Department of the Environment
Planning and Building Services
South Hill, St Helier, Jersey, JE2 4US
Tel: +44 (0)1534 445508
Fax: +44 (0)1534 445528

Island Plan interim review (1)
F.622, St Ouen and F.402, St Martin

Further guidance for the Inspectors

In light of the Minister's response to consultation, the inspectors seek further guidance as to the Minister's expectations of their examination of these sites. The inspectors have raised a number of questions and the Minister's response to these is as follows.

Minister's response to consultation

The issues raised by the Planning Inspector at the public inquiry into the development of F.622 to provide homes for the elderly of the parish remain to be addressed. The inspector's report was issued after the Minister has published his proposals to amend the Island Plan.

The Minister acknowledges the importance of protecting the countryside and safeguarding agricultural land and is only prepared to continue to consider the release of greenfield land on the edge of existing rural settlements where;

- *the sponsors of the site's development are willing and can demonstrate that they are able to develop the site for the creation of homes that contribute towards the Island's housing needs, as evidenced by the Housing Gateway and;*
- *it is demonstrated that there are no other viable development opportunities to meet the Parish's aspirations within the existing Built-up Area boundary.*

Further questions raised by Inspectors

1. *If the issues raised by the F622 inquiry Inspector "remain to be addressed", how, when, and by whom is this to be done? Will it be done before the EiP or does the Minister expect that the EiP will consider these issues?*
2. *In relation to the first bullet point ("the sponsors….."), and bearing in mind that in para 6.118 and Policy H5 the Minister has proposed the inclusion of these sites, does the Minister believe that this requirement has already been fulfilled by the sponsors of the sites? If so, could he provide details? Or is further information and guidance still required? Or does the Minister intend that these bullet points should be incorporated into the Island Plan?*
3. *In relation to the second bullet point, does the Minister consider that this has already been demonstrated? If so could he provide details? Or is further work and guidance required on this point? (The Island Plan Inspectors would not normally see the Examination of the Proposed Revisions to the Plan as a place where a detailed appraisal of a series of alternative sites would be appropriate, but of course should this be the Minister's intention it could no doubt be achieved).*

Field 622, St Ouen

1. and 2.

(a) The Minister expects the Parish of St Ouen to demonstrate that it is ***willing*** to develop the site for the creation of homes that contribute towards the Island's affordable housing needs, as put forward by the Minister (i.e. for occupation/ purchase by people who qualify after assessment through the Housing Gateway on the basis of an 80/20 tenure split between social rent and affordable purchase).

The Minister has sought to task the Inspectors to review the soundness and deliverability of the Plan's proposals and would, therefore, expect the inspectors to test this matter at the EiP.

This is particularly applicable to F.622 in view of the Parish's stated objective of seeking to provide homes for the elderly on this site. The matter of the provision of lifetime homes/ homes for the over-55s is already scheduled for consideration at the EiP generally (Day 1, Q.11a).

(b) The Minister would also expect the Inspectors to test whether the Parish of St. Ouen can demonstrate that it is ***able*** to develop this site for housing, with specific regard to two matters:

- first, the Parish needs to demonstrate that it is able to bring this land forward for development directly or through influence over the ownership of the land;
- second, the Parish needs to demonstrate that the funds which it has proposed to use to develop this site can be used for the purpose of providing homes in the form proposed by the Minister.

The Minister has sought to task the Inspectors to review the soundness and deliverability of the Plan's proposals and would, therefore, expect the inspectors to test this matter at the EiP.

(c) The Minister expects the Parish of St Ouen to provide evidence of local housing need, as independently assessed by the SHU's Housing Gateway, as consistently required under the terms of Policy H5. This would involve subjecting those people on the Parish's own waiting list to be assessed through this process.

Whilst the outcome of this does not need to reviewed by the Inspectors, it will clearly help to establish the extent of housing need from elderly St Ouennais and may help to inform the Inspectors' consideration of matters raised above.

3. The Minister expects the Parish of St Ouen to justify why, in planning terms having regard to the provisions of the 2011 Island Plan, Field 622 ought to be rezoned for the provision of homes.

In this respect, the Minister considers it incumbent upon the Parish of St Ouen, having regard to the matters raised by the previous inquiry inspector, to adequately set out what other development options it has

considered and to fully and appropriately justify why it has not chosen to pursue them, in favour of F.622.

The Minister would wish to secure the Inspectors' views as to the adequacy of the justification provided in relation to the proposed release of F.622, relative to the existing policy framework provided by the Island Plan.

The Minister does not require the Inspectors to undertake a detailed appraisal of a series of alternative sites but rather wishes the Inspectors to test whether this has been adequately undertaken by the site's sponsors in seeking to justify the release of land at Field 622 to enable the development of homes.

4. The question as to why a Village Plan has not been undertaken is not considered to be a matter for the Minister but rather the Parish to address.

The Minister remains of the view that it is always beneficial to consider proposals for village extensions in the context of a village plan that has been the subject of an open process of local public engagement and the Minister has indicated his willingness to support parishes in this and to, where appropriate, adopt them as supplementary guidance.

In the absence of a village plan the Minister is of the view that appropriate consideration is given to the tests outlined in Policy H5 in seeking to develop and justify a specific proposal, and the Minister has consistently offered this advice in this respect of F.622.

Field 402, St Martin

Many of the issues raised in relation to F.622 in St Ouen apply to the Minister's wishes for the Inspectors consideration of the proposal to develop F.402 in St Martin, with some specific differences, as follows:

1. and 2.

(a) The Minister expects the Parish of St Martin to demonstrate that it is ***willing*** to develop the site for the creation of homes that contribute towards the Island's housing needs, as put forward by the Minister (i.e. for occupation/ purchase by people who qualify after assessment through the Housing Gateway on the basis of an 80/20 tenure split between social rent and affordable purchase).

The Minister has sought to task the Inspectors to review the soundness and deliverability of the Plan's proposals and would, therefore, expect the inspectors to test this matter at the EiP.

This is particularly applicable to F.402 in view of the Parish's stated objective of seeking to provide homes for first-time buyers. This is affected by the proposed change to the definition of Category A, which is already scheduled for consideration at the EiP generally (Day 1, Q.10).

(b) The Minister would also expect the Inspectors to test whether the Parish of St. Martin can demonstrate that it is ***able*** to develop this site for housing in view of the representation received from the site owner..

The Minister has sought to task the Inspectors to review the soundness and deliverability of the Plan's proposals and would, therefore, expect the inspectors to test this matter at the EiP.

(c) The Minister expects the Parish of St Martin to provide evidence of local housing need, as independently assessed by the SHU's Housing Gateway, as consistently required under the terms of Policy H5. This would involve subjecting those people on the Parish's own waiting list to be assessed through this process.

Whilst the outcome of this does not need to reviewed by the Inspectors, it will clearly help to establish the extent of housing need from St. Martinnais and may help to inform the Inspectors' consideration of matters raised above.

3. The Minister expects the Parish of St Martin to justify why, in planning terms having regard to the provisions of the 2011 Island Plan, Field 402 ought to be rezoned for the provision of homes.

In this respect, the Minister considers it incumbent upon the Parish of St Martin to adequately set out what other development options it has considered and to fully and appropriately justify why it has not chosen to pursue them, in favour of F.402. This should include consideration of, for example:

- the potential of the land 'rezoned' for the purposes of providing a new rectory in the 2011 Island Plan;
- the conversion and/or development of the St Martin School building and site, once the new primary school is relocated.

The Minister would wish to secure the Inspectors' views as to the adequacy of the justification provided in relation to the proposed release of F.402, relative to the existing policy framework provided by the Island Plan.

The Minister does not require the Inspectors to undertake a detailed appraisal of a series of alternative sites but rather wishes the Inspectors to test whether this has been adequately undertaken by the site's sponsors in seeking to justify the release of land at Field 402 to enable the development of homes.

4. The question as to why a Village Plan has not been undertaken is not considered to be a matter for the Minister but rather the Parish to address.

The Minister remains of the view that it is always beneficial to consider proposals for village extensions in the context of a village plan that has been the subject of an open process of local public engagement and the Minister has indicated his willingness to support parishes in this and to, where appropriate, adopt them as supplementary guidance.

In the absence of a village plan the Minister is of the view that appropriate consideration is given to the tests outlined in Policy H5 in seeking to develop and justify a specific proposal, and the Minister has consistently offered this advice in this respect of F.402.

8/53/EiP
06/12/13