
Island Plan Review

Stakeholder Plenary Session

Town Hall

25th January 2008

This plenary session considered the outputs of a total of 16 stakeholder meetings covering 8 different topics were held between October and December 2007, which in turn followed on from an initial meeting held in August 2007 to provide States members with an understanding of the Island plan review project – who is involved, what processes will take place and over what timescales.

Following the conclusion of the stakeholder meetings the plenary session was held to allow all of the stakeholders an opportunity to review and contribute across all 8 topic areas in a structured discussion.

The outcomes from the Imagine Jersey 2035 event were reviewed in the afternoon session. One striking piece of feedback from the public attending the Imagine Jersey event was a clearly expressed preference for avoiding new build in Greenfield sites and instead, constructing any necessary new building within the town

A presentation was therefore made to explain the rigorous work that had been undertaken on town capacity and the contribution that the town could make in providing additional housing. The group was then asked to discuss any other measures that could be used to regenerate the town and find additional housing sites.

The discussions stimulated by this session were all captured and are being considered by the team creating the Island Plan Green Paper, which will set out Strategic Options for Public Comment, which will in turn influence the draft Island Plan. The Green Paper will be published in Late June/early July.

Agenda

Plenary Stakeholder Meeting - Island Plan Review 2008 Event

25th January St Helier Town Hall 11:00-4:00

- 11.00** **Coffee**
- 11.30** **Introduction by Planning & Environment Minister**
- 11 35** **Summary of the Stakeholder Groups – Stakeholder Chairman**

Agriculture & Rural Economy – Dr Paul Le Miere
Economy - Mike King
Built Environment & Design – Sara Marsh
Housing & Community Facilities – Dougie Peedle
Natural Resources – Chris Newton
Minerals and Waste - Roger Corfield
Tourism & Recreation – Kevin Le Masney
Transport Briefing – Kevin Pilley

12:00 **Group Discussion - Chaired by Chris Newton**

12.30 **Feed back from morning discussion - Groups**

1:00- 1.30 Lunch

1.30 **Imagine Jersey 2035 feedback and the trade-offs this implies– Chris Newton**

A group discussion to follow which will be captured on flip charts

2:30-2:45 Coffee

2.45 **Town Regeneration - Ralph Buchholz**

A group discussion to follow which will be captured on flip charts

3.45 **Question & Answers session - Project Team**

4.00 **Close**


Group Discussion

Are there any key issues that have been missed from your topic group or from any other?

Following presentations by all of the stakeholder chairs each table was allocated a specific topic area asked to feedback any issues that they felt had been missed by the topic group. They were also asked to consider if any other issues had been missed from any of the other groups.

Economy

Mike King presented the Economy topic group and highlighted the following key findings;

<h2 style="margin: 0;"><u>Economy</u></h2>	<p style="margin: 0;">Mike King</p>	
<ul style="list-style-type: none"> • Island Plan revision must be “enabling” = EDD funding • Must support productivity and economic growth, be flexible and take account of market signals • Looked at demand for new sites by office, light industry/warehousing and retail sectors, research on-going to inform this • Long term needs of world-class off-shore financial district and diversified economy. • Need for new light industrial estate/estates? • Retail sector development - DTZ study commissioned 		

Added Issues

The following issues were added following the group discussion;

- There should be clarity between ‘sustained’ and ‘sustainable’ growth.
- Economic growth can = population growth which will have land use consequences.
- Increased Government regulation increases costs to businesses.
- Provide flexibility to employees / enable new entrants to workforce

Tourism

Kevin Le Masney presented the tourism topic group and highlighted the following key findings;

<p>Tourism Kevin Lemasney</p> <hr/> <ul style="list-style-type: none">• 3 key messages<ul style="list-style-type: none">– Visitor economy must be seen as a valued industry– Revival of ‘key sites’ policy towards hotels would not work– Need for planning department to have a tourism specialist in development control• Considered options including potential golf and marina locations, self catering, and special need for 4/5* hotel at Gorey. <hr/>	<p>States of Jersey</p>
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Added Issues

The following issues were added following the group discussion;

- Need to protect coastal environment
 - Key to the Jersey experience
 - But accept some provision to support growth
- More self catering accommodation
- More wet weather facilities
- need for potential 6* accommodation
- Have to manage urban regeneration in the tourism context – we need an animated St Helier with amenities and high quality public realm – not just housing.

Housing

Dougie Peedle presented the Housing topic group and highlighted the following key findings;

<p>Housing Dougie Peedle</p> <hr/> <ul style="list-style-type: none">• New Housing Needs/Market assessment awaited• Meeting needs of unqualified sector, 2009 reforms, ‘new build lodging houses’?.• Greater mix of affordable housing – Jersey Homebuy• Small proportion of zoned housing to non-first time buyers?• Proportion of windfall sites to affordable housing?• Dwelling mix policy – too many small apartments?• Rural housing needs – one for one policy? <hr/>	<p>States of Jersey</p>
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Added Issues

The following issues were added following the group discussion;

- Should there be a ‘Jersey’ standard for sustainable design other than just adopting the BREAM standard?
- The carbon footprint of building materials should be considered when developing, e.g. using local products such as granite versus imported stone.

Built Environment & Design

Sara Marsh presented the Built Environment & Design topic group and highlighted the following key findings;

<p>Built Environment and Design Sarah Marsh</p> <hr/> <ul style="list-style-type: none">• Ministers response to Scrutiny – Design for Homes – Quality more important than style• Developing Urban Design Principles relevant to Jersey – places not just buildings• Sustainable buildings standards – planning or building control, how ambitious, how tough?• Better and simpler protection for Historic Environment – integrate with ‘toolkit’. <hr/>	<p>States of Jersey</p>
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Added Issues

The following issues were added following the group discussion;

- Allow for greater storage space standards in residential buildings and ensure garages are used for parking.
- Should we retro-fit buildings standards to the older building stock by order?
- We should protect historic buildings for the right reasons - new life for old buildings
- Local Themes should be respected.
- Should there be a financial payback to the occupier of energy efficient buildings?
- We should encourage developments that are based near to the work place to reduce travel.
- Look at sustainable energy sources – consider island wide wind farms or off-shore tidal power

Natural Resources

Chris Newton presented the Natural Resources topic group and highlighted the following key findings;

<p>Natural Resources Chris Newton</p> <hr/> <ul style="list-style-type: none">• Stronger conservation designations<ul style="list-style-type: none">– West Coast National Park?• Protection of key habitats for biodiversity<ul style="list-style-type: none">– E.g. wet meadows and valley woodlands• Land reclamation – purpose and timescales• Water resources options• Future energy solutions/anticipate climate change• Paradigm shift in how we live <hr/>	<p>States of Jersey</p>
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Added Issues

The following issues were added following the group discussion;

- Consider taxing profits gained from change of use of agricultural land.
- There should be a trade off between the loss of agricultural land and community gain.

Agriculture & Rural Economy

Chris Newton presented the Agriculture & Rural Economy topic group and highlighted the following key findings;

<p>Agriculture & Rural Economy Dr Paul Le Mière</p> <hr/> <ul style="list-style-type: none">• Rapid change in this sector• Vigorous debate about protection of, diversification within and definition of ‘Agricultural Land’?• Discussed revised rural policy structure – objectives for Jersey countryside. Linked development meeting objectives.• Derelict and redundant glasshouses?• Protection and change of use of redundant traditional granite farm range buildings?• Other redundant agricultural buildings – use for industry and warehousing rather than for housing redevelopment? <hr/>	<p>States of Jersey</p>
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Added Issues

The following issues were added following the group discussion;

- Intensification of agriculture necessitated by a reduced land bank.
- Outworn glasshouse sites could become market gardens
- Increase number of allotments for public use
- Improve quality of design of agricultural buildings, which are often in very sensitive areas.
- There is a need to quantify the quality of agricultural land in order to make better judgments against alternative uses such as housing development

Minerals & Waste

Roger Corfield presented the Minerals & Waste topic group and highlighted the following key findings;

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Minerals & Waste Roger Corfield

- Secure supply, but balance needs with environmental impacts
- Call from operators for change of emphasis for minerals strategy currently underpinning plan
 - Arguments to maintain indigenous supply – proximity principle?
- Solid Waste Strategy – Efw proposition, land use needs
- Liquid Waste, draft strategy awaited, closely linked to plan strategy
- Inert Waste – limited lifespan of La Collette II, potential for terrestrial landfill? New research awaited.

Added Issues

The following issues were added following the group discussion;

- Impact of new/modular building materials on use of minerals
- Sustainable waste management on building projects
- More imports (e.g.Sand), but can harbours cope, do we need a new import facility?
- Take long term view on waste management and look at new technology.

Travel & Transport

Kevin Pilley presented the Travel & Transport topic group and highlighted the following key findings;

<p>Travel and transport</p> <hr/> <ul style="list-style-type: none">• How sustainable is travel in Jersey?• Influence travel patterns<ul style="list-style-type: none">– Island Plan spatial strategy;– transport infrastructure and management;• Increase travel choice<ul style="list-style-type: none">– modal shift;– paradigm shift <hr/>	<p>Kevin Pilley</p>	<p>States of Jersey</p>
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Added Issues

The following issues were added following the group discussion;

- Reduce Parking Standards
- Stagger School opening Times
- Working from Home
 - Potential to reduce need to travel

The group was then asked to consider;

What are the main cross-over issues and running themes that require further discussion and work?

Cross Over Issues #1

Land Reclamation



- Sub-group considered options
 - Supply driven by inert waste strategy
 - Significant environmental issues Ramsar site
 - Either
 - ‘Free’ land = good
 - Loss of sea = bad; or
 - Only develop if no realistic land based alternative, meets an Islandwide need and if environmental impact acceptable?
 - Too late to plan for a new inert waste land reclamation site?

Cross Over Issues #2

Urban Regeneration



- Forthcoming interim guidance to promote development of difficult sites
- St Helier Chapter – key debates, conservation or high density redevelopment, tall buildings (town wide strategy options), opportunity areas – strategy for each area
- Embed principles of character appraisal
- Framework for proposals on port and Fort Regent
- Engagement planned with SHREG, WEB etc.

The following issues were added following the group discussion;

Added Issues

- Population Growth
- Traffic congestion
- Integrated transport
- Sustainable design vs. Local character?
- Standards relating to high density
- Integrated community provision – including Jobs
- Energy Supply
 - Certainty of supply
 - Vulnerability / reliance on single source
 - Explore local options
 - Links to Energy Policy (emerging)

How can we regenerate the town?

Ralph Buchholz made a short presentation on 'regenerating the town' and highlighted the following key findings;

How can we regenerate the town?

- Redevelop more of the town – assume more of the historic parts of the town will be redeveloped at high densities, rather than conserved, using compulsory purchase to assemble sites
- Using land assembly powers to bring forward smaller and more difficult to develop sites, moving or closing existing light industry/warehousing businesses if necessary
- Redeveloping housing outside central St Helier at higher densities. Moving towards continental style apartment suburbs.
- Consider high density housing in places not previously considered, what places should be considered?
- Prioritise the developing the existing commercial port for housing development over the above?



The group was then asked to consider;

Are there any other measures that could be pursued in regenerating the town and developing additional housing sites?

The following issues were added following the group discussion;

- Re-gentrification of town houses should be encouraged in the regeneration of town
- Increased height of buildings in order to increase development yields
 - E.g. Post Horn area could be 5 storeys plus given the nature of surrounding development
- Quality of design should be the starting point with developments, which means that well designed developments can be high. The public realm should be of a very high quality which allows also enables developments to achieve greater height without affecting the urban character.
- Control cars in town to improve town living.

- Problem with Narrow roads/large cars – return ownership of the roads to the pedestrian.
- Deliver more houses on the Waterfront site, E.g. reduce office development on Esplanade Quarter.
- We should ask the question; *'What is good about town living?'* – and then use results to target regeneration strategies.
- Impose compulsory purchase powers in order to assemble larger blocks for development
- Fill in Elizabeth Marina in order to meet additional housing and waste needs
- Should we re-consider the Harve Des Pas reclamation development?