

Jersey Draft Island Plan Examination in Public

**Day 1 - 21 September 2010
Strategic Policy Framework**

General notes for participants in all topic sessions

The Inspectors have been appointed to provide an independent review of the (Draft) Jersey Island Plan. After the EiP they will write a report to the Minister for Planning and Environment recommending, with reasons, which aspects of the Draft Plan should be retained and whether, and if so what, changes should be made. They will take into account all written submissions including the Minister's own proposed changes in response to consultations, published in a schedule dated 20 June (EiP library core document IP8). Participants should also look at the Minister's response to the Strategic Environmental Assessment dated 13 August which recommends changes to a number of policies throughout the Plan.

They have also selected key topics for debate. Participants for the debates have been selected to represent a range of views. The Inspectors are looking to them not simply to re-state their views (which they will have read) but to challenge or support the views of others. It will be helpful if there is a lively and constructive debate. The sessions will be held in an informal atmosphere, with no cross-examination. The Inspectors are conscious that some participants from organisations, or members of the public, may not have experience of these events; they are a relatively new phenomenon in Jersey. Those participants can be assured that they will not be put under pressure, but that the Inspectors are very keen to hear their views in order to get a rounded picture of the issues

However the Inspectors are also looking where possible for specific proposals as to recommendations they should make; in particular they would welcome debate on specific suggested changes to the policies in the draft plan. Some participants have already couched their representations in this way but others have not.

Generally the timetable for the EiP is tight. Participants should therefore seek to keep their comments succinct and not to repeat views already expressed (though they may wish to express support for the views of another participant).

Participants should if possible have read the representations from other participants in the session, and also the relevant written representations from other parties.

The Minister will be represented at all sessions by officers from his department who will normally be invited by the Inspectors to respond to the points raised. Other Ministers and officials will be participating in topics of particular interest to them (housing for example); however the Inspectors want to hear a wide range of views also from organisations and individual members of the public.

Specific comments for Day 1 participants

The Inspectors issued a list of questions on 29 July. On this occasion they will not be issuing a further list of detailed questions but will work through the six questions in turn, expecting that questions 1-4 will take up the bulk of the time. The following commentary may help to focus the debate.

As noted in the 29 July list: it is the purpose of this opening debate to consider in general terms whether the approach and strategy of the Plan is correct – and also to consider changes of detail to the policies set out above. (ie SP1-6 and Appendix 1) However, many of these policies relate also to later debates – to give just one example car parking will clearly be debated during the session on travel and transport. Participants should concentrate on strategic issues therefore and avoid detail which may be more appropriate later in the EiP

Question 1 This question has provoked diametrically opposed views as to the importance and extent of climate change. It will be difficult in the time available to resolve those questions, but the Inspectors would welcome further evidence-based debate, and challenges to the views expressed. The debate will provide a valuable overview of the Plan as a whole, but the Inspectors need to consider whether any further changes should be recommended to the Draft Plan (some have already been proposed by the Minister to policy GD1, Proposal 2 and Appendix A), either to reduce the strength of policies in this area or to extend or enhance them.

Question 2 Again there have been very different views expressed here. Most respondents generally appear to support policy SP1 but a number, including the Chamber of Commerce, the AJA, and the IoD express reservations in various ways. There are suggestions that the views expressed in consultation were skewed in favour of what at least one participant describes as “nimbies”. However, notwithstanding this point, the question for the Inspectors at this stage of the EiP is whether in strategic planning terms it is right to concentrate development in the built up areas, especially in St Helier, and to limit it elsewhere in the way the draft policy describes. Views on this very crucial point will be welcome, and during this debate any thoughts participants have on policy SP2 will also be welcome – again offering where possible specific suggestions as to possible changes, if any.. The Inspectors do not wish to discuss individual sites in any detail at this stage, and would also remind participants that there will be further debate about St Helier itself later in the EiP.

Question 3 This question follows naturally from the previous one and there may be some overlap in the debates. There will of course be further sessions later in the EiP about retail and office development.

Question 4 It is accepted that this question is a very general one; it may inform debate later in the EiP. The balance between economic growth and environmental protection is an issue in almost all plans. The Inspectors are interested in general views about the

balance of the Plan as a whole, as well as specific suggestions regarding policies SP4 and SP5.

Question 5 It is anticipated that this will be a relatively brief debate – not because the issue is unimportant but because there will be further and more detailed debate about transport later. Nonetheless Policy SP6 is a specific and important proposal in itself which will colour the States approach to a wide range of planning issues. Specific proposals for alterations, if any, would once again be very useful. The Inspectors are aware of Jersey’s Sustainable Transport Policy (Core Doc BT13) and will take this into account.

Question 6 Some parties (eg the AJA in para 3.6 of their evidence) have expressed reservations about the amount which is being left to supplementary planning guidance. Further additions to the Appendix are proposed by the Minister. This is, to a degree, a process issue rather than a policy matter; but the Inspectors believe it is important and would welcome proposals as to how they should deal with it at this stage.