

DRAFT

**JERSEY ISLAND PLAN
PROPOSED REVISIONS
EXAMINATION IN PUBLIC**

**DRAFT 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 venue to be advised

INTRODUCTION

1. The following Draft list of Topics and Participants has been drawn up by the Inspectors, and is based on the representations submitted during the consultation period 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 Draft Notes for Guidance, which have been circulated, dated 12 November 2013.
5. Participants who are included in this Draft list are invited to submit statements to the Programme Officer by not later than 2.00pm on Friday 13 December. Guidance on the procedures for this are set out in the Notes for Guidance, and parties should comply with the advice given there on format etc. The maximum length of such statements and the questions to which they should be applied are set out in the following pages. Should you prefer not to produce a statement please inform the Programme Officer; your original evidence will be relied upon.
6. Any further questions which are not dealt with in the Notes for Guidance should be addressed to the Programme Officer.

Any comments on the Draft List, either in terms of the topics which have been selected or the list of participants, should be submitted to the Programme Officer by 2.00 pm on Wednesday 20 November. Comments can be emailed to progofficer@aol.com or posted to Helen Wilson, C/O Planning and Building Services, Department of the Environment, South Hill, St Helier, Jersey, JE2 4US

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)?

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?

Written Statements should be kept as brief as possible and should not exceed the following limits.

Q1	500 words maximum
Q2	1250 words maximum
Q3-5	1250 words maximum
Q6	500 words maximum
Q7-10	1500 words maximum
Q11	750 words maximum
Q12	500 words maximum

Participants should note that they do not need to address each question if they do not wish to do so. Where Statements are not prepared the Inspectors will rely on original representations.

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 M Stein	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	
The Inspectors have asked if possible for representatives of the SoJ Housing Department and the SoJ Statistics Unit to be present also, to answer questions. Representatives of States of Jersey Property Holdings and the SoJ Strategic Housing Unit will also be present to answer questions regarding Q5 and Q11 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 622 St Ouen, Field 402 St Martin, 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 have 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.

Written Statements should be kept as brief as possible and should not exceed 500 words for each site. Where written statements are not provided the Inspectors will rely on original representations.

9.45-10.45 De la Mare Nurseries

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)	

11.00-12.00 Samares Nurseries

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

12.00-1.00 Le Quesne Nurseries

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

2.00-3.00 Longueville Nurseries

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

3.00-4.00 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 Field 622 St Ouen

States of Jersey Department of the Environment representatives (2 maximum)	
Deputy Reed	Connétable Paddock
Jason Lees-Baker	Nick Poole
Gary Le Brocq	

Day 3**Thursday 16 January 2014****9.45-10.45 Field 785 St Ouen**

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

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?

Written Statements should be kept as brief as possible and should not exceed the following limit.

Q1-Q5	Combined total of 1,500 word maximum
Q6	750 word maximum

Participants should note that they do not need to address each question if they do not wish to do so. Where Statements are not prepared the Inspectors will rely on original representations.

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 J Shenton
Mrs S Steedman	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)	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?

Written Statements should be kept as brief as possible and should not exceed the following limit.

Q1-Q4	Combined total of 1,500 word maximum
Q5	750 word maximum

Participants should note that they do not need to address each question if they do not wish to do so. Where Statements are not prepared the Inspectors will rely on original representations.

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)	Jersey Farmers' Union (Mr G J Le Lay)
Association of Jersey Architects (Mr C Riva)	Deputy Young
Mrs S Steedman	Council for the Protection of Jersey Heritage (Mr J Mesch)
Mr J Shenton	Mr M Stein
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	Connetable 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 GP2? 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?

Written Statements should be kept as brief as possible and should not exceed the following limit.

Q1-Q3	Combined total of 1,500 word maximum
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Participants should note that they do not need to address each question if they do not wish to do so. Where Statements are not prepared the Inspectors will rely on original representations.

Participants

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

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?

If not it is proposed to offer to hold a topic specific EiP session to hear and consider them.

Written statements should not exceed 1,000 words. Where Statements are not prepared the Inspectors will rely on original representations.

PARTICIPANTS

States of Jersey Department of the Environment representatives (2 maximum)	
Mr B McAllister	Ports of Jersey

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.

Written statements should be prepared as follows

All respondents	500 word maximum
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STATES MEMBERS' SESSION

Timing to be confirmed

Written statements should be prepared as follows

All States Members	500 word maximum
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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 should be identified for development, not to carry out a full inquiry into each and in effect determine a planning application.

The Inspectors will visit all of the sites, and they can be considered via written representations without the need for a hearing. However, those who have put sites forward may address the Examination, should they so wish:

Written Statements should be kept as brief as possible and should not exceed 500 words. Where written statements are not provided the Inspectors will rely on original representations.

1. **Field 139, La Petite Route des Mielles, St Brelade**
2. **Field 459A, La Rue de la Corbiere, Strip of Land, St. Brelade**
3. **Tabor Park, La Route des Genets, St Brelade**
4. **Fields 241, 242, 242A, 243, 244 and 244A, St Clement**
5. **Fauvic Nurseries, (fields 508, 508A, 526, 526A & 521A) Grouville**
6. **Fields 1186A and 1189, La Grande Route de St Jean, St Helier**
7. **Garden of Hors d'la Vaie, St John**
8. **Lion Park, Les Chanolles Des Six Rues, St Lawrence**
9. **La Preference, La Rue du Hucquet, St. Martin**
10. **Field 410, St. Martin**
11. **Field 783, La Route de Millais, St Ouen**
12. **Field 740, Longueville, St. Saviour**

Where those who have proposed the sites wish to address the Inspectors, they should inform the Programme Officer by **Tuesday 26 November**. A period of **20 minutes** will be allocated for discussion. The times for the discussion of each site will be published as part of the final list of topics and participants on 27 November and will depend on how many of the sites' proponents wish to appear.

Day 6/7

Wednesday 22 January 2014

Thursday 23 January 2014 AM

10.00 am

In respect of twenty one 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 should be identified for development, not to carry out a full inquiry into each and in effect determine a planning application.

Accordingly they will be considered as follows:

The Inspectors will re-visit all the sites, and can deal with the issues by means of written representations. However, those who wish to address the examination have the right to do so and they should inform the Programme Officer by **Tuesday 26 November** if that is their intention. A period of **20 minutes** will be allocated for discussion. The times for the discussion of each site will be published as part of the final list of topics and participants on 27 November and will depend on how many of the sites' proponents wish to appear. Written Statements should be kept as brief as possible and should not exceed 500 words. Where written statements are not provided the Inspectors will rely on original representations.

1. **Rainbow Nurseries, Rue de Tapon, Grouville**
2. **The Grange & Field 730A, La Rue a Don, Grouville**
3. **Part Field 1219, Grande Route de Mont a l'Abbe, St Helier**
4. **Field 1248, La Pouquelaye, St Helier**
5. **Field 1368, St Helier**
6. **Fields 1551 Westmount Road, St Helier**
7. **Field 1341 and 1341A, St Helier**
8. **Field 114, Le Passage, Carrefour Selous, St Lawrence**
9. **Field 652a, & Cornfields, La Grande Route de Faldouet St Martin**

10. **Le Mourin Vineries, St Martin**
11. **Field 1037, St Ouen**
12. **Field 189, Rue d'Eglise, St Peter**
13. **Field 287, St. Peter**
14. **Field 797, St Peter**
15. **Field 888, St Peter**
16. **Fields 341 & 342, Clos de la Pommeraie, La Rue de Deloraine, St Saviour**
17. **Field 530, St Saviour**
18. **Fields 741 & 742, New York Lane, St Saviour**
19. **Field 836, Bagot Road, St Saviour**
20. **Field 1017a, La Rue du Moulin du Ponterrin, Trinity**
21. **Field 1404, Trinity**

Timing to be confirmed

States Closing Submission