

Day 1 - Tuesday 14 January 2014

10.00 am

Housing - Policies H1-H5 – Timetable

There is a great deal of ground to cover on Day 1. It will assist greatly if participants have so far as possible read the various statements and background documents. Your co-operation in not simply repeating what is in written statements, and in avoiding repetition or deviation, will be much appreciated.

The Inspectors intend to proceed as follows:

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

Relatively few people have commented on Question 1 and a short debate of perhaps 15 minutes is anticipated.

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?

The question of demand/need is a more complex one and there have been many representations which deal with aspects of this issue. It is anticipated that a debate of at least an hour will be required on this topic, and it will be the Inspectors’ aim to complete it in time for a break in mid morning. The Inspectors wish to include a brief discussion of the non-qualified sector in the debate.

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?

Questions 3-5 will be taken together as all of them deal with issues regarding the supply of homes. It is anticipated that this debate will last until about 1.00.

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

It is expected that question 6 will require a debate of perhaps 20 minutes. If this could be completed before lunch it would be advantageous but it may well form the first item in the afternoon.

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?

All of the questions on affordable Housing will be taken together (questions 7- 10) and this will clearly be a lengthy debate; it will be the Inspectors' aim to complete it in time for a break in mid afternoon.

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?

Questions 11 and 11a will be taken separately and a debate of some 30/40 minutes on each is anticipated.

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?

Very few comments have been made on the minor "other" changes proposed to Policies H4, 5 and 6 and a debate of around 20 minutes is anticipated.