

2011 Island Plan: interim review (#1)

July 2013

Purpose and type of consultation

The Minister for Planning and Environment wishes to revise parts of the 2011 Island Plan.

The purpose of this consultation is to publicize his proposals and to invite members of the public and any other interested parties to submit comments on the proposed revisions. All comments received in relation to the proposed revisions will be considered by the Minister.

The Minister will consider the representations and the Inspector's report before he decides on the draft revision to the Island Plan that he will present to the States for approval.

Scope

The scope of this interim review of the 2011 Island Plan is limited to a small number of policies and proposals and does not involve a review of the entire plan.

Comments can only be made about those parts of the Plan those are proposed for review by the Minister at this time.

Making comment

Comments on the Minister's proposed revision to the 2011 Island Plan can be made in a number of ways:

By post to: Policy and Projects Team, Planning and Building Services, Department of the Environment, South Hill, St Helier, JE2 4US

By email to: islandplan@gov.je

Online at: <http://consult.gov.je/portal/ipr/ir1>

Alternatively, you may wish to complete and submit (either online at: islandplan@gov.je or by post) this questionnaire included in this document.

The closing date for receipt of representations is Wednesday 25 September 2013

Representations received after this date will not be valid.

More information

If you require any further information please contact a member of the Policy and Projects Team at the Department of the Environment

Kevin Pilley Director: Policy, Projects and the Historic Environment
t. 448441 e. k.pilley@gov.je

Ralph Buchholz Principal Planner: Island Plan Review
t. 448443 e. r.buchholz@gov.je

Supporting documents

The following information is available:

- online at: <http://consult.gov.je/portal/ipr/ir1> or
- in hard copy, at Department of the Environment, South Hill, St Helier.
 1. **Briefing paper: Demolition and replacement of buildings**
 2. **Briefing paper: Coastal National Park and Green Zone**
 3. **2011 Island Plan: interim review – Proposed revision
Draft for consultation (July 2013)**

Public submissions - Please note that responses submitted to all States public consultations may be made public (sent to other interested parties on request, sent to the Scrutiny Office, quoted in a final published report, reported in the media, published on a States of Jersey website, listed on a consultation summary etc). If a respondent has a particular wish for confidentiality, such as where the response may concern an individual's private life, or matters of commercial confidentiality, please indicate this clearly when submitting a response.

Policy GD2: Demolition and replacement of buildings

The Minister for Planning and Environment proposes to **remove Policy GD2 - Demolition and replacement of buildings** from the 2011 Island Plan and all subsequent references to it.

It is not considered that the policy provides a sufficiently robust basis for rational and consistent decisions on planning applications: the full justification for this proposal is set out in **Briefing Paper: Demolition and replacement of buildings**.

Policy GD2 currently reads;

Policy GD 2 Demolition and replacement of buildings

The demolition of a building or part of a building will not be permitted unless the proposed development:

1. involves the demolition of a building or part of a building that it is not appropriate in sustainability terms to repair or refurbish.; and
2. makes adequate provision for the management of waste material arising from demolition in accord with policy WM1 'Waste Minimisation and New Development'; and

The demolition of a building or part of a building will also not be permitted where the proposed development:

3. would have an unacceptable impact on a Listed building or place in accord with Policy HE 1 'Protecting Listed buildings and places' and Policy HE 4 'Demolition in Conservation Areas' or protected species and their habitats, in accord with Policy NE 2 'Species protection';
4. would have an unacceptable impact on the character and amenity of the area;

The replacement of a building or part of a building will not be permitted unless the proposed development:

5. enhances the appearance of the site and its surroundings;
6. replaces a building that is not appropriate to repair or refurbish.

Please indicate if you are either *(please tick one box only)*

Objecting ☐ Supporting ☐ Neither ☐

Please provide reasons for your answer:

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Proposal 4a: Restrict permitted development rights in the Coastal National Park

The Minister for Planning and Environment proposes to introduce a new proposal to explore the restriction of permitted development rights in the Coastal National Park.

The basis for this proposed revision is set out in the **Briefing Paper: Coastal National Park and Green Zone**.

It reads:

Proposal 4a Restrict permitted development rights in the Coastal National Park

The Minister for Planning and Environment will further explore the restriction of permitted development rights in the Coastal National Park in order to better protect its fragile and sensitive landscape character.

This will include consultation with stakeholders on any proposed changes to the Planning and Building (General Development) Order.

Please indicate if you are either *(please tick one box only)*

Objecting ☐ Supporting ☐ Neither ☐

Please provide reasons for your answer:

Policy NE6: Coastal National Park

The **Minister proposes to amend Policy NE6, as set out below.**

The basis for this proposed revision is set out in the **Briefing Paper: Coastal National Park and Green Zone.**

The proposed revision to the policy and its reasoned justification is set out in the **2011 Island Plan: interim review – Proposed revision Draft for consultation (July 2013).**

Policy NE6: Coastal National Park

The Coastal National Park, as designated on the Proposals Map, will be given the highest level of protection from development and this will be given priority over all other planning considerations. In this area there will be the strongest presumption against all forms of new development.

The Minister for Planning and Environment, however, recognises that there are existing buildings and land uses within the Coastal National Park and that

- to prevent all development here is unreasonable; and
- development may contribute to the purposes of the Coastal National Park.

Accordingly, the following exceptions to the strong presumption against development in the Coastal National Park may be permissible where they do not cause harm to the landscape character of the area:

Residential

1. the extension of a dwelling, but only where;
 - a. it remains subservient to the existing building in terms of design and scale; and
 - b. its design is appropriate relative to existing buildings and its context; and
 - c. it does not disproportionately increase the size of the dwelling in terms of its gross floorspace or building footprint;
 - d. it would not lead to a significant increase in the occupancy of the dwelling
 - e. it does not cause harm to the landscape character of the area.
2. the redevelopment of an existing dwelling and/or an existing ancillary residential building and/or structure, involving demolition and replacement, but only where the proposal would;
 - a. be no larger, in terms of gross floorspace or building footprint, than the building being replaced ; and
 - b. not lead to a significant increase in the occupancy of the dwelling; and
 - c. give rise to demonstrable environmental gains which make a positive contribution to the repair and restoration of the landscape character of the area by; a reduction in its visual impact; an improvement in the design and/or siting of the building and/or structure that is more sensitive to the site context and setting; or more sensitive use of materials, landscaping, or means of enclosure.

Public submissions - Please note that responses submitted to all States public consultations may be made public (sent to other interested parties on request, sent to the Scrutiny Office, quoted in a final published report, reported in the media, published on a States of Jersey website, listed on a consultation summary etc). If a respondent has a particular wish for confidentiality, such as where the response may concern an individual's private life, or matters of commercial confidentiality, please indicate this clearly when submitting a response.

For the avoidance of doubt, there will remain the strongest presumption against:

3. the development of a new dwelling (other than as a replacement under 2. above);
4. the development of a separate household by; the extension of an existing building; or by the extension of an existing building which, by virtue of its form and layout, is tantamount to and capable of the creation of a separate household; or, the conversion of an ancillary domestic building or part of an existing dwelling .
5. the change of use of land to extend a domestic curtilage;
6. the development of staff and key agricultural workers' accommodation.

Employment

7. the extension and/or intensification of use of existing employment buildings and land, but only where;
 - a. the requirement for a coastal or countryside location in the Coastal National Park can be adequately justified;
 - b. in the case of an extension, it remains subservient to the existing building in terms of its design and scale, and its design is appropriate relative to existing buildings and its context; and
 - c. in the case of an intensification of use, it does not create undue noise, disturbance or a significant increase in travel and trip generation; and
 - d. it does not cause harm to the landscape character of the area.
8. the redevelopment of an employment building(s), involving demolition and replacement for the same use, but only where it would;
 - a. be no larger, in terms of gross floorspace or building footprint, than the building being replaced; and
 - b. in the case of an intensification of use, it does not create undue noise, disturbance or a significant increase in travel and trip generation; and
 - c. give rise to demonstrable environmental gains which make a positive contribution to the repair and restoration of the landscape character of the area by; a reduction in its visual impact; an improvement in the design and/or siting of the building and/or structure that is more sensitive to the site context and setting; or more sensitive use of materials, landscaping, or means of enclosure.
9. the change of use of employment land and buildings (involving conversion of a building), to other employment uses, but only where:
 - a. it would accord with Policy E1: Protection of employment land; and
 - b. the requirement for a coastal or countryside location in the Coastal National Park can be adequately justified; and
 - c. in the case of an intensification of use, it does not create undue noise, disturbance or a significant increase in travel and trip generation; and
 - d. it does not cause harm to the landscape character of the area.

10. the change of use of employment land and buildings (involving conversion of a building), to residential or other non-employment uses, but only where:
 - a. the redundancy of employment use is proven in accord with Policy E1: Protection of employment land, or where the development involves office or tourism accommodation; and
 - b. it gives rise to demonstrable environmental gains and makes a positive contribution to the repair and restoration of the landscape character of the area by; a reduction in the intensity of occupation and use; and, a visual improvement in the design and appearance of the land and building(s); or
 - c. it secures a viable alternative use for a traditional farm building in accord with Policy ERE4.
11. the redevelopment of an employment building(s), involving demolition and replacement for another use, but only where:
 - a. the redundancy of employment use is proven in accord with Policy E1: Protection of employment land, or where the development involves office or tourism accommodation; and
 - b. be no larger, in terms of gross floorspace or building footprint, than the building being replaced .
 - c. it would give rise to significant demonstrable environmental gains which make a positive contribution to the repair and restoration of the landscape character of the area by; a significant reduction in its visual impact; a significant reduction in the intensity of use; an improvement in the design and siting of the building that is more sensitive to the site context and setting; or more sensitive use of materials, landscaping, or means of enclosure.
12. new cultural and tourism development, but only where:
 - a. it supports the purposes of the Coastal National Park; and
 - b. it is appropriate relative to existing buildings and its landscape context; and
 - c. it does not cause harm to the landscape character of the area.

For the avoidance of doubt, there will remain the strongest presumption in the Coastal National Park against:

13. the redevelopment of a modern agricultural building(s), involving demolition and replacement with a building(s) for another use;
14. the redevelopment of a glasshouse(s), involving demolition and replacement with a building(s) for another use.

Minor development

15. Development that is small in scale and incidental to the primary use of land and buildings, but only where:
 - a. it is well sited and designed, having regard to the relationship with existing buildings, the landscape context, size, material, colour and form; and
 - b. it does not cause harm to the landscape character of the area.
16. For the avoidance of doubt, there will remain the strongest presumption in the Coastal National Park against the development of ancillary buildings.

Strategic development

17. Where it is demonstrated to satisfy a proven need in the Island's interest, relative to the proper assessment of alternative options of meeting that need, strategic development related to renewable energy production; the provision of new or extended utilities infrastructure; or the extraction of minerals, but only where it is in accord with:
 - a. Policy NR 4: Exploratory, appraisal or prototype off-shore utility scale renewable energy proposals and Policy NR 5: Off-shore utility scale renewable energy development; or
 - b. Policy NR9: Utilities infrastructure facilities; or
 - c. Policy MR3: New or extended mineral workings.

Please indicate if you are either *(please tick one box only)*

Objecting ☐ Supporting ☐ Neither ☐

Please provide reasons for your answer:

Policy NE7: Green Zone

The **Minister proposes to amend Policy NE7, as set out below.**

The basis for this proposed revision is set out in the **Briefing Paper: Coastal National Park and Green Zone.**

The proposed revision to the policy and its reasoned justification is set out in the **2011 Island Plan: interim review – Proposed revision Draft for consultation (July 2013).**

Policy NE7 Green Zone

The Green Zone, as designated on the Proposals Map, will be given a high level of protection from development and there will be a general presumption against all forms of development.

The Minister for Planning and Environment, however, recognises that there are existing buildings and land uses within the Green Zone and that to prevent all development here is unreasonable.

Accordingly, the following exceptions to the general presumption against development in the Green Zone may be permissible where they do not cause serious harm to the landscape character of the area:

Residential

1. the extension of a dwelling, but only where;
 - a. it remains subservient to the existing building in terms of design and scale; and
 - b. its design is appropriate relative to existing buildings and its context; and
 - c. it does not disproportionately increase the size of the dwelling in terms of its gross floorspace or building footprint;
 - d. it would not lead to a significant increase in the occupancy of the dwelling
 - e. in the case of an extension or the conversion of part of an existing dwelling that would lead to the creation of a separate household:
 - i. the new accommodation is capable of re-integration into the principal dwelling; and
 - ii. it is designed to lifetime home standards
 - f. it does not cause serious harm to the landscape character of the area.
2. the development of an ancillary residential building and/or structure, but only where;
 - a. it is of a modest scale and is not disproportionate to other buildings on the site;
 - b. it is well sited and designed, having regard to the relationship with existing buildings, the landscape context, size, material, colour and form; and
 - c. it does not cause serious harm to the landscape character of the area.

3. the redevelopment of an existing dwelling and/or an existing ancillary residential building and/or structure, involving demolition and replacement, but only where the proposal would;
 - a. be no larger, in terms of gross floorspace or building footprint, than the building being replaced; and
 - b. not lead to a significant increase in the occupancy of the dwelling; and
 - c. give rise to demonstrable environmental gains which make a positive contribution to the repair and restoration of the landscape character of the area by; a reduction in its visual impact; an improvement in the design and/or siting of the building and/or structure that is more sensitive to the site context and setting; or more sensitive use of materials, landscaping, or means of enclosure.
4. the development of staff and key agricultural worker accommodation, but only where the proposal would;
 - a. accord with Policy H9: staff and key agricultural worker accommodation; and
 - b. not cause serious harm to the landscape character of the area.

For the avoidance of doubt, there will remain the strongest presumption against:

5. the development of a new dwelling (other than as a replacement under 3. or in respect of staff and key agricultural worker accommodation under 4 above);
6. the development of a separate household by the development of a new or the conversion of an existing ancillary domestic building;
7. the change of use of land to extend a domestic curtilage.

Employment

8. the extension and/or intensification of use of existing employment buildings and land, but only where;
 - a. the requirement for a coastal or countryside location in the Green Zone can be adequately justified;
 - b. in the case of an extension, it remains subservient to the existing building in terms of its design and scale, and its design is appropriate relative to existing buildings and its context; and
 - c. it does not cause serious harm to the landscape character of the area.
9. the development of an ancillary employment building and/or structure, but only where;
 - a. it is of a modest scale and is not disproportionate to other buildings on the site;
 - b. it is well sited and designed, having regard to the relationship with existing buildings, the landscape context, size, material, colour and form; and
 - c. it does not cause serious harm to the landscape character of the area.

10. the redevelopment of an employment building(s), involving demolition and replacement for the same use, but only where it would;
 - a. be no larger, in terms of gross floorspace or building footprint, than the building being replaced; and
 - b. give rise to demonstrable environmental gains which make a positive contribution to the repair and restoration of the landscape character of the area by; a reduction in its visual impact; an improvement in the design and/or siting of the building and/or structure that is more sensitive to the site context and setting; or more sensitive use of materials, landscaping, or means of enclosure.
11. the change of use of employment land and buildings (involving conversion of a building), to other employment uses, but only where:
 - a. it would accord with Policy E1: Protection of employment land; and
 - b. the requirement for a coastal or countryside location in the Green Zone can be adequately justified; and
 - c. it does not cause serious harm to the landscape character of the area.
12. the change of use of employment land and buildings (involving conversion of a building), to residential or other non-employment uses, but only where:
 - a. the redundancy of employment use is proven in accord with Policy E1: Protection of employment land, or where the development involves office or tourism accommodation; and
 - b. it gives rise to demonstrable environmental gains and makes a positive contribution to the repair and restoration of the landscape character of the area by; a reduction in the intensity of occupation and use; and, a visual improvement in the design and appearance of the land and building(s); or
 - c. it secures a viable alternative use for a traditional farm building in accord with Policy ERE4.
13. the redevelopment of an employment building(s), involving demolition and replacement for another use, but only where:
 - a. the redundancy of employment use is proven in accord with Policy E1: Protection of employment land, or where the development involves office or tourism accommodation; and
 - b. it would be no larger, in terms of gross floorspace or building footprint, than the building being replaced.
 - c. it would give rise to significant demonstrable environmental gains which make a positive contribution to the repair and restoration of the landscape character of the area by; a significant reduction in its visual impact; a significant reduction in the intensity of use; an improvement in the design and siting of the building that is more sensitive to the site context and setting; or more sensitive use of materials, landscaping, or means of enclosure.

14. new cultural and tourism development, but only where:
 - a. it is appropriate in scale relative to existing buildings and its landscape context; and
 - b. it does not cause serious harm to the landscape character of the area.

For the avoidance of doubt, there will remain the strongest presumption in the Green Zone against:

15. the redevelopment of a modern agricultural building(s), involving demolition and replacement with a building(s) for another use;
16. the redevelopment of a glasshouse(s), involving demolition and replacement with a building(s) for another use.

Minor development

17. Development that is small in scale and incidental to the primary use of land and buildings, but only where:
 - a. it is well sited and designed, having regard to the relationship with existing buildings, the landscape context, size, material, colour and form; and
 - b. it does not cause serious harm to the landscape character of the area.

Managed open space

18. Development of managed open space, such as allotments, playing fields, other amenity green spaces and cemeteries where it does not cause serious harm to the landscape character of the area.

Strategic development

19. Where it is demonstrated to satisfy a proven need in the Island's interest, relative to the proper assessment of alternative options of meeting that need, strategic development related to renewable energy production; the provision of new or extended utilities infrastructure; or the extraction of minerals, but only where it is in accord with:
 - a. Policy NR 4: Exploratory, appraisal or prototype off-shore utility scale renewable energy proposals and Policy NR 5: Off-shore utility scale renewable energy development; or
 - b. Policy NR9: Utilities infrastructure facilities; or
 - c. Policy MR3: New or extended mineral workings.

Please indicate if you are either *(please tick one box only)*

Objecting ☐ Supporting ☐ Neither ☐

Please provide reasons for your answer:

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Definition of affordable housing

The **Minister proposes to amend the definition of affordable housing, as set out below.**

The proposed revision and its reasoned justification is set out in the **2011 Island Plan: interim review – Proposed revision Draft for consultation (July 2013).**

Definition of affordable housing

Affordable (Category A) housing includes homes for social rent and purchase, provided to specified eligible households whose needs are not met by the commercial housing market.

Affordable housing should meet the needs of persons on median incomes or below, who would otherwise have financial difficulties renting or purchasing residential accommodation in the general residential market, determined with regard to income levels and house prices prevailing in Jersey; and

Affordable housing may be owned and managed by a housing trust or association which provides homes to eligible families or individuals by means of sale or lease or by any other means on conditions that will ensure that the home will remain available for eligible families in the future. In order to ensure that the benefit of and access to affordable housing provided under this policy is not lost to future eligible households, conditions or restrictions may be imposed to ensure that the benefit may be recycled or retained in order to ensure the provision of affordable housing meets the needs of this and future generations.

The eligibility of households to access affordable housing shall be determined by their assessment through the Affordable Housing Gateway.

The Minister is committed to good quality design in housing and, in particular, will require that affordable homes be built to meet or exceed the standards for homes set out in supplementary planning guidance. To ensure that homes are truly affordable the Minister will encourage innovation in construction methods and alternative methods of home ownership and housing delivery.

The clear relationship between affordable housing and the Affordable Housing Gateway means that housing that is developed for sale on the open market (Category B) is excluded from the definition of affordable housing whatever price it is sold at.

Please indicate if you are either *(please tick one box only)*

Objecting ☐ Supporting ☐ Neither ☐

Please provide reasons for your answer:

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Policy H1: Category A housing sites proposed tenure split

The Minister for Planning and Environment is proposing to amend Policy H1 to include a number of proposed Category A housing on both States and privately owned sites.

It is proposed that, to better meet current housing needs, the required tenure split on all of these sites is 80% social rental and 20% affordable homes for purchase.

The proposed revision to this policy and its reasoned justification is set out in the **2011 Island Plan: interim review – Proposed revision Draft for consultation (July 2013)**.

Please note: this question relates **only** to the **proposed tenure split** for all sites to be zoned for Category A homes: there are separate questions on the proposed rezoning of individual housing sites.

Please indicate if you are either *(please tick one box only)*

Objecting ☐ Supporting ☐ Neither ☐

Please provide reasons for your answer:

Policy H1: Category A housing sites

(5) De La Mare Nurseries, Grouville

The Minister for Planning and Environment is proposing to re-zone De La Mare Nurseries, Grouville for Category A affordable housing as part of the proposed revision of **Policy H1: Category A affordable housing sites**.

The proposed revision to this policy and its reasoned justification, together with the site assessment, is set out in the **2011 Island Plan: interim review – Proposed revision Draft for consultation (July 2013)**.

Site Area - De La Mare Nurseries, Grouville



Please indicate if you are either *(please tick one box only)*

Objecting ☐ Supporting ☐ Neither ☐

Please provide reasons for your answer:

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Policy H1: Category A housing sites

(6) Samares Nursery, St Clement

The Minister for Planning and Environment is proposing to re-zone **Samares Nursery, St Clement** for Category A affordable housing as part of the proposed revision of **Policy H1: Category A affordable housing sites**.

The proposed revision to this policy and its reasoned justification, together with the site assessment, is set out in the **2011 Island Plan: interim review – Proposed revision Draft for consultation (July 2013)**.

Site Area - Samares Nursery, St Clement



Please indicate if you are either *(please tick one box only)*

Objecting ☐ Supporting ☐ Neither ☐

Please provide reasons for your answer:

Public submissions - Please note that responses submitted to all States public consultations may be made public (sent to other interested parties on request, sent to the Scrutiny Office, quoted in a final published report, reported in the media, published on a States of Jersey website, listed on a consultation summary etc). If a respondent has a particular wish for confidentiality, such as where the response may concern an individual's private life, or matters of commercial confidentiality, please indicate this clearly when submitting a response.

Policy H1: Category A housing sites

(7) Le Quesne Nurseries, St Clement

The Minister for Planning and Environment is proposing to re-zone **Le Quesne Nurseries, St Clement** for Category A affordable housing as part of the proposed revision of **Policy H1: Category A affordable housing sites**.

The proposed revision to this policy and its reasoned justification, together with the site assessment, is set out in the **2011 Island Plan: interim review – Proposed revision Draft for consultation (July 2013)**.

Site Area - Le Quesne Nurseries, St Clement



Please indicate if you are either *(please tick one box only)*

Objecting ☐ Supporting ☐ Neither ☐

Please provide reasons for your answer:

Public submissions - Please note that responses submitted to all States public consultations may be made public (sent to other interested parties on request, sent to the Scrutiny Office, quoted in a final published report, reported in the media, published on a States of Jersey website, listed on a consultation summary etc). If a respondent has a particular wish for confidentiality, such as where the response may concern an individual's private life, or matters of commercial confidentiality, please indicate this clearly when submitting a response.

Policy H1: Category A housing sites (8) Longueville Nurseries, St Saviour

The Minister for Planning and Environment is proposing to re-zone **Longueville Nurseries, St Saviour** for Category A affordable housing as part of the proposed revision of **Policy H1: Category A affordable housing sites**.

The proposed revision to this policy and its reasoned justification, together with the site assessment, is set out in the **2011 Island Plan: interim review – Proposed revision Draft for consultation (July 2013)**.

Site Area - Longueville Nurseries, St Saviour



Please indicate if you are either *(please tick one box only)*

Objecting ☐ Supporting ☐ Neither ☐

Please provide reasons for your answer:

Public submissions - Please note that responses submitted to all States public consultations may be made public (sent to other interested parties on request, sent to the Scrutiny Office, quoted in a final published report, reported in the media, published on a States of Jersey website, listed on a consultation summary etc). If a respondent has a particular wish for confidentiality, such as where the response may concern an individual's private life, or matters of commercial confidentiality, please indicate this clearly when submitting a response.

Policy H2: Previously zoned Category A housing sites

The Minister for Planning and Environment is proposing a revision of Policy H2: Other Category A housing sites. This would affect those sites that are already zoned for the provision of Category A homes in the 2011 Island Plan including:

- Field 873, St. Lawrence
- Field 274, St Clement

The Minister proposes that the tenure split is changed to be in line with other proposed rezonings in the revised Plan to deliver 80% social rented and 20% category A affordable homes for purchase on these sites.

The proposed revision to this policy and its reasoned justification is set out in the **2011 Island Plan: interim review – Proposed revision Draft for consultation (July 2013)**.

Please note: this question relates **only** to the **proposed tenure split** for sites zoned for Category A homes.

Please indicate if you are either *(please tick one box only)*

Objecting ☐ Supporting ☐ Neither ☐

Please provide reasons for your answer:

Proposal H3: Affordable housing

The Minister proposes that Policy H3 be replaced with Proposal 3, as follows;

Proposal 3: Affordable housing

The policy requiring the provision of affordable homes as a proportion of private housing developments is set aside.

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. A Working Group comprising the Ministers of Treasury and Resources, Planning and Environment, Housing and Economic Development has been set up to progress this.

The proposed revision to this policy and its reasoned justification is set out in the **2011 Island Plan: interim review – Proposed revision Draft for consultation (July 2013)**.

Please indicate if you are either *(please tick one box only)*

Objecting ☐ Supporting ☐ Neither ☐

Please provide reasons for your answer:

Policy H4: Housing mix

The Minister for Planning and Environment proposes to amend Policy H4 (as set out below) to clarify that the latest evidence of housing need will be in the form of the Housing Needs Survey, as opposed to supplementary planning guidance.

6.113 The current (2011) Housing Needs Survey provides estimates of anticipated surpluses and shortfalls in houses and flats by size and tenure over a fixed period and the Minister for Planning and Environment, will assess the prevailing housing needs of the Island based upon on this evidence of housing needs or an equivalent States approved publication.

Policy H4: Housing mix

Proposals for all new residential development are required to contribute towards the need for specific types and sizes of home, **relative to the latest published evidence of need** . The extent to which a planning application meets the published evidence of need with respect to housing mix will be an important material consideration in the grant or otherwise of planning permission.

In assessing the contribution of residential development proposals to meeting the Island's need for homes of a specific size and type, the Minister will have regard to the nature and location of the site, its context and the character of the area.

The provision of housing to meet special requirements and staff accommodation shall be exempt from the requirements of this policy.

The proposed revision to this policy and its reasoned justification is set out in the **2011 Island Plan: interim review – Proposed revision Draft for consultation (July 2013)**.

Please indicate if you are either *(please tick one box only)*

Objecting ☐ Supporting ☐ Neither ☐

Please provide reasons for your answer:

Policy H5: Category A housing sites proposed tenure split

The Minister for Planning and Environment is proposing to amend Policy H5 to rezone three sites for the provision of Category A housing.

It is proposed that, to better meet current housing needs, the required tenure split on all of these sites is 80% social rental and 20% affordable homes for purchase.

The proposed revision to this policy and its reasoned justification is set out in the **2011 Island Plan: interim review – Proposed revision Draft for consultation (July 2013)**.

Please note: this question relates **only** to the **proposed tenure split** for all sites to be zoned for Category A homes: there are separate questions on the proposed rezoning of individual housing sites.

Please indicate if you are either *(please tick one box only)*

Objecting ☐ Supporting ☐ Neither ☐

Please provide reasons for your answer:

Policy H5: Housing in rural centres

(1) Field 402, St Martin

The Minister for Planning and Environment is proposing to re-zone **Field 402, St Martin** for Category A affordable housing as part of the proposed revision of **Policy H5: Housing in rural centres**.

The proposed revision to this policy and its reasoned justification, together with the site assessment, is set out in the **2011 Island Plan: interim review – Proposed revision Draft for consultation (July 2013)**.

Site Area - Field 402, St Martin



Please indicate if you are either *(please tick one box only)*

Objecting ☐ Supporting ☐ Neither ☐

Please provide reasons for your answer:

Public submissions - Please note that responses submitted to all States public consultations may be made public (sent to other interested parties on request, sent to the Scrutiny Office, quoted in a final published report, reported in the media, published on a States of Jersey website, listed on a consultation summary etc). If a respondent has a particular wish for confidentiality, such as where the response may concern an individual's private life, or matters of commercial confidentiality, please indicate this clearly when submitting a response.

Policy H5: Housing in rural centres

(2) Field 622, St Ouen

The Minister for Planning and Environment is proposing to re-zone **Field 622, St Ouen** for Category A affordable housing as part of the proposed revision of **Policy H5: Housing in rural centres**.

The proposed revision to this policy and its reasoned justification, together with the site assessment, is set out in the **2011 Island Plan: interim review – Proposed revision Draft for consultation (July 2013)**.

Site Area - Field 622, St Ouen



Please indicate if you are either *(please tick one box only)*

Objecting ☐ Supporting ☐ Neither ☐

Please provide reasons for your answer:

Public submissions - Please note that responses submitted to all States public consultations may be made public (sent to other interested parties on request, sent to the Scrutiny Office, quoted in a final published report, reported in the media, published on a States of Jersey website, listed on a consultation summary etc). If a respondent has a particular wish for confidentiality, such as where the response may concern an individual's private life, or matters of commercial confidentiality, please indicate this clearly when submitting a response.

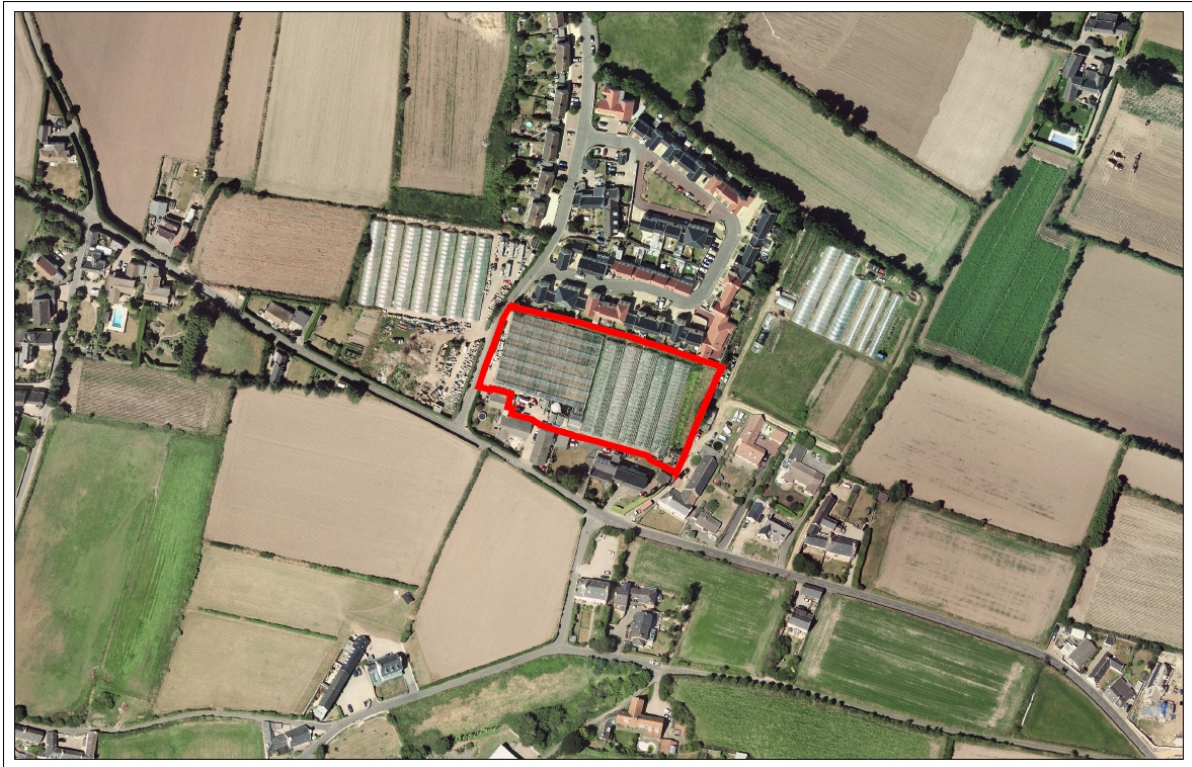
Policy H5: Housing in rural centres

(3) Field 785, St Ouen

The Minister for Planning and Environment is proposing to re-zone **Field 785, St Ouen** for Category A affordable housing as part of the proposed revision of **Policy H5: Housing in rural centres**.

The proposed revision to this policy and its reasoned justification, together with the site assessment, is set out in the **2011 Island Plan: interim review – Proposed revision Draft for consultation (July 2013)**.

Site Area - Field 785, St Ouen



Please indicate if you are either *(please tick one box only)*

Objecting ☐ Supporting ☐ Neither ☐

Please provide reasons for your answer:

Public submissions - Please note that responses submitted to all States public consultations may be made public (sent to other interested parties on request, sent to the Scrutiny Office, quoted in a final published report, reported in the media, published on a States of Jersey website, listed on a consultation summary etc). If a respondent has a particular wish for confidentiality, such as where the response may concern an individual's private life, or matters of commercial confidentiality, please indicate this clearly when submitting a response.

Policy H6: Housing development within the built up area

The Minister proposes amending paragraph 6.128 and adding an additional paragraph to policy H6 (**changes in bold and underlined**) as follows:

6.128 For clarity, all residential development - including new buildings; conversions; refurbishment; extensions and alterations; and redevelopment - regardless of its location, **whether that be within the Built-up Area or in the countryside**, will also be required to provide an adequate standard of accommodation.

Policy H6 Housing development within the Built-up Area

Proposals for new dwellings, extensions or alterations to existing dwellings, or changes of use to residential, will be permitted within the boundary of the Built-up Area, as defined on the Island Proposals Map, provided that the proposal is in accordance with the required standards for housing as established and adopted by the Minister for Planning and Environment through supplementary planning guidance.

Such guidance is applicable to all dwellings, extensions or alterations to existing dwellings, or changes of use to residential.

Such supplementary planning guidance will also include consideration as to whether there should be any further increase in internal space standards and any further improvements in standards for internal noise and sound insulation of and between units of accommodation.

Please indicate if you are either *(please tick one box only)*

Objecting ☐ Supporting ☐ Neither ☐

Please provide reasons for your answer:

Policy NR8: Safety zones for hazardous installations

Since the adoption of the 2011 Island Plan the risks posed to development from one of the Island's hazardous installations at the Jersey Gas site in the north of town has changed and new information about the extent of risk has become available at the Airport Fuel Farm. Because of this, the Minister proposes to amend Policy NR8: Safety Zones for hazardous installations and the Proposals Map, to reflect the current situation.

The proposed revision to this policy and its reasoned justification, together with the site assessment, is set out in the **2011 Island Plan: interim review – Proposed revision Draft for consultation (July 2013)**.

Proposed new safety zones for the Airport Fuel Farm



Please indicate if you are either *(please tick one box only)*

Objecting ☐ Supporting ☐ Neither ☐

Please provide reasons for your answer:

Public submissions - Please note that responses submitted to all States public consultations may be made public (sent to other interested parties on request, sent to the Scrutiny Office, quoted in a final published report, reported in the media, published on a States of Jersey website, listed on a consultation summary etc). If a respondent has a particular wish for confidentiality, such as where the response may concern an individual's private life, or matters of commercial confidentiality, please indicate this clearly when submitting a response.

Policy NR9: Utilities infrastructure facilities

The Minister for Planning and Environment proposes to amend Policy NR9 (**bold and underlined**) as set out below;

The proposed revision to this policy and its reasoned justification, together with the site assessment, is set out in the **2011 Island Plan: interim review – Proposed revision Draft for consultation (July 2013)**.

The basis for this proposed revision is set out in the **Briefing Paper: Coastal National Park and Green Zone**.

Policy NR9 Utilities infrastructure facilities

Proposals for the development of new or additional utility infrastructure facilities or for the extension and/or alteration of existing utility infrastructure facilities will be permitted provided that the proposal is required to meet a proven need and is:

1. within the Built-up Area; or
2. within the grounds of an existing utility infrastructure facility.

Development that seeks to extend, alter or intensify the use of existing utility infrastructure facilities in the Green Zone or the Coastal National Park will need to demonstrate that; the need for development is proven; alternatives to meeting the need have been properly identified and considered; and that the environmental implications are properly identified, avoided and/or mitigated as far as possible

The alternative development of utility infrastructure facilities will only be permitted where it can be demonstrated that they are no longer required for utility infrastructure purposes.

Please indicate if you are either *(please tick one box only)*

Objecting ☐ Supporting ☐ Neither ☐

Please provide reasons for your answer:

Your details

Please **note**: If you wish your comments to be anonymous, this will negate your opportunity for them to be heard at a forthcoming Examination in Public. They will, however, still be considered by the Minister and the independent planning inspector.

(please select one answer)

I agree that my comments may be made public but not attributed ☐
(i.e. anonymous - comments cannot be used at an examination in public).....

I agree that my comments may be made public and attributed to me ☐
(please fill in your contact details below)

Name:

E - mail address

Postal address

Telephone contact number

Thank you for taking the time to respond to this questionnaire.

Your comments will be reviewed by the Minister for Planning and Environment and will help to inform the revised 2011 Island Plan.

Public submissions - Please note that responses submitted to all States public consultations may be made public (sent to other interested parties on request, sent to the Scrutiny Office, quoted in a final published report, reported in the media, published on a States of Jersey website, listed on a consultation summary etc). If a respondent has a particular wish for confidentiality, such as where the response may concern an individual's private life, or matters of commercial confidentiality, please indicate this clearly when submitting a response.