
Draft Supplementary Planning Guidance
Island Plan 2011 Proposed Revision: Draft for consultation (July 2013)
Island Plan: interim review Consultation paper (July 2013)
Coastal National Park and Green Zone Briefing Paper
Planning and Building (General Development) (Jersey) Order 2011 as revised

The Minister proposes to redraft Policies NE6 and NE7 together with their supporting text and not to proceed with Supplementary Planning Guidance on the application of NE6. The proposed changes are highlighted in the Proposed revision document and the reasons in the Briefing Paper. The Minister also proposes restrictions on Permitted Development rights in the Coastal National Park. (Please note that the boundaries of the Coastal National Park and Green Zone are not subject to consideration in the current Review.)

11.00 – 3.00 (including lunch break) – NE6: Coastal National Park

- Q1. Do the proposed revisions to the Policy and its supporting text provide sufficient clarity to obviate the need for Supplementary Planning Guidance? What are the advantages, or disadvantages, from seeking to encapsulate the Policy and guidance on its application solely within the Island Plan?
- Q2. Does the revised Policy strike the right balance between achieving the primary purposes ascribed to the Coastal National Park (paragraphs 2.58 and 2.59 of the Proposed revision document) while recognising that the extent of the Park takes in existing buildings and land uses?
- Q3. Could the Policy be more succinct while still adequately expressing its aims?
- Q4. Does the revised Policy strike the right balance between objective and subjective criteria against which to judge potential exceptions to its strongest presumption against all forms of [new] development?
- Q5. The Minister intends to introduce a Proposal in the Island Plan (which would then be subject to further consultation and legal process) to limit Permitted Development rights within the CNP currently conferred by the General Development Order. This would not amount to a prohibition on the forms of development so excluded but would make them subject to consideration by way of planning applications. Is this intention supported and, if so and by reference to the Order, which forms of development would you like to see excluded from its provisions within the CNP? If this proposal goes ahead, the Minister is minded that planning applications required as a consequence should be fee exempt. Do you agree?

- Q6. Does the Interim Review Plan, subject to the Minister's response adequately address the need for public water supply, whilst safeguarding the Coastal National Park?

Participants (All CNP questions)

States of Jersey Department of the Environment representatives (2 maximum)	
Deputy Le Fondré	Association of Jersey Architects (Mr C Riva)
Mr & Mrs Dixon	Deputy Macon
Mr P Harding	Mr M Stein
Mrs S Steedman representing Mr Le Marquand	Mrs V Vibert
Council for Protection of Jersey Heritage (Mr J Mesch)	National Trust for Jersey (Mrs C Jeune)
Deputy Young	

Additional Participants (Q6 only) (expected to commence at about 2.30 pm)

Jersey Water (Mr H Snowden or Helier Smith)	Mr A Farman, MS Planning, representing Jersey Water
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3.15 – 5.45 - NE7: Green Zone

- Q1. Do the revisions to the Policy and its supporting text provide increased, and adequate, clarity in its application?
- 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?
- Q4. Could the Policy be more succinct while still adequately expressing its aims?
- 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?

Participants (All GZ Questions)

States of Jersey Department of the Environment representatives (2 maximum)	
Deputy Le Fondré	Royal Jersey Agricultural & Horticultural Society (Mr Godfrey)
Jersey Construction Council (Mr Cotillard)	Mr M Stein
Association of Jersey Architects (Mr C Riva)	Deputy Young
Mrs S Steedman representing Mr Labey	Council for the Protection of Jersey Heritage (Mr J Mesch)
Mr P Harding	National Trust for Jersey (Mrs C Jeune)

Additional Participants (Q5 only) (expected to commence at 5.00)

States of Jersey Education, Sport & Culture Department Tracy Mourant & TBC	Connétable S Pallett
Deputy Young	

Day 4 - Friday 17 January 2014

10.00 – 11.00 am

Policy GD2: Demolition and replacement of buildings

Briefing Paper: Demolition and replacement of buildings (July 2013)

The Minister proposes to delete Policy GD2 from the Island Plan for reasons set out in the Briefing Paper, which will form the basis for debate.

- Q1. Does the Briefing Paper, broadly speaking, correctly identify the pros and cons to retaining or deleting Policy GD2? If so, in principle does the balance of these considerations point to retaining or deleting the Policy?
- Q2. Aside from the principles behind Policy GD2, are there insuperable practical impediments to its implementation? If not, how could the difficulties identified by the Briefing Paper be overcome?
- Q3. If Policy GD2 is to be deleted, do the other Policies referred to in the Briefing Paper offer adequate safeguards against undesirable demolition?

Participants

States of Jersey Department of the Environment representatives (2 maximum)	
Deputy Young	Deputy Power
Société Jersiaise (Mr R Anthony)	Mrs V Vibert
Mrs S Steedman	Association of Jersey Architects (Mr C Riva)
Mr M Stein	Mr P Harding

11.00 -11.30 am

Policy NR8: Safety Zones for Hazardous Installations

There has been one objection made in relation to this policy, by Mr Bob McAllister, to which the Minister has responded.

- Q1. Does the Minister’s response adequately address the Mr McAllister’s objections?
- Q2. Does the proposed revised zoning make adequate provision for possible use of land in the locality as allotments?

Participants

States of Jersey Department of the Environment representatives (2 maximum)	
Mr B McAllister	Ports of Jersey, Dr D Tisdale or Mr S Driscoll
Deputy Young	

19/12/2013

11.45 am

OPEN HEARING SESSION

All those who have made representations have a right to be heard at the EiP and the Open Session is intended to provide that opportunity. 15 minutes will be provided; parties will address the Inspectors and the States Department of the Environment will have the right to respond.

Caritas Jersey - Monsignor Nicholas France

STATES MEMBERS' SESSION

No States members had requested inclusion in this session by the due date.

Day 5 - Tuesday 21 January 2014**10.00 AM****Other sites**

The Inspectors have been recommended, via the Minister's responses to consultations, to consider a number of other sites which have been proposed via representations. The purpose of the Examination is to advise the Minister whether or not in principle any particular parcel of land might be identified for development, not to carry out a full inquiry into each and in effect determine a planning application.

10.00-10.20 J1 Garden of Hors d'la Vaie, St John

States of Jersey Department of the Environment representatives (2 maximum)	
Mrs G O'Hara	

10.20-10.40 MN3 La Preference, La Rue du Hucquet, St Martin

States of Jersey Department of the Environment representatives (2 maximum)	
Mr Paul Monamy	Mr C Dunne & Mr T Dubras representing Mr Paul Monamy

10.40-11.00 L1 Lion Park, Les Chanolles Des Six Rues, St Lawrence

States of Jersey Department of the Environment representatives (2 maximum)	
S Cook	Godel Architects representing S Cook
Deputy Le Fondré	Connétable Mezbourian

11.20-11.40 H5 Fields 1186A and 1189, & 1198 La Grande Route de St Jean, St Helier

States of Jersey Department of the Environment representatives (2 maximum)	
Mr P Thorne	

11.40-12.00 B3 Tabor Park, La Route des Genets, St Brelade

States of Jersey Department of the Environment representatives (2 maximum)	
Wefan Development Ltd (Mr P Weaver)	MS Planning representing Wefan Development Ltd (Mr P Weaver)
Connétable Pallett	Deputy Young

12.00-12.20 G1 Fauvic Nurseries, Grouville (Fields 508, 508A, 526, 526A, 521A)

States of Jersey Department of the Environment representatives (2 maximum)	
Mr S Payn	MS Planning representing Mr S Payn

12.20-12.40 MN4 Field 410, La Rue des Buttes, St Martin

States of Jersey Department of the Environment representatives (2 maximum)	
Mr R Strong	Mr M Stein representing Mr R Strong

12.40-1.00 O1 Field 783, La Route de Millais, St Ouen

States of Jersey Department of the Environment representatives (2 maximum)	
MS Planning representing Mr C Prouten	

2.00-2.20 S2 Field 380, La Rue a la Dame, St Saviour

States of Jersey Department of the Environment representatives (2 maximum)	
Mr D Norman	MS Planning representing Mr D Norman

2.20-2.40 B1 Field 139, La Petite Route des Mielles, St Brelade

States of Jersey Department of the Environment representatives (2 maximum)	
Connétable Pallett	Deputy Young
Mr G White	

2.40-3.00 S4 Field 740, Longueville, St Saviour

States of Jersey Department of the Environment representatives (2 maximum)	
Mr Warren, representing Mr Payn	

A hearing has not been requested by those promoting the following site. It will therefore be dealt with by the Inspectors by means of written representations.
MY1 Jardin de La Rue (Field 730) La Rue de la Frontière, St Mary.

Day 6 - Wednesday 22 January 2014

In respect of a number of other sites the Minister has indicated that - "Given that the inspectors have previously reviewed and rejected this site; it has been designated as Green Zone; and the interim review of the 2011 Island Plan has made sufficient provision for affordable housing, the Minister is not minded to support this site for rezoning. Accordingly, as there has been no demonstrable material change in circumstances the Minister recommends to the planning inspectors that they do not review this site at the EiP in the context of the proposed supply of affordable housing in the 2011 Island Plan interim review".

The Inspectors take the view however that, the sites having been promoted, it is right that they should be reviewed afresh along with the others. The purpose of the Examination is to advise the Minister whether or not in principle any particular parcel of land might be identified for development, not to carry out a full inquiry into each and in effect determine a planning application.

10.00-10.20 T2 Field 1404, Trinity

States of Jersey Department of the Environment representatives (2 maximum)	
Mr Bisson (& Mr Dun)	

10.20-10.40 P2 Field 287, St. Peter

States of Jersey Department of the Environment representatives (2 maximum)	
Mr B Masefield	Mr P Harding

10.40-11.00 P3 Field 797, St. Peter

States of Jersey Department of the Environment representatives (2 maximum)	
Connétable J Refault	Mr A Cornelissen

11.20-11.40 H6 Fields 1341 and 1341A, St Helier

States of Jersey Department of the Environment representatives (2 maximum)	
Mr B Williamson	Mr C Dunne & Mr T Dubras representing Mr B Williamson

11.40-12.00 G3 The Grange & Field 730A, La Rue a Don, Grouville

States of Jersey Department of the Environment representatives (2 maximum)	
Mrs F Evans	MS Planning representing Mrs F Evans

12.00-12.20 H1 Part Field 1219, Grande Route de Mont a l'Abbe, St Helier

States of Jersey Department of the Environment representatives (2 maximum)	
Mr P Furzer	MS Planning representing Mr P Furzer

12.20-12.40 H3 Field 1368, St Helier

States of Jersey Department of the Environment representatives (2 maximum)	
Mr R McCammon	MS Planning representing Mr R McCammon

12.40-1.00 H4 Field 1551 Westmount Road, St Helier

States of Jersey Department of the Environment representatives (2 maximum)	
Mr R Rondel	MS Planning representing Mr R Rondel

2.00-2.20 L2 Field 114, Le Passage, Carrefour Selous, St Lawrence

States of Jersey Department of the Environment representatives (2 maximum)	
Mr R Cook	MS Planning representing Mr R Cook
Connétable Mezbourian	

2.20-2.40 S1 Fields 341 & 342, Clos de la Pommeraie, La Rue de Deloraine, St Saviour

States of Jersey Department of the Environment representatives (2 maximum)	
Mr D Hocquard	MS Planning representing Mr D Hocquard

2.40-3.00 S3 Fields 741 & 742, New York Lane, St Saviour

States of Jersey Department of the Environment representatives (2 maximum)	
Mr & Mrs Lloyd	MS Planning representing Mr & Mrs Lloyd

3.20-3.40 S5 Field 836, Bagot Road, St Saviour

States of Jersey Department of the Environment representatives (2 maximum)	
Mr Le Marquand	MS Planning representing Mr Le Marquand

3.40-4.00 T1 Field 1017a, La Rue du Moulin du Ponterrin, Trinity

States of Jersey Department of the Environment representatives (2 maximum)	
Mr Le Quesne	MS Planning representing Mr Le Quesne

4.00-4.20 H2 Field 1248, La Pouquelaye, St Helier

States of Jersey Department of the Environment representatives (2 maximum)	
Walter Property	MS Planning representing
Deputy Hilton	

Hearings have not been requested by those promoting the following sites. They will therefore be dealt with by the Inspectors by means of written representations.

MN1 Cornfields, Oxford House and Field 652A, La Ruelle de Faldouet, St Martin

MN2 Le Mourin Vineries, St Martin

O2 Field 1037, La Rue de la Pendue, St Ouen

P1 Field 189, Rue d'Eglise, St Peter

P4 Field 888, St Peter

S2 Field 530, St Saviour

G2 Rainbow Nurseries, Rue de Tapon, St Saviour

S7 Le Boulivot de Haut, Grouville

C2 Fields 128/127, St Clement

G4 The Allotments, Rue des Maltieres, Grouville (Field 155)

P5 Field 1027, Beaumont, St Peter

T3 Field 873, Trinity

19/12/2013

Day 7

Thursday 23 January 2014

10.00 States Closing Submission