

# Consultation Summary Report

## WHITE PAPER ON ISLAND PLAN REVIEW: DRAFT ISLAND PLAN

### INTRODUCTION

The Island Plan is the main document determining planning policy for the Island. The States are committed to reviewing and revising the current plan to take account of pressing issues affecting the Island, such as the future direction of its economy, urban regeneration, the impact of our ageing population, the future of the Port and housing needs.

The draft Island Plan white Paper was designed to focus discussion on the strategic and detailed planning policies

The draft Plan is detailed in its coverage to ensure that the new Island Plan can be supported by evidence that all the significant issues were considered and consulted upon. The revised island plan must be backed up by sufficient and robust evidence and consultation to ensure that it meets the tests which independent scrutiny will consider it against.

This report summarises the findings of consultation events and activities undertaken between September 26<sup>th</sup> 2009 and March 31<sup>st</sup> 2010.

## Consultation Process

The White Paper on the Island Plan Review: draft Plan was opened to public consultation on the 26<sup>th</sup> September 2009 and the consultation period was extended from 12 to 24 weeks by the Minister for Planning & Environment, ending on November 31<sup>st</sup> March 2010.

The White paper was launched at a press conference to the local press, radio and TV station and adverts were placed in the local paper and key public sites over the full consultation period. The policies in the white paper also generated a number of lead articles across all media outlets and this boosted the presence of the consultation event.

Over 250 hardcopies of the paper were sent out to States members, the public and interested parties.

A total of 215 consultees responded to the paper, generating a total of over 1100 responses to the questionnaire. The level of response to each area of the draft Plan needs to be taken into account when considering the results and ultimately the weight given to using the results in the writing of the re-drafting of the Plan.

### Formal written consultation/leaflets

Notice that the consultation period had begun was sent on 26<sup>th</sup> September 2009 via email to all consultees on the States of Jersey consultee database.

A comments form and summary leaflet outlining the key policies and proposals was distributed and made available at the Planning Reception, States of Jersey customer call centre, Town Hall Reception, and the 11 parish halls and public library.

For examples of the documents that were used see Appendix A - Consultation Leaflet

### Availability of Documents

Copies of the draft Island plan and proposals map were made available for viewing at the Planning Reception, States of Jersey customer call centre, Town Hall Reception, and the 11 parish halls and public library from the 26th September 2009 to the close of the consultation period on 31st March 2010. Copies were also made available for purchase at £25.

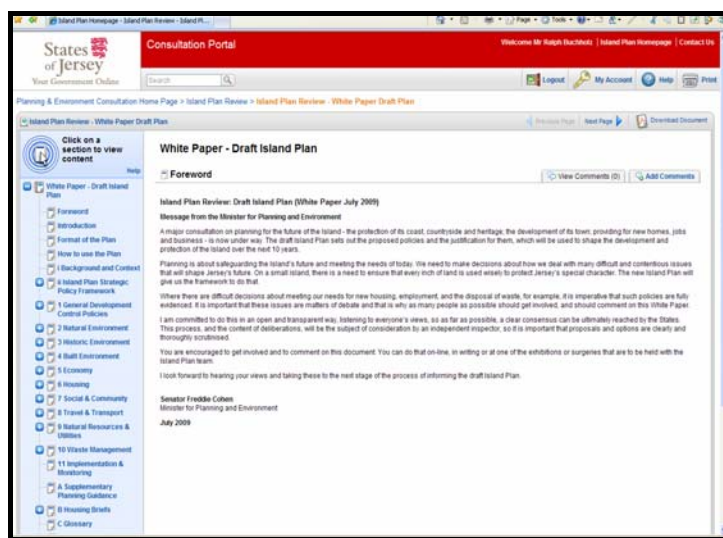
### Website

The draft Document was made available for download from a dedicated consultation website ([www.consult.gov.je/dp](http://www.consult.gov.je/dp)) on 26th September 2009. Over the consultation period a total of 4,500 unique visits were made to the draft plan web site and a total of 165 comments were made online from both individuals and agents or organisations.

The paper was made available on the web through the development of a new dedicated States of Jersey public consultation portal (<http://consult.gov.je/portal>). The site is designed to enable participants to read and print all of the relevant material, to respond to specific elements of the Plan, add their comments and to read the comments made by other respondents. In addition anybody registering on this web site will automatically receive this consultation response by email, together with any future details of subsequent consultation events, such as the publication of the white paper.

Approximately 15% of all respondents used this method and in addition a large number of hits were registered on the site from those wishing to simply view the document and

read comments that were made in response to the questions posed (this does not require users to be registered).



Information on the Draft plan, with links to the consultation portal, were also put on the States of Jersey web site (gov.je) and this page was regularly updated with new information and revised documents for downloading as they became available.

### Contact number/email/address

Contact details were provided on the document, website, summary leaflet, advertisements, posters and formal notification.

### Media

A number of publications published articles on the draft Island plan and the principal ones are listed below;

- **The Jersey Evening post**

Over 45 articles were published in the JEP over the consultation period and these generated a number of letters to the editor and on-line comments from members of the public.

- **Jersey Tourism - tourism week update**

This weekly newsletter is distributed to approximately 2,000 email addresses and an article outlining the draft plan policies relating to tourism was placed in the 4<sup>th</sup> of December 2009 edition.<sup>1</sup>

- **Jersey Consumer Council consumer News (issue 44 - March 2010)<sup>2</sup>**

This newsletter is sent out by direct mail to over 38,000 households on the island and outlined the consultation event and provided the web site address.

<sup>1</sup> <http://communicatoremail.com/IN/QkhiNFIARCy5k4CFFbdiaFFI-3igmeF2YG4rMtRDHXR/WebView.aspx>

<sup>2</sup> <http://www.jerseyconsumercouncil.org.je/>

## Advertisements

Advertisements were placed in the JEP on 2 nights at the start of the consultation period.



## Stakeholder Groups

A series 6 of topic based stakeholder meetings were held with key stakeholders such as other States department staff, States members, The National Trust for Jersey, Societe Jersiaise and Chamber of commerce. Each group received presentations summarising the draft policies and the intention of the meetings was to raise interest in the draft Plan, and allow the stakeholders to review the documents in detail, and return comments to the review team. The stakeholder groups were attended by a total of 120 people, mainly representing group and stakeholder interests.

## Public Exhibitions

A series of 15 public exhibitions in each parish Hall (St. Helier had 3 meetings) were held during the consultation period and attended by approximately 300 members of the Public during the period in which a planning officer was available to answer questions.



**Other Events & Meetings**

These are summarised in *Table 1: Summary of Consultations*

Consultee Group		When	Attendance	Form of consultation
Council of Ministers		23 <sup>rd</sup> July, 2009	CoM	Presentation & discussion
Scrutiny Panel		4 <sup>th</sup> September & 13 <sup>th</sup> November 2009	3	Presentation & discussion
Island Plan review project Board		22 <sup>nd</sup> September, 2009	7	Steering/Advisory Group
States Members presentation		25 <sup>th</sup> September	25	Presentation & questions
Press conference		26 <sup>th</sup> September	6	Presentation & questions
Topic based group stakeholder meetings	Environment	20 <sup>th</sup> November, 2009	22	Formal consultation meetings, through lead officers
	Built Environment	23 <sup>rd</sup> November, 2009	18	
	Economy	25 <sup>th</sup> November, 2009	21	
	Housing	26 <sup>th</sup> November, 2009	18	
	Energy & Waste	3 <sup>rd</sup> December, 2009	19	
	Transport	14 <sup>th</sup> December, 2009	19	
Individual key stakeholder meetings	JNWC	30 <sup>th</sup> September, 2009	1	Individual Meeting
	Aquaculture working Group	25 <sup>th</sup> November, 2009	15	Presentation & discussion
	Chamber of Commerce Building & Development Committee	30 <sup>th</sup> November, 2009	3	Discussion
	Association of Jersey Architects	2 <sup>nd</sup> December, 2009	25	Presentation & discussion
	Port Users & Marine Traders	2 <sup>nd</sup> December, 2009	40	Discussion
	Jersey Construction Council	8 <sup>th</sup> December, 2009	20	Discussion
	National Trust for Jersey Council	28 <sup>th</sup> January, 2010	8	Presentation & discussion
	Standing Women's Conference Council	12 <sup>th</sup> January, 2010	7	Presentation & discussion

Consultee Group		When	Attendance	Form of consultation
	Jersey Tree Advisory Group	17 <sup>th</sup> February, 2010	5	Presentation
Public Exhibitions <sup>3</sup>	St Clement Parish Hall	11 <sup>th</sup> January, 2010	25	Public Exhibition 12pm -8pm with planning officer in attendance 4pm-8pm to discuss issues with Public
	St Martin Parish Hall	18 <sup>th</sup> January, 2010	40	
	St Peter Parish Hall	19 <sup>th</sup> January, 2010	30	
	St Brelade Parish Hall	21 <sup>st</sup> January, 2010	25	
	Grouville Parish Hall	25 <sup>th</sup> January, 2010	22	
	St. Helier Town Hall	25 <sup>th</sup> January, 2010	5	
	St. Helier Town Hall	26 <sup>th</sup> January, 2010	4	
	St. Helier Town Hall	27 <sup>th</sup> January, 2010	3	
	St. Saviour Parish Hall	15 <sup>th</sup> February, 2010	35	
	St. Ouen Parish Hall	16 <sup>th</sup> February, 2010	25	
	Trinity Parish Hall	17 <sup>th</sup> February, 2010	8	
	St. Mary Parish Hall	22 <sup>nd</sup> February, 2010	7	
	St. John Parish Hall	23 <sup>rd</sup> February, 2010	6	
	St. Lawrence Parish Hall	3 <sup>rd</sup> March, 2010	60	
Public Roadshow		21 <sup>st</sup> November, 2009	5	Using recycling events trailer at Durrell
		22 <sup>nd</sup> November, 2009	1	Using recycling events trailer at Durrell
		28 <sup>th</sup> November, 2009	2	Using recycling events trailer at Weighbridge
All of Jersey community	During the 6-month consultation period and ongoing.	Unknown	Documents available for inspection at states offices, library and Parish halls during	

<sup>3</sup> Public exhibitions were open from 12-8pm each day – total attendance is only based upon those who turned up whilst the planning officer was present between 4-8pm.

Consultee Group	When	Attendance	Form of consultation
			consultation period
All of Jersey community	During the 6-month consultation period and ongoing to keep the site current.	Web site registers over 5,000 hits	Website
All of Jersey community	During the 6-month consultation period and ongoing.	Unknown	Media (local press and radio)

## MINISTER'S RESPONSE TO CONSULTATION

The draft Island Plan was published as a White Paper on 25 September 2009 and the consultation period was extended from an initial period of 3 months to six months, ending on 31 March 2010.

The plan sets out a number of key policies on planning for the future of the Island over the next 10 years, including policies to protect the Island's valuable and sensitive coast, countryside and heritage and to develop the town; whilst proposing policies that provide for new homes, jobs and business that we need if our economy and standard of living is to be maintained.

The consultation on the draft plan generated over 1100 comments from nearly 200 individuals and organisations and the Minister for Planning & Environment has now considered and responded to all of the comments. As a result of these, the Minister has made a number of proposed changes to the plan that will be put forward to the inspectors as part of the Examination in Public (EiP).

The Minister said;

*"I am very pleased with the public level of response to the draft Island plan and I would like to thank all those who have taken the time and trouble to respond this important planning document.*

*In the light of the comments received I have re-considered a number of key policy areas and I am recommending a number of amendments to Plan that will be considered by the inspectors in the public examination process along side the original document."*

Senator Freddie Cohen

Minister for Planning and Environment

May 27th 2010



Appendix A - Consultation Leaflet

## The (Draft) Jersey Island Plan

### KEY ISSUES Summary

We want your views to help plan for Jersey's future

<http://consult.gov.je/portal/ipr/dp>

Please tell us what you think by 31st March 2010

<http://consult.gov.je/portal/ipr/dp>

## Plan Principles

**Strategic Policy Framework**

The Framework, sets out the aims and guiding principles of the Plan, providing the basis which planning policies are founded upon. This framework promotes:

- Sustainable Development
- Protecting the Environment
- Economic Growth & Diversification
- Travel & Transport (reducing the need to travel & car dependency)
- Quality Design

Guided by these principles the Plan sets out a development **Spatial Strategy**. This will be used to ensure that development is built in locations that meets the demands of the strategic policy framework. The strategy sets out a development hierarchy, or preference for which areas such as developed first, these are:

1. The Town of St Helier
2. Within the other Built-up Area
3. On previously developed land outside the Built-up Area
4. In exceptional circumstances on land outside the Built-up Area that supports the rural economy and parish communities.

**Comment on the plan @** <http://consult.gov.je/portal/ipr/dp>

## Key Plan Policies

The policies contained within the Draft Plan are designed to encourage and deliver:

- St Helier Regeneration
- Urban - Brownfield Focus
- Providing Affordable Homes
- Development Sequential Test
- Coastal National Park
- Consolidated Green Zone
- Countryside Character Appraisal
- Protected Employment Land & Buildings
- Promotion of St Helier for Shopping
- New Eastern Cycle Route
- Better Public Transport
- Enhanced Pedestrian Routes
- Local Design Guidance
- Development Briefs & Masterplans

## Flexible Plan

**Annual Monitoring**

Through the lifespan of the Island Plan it will be continuously monitored and an **Annual Monitoring Report** we be published by the Department.

A series of indicators will be used to measure how well the plan is meeting its objectives. This will be used to determine whether it is necessary to revised and update policy and supplementary guidance.

This will ensure the plan is more flexible and able to respond to a more accurate and up to date evidence base.

## Have Your Say!

The Draft Island Plan public consultation period is your chance to tell us what you think about the draft plan. **The consultation remains open until the 31<sup>st</sup> March 2010.**

The Full Draft Plan is available for viewing or download together with a fully interactive proposals map via the States of Jersey website at <http://consult.gov.je/portal/ipr/dp>

In addition to the website copies of the Draft Plan can be viewed at each of the Parish Hall, at the States of Jersey's customer call centre and at the Library.

Please send all written representations marked **'Draft Island Plan Review'** to the following address:

**Island Plan Review Team**  
Planning and Environment Department, South Hill, St. Helier, JE2 4US

All the comments put forward will be examined and considered by an **Independent Inspector** who's role it is to undertake the next stage of the plan the **'Examination in Public'**. For any further information please contact the Policy & Projects team 01534 448443.

## Natural Policy Summary

### General Development Control Policies

The purpose of these policies which, are applicable to most types of planning applications, is to ensure that development is **sustainable**. This means;

1. is in **appropriate locations**;
2. makes **best use of natural resources** including land;
3. does not adversely affect the Islands **economy**;
4. is of **high quality design**.

### Natural Environment

The Plans Natural Environment objectives are to;

- Protect and promote Jersey's biodiversity and habitats
- Protect and enhance the quality and character of the Islands landscapes

In order to achieve these objectives the Plan sets out policies that **strengthen environmental protection**. This includes affording the highest level of protection to St Ouen's Bay, the South Western headlands, the North Coast and off shore reefs, by the designation of **'Coastal National Park'**.

'Green Zone' policy is consolidated, whilst the tightening of the 'Built up Area' boundary and extension of the 'Green Zone' will help to prevent development from encroaching upon the Islands open countryside.

Supplementary planning guidance, **Countryside Character Appraisal** will be used to ensure proposals take account of local character and local priorities.

### Historic Environment

The Draft Plan includes policies to protect, maintain, enhance and promote the Island's historic environment and safeguard archaeological heritage.

Special areas of architectural or historic interest will be designated Conservation Areas following the publication of supplementary planning guidance.

### Built Environment

**St Helier Regeneration** is a fundamental principle of the plan and the key focus for built environment policies. Plan policies protect Town Centre vitality and identify five regeneration zones with the Town (as well as Jersey Airport) for which detailed Masterplans and Development Briefs will be published.

Built Environment policies emphasises the importance of good design & supplementary guidance used to guide residential regeneration.

### Economy

The Draft Plan's main economic objective is to encourage a **balanced and more diverse economy** and assist all sectors of the economy.

Policies provide **greater protection of employment land and buildings** with the presumption against development which results in such losses.

The Plan will promote and protect St Helier as the main retailing centre whilst identifying a 'Retail Expansion Area' on land between Broad and Commercial Street.

New light industrial and warehousing land is provided at 'Thistlegrove', St Lawrence and protection given to the existing industrial sites.

With regard to the rural economy, there is a presumption against the loss of good quality agricultural land and tighter controls over redevelopment of redundant glasshouses.

### Social and Community

The plan safeguards parks, recreation fields and other important areas of informal and formal open areas as **'Protected Open Space'**.

Proposals for new or enhanced areas of open space include, the Town Park, Mont de la Ville Linear Park, and La Collette 2 Coastal Park.

### Housing Policies

**Housing Need:** The 2007 Housing Needs Survey coupled with population modelling based upon net immigration (+150 heads of household per year), mean that an additional **4,000 homes** are required over the plan period, 2009-2018, (400 new dwellings per annum).

Demand Element	Dwellings Required 2009-13	2014-18	Total s
Estimated requirement from Population modelling (+150 heads of household per year)	1500	1500	3000
Category A Housing (Affordable homes)	500	500	1000
<b>Totals</b>	<b>2000</b>	<b>2000</b>	<b>4000</b>

Whilst the overall supply can meet the expected demand over the plan period, many Islanders cannot gain access to a home on the open market, and thus there remains a need 'affordable' homes. Indeed since 2002 only 17% of new homes have been 'first time buyer homes' and 17% 'social rented homes'.

It is intended to meet the need with new homes from the following sources;

Source	Number
2002 Island Plan Category A sites	200 homes
2002 Island Plan amendment: Lifelong and first time buyer homes	300 homes
Town of St Helier	1,500 homes
St Helier Waterfront	1,000 homes
Windfall developments outside of St. Helier	1,700 homes
Category A (re-zoned) housing sites	200 homes
Rural Centre housing	100 homes

**Short Term Plan Approach:** In order to meet the immediate demand for affordable homes it is necessary to re-zone a small number of largely brown field sites.

7 sites are proposed in the Plan for 'Category A housing' purposes. In total these sites will supply around 200 homes that are needed in the short-term.

**Longer Term Plan Approach:** In order to avoid further re-zoning of land, whilst securing more affordable housing provision in the longer term, the Draft Plan sets out a new policy approach.

It is proposed that all development **Sites with a capacity for two or more units** will be required to provide a proportion of **40% affordable housing**.

**Other Key Housing Policies:** The Draft Plan includes policies that will be used to guarantee all residential development proposals contain an appropriate **'mix' of housing types** as needed. Furthermore it will ensure land is used more efficiently, with supplementary guidance setting minimum density standards taking into consideration **local context**.

### Travel & Transport

The Plans Travel and Transport objectives are to;

1. Reduce the need to travel
2. Promote more sustainable modes of transport including walking, cycling and public transport
3. Make efficient use of existing transport infrastructure
4. Reduce pollution, noise and physical health risks posed by transport.

To achieve these objectives, the plan includes policies that;

- Enhance and improve of footpaths within St Helier, including potential new **pedestrian priority areas**;
- Create a new **Eastern Cycle Route**;
- Provide **cycle parking** within all forms of new development.
- Use planning obligations to ensure that development is well served by public transport.
- **Cap off-street public** parking within St Helier at 4,000 spaces
- Supplementary planning guidance will set **maximum parking guidelines**.

### Natural Resources & Waste Management

#### Renewable Energy

Proposals for both on-shore and off-shore renewable energy development are encouraged and will be assessed against a criteria-based test.

#### Minerals and Aggregates

The supply of minerals and aggregates will be maintained from existing extraction sites whilst encouraging the recycling of materials as a substitute for natural aggregates.

#### Solid Waste

Policies support minimising waste and re-use/recycling. Preference is given to the use of terrestrial land fill over reclamation, unless it is in the Island's interest.

#### Liquid Waste

Plan policies encourage waste minimisation, reduce pollution risks and incorporating more sustainable surface water drainage systems into the design of new development.