

Jersey – Draft Hearings Programme

Day 1 - Monday 15 November 2021 AM

Introductions

Opening statement by the States

Strategic Matters

To be invited for all AM sessions:

Island Plan Review Team (Representing the Minister for the Environment)	Senator Moore
Connetable of St Helier (Simon Crowcroft)	Connetable of St Saviour (Sadie Le Sueur-Rennard)
Deputy Gardiner	Société Jersiaise
Association of Jersey Architects	Jersey Farmers Union
Jersey Chamber of Commerce	The National Trust for Jersey
St Brelade's Bay Association	Jersey Construction Council
MS Planning	KE Planning
Interested Persons	

Strategic Proposals 1, 2, 4 & 5 (Note: Strategic Proposal 3 To Be Discussed Day 4 AM)

To be invited: As above plus

Statistics Jersey (GoJ)	Sustainability and Foresight Team (GoJ)
Deputy Tadier	

1. Is it acceptable for a number of unresolved matters to be progressed over the plan period?
2. Can an acceptable short term plan be prepared in the current circumstances?
3. Do the Strategic Proposals appropriately frame and direct further work needed for longer term planning?
4. Should a west of island planning framework be prepared as a priority?

Strategic Policies SP1 – 7

To be invited: As above plus

Natural Environment Team (GoJ)	Sustainability and Foresight Team (GoJ)
Department for the Economy (GoJ)	

1. Is the broad spatial strategy of focussing development on existing built-up areas appropriate?
2. Is the settlement hierarchy logical and should Les Quennevais be treated as a secondary main urban centre?
3. Do the Strategic Policies adequately complement the Strategic Proposals?

Places Policies PL1 – 5

To be invited: As above plus

Deputy Renouf	States of Jersey Development Company
Le Comité de la Commune Rurale de St Jean	Royal Jersey Agricultural & Horticultural Society
Jersey National Park Ltd.	Visit Jersey
Rosel Estates Ltd	Ansom Jerseys –La Ferme
St Martin's Conservation Trust	

1. Do the Place policies support the strategy and settlement hierarchy in the Plan?

Day 1 – Monday 15 November 2021 PM

Housing

Demand and supply issues (Note: Site allocations To Be Discussed Day 2)

To be invited:

Island Plan Review Team (Representing the Minister for the Environment)	Housing Policy (GoJ)
Statistics Jersey (GoJ)	Senator Mézec
Jersey Chamber of Commerce	Jersey Farmers Union
The National Trust for Jersey	Jersey Construction Council
Jersey Homes Trust	Les Vaux Housing Trust
Christians Together in Jersey Housing Trust	Homelessness Board
Andium Homes	MS Planning
KE Planning	Interested Persons

1. Are the demographic and migration assumptions soundly based?
2. Is the identified historic shortfall of 1800 homes supported by credible evidence?
3. Does Policy H3 adequately identify the demand for housing?
4. Are the sources of land supply, particularly windfalls and urban capacity, realistic and adequate?

Day 2 – Tuesday 16 November 2021 AM

Housing

Policies H1 – H9 (Note: Policy H5 To Be Discussed Day 2 PM)

To be invited AM & PM

Island Plan Review Team (Representing the Minister for the Environment)	Housing Policy (GoJ)
Senator Moore	Senator Mezec
Connetable of St Saviour (Sadie Le Sueur-Rennard)	Connetable of St Martin (Karen Shenton-Stone)
Deputy Gardiner	Connetable of St John (Andy Jehan)
Connetable of St Helier (Simon Crowcroft)	Association of Jersey Architects
Société Jersiaise	Andium Homes
Jersey Hospitality Association	The National Trust for Jersey

Jersey Farmers Union	Jersey Chamber of Commerce
St Brelade's Bay Association	Chair Jersey Architecture Commission
MS Planning	KE Planning
Jersey Construction Council	Interested Persons

1. Will policies H1-H9 (excluding H5 see below) provide an adequate framework for the range of homes to be provided to meet local needs, with regard to location, sizes, tenure mix, quality, density and sustainability concerning carbon emissions?
2. Should Policy H8 be more flexible to allow more housing outside the built up areas?

Day 2 – Tuesday 16 November 2021 PM

Allocated Affordable housing sites Policy H5. Minister's Potential Alternatives and States Members' Proposals (See Appendix 1 and 2)

To be invited: As above plus

Senator Pallett	Deputy Le Hegarat
Deputy Lewis	Connetable of St Ouen (Richard Buchanan)
Connetable of St Peter (Richard Vibert)	Connetable of St Mary (John Le Bailly)
Interested Persons	Residents' Groups (TBC)

1. Are the sites allocated for affordable housing adequate to meet the identified part of the quantum of need?
2. Are the sites in appropriate locations, having regard to planning criteria including road access and landscape impact?
3. Will the policy for "right sizing" be effective?

Day 3 – Wednesday 17 November 2021 AM/PM

Housing cont:

Non-allocated housing sites.

To be invited:

Island Plan Review Team (Representing the Minister for the Environment)	Senator Mézec
Senator Pallett	Deputy Le Hegarat
Deputy Lewis	Deputy Gardiner
Connetable of St Martin (Karen Shenton-Stone)	Connetable of St Saviour (Sadie Le Sueur-Rennard)
Connetable of St Helier (Simon Crowcroft)	Connetable of St John (Andy Jehan)
Connetable of St Brelade (Michael Jackson)	Connetable of St Ouen (Richard Buchanan)
Connetable of St Peter (Richard Vibert)	Connetable of St Mary (John Le Bailly)
Andium Homes	KE Planning
GR Langlois	JS Carney and Co Ltd
Fauvic Nurseries	Dandara Jersey Ltd
MS Planning	Residents' Groups (TBC)
Interested Persons	

1. Consideration of the alternative sites suggested by the Minister and those proposed by States Members.
2. The merits of possible housing sites suggested in the representations.

Day 4 – Thursday 18 November 2021 AM

Natural and Historic Environment

Natural Environment (including Strategic Proposal 3)

To be invited:

Island Plan Review Team (Representing the Minister for the Environment)	Natural Environment Team (GoJ)
Marine Resources Team (GoJ)	Senator Farnham
Deputy Renouf	Deputy of St Brelade (Montford Tadier)
Deputy of St Martin (Steve Luce)	Deputy of St Mary (David Johnson)
Connetable of St Peter (Richard Vibert)	Connetable of St John (Andy Jehan)
Connetable of St Ouen (Richard Buchanan)	Blue Marine Foundation
Jersey Heritage	National Trust for Jersey
KE Planning	MS Planning
Jersey Farmers Union	Jersey Marine Conservation
Le Comité de la Commune Rurale de St Jean	Jersey National Park Ltd.
Rosel Estates Ltd	Ansom Jerseys – La Ferme
Royal Jersey Agricultural & Horticultural Society	Visit Jersey
Société Jersiaise	St Brelade's Bay Association
Association of Jersey Architects	Interested Persons

1. Is the Coastal National Park (CNP) extension justified?
2. Will the policy framework for the protection of the CNP be effective and is it justified?
3. Would the alternative approach suggested by the Minister of an outstanding landscape and seascape character area (OLASCA) referred to in the Minister's Statement Response 43 be a more appropriate policy response?
4. Does the Bridging Island Plan (BIP) provide an adequate approach for the consideration of development in marine areas and marine biodiversity?
5. Is the Green Backdrop Zone appropriately drawn?

Day 4 – Thursday 18 November 2021 PM

Historic Environment

To be invited:

Island Plan Review Team (Representing the Minister for the Environment)	Deputy Morel
Deputy Gardiner	Deputy of St Peter (Rowland Huelin)
Jersey Heritage	National Trust for Jersey
Jersey Farmers Union	Société Jersiaise
MS Planning	KE Planning
Interested Persons	

1. Designation and priorities for conservation areas.
2. Are Policies HE1 and HE2 too onerous/not strong enough/unclear?

Day 5 – Friday 19 November 2021

In Reserve (for over-runs)

Day 6 – Monday 22 November 2021 AM/PM

The Economy and General Development Policies

To be invited:

Island Plan Review Team (Representing the Minister for the Environment)	Department for the Economy (GoJ)
Marine Resources (GoJ)	Senator Ferguson
Deputy Morel	Deputy of St Brelade (Montford Tadier)
Connetable of St Helier (Simon Crowcroft)	Jersey Chamber of Commerce
National Trust for Jersey	Association of Jersey Architects
KE Planning	MSP Planning
Andium Homes	Jersey Farmers Union
Visit Jersey	Ports of Jersey
Jersey Hospitality Association	Chair of Jersey Architecture Commission
St Brelade's Bay Association	Jersey Marine Conservation Society
C I Travel Group	States of Jersey Development Company
Jersey Construction Council	Interested Persons

1. Does the BIP provide an adequate framework to meet the needs of a sustainable island economy?
2. Should additional sites be allocated as protected employment areas?
3. Is Policy GD5 justified?
4. What height limit should be imposed by GD7?
5. Is GD10 (% for art) a reasonable policy?

Day 7 – Tuesday 23 November 2021 AM/PM

Travel, Emissions, Utilities and Strategic Infrastructure (including Hospital)

To be invited:

Island Plan Review Team (Representing the Minister for the Environment)	Infrastructure Housing and Environment Department (Operations, Building Control, Jersey Property Holdings) (GoJ)
Sustainability and Foresight Team (GoJ)	Children, Young People, Education and Skills (GoJ)
Our Hospital Project Team (GoJ)	Deputy Renouf
Deputy Morel	Deputy Ward
Deputy Gardiner	Connétable of St Helier (Simon Crowcroft)
Connétable of St Ouen (Richard Buchanan)	Jersey Health and Community Services
Jersey Electricity Plc	Ports of Jersey
Jersey Sport	Jersey Water

Friends of Our New Hospital	Jersey Chamber of Commerce
Andium Homes	Visit Jersey
KE Planning	The National Trust for Jersey
EYECAN	MS Planning
Association of Jersey Architects	Interested Persons

1. Does the BIP adequately further the aims of the Jersey Sustainable Transport Policy?
2. Does the BIP do enough to promote active travel and the use of electronic vehicles?
3. Should there be closer alignment between the travel policies and relevant technical standards?
4. Should Policy ME1 apply to all housing development?
5. Does the BIP adequately distinguish between energy consumption and a reduction in carbon emissions?
6. Does the BIP go far enough in relation to managing emissions?
7. Does the Plan make sufficient provision for the island's infrastructure requirements?
8. Is the inclusion of Policy C13 justified in advance of a determination of a planning application for "Our New Hospital"?
9. Should a country park for St Helier at Warwick Farm be included as a proposal?

Day 8 - Wednesday 24 November 2021 AM/PM

Waste and Minerals

To be invited:

Island Plan Review Team (Representing the Minister for the Environment)	Infrastructure, Housing and Environment Department (GoJ)
Senator Moore	Jersey Construction Council
Granite products	Ronez Quarries
Simon Sand and Gravel	KE Planning
Seymour Hotels	Ports of Jersey
WP Recycling	AA Langlois
Interested Persons	

1. Does the BIP make adequate provision for the safeguarding and supply of minerals?
2. Is the proposed safeguarding to Gigoulande quarry sustainable and justified bearing in mind the potential environmental impacts?

Day 9 – Thursday 25 November 2021 AM

Open Plenary Session

1. Matters arising from Members proposed amendments that have not been dealt with in earlier sessions
2. Any other relevant matters.

Closing by the States.

Appendix 1

Sites allocated for affordable housing in the Plan

To be discussed on Day 2 PM

H1186a, H1189, and HH1198 St Helier

H1219 St Helier

S413, S415, S415A and S470, St Helier

S530 St Saviour

G392A Grouville

S729 St Saviour

J525, St John

MN410 St Martin

O954 and O595 St Ouen

P632 St Peter

Appendix 2

Possible replacement affordable housing sites. One or more of these are sites are suggested by the Minister for further consideration should it prove necessary following an assessment of the sites in Appendix 1 and in the light of the identified need for affordable housing.

To be discussed on Day 2 PM (and AM of Day 3 if necessary) following the discussion on the sites in Appendix 1

H1248, St Helier

S341, St Saviour

C102, St Clement

C104 and C105, St Clement

J1109, Sion, St John

Midbay, St Lawrence

MN391, St Martin

MY563, St Mary

O622 and O623, St Ouen

P558, St Peter

P559, St Peter

Additional sites suggested for rezoning for housing proposed in Member Amendments - not supported by the Minister

O630 St Ouen

L127 St Lawrence

MY493 St Mary

J229 St John

J939 St John

J236 St John