



2011 Island Plan: interim review

Schedule of amendments to the initial draft revised Island Plan 2011

March 2014

Introduction

The Minister for Planning and Environment has considered all of the representations made in relation to the proposed revision of the 2011 Island Plan: interim review (July 2013). His initial response to these representations is set out in the Minister's response to consultation volumes 1 and 2 (November 2013).

The Minister has now also had regard to the Planning Inspectors report (February 2014) following the Examination in Public (EiP) and this document sets out:

- the differences between the Minister's original proposals to amend the 2011 Island Plan (published as the 2011 Island Plan: interim review (July 2013)) and the revised draft revision Island Plan 2011 (March 2014), which the Minister is to lodge in the States;
- together with a reasoned justification;
 - for each change; and
 - each point on which the Minister has not accepted a recommendation in the inspectors' report.

Department of the Environment

March 2014

2011 Island Plan: interim review (July 2013)	revised draft revision Island Plan 2011 (March 2014)	Inspectors' recommendation and reason for change
Policy NE6: Coastal National Park – pre-amble and policy	Policy NE6: Coastal National Park – pre-amble and policy	Inspectors' recommendation and reason for change
<p>A National Park for Jersey</p> <p>2.55 Parts of the Jersey coast and countryside are considered to be of national and international importance. Indeed, St Ouen's Bay has long been recognised for the unique character of its natural environment: the 1968 St. Ouen's Bay Development Plan described St. Ouen's Bay as <i>'the only large coastal open space left in the Island'</i>. In 1978 it was designated by the States of Jersey as a <i>'Special Place'</i>, the principal objective of which was to protect and enhance the natural environment, through positive land management, with a strong resumption against significant and inappropriate development. The St. Ouen's Bay Planning Framework, developed in 1999, provided the framework and proposed mechanism by which this was to be achieved. This was superseded by the designation of a Coastal National Park for Jersey, including St Ouen's Bay, in 2011.</p> <p>2.56 The Coastal National Park boundary embraces all those parts of the Island of highly sensitive and valuable landscape quality that are vulnerable to change and damage and which warrants the highest level of protection against development. Its definition has been informed by the Countryside Character Appraisal (1999) Land Use Consultants and includes:</p> <p>The Coastal Plain of St Ouen's Bay: The coastal plain of Les Quennevais dune system and St Ouen's Bay Coastal Plain with its fresh and saltwater wetland and sand dune habitats supporting exceptional birdlife and wildlife, distinguished landscapes and high recreational value, comprising:</p> <p>B4: Quennevais Dunes B5: St Ouen's Bay Coastal Plain</p> <p>La Commune de Gouray: The dunes at La Commune de Gouray, which form part of the Grouville Coastal Plain character area (B1), are a remnant of the historic landscape of this area and provide an important open break in the coastline. They are also valuable in terms of biodiversity, particularly for birds. La Commune de Gouray (part of B1: Grouville Coastal Plain)</p> <p>Escarpment: The steep topography of the escarpment, forming a backdrop to the flat coastal plain, is a distinctive feature of the Island's landscape. On the exposed scarp slopes of St Ouen's Bay, stone walls are the characteristic field boundary.</p> <p>C3: St Ouen's Bay Escarpment and Valleys</p> <p>Cliffs and Headlands: The cliffs and heathland of the north coast and the south-western headlands with their spectacular coastal scenery and sense of wilderness, geological and geomorphological features, birdlife and exceptional habitats, archaeological sites, common land, modern fortifications and high recreational value. Also, the north-east wooded edge with its lower, gentler coastline, cut by wooded valleys and with numerous sheltered creeks and coves along the north.</p> <p>A1: North Coast Headland A2: South-west Headlands A3: North-east Low Wooded Edge</p> <p>Enclosed Valleys: The majority of the Island's broad-leaved woodland occurs on the steep valleys sides. The narrow winding lanes are a distinctive feature. Lichen-clad pink granite walls are characteristic features of the interior valleys. The freshwater streams and associated wet grassland provide important habitats.</p> <p>D4: North Coast Valleys (including Mourier Valley) D5: St Martin's Valleys Wolf's Caves car park and former cafe/bar</p> <p>Cliff Edge with Deep Sea:</p>	<p>A National Park for Jersey</p> <p>Parts of the Jersey coast and countryside are of national and international importance. St Ouen's Bay has long been so recognised and subject to safeguarding policies since 1968. These were superseded by the more extensive designation of a Coastal National Park in 2011. Its boundary embraces all those parts of the Island of highly sensitive and valuable landscape quality, vulnerable to change and damage, which warrant the highest level of protection against development. Its extent was informed by the Countryside Character Appraisal (1999) and includes:</p> <p>The Coastal Plain of St Ouen's Bay: The coastal plain of Les Quennevais dune system and St Ouen's Bay Coastal Plain with its fresh and saltwater wetland and sand dune habitats supporting exceptional birdlife and wildlife, distinguished landscapes and high recreational value, comprising:</p> <p>B4: Quennevais Dunes B5: St Ouen's Bay Coastal Plain</p> <p>La Commune de Gouray: The dunes at La Commune de Gouray, which form part of the Grouville Coastal Plain character area (B1), are a remnant of the historic landscape of this area and provide an important open break in the coastline. They are also valuable in terms of biodiversity, particularly for birds. La Commune de Gouray (part of B1: Grouville Coastal Plain)</p> <p>Escarpment: The steep topography of the escarpment, forming a backdrop to the flat coastal plain, is a distinctive feature of the Island's landscape. On the exposed scarp slopes of St Ouen's Bay, stone walls are the characteristic field boundary.</p> <p>C3: St Ouen's Bay Escarpment and Valleys</p> <p>Cliffs and Headlands: The cliffs and heathland of the north coast and the south-western headlands with their spectacular coastal scenery and sense of wilderness, geological and geomorphological features, birdlife and exceptional habitats, archaeological sites, common land, modern fortifications and high recreational value. Also, the north-east wooded edge with its lower, gentler coastline, cut by wooded valleys and with numerous sheltered creeks and coves along the north.</p> <p>A1: North Coast Headland A2: South-west Headlands A3: North-east Low Wooded Edge</p> <p>Enclosed Valleys: The majority of the Island's broad-leaved woodland occurs on the steep valleys sides. The narrow winding lanes are a distinctive feature. Lichen-clad pink granite walls are characteristic features of the interior valleys. The freshwater streams and associated wet grassland provide important habitats.</p> <p>D4: North Coast Valleys (including Mourier Valley) D5: St Martin's Valleys Wolf's Caves car park and former cafe/bar Cliff Edge with Deep Sea: F1: North and South-west Cliffs</p> <p>Offshore Reefs and Islands: The whole area of offshore reefs and islets forms one main character type:</p> <p>H1: Les Écréhous (including the Paternosters and Dirouilles) H2: Le Plateau des Minquiers</p>	<p>Inspectors' recommendation: form and layout</p> <p>that subject to our more detailed recommendations and illustrative revisions, in the interests of increased clarity and consistency of decision making the Minister progresses the form and layout of Policy NE6 and its preamble along the lines set out in his Proposed revision.</p> <p>Inspectors' report: <i>Could the Policy and/or its preamble text be made more succinct without loss of clarity?</i></p> <p>3.40... We consider that there is scope to do so, though only to a modest degree given the Policy's undoubted importance, the complexity and sensitivity of its topic coverage and our preference to see it justified and clarified only in one place, within the Plan. Duplication is unavoidable if the preamble is to be structured around development categories. However, provided that it is viewed more as a reference source, where users dip into a section relevant to their proposal, rather than as a narrative piece of prose, we do not see the preamble as over-long for its purpose.</p> <p>Minister's response</p> <p><i>This recommendation has been accepted by the Minister and changes to the form and layout of the pre-amble and policy have been made accordingly.</i></p>

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<p>F1: North and South-west Cliffs</p> <p>Offshore Reefs and Islands: The whole area of offshore reefs and islets forms one main character type:</p> <p>H1: Les Écréhous (including the Paternosters and Dirouilles)</p> <p>H2: Le Plateau des Minquiers</p> <p>2.57 The Coastal National Park zone can also be viewed on the Proposals Map(18)</p> <p>2.58 The two primary purposes ascribed to the Coastal National Park are,</p> <ol style="list-style-type: none"> 1. the conservation and enhancement of the natural beauty, wildlife and cultural heritage of the National Park; 2. to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. <p>2.59 The purpose of planning policy in the Coastal National Park is to provide the highest level of protection against development in support of the objectives of the park, recognising that it includes those parts of the Island that are of highly sensitive and valuable landscape quality.</p> <p>2.60 It has to be acknowledged, however, that Jersey's Coastal National Park is a living landscape, with many buildings and land uses within it. Whilst there should be a presumption against the introduction of new uses or buildings into the Coastal National Park that would detract from the existing landscape character, there may be opportunity to secure the repair and restoration of its natural beauty, wildlife and cultural heritage by allowing exceptions to the presumption against new development to be made where it is clear that the development of existing buildings or land uses might provide an opportunity to repair or reduce the damage caused to the landscape character by existing them. Development may also provide opportunities for the public to understand and enjoy the special qualities of the park.</p> <p>2.61 There is also a need to provide for the reasonable expectation of residents of the Coastal National Park to improve their homes and for business to undertake economic activity and to provide employment in the park, having regard to the capacity of the landscape to accommodate development without harm.</p> <p>2.62 Policy NE6 does not, therefore, confer an absolute moratorium on development in the Coastal National Park but there is a strong presumption against development: the key test is the capacity of the site and its context to accommodate development without harm to the landscape character. This is the starting point for the consideration of development proposals. It will only be appropriate and acceptable to permit some forms of development as exceptions to the general presumption against development, as follows, but there may be cases where development will be unacceptable.</p> <p>Residential</p> <p>2.63 It is considered unreasonable to resist all forms of development associated with the improvement of people's living space in the Coastal National Park. The following forms of development related to residential land use and buildings may be permitted as exceptions to the presumption against development here, but only where it does not cause harm to the landscape character of the area:</p> <p>Extension of a dwelling</p> <p>2.64 The acceptability of an extension to a dwelling in the Coastal National Park will be determined by the scale and design of any extension and its potential impact on the landscape character of the immediate area. There may be cases where the extension of a dwelling will be unacceptable.</p>	<p>The Coastal National Park's primary purposes are:</p> <ol style="list-style-type: none"> 1. the conservation and enhancement of the natural beauty, wildlife and cultural heritage of the National Park; 2. to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. <p>The purpose of planning policy in the Coastal National Park is to provide the highest level of protection against development in support of these primary purposes.</p> <p>It is acknowledged that the National Park is a living landscape, containing buildings and land uses. Whilst there is the strongest presumption against new uses or buildings that would detract from its landscape character, there may be opportunity to secure the repair and restoration of natural beauty, wildlife and cultural heritage through exceptions where the development of existing buildings or land uses provide opportunities to repair or reduce their existing harm to landscape character. Development may also provide opportunities for public understanding and enjoyment of the Park.</p> <p>There is also a need to provide for the reasonable expectation of residents to improve their homes and businesses to undertake economic activity and provide employment, having regard to the capacity of the landscape to accommodate development without harm.</p> <p>Accordingly, Policy NE6 sets a strong presumption but not an absolute moratorium against development within the Park: the key test is the capacity of the site and its context to accommodate development without harm to landscape character. This is the starting point for the consideration of development proposals. The following categories may, exceptionally, be considered though not all cases will be acceptable.</p> <p>Residential</p> <p>It would be unreasonable to resist all forms of development to improve people's homes. The following forms of development related to residential land use and buildings may be permitted as exceptions to the strong presumption against development here, but only where it does not cause harm to landscape character:</p> <p>Extension of a dwelling</p> <p>The acceptability of an extension to a dwelling will be determined by its scale, design and impact on landscape character.</p> <p>Each case should be assessed on its merits and, in particular, regard had</p>	<p>Inspectors' report: objective criteria</p> <p>3.19...On the whole we see the greater degree of objectivity, stopping short of prescriptive criteria, as a desirable (though no stronger than that) policy progression. For example, the proposed requirements 1 a – e (recorded at Annexe 1 below) for residential extensions are more objectively based when compared to the equivalent single criterion 1 (similarly recorded) in the extant Policy. They provide a clear steer against excessive enlargements but stop short of rigidly prescribing numerical or percentage limits, which might well risk a tick-box approach, losing sight of resulting impacts.</p> <p>3.23...since their own home is a part of and contributes to the character and appearance of the CNP, it must justifiably be subject to the same safeguarding policies. The cumulative enlargement of existing dwellings, and associated</p>

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<p>2.65 Each case should be assessed on its merits and, in particular, regard had to the sensitivity of the site, relative to the capacity of the landscape character area (as defined by the Countryside Character Area), to accept change.</p> <p>2.66 Generally, the larger an extension the greater its impact will be. In all cases, the design and scale of any extension should remain subservient to the existing dwelling and should not is proportionately increase the size of it in terms of its gross floorspace or building footprint(19). The purpose and function of an extension to a dwelling will be a material consideration and should not lead to a significant increase in the occupancy of the dwelling. The intensification of domestic use of the land and buildings in the Coastal National Park will place more pressure upon this fragile environment, limited infrastructure and services and has the potential for increased trip generation.</p> <p>Redevelopment of existing dwellings and ancillary residential buildings or structures</p> <p>2.68 The principle of allowing the redevelopment, involving demolition and replacement, of existing residential buildings in the Coastal National Park is supported by the Minister for Planning and Environment but only where demonstrable environmental gains can be delivered.</p> <p>2.69 Comprehensive development proposals of this type can offer the possibility of repairing and restoring the landscape character of the area. This might be achieved by the delivery of environmental gains, including some or all of; a reduction in the visual scale, mass and volume of a building; more sensitive and sympathetic consideration of its siting and design; and/or the use of materials, colours and finishes which are more sensitive to the character area.</p> <p>2.70 Replacement buildings should be no larger, in terms of gross floorspace or building footprint, than the building being replaced(20). They should also not lead to a significant increase in the occupancy of the dwelling. The intensification of domestic use of the land and buildings in the Coastal National Park will place more pressure upon this fragile environment, limited infrastructure and services and has the potential for increased trip generation.</p> <p>Creation of new households</p> <p>2.71 The creation of new households by the development of new dwellings or the extension of existing residential properties to provide entirely independent accommodation in the Coastal National Park will be strongly resisted.</p> <p>2.72 Similarly, extensions which, due to their layout are tantamount to the creation of a separate household by, for example, including a sleeping, bathroom and living space will be regarded as having the potential to create a separate household and will be similarly resisted. This would run counter to the strategic objectives of the Plan (in relation to the delivery of a more sustainable pattern of development; reducing the need to travel; and reducing dependence on the private car), as well as challenging the general presumption against development in the Coastal National Park with potentially serious implications for harm to the landscape character of the area.</p> <p>Extension of domestic curtilage</p> <p>2.73 Small-scale changes - like the extension of a domestic curtilage - can have an impact on the sense of wilderness, isolation and remoteness which are important qualities in parts of the Coastal National Park. Furthermore, the incremental loss and erosion of landscape character to domestication can seriously undermine the quality and cohesion of a landscape character area. The strongest presumption against this form of development will, therefore, be maintained.</p>	<p>to the sensitivity of the site, relative to the capacity of the landscape character area to accept change.</p> <p>The design and scale of any extension must remain subservient to the existing dwelling and not disproportionately increase its size in terms of gross floorspace, building footprint or visual impact.</p> <p>The purpose will be a material consideration and should not facilitate a significant increase in occupancy. Intensification of domestic use would place more pressure upon a fragile environment, limited infrastructure and services and be likely to increase trip generation. The cumulative enlargement of existing dwellings, and associated increases in resident population and activity, can undermine an area's character as much as new homes: a site's planning history will, therefore, be a material consideration.</p> <p>Redevelopment of existing dwellings and ancillary residential buildings or structures</p> <p>The principle of demolition and replacement of existing dwellings is supported only where demonstrable environmental gains can be delivered. Comprehensive proposals of this type can offer the possibility of repairing and restoring landscape character which might be achieved by environmental gains including some or all of: reduced visual scale, mass and volume of a building; more sensitive and sympathetic siting and design; materials, colours and finishes more sensitive to the character area.</p> <p>In all cases, replacement buildings should not be larger than that being replaced in terms of any of gross floorspace, building footprint or visual impact, and should not facilitate a significant increase in occupancy. Intensification of domestic use would place more pressure upon a fragile environment, limited infrastructure and services and be likely to increase trip generation.</p> <p>Creation of new households</p> <p>The creation of new households by the development of new dwellings or the extension of existing residential properties to provide independent accommodation will be strongly resisted.</p> <p>Similarly, extensions which, due to their layout are tantamount to the creation of a separate dwelling by, for example, including sleeping, bathroom and living space will be regarded as having the potential to accommodate a separate household and will be similarly resisted, as counter to the strategic objectives of the Plan (in relation to sustainable patterns of development; reducing the need to travel; and reducing dependence on the private car), as well as challenging the strong presumption against development in the Coastal National Park with potentially serious implications for harm to its landscape character.</p> <p>Extension of domestic curtilage</p> <p>There is the strongest presumption against extensions of domestic curtilages, which can have an impact on the sense of wilderness, isolation and remoteness that are important in parts of the National Park. Incremental loss and erosion of landscape character to domestication would seriously undermine the quality and cohesion of landscape character.</p>	<p>increases in resident population and activity, would undermine the area's open character as surely would wholly new housing.</p> <p>3.24...We see nothing inequitable, much less any conflict with human rights legislation, in policy aimed at curbing the degree of enlargement of existing dwellings within the CNP, where very few, if any, new dwellings are likely to be authorised.</p> <p>Minister's response</p> <p><i>The Inspectors' measured support for the greater use of objective criteria for this policy is noted by the Minister and he intends to proceed as proposed.</i></p> <p>Inspectors' report: objective criteria</p> <p>(see above as per comments in relation to extensions plus...)</p> <p>3.29...we do not accept that the <i>Proposed revision</i> makes an unjustified distinction between house extensions and replacement dwellings. The provision for extending an existing house, itself subject to a number of important caveats, represents an altogether lesser degree of intervention in the CNP – a much smaller exception to the strongest presumption against any form of development – than would a completely new house, even one built to replace another. Inherently a proposal to replace an existing dwelling implies that the outcome is perceived as providing a better home than that being replaced and we see no justification for making a further exception allowing it to be larger.</p> <p>Minister's response</p> <p><i>The Inspectors' measured support for the greater use of objective criteria for this policy is noted by the Minister and he intends to proceed as proposed.</i></p> <p>Inspectors' report: multi-generational homes in CNP</p> <p>3.28...We do not support a policy provision to allow multi-generational dwellings: a "dower" dwelling or more prosaically a "granny" annexe. We understand the motivation for this suggestion, but even if eventually reintegrated with the main dwelling the outcome would add both to the quantum of built development and likely level of residential occupation within the CNP, in clear conflict with the purposes of designation. Ownership of a home in the CNP should not carry with it an expectation of substantial additional development, in effect according rights that would not be countenanced to anyone seeking to move to the CNP from elsewhere</p> <p>Minister's response</p> <p><i>The Inspectors' view is noted by the Minister and he intends to proceed as proposed.</i></p>

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<p>Employment land use and buildings</p> <p>2.74 The Coastal National Park is undoubtedly a product of the interaction between human and natural influences: the economic history of the Island, together with political and social influences, has been instrumental in shaping the landscape that we find today. The Coastal National Park remains a working environment in many places and a number of land uses and buildings within it perform an employment and economic function.</p> <p>2.75 Economic growth and diversification are key objectives of the 2011 Island Plan and policies within the Plan (at SP5, E1 and ERE1 respectively) seek to ensure that existing employment land and premises are maintained and protected. There will, therefore, be forms of development related to employment land use and buildings that may be permitted as exceptions to the presumption against development in the Coastal National Park but only where it does not cause harm to the landscape character of the area. There may be cases where such development will be unacceptable in the Coastal National Park.</p> <p>Extension and intensification of use</p> <p>2.76 The sensitivity of the landscape character of the Coastal National Park will act as the primary consideration for the Minister in the assessment of development proposals to extend or intensify existing employment land uses or buildings in the Coastal National Park, including tourism and agricultural uses. A case will need to be made, which sets out why a coastal or countryside location is required for development in the Coastal National Park: the Minister may require the applicant to set out what alternative locations have been considered as part of the assessment of a planning application.</p> <p>2.77 The acceptability of an extension to an employment building will be determined by the scale and design of any extension and its potential impact on the landscape character of the immediate area.</p> <p>2.78 Each case should be assessed on its merits and, in particular, regard had to the sensitivity of the site, relative to the capacity of the landscape character area (as defined by the Countryside Character Area) that it sits within, to accept change.</p> <p>2.79 Generally, the larger an extension the greater its impact will be. In all cases, it would be expected that the design and scale of any extension should remain subservient to the existing building.</p> <p>2.80 For the avoidance of doubt, there will remain a strong presumption against the development of new ancillary buildings in the Coastal National Park.</p> <p>2.81 The implications of any development which will intensify an existing employment use in the Coastal National Park will need to be considered in terms of the generation of additional travel and traffic, at a strategic level, and noise and disturbance at a local level, particularly where buildings or uses can adversely affect the sense of wilderness, isolation and remoteness in the Coastal National Park. Any intensification of use which has visual implications will also require careful consideration relative to its implications upon the landscape character of the area.</p> <p>Redevelopment of existing employment buildings for the same employment use</p> <p>2.82 The principle of allowing the redevelopment, involving demolition and replacement, of existing employment buildings for the same employment use in the Coastal National Park is supported by the Minister for Planning and Environment where demonstrable environmental gains can be delivered.</p> <p>2.83 There are a number of outworn employment buildings in the park that detract from its appearance and their comprehensive redevelopment could positively enhance and restore the landscape character. This might be achieved</p>	<p>Employment land use and buildings</p> <p>The Coastal National Park arises from the interaction of human and natural influences: the economic history of the Island, together with political and social influences, has been instrumental in shaping the landscape that we find today. The Park remains a working environment in many places with uses and buildings performing employment and economic functions. Economic growth and diversification are Plan objectives and Policies SP5, E1 and ERE1 seek to safeguard existing employment land and premises. The following forms of development related to employment land use and buildings may be permitted as exceptions to the strong presumption against development, but only where it does not cause harm to landscape character:</p> <p>Extension and intensification of use</p> <p>The sensitivity of landscape character will be the primary consideration in the assessment of development proposals to extend or intensify existing employment land uses or buildings in the Coastal National Park, including tourism and agricultural uses. A case will need to be made as to why a coastal or countryside location is required for the proposal, which may require the applicant to set out what alternative locations have been considered.</p> <p>The acceptability of an extension to an employment building will be determined by its scale, design and its impact on landscape character.</p> <p>Each case will be assessed on its merits and, in particular, regard had to the sensitivity of the site, relative to the capacity of the landscape character area to accept change.</p> <p>In all cases, the design and scale of any extension must remain subservient to the existing building. There is a strong presumption against new ancillary buildings in the Coastal National Park.</p> <p>Any proposal that would intensify an existing employment use will need to be assessed having regard to additional travel and traffic, at a strategic level, and noise and disturbance locally, particularly where the outcome could adversely affect the Park's sense of wilderness, isolation and remoteness.</p> <p>The cumulative enlargement of existing buildings, and associated increases in activity, can undermine an area's character as much as new buildings: a site's planning history will, therefore, be a material consideration.</p> <p>Redevelopment of existing employment buildings for the same employment use</p> <p>The principle of redevelopment, involving demolition and replacement, of existing employment buildings for the same employment use is supported where demonstrable environmental gains can be delivered.</p> <p>Comprehensive proposals of this type can offer the possibility of repairing and restoring landscape character, which might be achieved by environmental gains including some or all of: reduced visual scale, mass and volume of a building; more sensitive and sympathetic siting and design; materials, colours and finishes more sensitive to landscape character.</p>	

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<p>by the delivery of environmental gains including some or all of; a reduction in the visual scale, mass and volume of a building; more sensitive and sympathetic consideration of its siting and design; and/or the use of materials, colours and finishes which are more sensitive to the character area.</p> <p>2.84 Replacement buildings should be no larger, in terms of gross floorspace or building footprint, than the building being replaced(21). Consideration will also be given to the design of the building and, in particular, its siting, use of materials, colour and form together with considerations about the intensity of its use and the impact of such, in terms of the generation of travel, traffic and noise, upon the special character of the National Park.</p> <p>Change of use: conversion to other employment use</p> <p>2.85 The change of use of employment land and buildings (involving conversion of a building), to other employment uses, will need to satisfy the requirements of Policy E1: Protection of employment land in the first instance. A case will also need to be made, which sets out why a coastal or countryside location is required for the employment use proposed: the Minister may require the applicant to set out what alternative locations have been considered as part of the assessment of a planning application.</p> <p>2.86 The implications of any development which will intensify the employment use of land or buildings in the Coastal National Park will need to be considered in terms of the generation of additional travel and traffic, at a strategic level, and noise and disturbance at a local level, particularly where buildings or uses can adversely affect the sense of wilderness, isolation and remoteness in the Coastal National Park.</p> <p>2.87 Any change of use which has visual implications, in terms of the appearance of a building or the use of land, will also require careful consideration relative to its implications upon the landscape character of the area.</p> <p>Change of use: conversion to residential or other non-employment use</p> <p>2.88 In the Coastal National Park there is a general presumption against the loss of employment land and buildings to residential and other non-employment use. The provision of new homes and other development here, where the availability of services, amenities and public infrastructure is generally more limited does little to contribute towards the attainment of a more sustainable pattern of development in the Island.</p> <p>2.89 Where the redundancy of employment use is proven (tested under the requirements of Policy E1) or where the proposal involves the conversion of offices and tourism accommodation, (but excluding modern agricultural buildings and glasshouses), exceptions to the presumption against the conversion and re-use of an existing employment building, where it involves little or no physical change to it, may be looked at more favourably where any such scheme delivers demonstrable environmental benefits related to a reduction in the intensity of use and a visual improvement to the appearance of the building and its setting.</p> <p>2.90 With specific regard to former hotel sites, the Minister would expect to secure significant reductions in the intensity of use of these buildings where they are proposed for conversion to residential use: the justification for this approach is based on the fact that permission is likely to have been granted for hotel use, and/or an expansion of either an original residential or hotel use, on a site where permission for a large extent of residential development would not normally have been countenanced. Any permission for conversion of an employment building to residential use will only likely be permitted where the residential yield is extremely limited.</p> <p>2.91 The sustainability of a proposal at a strategic level will be a material consideration and the Minister will require evidence to show how this has been</p>	<p>Replacement buildings should be no larger, in terms of gross floorspace, building footprint or visual impact than that being replaced. Consideration will also be given to the intensity of use and impact of travel, traffic and noise upon the Park's special character.</p> <p>Change of use: conversion to other employment use</p> <p>The change of use of employment land and buildings (involving conversion of a building), to other employment uses, will need to satisfy the requirements of Policy E1: <i>Protection of employment land</i> in the first instance. A case will also need to be made as to why a coastal or countryside location is required for the proposal, which may require the applicant to set out what alternative locations have been considered.</p> <p>Any proposal that would intensify employment use will need to be assessed having regard to additional travel and traffic, at a strategic level, and noise and disturbance locally, particularly where the outcome could adversely affect the Park's sense of wilderness, isolation and remoteness. Any visual implications will also be carefully considered having regard to landscape character.</p> <p>Change of use: conversion to residential or other non-employment use</p> <p>There is a strong presumption against the loss of employment land and buildings to residential and other non-employment use. The conversion of modern agricultural buildings and glasshouses to residential or other non-employment uses will not be permitted.</p> <p>New homes and other development in the Coastal National Park, where the availability of services, amenities and public infrastructure is generally limited does little to contribute towards the attainment of a more sustainable pattern of development. Conversion of an employment building to residential use is, therefore, most unlikely to be permitted.</p> <p>Proposals may, exceptionally, be viewed more favourably where the redundancy of employment use is proven (under the requirements of Policy E1) or where the proposal involves the conversion of offices and tourism accommodation; and where it delivers demonstrable environmental benefits through reduced intensity of use and visual improvement to the building and its setting.</p> <p>Former hotels proposed for residential conversion will be expected to secure significantly reduced intensity of use, since permission is likely to have been granted for hotel use, and/or an expansion of either an original residential or hotel use, on a site where permission for a large extent of residential development would not normally have been countenanced. Sustainability at a strategic level will be a material consideration and require evidence of how this has been assessed, such as a comparison of reliance on public infrastructure and trip generation.</p> <p>Such development would also need to deliver other environmental gains such as: enhanced appearance of the building; materials, colours and finishes more</p>	<p>Inspectors' report: conversion of employment bldgs. to non-employment use</p> <p>3.25...The existing NE6 includes a "strong presumption against the use of commercial buildings for purposes other than that which permission was originally granted." The only, qualified, exception regarding re-use (as distinct from replacement) refers solely to "an employment-related purpose in support of the agricultural industry or rural economy."</p> <p>3.26...we recognise the strength of the National Trust's concerns: rather than simply responding to circumstances, the likely disparity in monetary value between a potentially redundant commercial building and its residential use within the CNP could prove the catalyst to such applications. The policy provision might induce an owner to look less diligently for future commercial occupants of premises. This would be inconsistent with the generally restrictive approach to residential development within the CNP, where additional households and associated domestic activity would threaten the very character that led to its designation, and also with Plan aims generally to safeguard employment land and buildings.</p> <p>Inspectors' Recommendation: that the Minister does not introduce any less stringent policy than exists now with regard to changes of existing buildings to residential uses within the Coastal National Park</p> <p>Minister's response</p> <p><i>The Minister has considered, very carefully, the representations made and the Inspectors' recommendation in relation to his proposed amendment to consider, as a potential exception, the change of use of employment buildings to non-employment use in the CNP.</i></p> <p><i>The Minister remains of the view, however, that the proposed policy change is</i></p>

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<p>assessed. This might include comparison of the input of each use upon public infrastructure and could include, for example, the comparison of the trip-generation of a former hotel against the intensity of use of that proposed.</p> <p>2.92 Such development would also need to deliver other environmental gains which might include; an enhancement of the appearance of the building; the use of materials, colours and finishes which are more sensitive to the character area; and the use of landscaping to enhance and repair the setting of existing buildings.</p> <p>2.93 The Minister will also have careful regard of the visual implications of any such change where there is a requirement to make specific provision of external space – in the form of car parking and amenity space in particular.</p> <p>Redevelopment of existing employment buildings for other employment or non-employment use</p> <p>2.94 The principle of allowing the redevelopment, involving demolition and replacement for alternative uses, including other employment uses, of existing employment buildings in the Coastal National Park is supported by the Minister for Planning and Environment only where significant environmental gains can be delivered.</p> <p>2.95 The change of use of employment land and buildings to other employment or non-employment uses will need to satisfy the requirements of Policy E1: Protection of employment land in the first instance. A case will also need to be made, which sets out why a coastal or countryside location is required for any new employment use proposed: the Minister may require the applicant to set out what alternative locations have been considered as part of the assessment of a planning application.</p> <p>2.96 The Minister acknowledges that managing an exception to a general presumption against any development in the Coastal National Park such as this, is challenging, and that it is important to be clear about the benefits that any such development proposal might bring.</p> <p>2.97 Comprehensive development of this type offers the possibility of repairing and restoring the landscape character of the area. This might be achieved by the delivery of significant environmental gains including some or all of;</p> <p>a significant reduction in visual mass, scale and volume - this might be achieved by a reduction in the mass and scale of buildings in the landscape.</p> <p>Opportunities may arise to remove uncharacteristically large buildings - such as hotels or other tourism related buildings - from the landscape, through their redevelopment and replacement with lesser buildings, in terms of their gross floorspace, building footprint or height, that are more sympathetic to the character of the area and which sit better in the landscape.</p> <p>a significant reduction in intensity of use - any permission for redevelopment for residential use will only be permitted where the residential yield is extremely limited and the Minister would expect to secure significant reductions in the level of floorspace and/or occupancy to reduce the intensity of the use of the building;</p> <p>The sustainability of a proposal at a strategic level will be a material consideration and the Minister will require evidence to show how this has been assessed: a net reduction in demand/impact should be secured by any redevelopment scheme. This might include comparison of the input of each use upon public infrastructure and could include, for example, the comparison of the trip-generation of a former hotel against the intensity of use of that proposed.</p> <p>more sensitive and sympathetic consideration of siting and design:</p>	<p>sensitive to the character area; and landscaping to enhance and repair the setting of existing buildings.</p> <p>Careful regard will be given to the visual impacts of any required external space, in particular car parking and amenity areas, on landscape character.</p> <p>Redevelopment of existing employment buildings for other employment or non-employment use</p> <p>The principle of allowing the redevelopment, involving demolition and replacement for alternative uses, including other employment uses, of existing employment buildings is supported where significant environmental gains can be delivered.</p> <p>Such proposals will need to satisfy the requirements of Policy E1: <i>Protection of employment land</i> in the first instance, and a case made as to why a coastal or countryside location is required, which may require the applicant to set out what alternative locations have been considered.</p> <p>The Minister acknowledges that managing an exception to the strong presumption against any development in the Coastal National Park is challenging, and that it is important to be clear about the benefits that any such development proposal might bring.</p> <p>Comprehensive development of this type offers the possibility of repairing and restoring landscape character of the area, which might be achieved by environmental gains including some or all of;</p> <ol style="list-style-type: none"> 1. a significant reduction in visual mass, scale and volume - this might be achieved by a reduction in the mass and scale of buildings in the landscape. 2. opportunities may arise to remove uncharacteristically large buildings - such as hotels or other tourism related buildings - from the landscape, through their redevelopment and replacement by smaller buildings, more sympathetic to their locality and its landscape. 3. a significant reduction in intensity of use - redevelopment for residential use will be permitted only where the residential yield is extremely limited and secures significant reductions in floorspace and/or occupancy; 4. sustainability at a strategic level will be a material consideration and require evidence of how this has been assessed, such as a comparison of reliance on public infrastructure and trip generation. 5. more sensitive and sympathetic siting and design: there is ample evidence of poorly sited and designed buildings, and additions to buildings, around the Island's coastline; redevelopment offers scope to remedy the existing harm; proposals will be required to reflect principles in the Jersey Design Guide, and must, in particular, demonstrate a mindful understanding of context, and be respectful of it, especially within sensitive landscape; 6. a more sensitive use of materials: this may be achieved by reflecting the distinctiveness of the character area in the proposal's 	<p><i>subject to a number of tests – which provided some comfort to the Inspectors - and that any such proposal would only be countenanced where environmental benefits, which contributed to the repair of the CNP, were delivered, including a reduction in the intensity of their use and visual improvements. On this basis, he proposes to proceed with his proposed change to the policy, as intended. Further amendment has been made to clarify that this potential exception does not apply to modern agricultural buildings or glasshouses.</i></p>

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<p>-</p> <p>there is ample evidence of poorly sited and designed buildings and additions to buildings, around the Island's coastline. Redevelopment offers the opportunity to recreate a more sympathetic development in the landscape and the Minister would expect new buildings to reflect the principles of good design, as set out in the Jersey Design Guide(22). Buildings must, in particular demonstrate an understanding of context - they must be mindful of it and respectful of it, particularly where they are sited in a sensitive landscape context;</p> <p>a more sensitive use of materials: - this may be achieved by reflecting the distinctiveness of the character area in the form, materials and finishes, including colour, of the building.</p> <p>2.98 Replacement buildings should be no larger, in terms of gross floorspace or building footprint, than the building being replaced(23).The Minister will also have regard to the potential for supporting other purposes of the National Park and the management threats and priorities identified in the Countryside Character Appraisal for that character area, including the enhancement of public access, as part of any redevelopment to another use.</p> <p>2.99 Proposals to redevelop any modern agricultural buildings in this area, involving their demolition and replacement for another use, will not be supported on the basis that they would have been given permission originally because of their importance to agriculture: if they are no longer required for agricultural purposes they should be removed or re-used for agriculture or employment-related uses, but only where any new use would not detract from the character of the Coastal National Park.</p> <p>2.100 Similarly, the redevelopment of glasshouses in the Coastal National Park will not be permitted.</p> <p>Cultural and tourism uses</p> <p>2.101 One of the purposes of the Coastal National Park is to promote opportunities for the understanding and enjoyment of its special qualities which inevitably creates a tension with the other purpose of the Park, which is to ensure that its special qualities – in the form of its natural beauty, wildlife and cultural heritage – are conserved and enhanced. Managing this tension successfully requires the Minister to ensure that new or extended cultural and tourism development in the Coastal National Park is sensitive and proportionate to the fragility and vulnerability of the landscape within which it might take place.</p> <p>2.102 The Countryside Character Appraisal is a valuable tool in this respect. It identifies some of the development and management threats to the character of each area within the Coastal National Park, as well as the potential capacity for change. It can, therefore, be used to inform decisions in relation to development proposals and their implications for subsequent use of different parts of the designated area.</p> <p>2.103 Given the strong presumption against development in the Coastal National Park any exceptions related to the provision of new or extended cultural and tourism attractions is going to be related to those forms of development and use that have a very limited impact upon the landscape character of the area.</p> <p>2.104 The types of uses and forms of development that might fit into this category of development include proposals which are based upon the use and enjoyment of the environmental and heritage assets of the National Park and are likely to be related to informal recreation, leisure and tourism.</p> <p>2.105 The provision of interpretative facilities and access infrastructure will be considered favourably where it is designed to minimise visual impact and where there are no unduly adverse effects upon sensitive environmental or heritage</p>	<p>form, materials and finishes, including colour.</p> <p>Replacement buildings should be no larger, in terms of gross floorspace, building footprint or visual impact than that being replaced. Consideration will also be given to the intensity of use and impact of travel, traffic and noise upon the Park's special character. Regard will also be had to opportunities to support the purposes of the Park including enhanced public access and addressing management threats and priorities identified in the Countryside Character Appraisal.</p> <p>The redevelopment of modern agricultural buildings by demolition and replacement for another use will not be supported, since these would have been permitted to meet agricultural need. If no longer so required they should be removed or re- used for agriculture or employment-related uses. Similarly, the redevelopment of glasshouses will not be permitted.</p> <p>Cultural and tourism uses</p> <p>One of the Park's purposes, to promote opportunities for understanding and enjoyment of its special qualities, is likely to create tensions with its other purpose: the conservation and enhancement of natural beauty, wildlife and cultural heritage. Managing this requires that new or extended cultural and tourism development is sensitive and proportionate to the fragility and vulnerability of its landscape setting.</p> <p>The Countryside Character Appraisal is a valuable tool, identifying development and management threats to the each of the Park's character areas and their capacity for change. It can be used to inform decisions on development proposals and implications for subsequent use of different parts of the Park.</p> <p>Given the strong presumption against development in the Coastal National Park any exceptions related to new or extended cultural and tourism attractions must have very limited impact on its relevant landscape character area.</p> <p>Examples might include proposals based on the use and enjoyment of environmental and heritage assets, and likely to relate to informal recreation, leisure and tourism.</p> <p>Interpretative facilities and access infrastructure proposals will be considered favourably where designed to minimise visual impact and having no undue effects on sensitive environmental or heritage assets.</p> <p>Similarly, proposals involving a change of use of land to enable activity-based tourism and leisure pursuits will be considered relative to their impacts upon the sensitivity of environmental and heritage assets, as well as the implications of greater levels of more active use of land within the National Park, where the qualities of remoteness and peacefulness may be particularly</p>	

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<p>assets.</p> <p>2.106 Similarly, proposals involving a change of use of land to enable activity-based tourism and leisure pursuits will be considered relative to their impacts upon the sensitivity of environmental and heritage assets, as well as the implications of greater levels of more active use of land within the National Park, where the qualities of remoteness and peacefulness may be particularly significant.</p> <p>2.107 Leisure and tourism activities can generate a requirement for ancillary services and buildings and it is acknowledged that a number of these types of facilities – such as cafés, bars, kiosks and toilets – already exist in parts of the Coastal National Park.</p> <p>2.108 Proposals to extend, intensify or redevelop existing leisure and tourism facilities in the Coastal National Park will fall to be considered in the same way as any other employment use.</p> <p>2.109 Proposals for new leisure and tourism buildings are unlikely to be favourably considered. The only exception to this may be the introduction of small scale buildings or structures, such as beach kiosks. The potential visual implications of these developments and the infrastructure required to support them; together with their impact upon the intensity of the use of the area, will require careful consideration relative to the sensitivity of the area's landscape character. It is unlikely that they will be favourably considered where they are highly visible in the landscape and/or unscreened by landscaping; and where there are no existing formal car parking and/or toilet facilities in close proximity.</p> <p>Minor development</p> <p>2.110 Development of any scale can adversely affect the qualities of the Coastal National Park because of the sensitivity and fragility of the landscape which is why there is a general presumption against it. Buildings in the Coastal National Park presently enjoy the same level of permitted development rights as those elsewhere in the Island : the Minister intends to limit the extent of permitted development rights here to enable the impact of minor changes in the Coastal National Park to be better regulated. This will require amendment to the Planning and Building (General Development) Order and the Minister will consult further upon the nature of changes proposed.</p> <p>Proposal 4a: Restrict permitted development rights in the Coastal National Park</p> <p>The Minister for Planning and Environment will further explore the restriction of permitted development rights in the Coastal National Park in order to better protect its fragile and sensitive landscape character. This will include consultation with stakeholders on any proposed changes to the Planning and Building (General Development) Order.</p> <p>2.111 It is, however, recognised that to prohibit all forms of development is unreasonable and unrealistic given the variety of buildings and land uses that exist within the park where they are undertaken without harm to the landscape character of the area. Exceptions to permit minor forms of development that are small in scale and incidental to the primary use of land and buildings - such as minor alterations to existing buildings, swimming pools, driveways and other forms of hard landscaping, accesses, means of enclosure, signs, flags and other advertisements, satellite dishes and other antennae - will only, therefore, be permissible in the Coastal National Park where they are well designed and sited and their impact does not harm the character of the area.</p> <p>2.112 For the avoidance of doubt, there will remain a strong presumption against the development of new ancillary buildings in the Coastal National Park.</p>	<p>significant.</p> <p>Leisure and tourism activities can generate a requirement for ancillary services and buildings and a number of facilities – such as cafés, bars, kiosks and toilets – exist in parts of the Park.</p> <p>Proposals to extend, intensify or redevelop existing leisure and tourism facilities will be considered as with any other employment use.</p> <p>New leisure and tourism buildings are unlikely to be favourably considered other than possibly small scale buildings or structures such as beach kiosks. The visual implications, infrastructure requirements and effect on the locality's intensity of the use will require careful consideration relative to the sensitivity of the landscape character. It is unlikely that they will be favourably considered where highly visible and/or unscreened by landscaping or where there are no nearby existing formal car parking and/or toilet facilities.</p> <p>Minor development</p> <p>Development of any scale can adversely affect the qualities of the Coastal National Park because of its sensitive, fragile landscape. Buildings in the Park presently have the same permitted development rights as those elsewhere; the Minister intends to limit these rights here to enable the impact of minor changes to be regulated. This will require amendment to the Planning and Building (General Development) Order and the Minister will consult further upon the nature of changes proposed.</p> <p>These will not be intended to prohibit all forms of minor development, which would be unreasonable and unrealistic, but to make a greater range of them subject to individual assessment. Small scale proposals, incidental to the primary use of land and buildings - such as minor alterations to existing buildings, swimming pools, driveways and other forms of hard landscaping, accesses, means of enclosure, signs, flags and other advertisements, satellite dishes and other antennae - will be permissible but only if well designed and sited and their impact does not harm the character of the area.</p> <p>For the avoidance of doubt, there will remain a strong presumption against the development of new ancillary buildings in the Coastal National Park with the exception of small incidental domestic outbuildings of a temporary nature – such as garden sheds and greenhouses – which may be permissible if well sited, and designed and where their impact does not harm landscape character.</p> <p>Proposal 4a: Restrict permitted development rights in the Coastal National Park</p> <p>The Minister for Planning and Environment will further explore the restriction of permitted development rights in the Coastal National Park in order to better protect its fragile and sensitive landscape character. This will include consultation with stakeholders on any proposed changes to the Planning and Building (General Development) Order.</p>	<p>Inspectors' report: ancillary bldgs</p> <p>3.29...the limited provision for house extensions does not, in our view, logically require also permitting the erection of separate, free-standing ancillary domestic buildings, which will generally have a greater impact within the CNP</p> <p>Minister's response</p> <p><i>The Inspectors' view is noted by the Minister and he intends to proceed largely as proposed by seeking to resist the development of ancillary buildings in the CNP.</i></p> <p><i>Because of the proposed removal of permitted development rights in the CNP, the Minister is, however, proposing to amend the policy further to identify the provision of small incidental domestic outbuildings that are of a temporary nature – such as garden sheds and greenhouses – where they do not harm landscape character in the CNP.</i></p> <p>Inspectors' Recommendation: removal of pd rights</p> <p>(3.39) that the Minister proceeds as he intends with respect to the <i>Proposed revision</i> Proposal to limit permitted development rights within the CNP and with a view to making planning applications that would result as a consequence to be fee exempt.</p> <p>Minister's response</p> <p><i>The Inspectors' view is noted by the Minister and he intends to proceed as proposed.</i></p>

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<p>Strategic development</p> <p>2.113 There may emerge, during the remainder of the Plan period, strategic development proposals of Island-wide significance related to the generation of utility-scale renewable energy; the provision of public water supplies and the extraction of minerals in the Coastal National Park. Specifically, this might include utility-scale off-shore wind and/or tidal energy development; the expansion of Val de la Mare reservoir; and the expansion of sand quarrying in St Ouen's Bay.</p> <p>2.114 Any such development will likely need to be considered within the context of a full and thorough Environmental Impact Assessment to ensure that; the need for development is proven; alternatives to meeting the need have been properly identified and considered; and that the environmental implications for the park are properly identified, avoided and/or mitigated as far as possible.</p> <p>2.115 In accord with the sequential approach to development set out in the strategic policies of the Plan, consideration of alternative development opportunities in less environmentally sensitive locations will need to have been properly considered as part of any justification for strategic forms of development in the Coastal National Park.</p> <p>2.116 Any such proposals will need to be considered against the planning policy regime provided by policies NR4-6: Renewable energy; MR3: New or extended mineral workings and NR9: Utilities infrastructure facilities respectively.</p>	<p>Strategic development</p> <p>There may emerge, during the remainder of the Plan period, strategic development proposals of Island-wide significance related to the generation of utility-scale renewable energy; the provision of public water supplies and the extraction of minerals in the Coastal National Park. Specifically, this might include utility-scale off-shore wind and/or tidal energy development; the expansion of Val de la Mare reservoir; the extension, replacement or renewal of La Rosière desalination plant and the expansion of sand quarrying in St Ouen's Bay.</p> <p>Any such development will likely need to be considered within the context of a full and thorough Environmental Impact Assessment to ensure that: the need is proven; alternatives have been properly identified and considered; and that environmental implications for the Park are properly identified, avoided and/or mitigated as far as possible.</p> <p>In accord with the Plan's sequential approach to development, consideration of alternative less environmentally sensitive locations will need to have been properly considered as part of any justification for strategic forms of development in the Coastal National Park.</p> <p>Any such proposals will need to be considered against Policies NR4-6: <i>Renewable energy</i>; MR3: <i>New or extended mineral workings</i>, and NR9: <i>Utilities infrastructure facilities</i> respectively.</p>	<p>Inspectors' Recommendation: strategic development</p> <p>(3.32) that the Minister proceeds as he intends with respect to <i>Proposed revision</i> paragraph 2.113 and with the consequential changes to Policy NR 9: <i>Utilities infrastructure facilities</i> and its preamble. Minister's response</p> <p>Minister's response</p> <p><i>The Inspectors' view is noted by the Minister and he intends to proceed as proposed.</i></p>
<p>POLICY NE6: Coastal National Park</p> <p>The Coastal National Park, as designated on the Proposals Map, will be given the highest level of protection from development and this will be given priority over all other planning considerations. In this area there will be the strongest presumption against all forms of new development.</p> <p>The Minister for Planning and Environment, however, recognises that there are existing buildings and land uses within the Coastal National Park and that</p> <ul style="list-style-type: none"> to prevent all development here is unreasonable; and development may contribute to the purposes of the Coastal National Park. <p>Accordingly, the following exceptions to the strong presumption against development in the Coastal National Park may be permissible where they do not cause harm to the landscape character of the area:</p> <p>Residential</p> <ol style="list-style-type: none"> the extension of a dwelling, but only where; <ol style="list-style-type: none"> it remains subservient to the existing building in terms of design and scale; and its design is appropriate relative to existing buildings and its context; and it does not disproportionately increase the size of the dwelling in terms of its gross floorspace or building footprint(24); it would not lead to a significant increase in the occupancy of the dwelling it does not cause harm to the landscape character of the area. the redevelopment of an existing dwelling and/or an existing ancillary residential building and/or structure, involving demolition and replacement, but only where the proposal would: <ol style="list-style-type: none"> be no larger, in terms of gross floorspace, than the building being replaced(25); and not lead to a significant increase in the occupancy of the dwelling; and give rise to demonstrable environmental gains which make a positive contribution to the repair and restoration of the landscape character of 	<p>POLICY NE6: Coastal National Park</p> <p>The primary purposes of the Coastal National Park are:</p> <ul style="list-style-type: none"> the conservation and enhancement of the natural beauty, wildlife and cultural heritage of the National Park; to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. <p>In support of these purposes, the Coastal National Park, as designated on the Proposals Map, will be given the highest level of protection from development and this will normally be given priority over all other planning considerations. In this area there will be the strongest presumption against all forms of development, including but not limited to:</p> <ul style="list-style-type: none"> the development of a new dwelling (other than as a replacement under 2 and 7; or conversion under 6, below); facilitating a separate household by means of an extension, conversion or new build; the change of use of land to extend a domestic curtilage; development of staff and key agricultural workers' accommodation; redevelopment of modern agricultural building(s) involving demolition and replacement with a building(s) for another use, or their conversion to a non-employment use; redevelopment of glasshouse(s) involving demolition and replacement with a building(s) or conversion for another use, or their conversion to a non-employment use; development of ancillary buildings (other than temporary domestic buildings under 9c below) <p>Only the following exceptions may be permissible, and only where they do not cause harm to landscape character:</p> <p>Residential</p> <ol style="list-style-type: none"> the extension of a dwelling, but only where: <ol style="list-style-type: none"> it remains subservient to the existing building in terms of design and scale; it is designed appropriately relative to existing buildings and its 	<p>Inspectors' recommendation: form and layout</p> <p>that subject to our more detailed recommendations and illustrative revisions, in the interests of increased clarity and consistency of decision making the Minister progresses the form and layout of Policy NE6 and its preamble along the lines set out in his Proposed revision.</p> <p>Inspectors' report: Could the Policy and/or its preamble text be made more succinct without loss of clarity?</p> <p>3.40... We consider that there is scope to do so, though only to a modest degree given the Policy's undoubted importance, the complexity and sensitivity of its topic coverage and our preference to see it justified and clarified only in one place, within the Plan.</p> <p>Minister's response and changes</p> <p><i>This recommendation has been accepted by the Minister and changes to the form and layout of the pre-amble and policy have been made accordingly.</i></p> <p><i>The Minister has made further changes to the policy as follows:</i></p> <ul style="list-style-type: none"> <i>to restate the purposes of the CNP and the planning policy that applies to it on the face of the policy to give reinforce and provide greater emphasis to them;</i> <i>to qualify the priority afforded to the protection of the CNP as the Minister's consideration of other material considerations should not be unduly fettered.</i> <p>Inspectors' report: objective criteria</p> <p>3.19...On the whole we see the greater degree of objectivity, stopping short of prescriptive criteria, as a desirable (though no stronger than that) policy progression. For example, the proposed requirements 1 a – e (recorded at Annexe 1 below) for residential extensions are more objectively based when</p>

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<p>the area by; a reduction in its visual impact; an improvement in the design and/or siting of the building and/or structure that is more sensitive to the site context and setting; or more sensitive use of materials, landscaping, or means of enclosure.</p> <p>For the avoidance of doubt, there will remain the strongest presumption against:</p> <p>3. the development of a new dwelling (other than as a replacement under 2. above);</p> <p>4. the development of a separate household by; the extension of an existing building; or by the extension of an existing building which, by virtue of its form and layout, is tantamount to and capable of the creation of a separate household; or, the conversion of an ancillary domestic building or part of an existing dwelling.</p> <p>5. the change of use of land to extend a domestic curtilage;</p> <p>6. the development of staff and key agricultural workers' accommodation.</p> <p>Employment</p> <p>7. the extension and/or intensification of use of existing employment buildings and land, but only where;</p> <p>a. the requirement for a coastal or countryside location in the Coastal National Park can be adequately justified;</p> <p>b. in the case of an extension, it remains subservient to the existing building in terms of its design and scale, and its design is appropriate relative to existing buildings and its context; and</p> <p>c. in the case of an intensification of use, it does not create undue noise, disturbance or a significant increase in travel and trip generation; and</p> <p>d. it does not cause harm to the landscape character of the area.</p> <p>8. The redevelopment of an employment building(s), involving demolition and replacement for the same use, but only where it would:</p> <p>a. be no larger, in terms of gross floorspace or building footprint, than the building being replaced(26); and</p> <p>b. in the case of an intensification of use, it does not create undue noise, disturbance or a significant increase in travel and trip generation; and</p> <p>c. give rise to demonstrable environmental gains which make a positive contribution to the repair and restoration of the landscape character of the area by; a reduction in its visual impact; an improvement in the design and/or siting of the building and/or structure that is more sensitive to the site context and setting; or more sensitive use of materials, landscaping, or means of enclosure.</p> <p>9. the change of use of employment land and buildings (involving conversion of a building), to other employment uses, but only where:</p> <p>a. it would accord with Policy E1: Protection of employment land; and</p> <p>b. the requirement for a coastal or countryside location in the Coastal National Park can be adequately justified; and</p> <p>c. in the case of an intensification of use, it does not create undue noise, disturbance or a significant increase in travel and trip generation; and</p> <p>d. it does not cause harm to the landscape character of the area.</p> <p>10. the change of use of employment land and buildings (involving conversion of a building), to residential or other non-employment uses, but only where:</p> <p>a. the redundancy of employment use is proven in accord with Policy E1: Protection of employment land, or where the development involves office or tourism accommodation; and</p> <p>b. it gives rise to demonstrable environmental gains and makes a positive contribution to the repair and restoration of the landscape character of</p>	<p>context;</p> <p>c. having regard to its planning history, it does not disproportionately increase the size of the dwelling in terms of any of its gross floorspace, building footprint or visual impact;</p> <p>d. it does not facilitate significant increased occupancy; and</p> <p>e. it does not harm landscape character.</p> <p>2. the redevelopment of an existing dwelling and/or an existing ancillary residential building and/or structure, involving demolition and replacement, but only where the proposal would:</p> <p>a. not be larger in terms of any of gross floorspace, building footprint or visual impact than the building being replaced;</p> <p>b. not facilitate a significant increase in occupancy ; and</p> <p>c. give rise to demonstrable environmental gains, contributing to the repair and restoration of landscape character.</p> <p>Employment</p> <p>3. the extension and/or intensification of use of existing employment buildings and land, but only where, having regard to the planning history of the site;</p> <p>a. the requirement for a coastal or countryside location is adequately justified;</p> <p>b. an extension remains subservient, well related to the existing building in design and scale;</p> <p>c. an intensification does not create undue noise, disturbance or a significant increase in travel and trip generation; and</p> <p>d. it does not cause harm to landscape character.</p> <p>4. The redevelopment of an employment building(s), involving demolition and replacement for the same use, but only where:</p> <p>a. it would be no larger in terms of any of gross floorspace, building footprint or visual impact than that being replaced;</p> <p>b. an intensification does not create undue noise, disturbance or a significant increase in travel and trip generation; and</p> <p>c. it gives rise to demonstrable environmental gains, contributing to the repair and restoration of landscape character.</p> <p>5. the change of use of employment land and buildings (involving conversion of a building), to other employment uses, but only where:</p> <p>a. it would accord with Policy E1: <i>Protection of employment land</i>;</p> <p>b. the requirement for a coastal or countryside location can be adequately justified; and</p> <p>c. in the case of an intensification of use, it does not create undue noise, disturbance or a significant increase in travel and trip generation; and</p> <p>d. it does not harm landscape character.</p> <p>6. the change of use of employment land and buildings (involving conversion of a building) to non-employment uses but only where:</p> <p>a. the redundancy of employment use is proven in accord with Policy E1: Protection of employment land or where the development involves office or tourism accommodation; and</p> <p>b. it gives rise to: demonstrable environmental gains, contributing to the repair and restoration of landscape character; reduced intensity of occupation and use; and improved design and appearance of the land and building(s); or</p> <p>c. it secures a viable alternative use for a traditional farm building in accord with Policy ERE4 <i>Change of use and/or conversion of traditional farm buildings</i>.</p>	<p>compared to the equivalent single criterion 1 (similarly recorded) in the extant Policy. They provide a clear steer against excessive enlargements but stop short of rigidly prescribing numerical or percentage limits, which might well risk a tick-box approach, losing sight of resulting impacts.</p> <p>3.23...since their own home is a part of and contributes to the character and appearance of the CNP, it must justifiably be subject to the same safeguarding policies. The cumulative enlargement of existing dwellings, and associated increases in resident population and activity, would undermine the area's open character as surely would wholly new housing.</p> <p>3.24...We see nothing inequitable, much less any conflict with human rights legislation, in policy aimed at curbing the degree of enlargement of existing dwellings within the CNP, where very few, if any, new dwellings are likely to be authorised.</p> <p>3.29...we do not accept that the <i>Proposed revision</i> makes an unjustified distinction between house extensions and replacement dwellings. The provision for extending an existing house, itself subject to a number of important caveats, represents an altogether lesser degree of intervention in the CNP – a much smaller exception to the strongest presumption against any form of development – than would a completely new house, even one built to replace another. Inherently a proposal to replace an existing dwelling implies that the outcome is perceived as providing a better home than that being replaced and we see no justification for making a further exception allowing it to be larger.</p> <p>Minister's response</p> <p><i>The Inspectors' measured support for the greater use of objective criteria for this policy is noted by the Minister and he intends to proceed as proposed.</i></p> <p>Inspectors' report: multi-generational homes in CNP</p> <p>3.28...We do not support a policy provision to allow multi-generational dwellings: a "dower" dwelling or more prosaically a "granny" annexe. We understand the motivation for this suggestion, but even if eventually reintegrated with the main dwelling the outcome would add both to the quantum of built development and likely level of residential occupation within the CNP, in clear conflict with the purposes of designation. Ownership of a home in the CNP should not carry with it an expectation of substantial additional development, in effect according rights that would not be countenanced to anyone seeking to move to the CNP from elsewhere</p> <p>Minister's response</p> <p><i>The Inspectors' view is noted by the Minister and he intends to proceed as proposed.</i></p> <p>Inspectors' report: conversion of commercial bldgs. to non-employment use</p> <p>3.25...The existing NE6 includes a "strong presumption against the use of commercial buildings for purposes other than that which permission was originally granted." The only, qualified, exception regarding re-use (as distinct from replacement) refers solely to "an employment-related purpose in support of the agricultural industry or rural economy."</p> <p>3.26...we recognise the strength of the National Trust's concerns: rather than simply responding to circumstances, the likely disparity in monetary value between a potentially redundant commercial building and its residential use within the CNP could prove the catalyst to such applications. The policy provision might induce an owner to look less diligently for future commercial occupants of premises. This would be inconsistent with the generally restrictive approach to residential development within the CNP, where additional households and associated domestic activity would threaten the very character</p>

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<p>the area by; a reduction in the intensity of occupation and use; and, a visual improvement in the design and appearance of the land and building(s); or</p> <p>c. it secures a viable alternative use for a traditional farm building in accord with Policy ERE4.</p> <p>11. the redevelopment of an employment building(s), involving demolition and for another use, but only where:</p> <p>a. the redundancy of employment use is proven in accord with Policy E1: Protection of employment land, or where the development involves office or tourism accommodation; and</p> <p>b. be no larger, in terms of gross floorspace or building footprint, than the building being replaced(27).</p> <p>c. it would give rise to significant demonstrable environmental gains which make a positive contribution to the repair and restoration of the landscape character of the area by; a significant reduction in its visual impact; a significant reduction in the intensity of use; an improvement in the design and siting of the building that is more sensitive to the site context and setting; or more sensitive use of materials, landscaping, or means of enclosure.</p> <p>12. New cultural and tourism development, but only where:</p> <p>a. it supports the purposes of the Coastal National Park; and</p> <p>b. it is appropriate relative to existing buildings and its landscape context; and</p> <p>c. it does not cause harm to the landscape character of the area.</p> <p>For the avoidance of doubt, there will remain the strongest presumption in the Coastal National Park against:</p> <p>13. the redevelopment of a modern agricultural building(s), involving demolition and replacement with a building(s) for another use;</p> <p>14. the redevelopment of a glasshouse(s), involving demolition and replacement with a building(s) for another use.</p> <p>Minor development</p> <p>15. Development that is small in scale and incidental to the primary use of land and buildings, but only where:</p> <p>a. it is well sited and designed, having regard to the relationship with existing buildings, the landscape context, size, material, colour and form; and</p> <p>b. it does not cause harm to the landscape character of the area.</p> <p>16. For the avoidance of doubt, there will remain the strongest presumption in the Coastal National Park against the development of ancillary buildings.</p> <p>Strategic development</p> <p>17. Where it is demonstrated to satisfy a proven need in the Island's interest, relative to the proper assessment of alternative options of meeting that need, strategic development related to renewable energy production; the provision of new or extended utilities infrastructure; or the extraction of minerals, but only where it is in accord with:</p> <p>a. Policy NR 4: Exploratory, appraisal or prototype off-shore utility scale renewable energy proposals and Policy NR 5: Off-shore utility scale renewable energy development; or</p> <p>b. Policy NR9: Utilities infrastructure facilities; or</p> <p>c. Policy MR3: New or extended mineral workings.</p>	<p>7. the redevelopment of an employment building(s), involving demolition and replacement for another use, but only where:</p> <p>a. the redundancy of employment use is proven in accord with Policy E1: Protection of employment land or where the development involves office or tourism accommodation;</p> <p>b. the proposal is no larger in terms of any of gross floorspace, building footprint or visual impact than the building being replaced; and.</p> <p>c. it gives rise to: demonstrable environmental gains, contributing to the repair and restoration of landscape character; reduced intensity of occupation and use; and improved design and appearance of the land and building(s).</p> <p>8. New cultural and tourism development, but only where it:</p> <p>a. supports the purposes of the Coastal National Park;</p> <p>b. is appropriate relative to existing buildings and its landscape context; and</p> <p>c. does not harm landscape character.</p> <p>Minor development</p> <p>9. Development small in scale and incidental to the primary use of land and buildings, but only where:</p> <p>a. It is well sited and designed, having regard to the relationship with existing buildings, landscape context, size, material, colour and form; and</p> <p>b. It does not cause harm to landscape character; and</p> <p>c. for a ancillary residential building, it is also of a temporary nature.</p> <p>Strategic development</p> <p>10. Where it is demonstrated to satisfy a proven Island need, relative to the proper assessment of alternative options, strategic development related to renewable energy production; new or extended utilities infrastructure; or extraction of minerals, but only where:</p> <p>a. its environmental implications are properly identified, avoided and/or mitigated as far as possible; and it accords with</p> <p>b. Policy NR 4: <i>Exploratory, appraisal or prototype off-shore utility scale renewable energy proposals</i>; or</p> <p>c. Policy NR 5: <i>Off-shore utility scale renewable energy development</i>; or</p> <p>d. Policy NR6: <i>On-shore renewal energy production</i>, or</p> <p>e. Policy NR9: <i>Utilities infrastructure facilities</i>; or</p> <p>f. Policy MR3: <i>New or extended mineral workings</i>.</p>	<p>that led to its designation, and also with Plan aims generally to safeguard employment land and buildings.</p> <p>Inspectors' Recommendation: that the Minister does not introduce any less stringent policy than exists now with regard to changes of existing buildings to residential uses within the Coastal National Park</p> <p>Minister's response</p> <p><i>The Minister has considered, very carefully, the representations made and the Inspectors' recommendation in relation to his proposed amendment to consider, as a potential exception, the change of use of employment buildings to non-employment use in the CNP.</i></p> <p><i>The Minister remains of the view, however, that the proposed policy change is subject to a number of tests – which provided some comfort to the Inspectors - and that any such proposal would only be countenanced where environmental benefits, which contributed to the repair of the CNP, were delivered, including a reduction in the intensity of their use and visual improvements. On this basis, he proposes to proceed with his proposed change to the policy, as intended. Further amendment has been made to clarify that this potential exception does not apply to modern agricultural buildings or glasshouses.</i></p> <p>Inspectors' report: ancillary buildings</p> <p>3.29...the limited provision for house extensions does not, in our view, logically require also permitting the erection of separate, free-standing ancillary domestic buildings, which will generally have a greater impact within the CNP</p> <p>Minister's response</p> <p><i>The Inspectors' view is noted by the Minister and he intends to proceed largely as proposed by seeking to resist the development of ancillary buildings in the CNP.</i></p> <p><i>Because of the proposed removal of permitted development rights in the CNP, the Minister is, however, proposing to amend the policy further to identify the provision of small incidental domestic outbuildings that are of a temporary nature – such as garden sheds and greenhouses – where they do not harm landscape character in the CNP.</i></p> <p>Inspectors' Recommendation: strategic development</p> <p>(3.32) that the Minister proceeds as he intends with respect to <i>Proposed revision</i> paragraph 2.113 and with the consequential changes to Policy NR 9: <i>Utilities infrastructure facilities</i> and its preamble. Minister's response</p> <p>Minister's response</p> <p><i>The Inspectors' view is noted by the Minister and he intends to proceed as proposed</i></p>

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<p>Green Zone</p> <p>2.118 The concept of the Green Zone is already well established and familiar to Island residents. The vigorous public response, in the Green Paper and Imagine Jersey 2035, to further protect the countryside from development has demonstrated a clear need to review and strengthen the existing countryside policies in order to further protect this important asset. Accordingly, in addition to the introduction of the Coastal National Park, the boundaries of the Green Zone have been extended to include those areas in what was formerly the Countryside Zone, as defined in the 2002 Island Plan.</p> <p>2.119 The areas of the countryside which are outside the Coastal National Park are now defined as Green Zone and includes those areas of the countryside which have an intact character and comprise an important range of environmental features needing a high level of protection. Those areas of the Island's countryside which are largely distinctive, historic, farmed landscapes and coastal plains are also now included within the Green Zone. This interior agricultural landscape covers the greater part of the plateau and part of the coastal plains. It presents a rich background including an attractive and intricate pattern of small fields, enclosures and lanes, an ecologically rich network of hedgerows, verges and banques, many cultural sites and a wealth of typical Jersey granite vernacular buildings. The ridges and skylines of the plateau are particularly sensitive to the visual impact of development.</p> <p>2.120 The Green Zone includes a number of distinct character areas and the Minister for Planning and Environment will have regard to the supplementary guidance contained in the Countryside Character Appraisal in determining any development proposals in this area.</p> <p>2.121 These areas include: The main escarpments of St Clement, Grouville, Ouaisné, and St Brelade's Bay C1: Grouville – St Saviour C2: South Coast The wooded valleys of St Peter's, Waterworks, Bellozanne, Grands Vaux, Vallée des Vaux, Fern and Queen's Valleys, amongst others; D1: Main Interior Valleys D2: Eastern Plateau Valleys D3: St Brelade's Valley The interior agricultural land: to the north, including E1: North-west Headland (St Ouen) E3: North-east (St Martin) E4: North Coast</p> <p>2.122 These areas are designated as Green Zone on the Proposals Map.</p> <p>2.123 Whilst not as remote and wild in character as the Coastal National Park there will still be a general presumption against any development in the Green Zone in order to retain the quality and distinctiveness of the Island's countryside here and to ensure that the distinct character of the zone remains intact. The quality and distinctiveness of the landscape character areas of the Green Zone still makes them sensitive to the effects of intrusive development.</p> <p>2.124 As a landscape largely created by human intervention, however, it would be unreasonable to preclude all forms of development. Policy NE7 does not, therefore, confer an absolute moratorium on development in the Green Zone but there is a strong presumption against development: the key test is the capacity of the site and its context to accommodate development without harm to the landscape character. This is the starting point for the consideration of</p>	<p>Green Zone</p> <p>The concept of the Green Zone is already well established and familiar to Island residents. The vigorous public response, in the Green Paper and Imagine Jersey 2035, to further protect the countryside from development has demonstrated a clear need to review and strengthen the existing countryside policies in order to further protect this important asset. Accordingly, in addition to the introduction of the Coastal National Park, the boundaries of the Green Zone have been extended to include those areas in what was formerly the Countryside Zone, as defined in the 2002 Island Plan.</p> <p>The areas of the countryside which are outside the Coastal National Park are now defined as Green Zone and includes those areas of the countryside which have an intact character and comprise an important range of environmental features needing a high level of protection. Those areas of the Island's countryside which are largely distinctive, historic, farmed landscapes and coastal plains are also now included within the Green Zone. This interior agricultural landscape covers the greater part of the plateau and part of the coastal plains. It presents a rich background including an attractive and intricate pattern of small fields, enclosures and lanes, an ecologically rich network of hedgerows, verges and banques, many cultural sites and a wealth of typical Jersey granite vernacular buildings. The ridges and skylines of the plateau are particularly sensitive to the visual impact of development.</p> <p>The Green Zone includes a number of distinct character areas and the Minister for Planning and Environment will have regard to the supplementary guidance contained in the Countryside Character Appraisal in determining any development proposals in this area.</p> <p>These areas include: The main escarpments of St Clement, Grouville, Ouaisné, and St Brelade's Bay C1: Grouville – St Saviour C2: South Coast The wooded valleys of St Peter's, Waterworks, Bellozanne, Grands Vaux, Vallée des Vaux, Fern and Queen's Valleys, amongst others; D1: Main Interior Valleys D2: Eastern Plateau Valleys D3: St Brelade's Valley The interior agricultural land: to the north, including E1: North-west Headland (St Ouen) E3: North-east (St Martin) E4: North Coast</p> <p>These areas are designated as Green Zone on the Proposals Map.</p> <p>Whilst not as remote and wild in character as the Coastal National Park there will still be a general presumption against any development in the Green Zone in order to retain the quality and distinctiveness of the Island's countryside here and to ensure that the distinct character of the zone remains intact. The quality and distinctiveness of the landscape character areas of the Green Zone still makes them sensitive to the effects of intrusive development whilst having a greater capacity to accept some change.</p> <p>As in the Coastal National Park, however, the Green Zone is even more of a living landscape, containing a greater number and variety of buildings and land uses. Whilst there is a presumption against new uses or buildings that would detract from its landscape character, there may be opportunity to secure the repair and restoration of it through exceptions where the development of existing</p>	<p>Inspectors' recommendations: form and layout</p> <p>(3.46) that subject to our more detailed recommendations and illustrative revisions with respect to Policy NE6 and its preamble, in the interests of consistency of approach, and increased clarity and consistency of decision making, the Minister progresses the form and layout of Policy NE7 and its preamble along the lines set out in his <i>Proposed revision</i>.</p> <p>(3.54) that the Minister proceeds along the lines set out in the Proposed revision but considers making Policy NE7 and its preamble more succinct following similar principles to those outlined in paragraph 3.41 and illustrated in the annexes to this Chapter.</p> <p>Inspectors' report:</p> <p>3.45... in light of our previous conclusion that the revised approach proposed for Policy NE 6 and its preamble would enhance the clarity of decision making within the CNP, we accept the case for adopting a broadly similar formulation in the drafting of Policy NE7 and its preamble, so that users can more readily appreciate the similarities and differences in the substance between the Plan's policies for the two defined areas of the Island.</p> <p>Minister's response</p> <p><i>This recommendation has been accepted by the Minister and changes to the form and layout of the pre-amble and policy have been made accordingly.</i></p>

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<p>development proposals. It will only be appropriate and acceptable to permit some forms of development as exceptions to the general presumption against development, as follows, but there may be cases where development will be unacceptable.</p> <p>Residential</p> <p>2.125 It is considered unreasonable to resist all forms of development associated with the improvement of people's living space in the Green Zone. The following forms of development related to residential land use and buildings may be permitted as exceptions to the presumption against development here, but only where it does not cause serious harm to the landscape character of the area:</p> <p>Extension of a dwelling</p> <p>2.126 The acceptability of an extension to a dwelling in the Green Zone will be determined by the scale and design of any extension and its potential impact on the landscape character of the immediate area. There may be cases where the extension of a dwelling will be unacceptable.</p> <p>2.127 Each case should be assessed on its merits and, in particular, regard had to the sensitivity of the site, relative to the capacity of the landscape character area (as defined by the Countryside Character Area), to accept change.</p> <p>2.128 Generally, the larger an extension the greater its impact will be. In all cases, the design and scale of any extension should remain subservient to the existing dwelling and should not disproportionately increase the size of it in terms of its gross floorspace or building footprint(28).</p> <p>2.129 The purpose and function of an extension to a dwelling will be a material consideration and should not lead to a significant increase in the occupancy of the dwelling. The intensification of domestic use of the land and buildings in the Green Zone will place more pressure upon the countryside, limited infrastructure and services and has the potential for increased trip generation.</p> <p>Ancillary residential buildings</p> <p>2.130 Proposals to develop ancillary residential buildings and structures, such as garages and other outbuildings (which are not in the form of extensions to the principal dwelling house) should be considered in the same manner as extensions, where the key test will be the impact upon landscape character. Proposals for the creation of habitable accommodation in detached ancillary buildings will not be supported.</p> <p>2.131 Each case should be assessed on its merits and, in particular, regard had to the sensitivity of the site, relative to the capacity of the landscape character area (as defined by the Countryside Character Area) to accept change. Given the presumption against development in the countryside, any such development should be modest in scale and proportionate to existing buildings.</p> <p>Redevelopment of existing dwellings and ancillary residential buildings or structures</p> <p>2.132 The principle of allowing the redevelopment, involving demolition and</p>	<p>buildings or land uses provide opportunities to repair or reduce their existing harm to landscape character. Development may also provide opportunities for public access and enjoyment of the countryside.</p> <p>There is also a need to provide for the reasonable expectation of residents to improve their homes and businesses to undertake economic activity and provide employment, having regard to the capacity of the landscape to accommodate development without serious harm.</p> <p>Accordingly, Policy NE7 sets a presumption but not an absolute moratorium against development within the Green Zone: the key test is the capacity of the site and its context to accommodate development without serious harm to landscape character. This is the starting point for the consideration of development proposals. The following categories may, exceptionally, be considered though not all cases will be acceptable.</p> <p>Residential</p> <p>It would be unreasonable to resist all forms of development to improve people's homes. The following forms of development related to residential land use and buildings may be permitted as exceptions to the presumption against development here, but only where it does not cause serious harm to landscape character:</p> <p>Extension of a dwelling</p> <p>The acceptability of an extension to a dwelling will be determined by its scale, design and impact on landscape character.</p> <p>Each case should be assessed on its merits and, in particular, regard had to the sensitivity of the site, relative to the capacity of the landscape character area to accept change.</p> <p>The design and scale of any extension must remain subservient to the existing dwelling and not disproportionately increase its size in terms of gross floorspace, building footprint or visual impact.</p> <p>The purpose will be a material consideration and should not facilitate a significant increase in occupancy. Intensification of domestic use would place more pressure upon a fragile environment, limited infrastructure and services and be likely to increase trip generation. The cumulative enlargement of existing dwellings, and associated increases in resident population and activity, can undermine an area's character as much as new homes: a site's planning history will, therefore, be a material consideration.</p> <p>Ancillary buildings</p> <p>Proposals to develop buildings and structures ancillary to a residential use of land, such as garages and other outbuildings (which are not in the form of extensions to the principal dwelling house) should be considered in the same manner as extensions, where the key test will be the impact upon landscape character. Proposals for the creation of habitable accommodation in detached ancillary buildings will not be supported.</p> <p>Redevelopment of existing dwellings and ancillary residential buildings or structures</p> <p>The principle of demolition and replacement of existing dwellings is</p>	<p>Inspectors' report: : objective criteria</p> <p>3.51...As with our consideration of Policy NE6, the <i>Proposed revision</i> moves NE7 in the direction of objective criteria but, rightly, stops short of a mechanistic reliance on specified floorspaces, building footprints or the like which might lead to undesirable outcomes in unforeseen circumstances. Concepts such as "disproportionately large" give a measure of discretion but only at the margins, and individual planning decisions will remain open to first and third party (merits based) appeals in the event that one of the parties feels aggrieved by the outcome.</p> <p>Minister's response</p> <p><i>The Inspectors' measured support for the greater use of objective criteria for this policy is noted by the Minister and he intends to proceed as proposed.</i></p> <p>Inspectors' report: objective criteria</p> <p>3.51...As with respect to Policy NE6, and for similar reasons, we do not accept that the qualified exception to consider extensions to existing houses somehow</p>

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<p>replacement, of existing residential buildings in the Green Zone is supported by the Minister for Planning and Environment but only where demonstrable environmental gains can be delivered.</p> <p>2.133 Comprehensive development proposals of this type can offer the possibility of repairing and restoring the landscape character of the area. This might be achieved by the delivery of environmental gains, including some or all of; a reduction in the visual scale, mass and volume of a building; more sensitive and sympathetic consideration of its siting and design; and/or the use of materials, colours and finishes which are more sensitive to the character area.</p> <p>2.134 Replacement buildings should be no larger, in terms of gross floorspace or building footprint, than the building being replaced(29). They should also not lead to a significant increase in the occupancy of the dwelling. The intensification of domestic use of the land and buildings in the Green Zone will place more pressure upon the countryside, limited infrastructure and services and has the potential for increased trip generation.</p> <p>Creation of new households</p> <p>2.135 As with the Coastal National Park, there is a general presumption against the creation of new households in the Green Zone. This would run counter to the strategic objectives of the Plan (in relation to the delivery of a more sustainable pattern of development; reducing the need to travel; and reducing dependence on the private car), as well as challenging the general presumption against development in the Green Zone with potentially serious implications for harm to the landscape character of the countryside.</p> <p>2.136 In some instances it may, however, be possible to make exception to permit the extension or conversion of part of a dwelling (such as an integral garage) to provide independent accommodation in the Green Zone. This might provide multi-generational accommodation to meet family changing circumstances but will only be permissible where the accommodation is capable of re-integration into the main dwelling and where any extension or conversion would not seriously harm the landscape character of the area.</p> <p>2.137 The Green Zone contains most of the Island's working countryside and the only other exception to the presumptions against the creation of new households here may relate to the provision of staff and key agricultural workers' accommodation, in accordance with Policy H9 of the Plan.</p> <p>Extension of domestic curtilage</p> <p>2.138 The incremental loss and erosion of landscape character to domestication can seriously undermine the quality and cohesion of the countryside. The strongest presumption against the extension of domestic curtilage will, therefore, be maintained in the Green Zone.</p> <p>Employment land use and buildings</p> <p>2.139 The Green Zone is undoubtedly a product of the interaction between human and natural influences: the economic history of the Island, together with political and social influences, has been instrumental in shaping the landscape that we find today. The Green Zone remains a working environment in many places and a number of land uses and buildings within it perform an employment and economic function.</p> <p>2.140 Economic growth and diversification are key objectives of the 2011 Island Plan and policies within the Plan (at SP5, E1 and ERE1 respectively) seek to ensure that existing employment land and premises are maintained and protected. There will, therefore, be forms of development related to employment</p>	<p>supported only where demonstrable environmental gains can be delivered. Comprehensive proposals of this type can offer the possibility of repairing and restoring landscape character which might be achieved by environmental gains including some or all of: reduced visual scale, mass and volume of a building; more sensitive and sympathetic siting and design; materials, colours and finishes more sensitive to the character area.</p> <p>In all cases, replacement buildings should not be larger than that being replaced in terms of any of gross floorspace, building footprint or visual impact, and should not facilitate a significant increase in occupancy. Intensification of domestic use would place more pressure upon a fragile environment, limited infrastructure and services and be likely to increase trip generation.</p> <p>Creation of new households</p> <p>The creation of new households by the development of new dwellings or the extension of existing residential properties to provide independent accommodation will generally be resisted in the Green Zone: it is counter to the strategic objectives of the Plan (in relation to sustainable patterns of development; reducing the need to travel; and reducing dependence on the private car), as well as challenging the general presumption against development.</p> <p>In some instances it may, however, be possible to make exception to permit the extension or conversion of part of a dwelling (such as an integral garage) to provide independent accommodation in the Green Zone for an elderly relative or a relative who requires some degree of care and/or support for their personal well-being and health. This will, however, only be permissible where the accommodation is capable of re-integration into the main dwelling and where any extension or conversion would not seriously harm landscape character. Any exception made in response to such family circumstances will need to be carefully regulated and may be subject to a planning obligation agreement to ensure the ultimate re-integration of the accommodation into the main dwelling.</p> <p>The Green Zone contains most of the Island's working countryside and the only other possible exception to the presumption against the creation of new households here may relate to the provision of staff and key agricultural workers' accommodation, in accordance with Policy H9.</p> <p>Extension of domestic curtilage</p> <p>There is the strongest presumption against extensions of domestic curtilages, which can result in incremental loss and erosion of landscape character to domestication in the countryside.</p> <p>Employment land use and buildings</p> <p>The Green Zone arises from the interaction of human and natural influences: the economic history of the Island, together with political and social influences, has been instrumental in shaping the landscape that we find today. The countryside remains a working environment in many places with uses and buildings performing employment and economic functions.</p> <p>Economic growth and diversification are Plan objectives and Policies SP5, E1 and ERE1 seek to safeguard existing employment land and premises. The following forms of development related to employment land use and buildings may be permitted as exceptions to the presumption against development, but</p>	<p>warrants a further exception to enable a replacement dwelling (or replacement ancillary building) to be larger than that being replaced.</p> <p>Minister's response</p> <p><i>The Inspectors' measured support for the greater use of objective criteria for this policy is noted by the Minister and he intends to proceed as proposed.</i></p> <p>Minister's changes</p> <p><i>The Minister has made further proposed changes to the policy to;</i></p> <ul style="list-style-type: none"> <i>clarify that the justification for an exception to be made allowing the creation of a separate household in the GZ, which must be on the basis of a relative who requires a degree of care and/or support for their health or well-being. In most instances, it is envisaged that this will be an elderly relative;</i> <i>clarify that the re-integration of the accommodation into the main building will be regulated, most likely through a planning obligation agreement, which the applicant will be required to be party to.</i>

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<p>land use and buildings that may be permitted as exceptions to the presumption against development in the Green Zone but only where it does not cause serious harm to the landscape character of the area. There may be cases where such development will be unacceptable in the Green Zone.</p> <p>Extension and intensification of use</p> <p>2.141 The sensitivity of the landscape character of the Green Zone will act as the primary consideration for the Minister in the assessment of development proposals to extend or intensify existing employment land uses or buildings in the Green Zone, including tourism and agricultural uses. A case will need to be made, which sets out why a coastal or countryside location is required for development in the Green Zone: the Minister may require the applicant to set out what alternative locations have been considered as part of the assessment of a planning application.</p> <p>2.142 The acceptability of an extension to an employment building will be determined by the scale and design of any extension and its potential impact on the landscape character of the immediate area.</p> <p>2.143 Each case should be assessed on its merits and, in particular, regard had to the sensitivity of the site, relative to the capacity of the landscape character area (as defined by the Countryside Character Area) that it sits within, to accept change.</p> <p>2.144 Generally, the larger an extension the greater its impact will be. In all cases, it would be expected that the design and scale of any extension should remain subservient to the existing building.</p> <p>2.145 The implications of any development which will intensify an existing employment use in the Green Zone will need to be considered in terms of the generation of additional travel and traffic, at a strategic level, and noise and disturbance at a local level. Any intensification of use which has visual implications will also require careful consideration relative to its implications upon the landscape character of the area.</p> <p>Ancillary employment buildings</p> <p>2.146 Proposals to develop ancillary employment buildings and structures (which are not in the form of extensions to the principal dwelling house) should be considered in the same manner as extensions, where the key test will be the impact upon landscape character.</p> <p>2.147 Each case should be assessed on its merits and, in particular, regard had to the sensitivity of the site, relative to the capacity of the landscape character area (as defined by the Countryside Character Area) to accept change. Given the presumption against development in the countryside, any such development should be modest in scale and proportionate to existing buildings.</p> <p>Redevelopment of existing employment buildings for the same employment use</p> <p>2.148 The principle of allowing the redevelopment, involving demolition and replacement, of existing employment buildings for the same employment use in the Green Zone is supported by the Minister for Planning and Environment where demonstrable environmental gains can be delivered.</p> <p>2.149 Outworn employment buildings in the countryside can detract from its appearance and their comprehensive redevelopment could positively enhance and restore the landscape character. This might be achieved by the delivery of environmental gains including some or all of; a reduction in the visual scale, mass and volume of a building; more sensitive and sympathetic consideration of its siting and design; and/or the use of materials, colours and finishes which are more sensitive to the character area.</p> <p>Replacement buildings should be no larger, in terms of gross</p>	<p>only where it does not cause serious harm to landscape character:</p> <p>Extension and intensification of use</p> <p>The sensitivity of landscape character will be the primary consideration in the assessment of development proposals to extend or intensify existing employment land uses or buildings in the Green Zone, including tourism and agricultural uses. A case will need to be made as to why a coastal or countryside location is required for the proposal, which may require the applicant to set out what alternative locations have been considered.</p> <p>The acceptability of an extension to an employment building will be determined by its scale, design and its impact on landscape character.</p> <p>Each case will be assessed on its merits and, in particular, regard had to the sensitivity of the site, relative to the capacity of the landscape character area to accept change.</p> <p>In all cases, the design and scale of any extension must remain subservient to the existing building.</p> <p>Any proposal that would intensify an existing employment use will need to be assessed having regard to additional travel and traffic, at a strategic level, and noise and disturbance locally.</p> <p>The cumulative enlargement of existing buildings, and associated increases in activity, can undermine an area's character as much as new buildings: a site's planning history will, therefore, be a material consideration.</p> <p>Ancillary buildings</p> <p>Proposals to develop buildings and structures ancillary to an employment use of land, (which are not in the form of extensions to the principal building) should be considered in the same manner as extensions, where the key test will be the impact upon landscape character.</p> <p>Redevelopment of existing employment buildings for the same employment use</p> <p>The principle of redevelopment, involving demolition and replacement, of existing employment buildings for the same employment use is supported where demonstrable environmental gains can be delivered.</p> <p>Comprehensive proposals of this type can offer the possibility of repairing and restoring landscape character, which might be achieved by environmental gains including some or all of: reduced visual scale, mass and volume of a building; more sensitive and sympathetic siting and design; materials, colours and finishes more sensitive to landscape character.</p> <p>Replacement buildings should be no larger, in terms of gross floorspace, building footprint or visual impact than that being replaced. Consideration will also be given to the intensity of use and impact of travel, traffic and noise upon the character of the area.</p>	

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<p>floorspace or building footprint, than the building being replaced(30). Consideration will also be given to the design of the building and, in particular, its siting, use of materials, colour and form.</p> <p>Change of use: conversion to other employment use</p> <p>2.151 The change of use of employment land and buildings (involving conversion of a building), to other employment uses, will need to satisfy the requirements of Policy E1: Protection of employment land in the first instance. A case will also need to be made, which sets out why a coastal or countryside location is required for the employment use proposed: the Minister may require the applicant to set out what alternative locations have been considered as part of the assessment of a planning application.</p> <p>2.152 Any change of use which has visual implications, in terms of the appearance of a building or the use of land, will also require careful consideration relative to its implications upon the landscape character of the area.</p> <p>Change of use: conversion to residential or other non-employment use</p> <p>2.153 In the Green Zone there is a general presumption against the loss of employment land and buildings to residential and other non-employment use. The provision of new homes in the countryside where the availability of services, amenities and public infrastructure is generally more limited does little to contribute towards the attainment of a more sustainable pattern of development in the Island.</p> <p>2.154 Where the redundancy of employment use is proven (tested under the requirements of Policy E1) or where the proposal involves the conversion of offices and tourism accommodation, (but excluding modern agricultural buildings and glasshouses), exceptions to the presumption against the conversion and re-use of an existing employment building, where it involves little or no physical change to it, may be looked at more favourably where any such scheme delivers demonstrable environmental benefits related to a reduction in the intensity of use and a visual improvement to the appearance of the building and its setting.</p> <p>2.155 With specific regard to former hotel sites, the Minister would expect to secure significant reductions in the intensity of use of these buildings where they are proposed for conversion to residential use: the justification for this approach is based on the fact that permission is likely to have been granted for hotel use, and/or an expansion of either an original residential or hotel use, on a site where permission for a large extent of residential development would not normally have been countenanced. Any permission for conversion of an employment building to residential use will only likely be permitted where the residential yield is extremely limited.</p> <p>2.156 The sustainability of a proposal at a strategic level will be a material consideration and the Minister will require evidence to show how this has been assessed. This might include comparison of the input of each use upon public infrastructure and could include, for example, the comparison of the trip-generation of a former hotel against the intensity of use of that proposed.</p> <p>2.157 Such development would also need to deliver other environmental gains which might include; an enhancement of the appearance of the building; the use of materials, colours and finishes which are more sensitive to the character area; and the use of landscaping to enhance and repair the setting of existing buildings.</p> <p>2.158 The Minister will also have careful regard of the visual implications of any such change where there is a requirement to make specific provision of external space – in the form of car parking and amenity space in particular.</p>	<p>Change of use: conversion to other employment use</p> <p>The change of use of employment land and buildings (involving conversion of a building), to other employment uses, will need to satisfy the requirements of Policy E1: <i>Protection of employment land</i> in the first instance. A case will also need to be made as to why a coastal or countryside location is required for the proposal, which may require the applicant to set out what alternative locations have been considered.</p> <p>Any proposal that would intensify employment use will need to be assessed having regard to additional travel and traffic, at a strategic level, and noise and disturbance locally. Any visual implications will also be carefully considered having regard to landscape character.</p> <p>Change of use: conversion to residential or other non-employment use</p> <p>There is a general presumption against the loss of employment land and buildings to residential and other non-employment use. The conversion of modern agricultural buildings and glasshouses to residential or other non-employment uses will not be permitted.</p> <p>New homes and other development in the Green Zone, where the availability of services, amenities and public infrastructure is generally limited does little to contribute towards the attainment of a more sustainable pattern of development. Conversion of an employment building to residential use is, therefore, most unlikely to be permitted.</p> <p>Proposals may, exceptionally, be viewed more favourably where the redundancy of employment use is proven (under the requirements of Policy E1) or where the proposal involves the conversion of offices and tourism accommodation; and where it delivers demonstrable environmental benefits through reduced intensity of use and visual improvement to the building and its setting.</p> <p>Former hotels proposed for residential conversion will be expected to secure significantly reduced intensity of use, since permission is likely to have been granted for hotel use, and/or an expansion of either an original residential or hotel use, on a site where permission for a large extent of residential development would not normally have been countenanced. Sustainability at a strategic level will be a material consideration and require evidence of how this has been assessed, such as a comparison of reliance on public infrastructure and trip generation.</p> <p>Such development would also need to deliver other environmental gains such as: enhanced appearance of the building; materials, colours and finishes more sensitive to the character area; and landscaping to enhance and repair the setting of existing buildings.</p> <p>Careful regard will be given to the visual impacts of any required external space, in particular car parking and amenity areas, on landscape character.</p>	

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<p>Redevelopment of existing employment buildings for other employment or non-employment use</p> <p>2.159 The principle of allowing the redevelopment, involving demolition and replacement for alternative uses, including other employment uses, of existing employment buildings in the Green Zone is supported by the Minister for Planning and Environment only where significant environmental gains can be delivered.</p> <p>2.160 The change of use of employment land and buildings to other employment or non-employment uses will need to satisfy the requirements of Policy E1: Protection of employment land in the first instance. A case will also need to be made, which sets out why a coastal or countryside location is required for any new employment use proposed: the Minister may require the applicant to set out what alternative locations have been considered as part of the assessment of a planning application.</p> <p>2.161 The Minister acknowledges that managing an exception to a general presumption against any development in the Green Zone such as this, is challenging, and that it is important to be clear about the benefits that any such development proposal might bring.</p> <p>2.162 Comprehensive development of this type offers the possibility of repairing and restoring the landscape character of the area. This might be achieved by the delivery of significant environmental gains including some or all of;</p> <p>a significant reduction in visual mass, scale and volume - this might be achieved by a reduction in the mass and scale of buildings in the landscape. Opportunities may arise to remove uncharacteristically large buildings – such as hotels or other tourism related buildings - from the landscape, through their redevelopment and replacement with lesser buildings, in terms of their gross floorspace, building footprint or height, that are more sympathetic to the character of the area and which sit better in the landscape.</p> <p>a significant reduction in intensity of use - any permission for redevelopment for residential use will only be permitted where the residential yield is extremely limited and the Minister would expect to secure significant reductions in the level of floorspace and/or occupancy to reduce the intensity of the use of the building; The sustainability of a proposal at a strategic level will be a material consideration and the Minister will require evidence to show how this has been assessed: a net reduction in demand/impact should be secured by any redevelopment scheme. This might include comparison of the input of each use upon public infrastructure and could include, for example, the comparison of the trip-generation of a former hotel against the intensity of use of that proposed.</p> <p>more sensitive and sympathetic consideration of siting and design: - there is ample evidence of poorly sited and designed buildings and additions to buildings, around the Island's coastline. Redevelopment offers the opportunity to recreate a more sympathetic development in the landscape and the Minister would expect new buildings to reflect the principles of good design, as set out in the Jersey Design Guide(31) . Buildings must, in particular demonstrate an understanding of context - they must be mindful of it and respectful of it, particularly where they are sited in a sensitive landscape context;</p> <p>a more sensitive use of materials: - this may be achieved by reflecting the distinctiveness of the character area in the form, materials and finishes, including colour, of the building.</p> <p>2.163 Replacement buildings should be no larger, in terms of gross floorspace or building footprint, than the building being replaced(). The Minister will also have regard to the management threats and priorities identified in the Countryside Character Appraisal for that character area, including the enhancement of public access, as part of any redevelopment to another use.</p> <p>2.164 Proposals to redevelop any modern agricultural buildings in this area, involving their demolition and replacement for another use, will not be supported</p>	<p>Redevelopment of existing employment buildings for other employment or non-employment use</p> <p>The principle of allowing the redevelopment, involving demolition and replacement for alternative uses, including other employment uses, of existing employment buildings is supported where significant environmental gains can be delivered.</p> <p>Such proposals will need to satisfy the requirements of Policy E1: <i>Protection of employment land</i> in the first instance, and a case made as to why a coastal or countryside location is required, which may require the applicant to set out what alternative locations have been considered.</p> <p>The Minister acknowledges that managing an exception to a general presumption against any development in the Green Zone is challenging, and that it is important to be clear about the benefits that any such development proposal might bring.</p> <p>Comprehensive development of this type offers the possibility of repairing and restoring landscape character of the area, which might be achieved by environmental gains including some or all of;</p> <ol style="list-style-type: none"> a significant reduction in visual mass, scale and volume - this might be achieved by a reduction in the mass and scale of buildings in the landscape. opportunities may arise to remove uncharacteristically large buildings - such as hotels or other tourism related buildings - from the landscape, through their redevelopment and replacement by smaller buildings, more sympathetic to their locality and its landscape. a significant reduction in intensity of use - redevelopment for residential use will be permitted only where the residential yield is extremely limited and secures significant reductions in floorspace and/or occupancy; sustainability at a strategic level will be a material consideration and require evidence of how this has been assessed, such as a comparison of reliance on public infrastructure and trip generation. more sensitive and sympathetic siting and design: there is ample evidence of poorly sited and designed buildings, and additions to buildings, around the Island's coastline; redevelopment offers scope to remedy the existing harm; proposals will be required to reflect principles in the Jersey Design Guide, and must, in particular, demonstrate a mindful understanding of context, and be respectful of it, especially within sensitive landscape; a more sensitive use of materials: this may be achieved by reflecting the distinctiveness of the character area in the proposal's form, materials and finishes, including colour. <p>Replacement buildings should be no larger, in terms of gross floorspace, building footprint or visual impact than that being replaced. Consideration will also be given to the intensity of use and impact of travel, traffic and noise upon the character of the area. Regard will also be had to enhance public access and to address management threats and priorities for that character area.</p> <p>The redevelopment of modern agricultural buildings by demolition and replacement for another use will not be supported, since these would have been permitted to meet agricultural need. If no longer so required they should be removed or re- used for agriculture or employment-related uses. Similarly, the redevelopment of glasshouses will not be permitted.</p>	

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<p>on the basis that they would have been given permission originally because of their importance to agriculture: if they are no longer required for agricultural purposes they should be removed or re-used for agriculture or employment-related uses, but only where any new use would not detract from the character of the Green Zone.</p> <p>2.165 Similarly, the redevelopment of glasshouses in the Green Zone will not be permitted.</p> <p>Cultural and tourism uses</p> <p>2.166 New or extended cultural and tourism development in the Green Zone needs to be sensitive and proportionate to the fragility and vulnerability of the landscape within which it might take place. The Countryside Character Appraisal is a valuable tool in this respect. It identifies some of the development and management threats to the character of each area within the Green Zone, as well as the potential capacity for change. It can, therefore, be used to inform decisions in relation to development proposals and their implications for subsequent use of different parts of the designated area.</p> <p>2.167 Given the presumption against development in the Green Zone any exceptions related to the provision of new or extended cultural and tourism attractions is going to be related to those forms of development and use that have a very limited impact upon the landscape character of the area.</p> <p>2.168 The types of uses and forms of development that might fit into this category of development include proposals which are likely to be related to informal recreation and access to the countryside. Proposals involving a change of use of land to enable activity-based tourism and leisure pursuits will be considered relative to their impacts upon the sensitivity of environmental and heritage assets.</p> <p>2.169 Proposals to extend, intensify or redevelop existing leisure and tourism facilities in the Green Zone will fall to be considered in the same way as any other employment use. Proposals for new leisure and tourism buildings are unlikely to be favourably considered.</p> <p>Minor development</p> <p>2.170 Development of any scale can adversely affect the qualities of the Green Zone because of the sensitivity and fragility of the landscape which is why there is a general presumption against it. It is, however, recognised that to prohibit all forms of development is unreasonable and unrealistic given the variety of buildings and land uses that exist in the countryside.</p> <p>2.171 Exceptions to permit minor forms of development that are small in scale and incidental to the primary use of land and buildings - such as minor alterations to existing buildings, swimming pools, driveways and other forms of hard landscaping, accesses, means of enclosure, signs, flags and other advertisements, satellite dishes and other antennae - will only, therefore, be permissible in the Green Zone where they are well designed and sited and their impact does not seriously harm the character of the area.</p> <p>Managed open spaces</p> <p>2.172 The change of use of land in the Green Zone to forms of use that can have a limited impact upon the character of the countryside, particularly where</p>	<p>Cultural and tourism uses</p> <p>New or extended cultural and tourism development in the Green Zone needs to be sensitive and proportionate to the fragility and vulnerability of its landscape setting.</p> <p>The Countryside Character Appraisal is a valuable tool, identifying development and management threats to character areas and their capacity for change: it can be used to inform decisions on development proposals.</p> <p>Given the presumption against development in the Green Zone any exceptions related to new or extended cultural and tourism attractions must have limited impact on its relevant landscape character area.</p> <p>Examples might include proposals based on the use and enjoyment of environmental and heritage assets, and likely to relate to informal recreation, leisure and tourism.</p> <p>Interpretative facilities and access infrastructure proposals will be considered favourably where designed to minimise visual impact and having no undue effects on sensitive environmental or heritage assets.</p> <p>Similarly, proposals involving a change of use of land to enable activity-based tourism and leisure pursuits will be considered relative to their impacts upon the sensitivity of environmental and heritage assets, as well as the implications of greater levels of more active use of land for the character of an area.</p> <p>Proposals to extend, intensify or redevelop existing leisure and tourism facilities will be considered as with any other employment use.</p> <p>Leisure and tourism activities can also generate a requirement for ancillary services and buildings. New leisure and tourism buildings are unlikely to be favourably considered other than possibly small scale buildings or structures such as kiosks. The visual implications, infrastructure requirements and effect on the locality's intensity of the use will require careful consideration relative to the sensitivity of the landscape character. It is unlikely that they will be favourably considered where highly visible and/or unscreened by landscaping or where there are no nearby existing formal car parking and/or toilet facilities.</p> <p>Minor development</p> <p>Development of a minor scale that is ancillary to a primary use of land could adversely affect the qualities of the Green Zone depending on the sensitivity of the landscape.</p> <p>Small scale proposals, that are incidental to the primary use of land and buildings and outside the scope of existing permitted development rights will only be permissible in the Green Zone where they are well designed and sited and their impact does not seriously harm landscape character.</p> <p>Managed open spaces</p> <p>Managed open spaces, such as playing fields, other amenity spaces, cemeteries and allotments, can have a limited impact upon the character of the</p>	

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<p>it abuts the Built-up Area, such as playing fields and other managed open spaces, such as amenity space, cemeteries and allotments, will be considered in terms of their impact upon the landscape character of the area and other policies of the Plan, such as SCO5 and SCO6.</p> <p>Strategic development</p> <p>2.173 There may emerge, during the remainder of the Plan period, strategic development proposals of Island-wide significance in the Green Zone. Any such development will likely need to be considered within the context of a full and thorough Environmental Impact Assessment to ensure that; the need for development is proven; alternatives to meeting the need have been properly identified and considered; and that the environmental implications for the park are properly identified, avoided and/or mitigated as far as possible.</p> <p>2.174 In accord with the sequential approach to development set out in the strategic policies of the Plan, consideration of alternative development opportunities in less environmentally sensitive locations will need to have been properly considered as part of any justification for strategic forms of development in the Green Zone.</p> <p>2.175 Any such proposals will need to be considered against the planning policy regime provided by policies NR4-6: Renewable energy; MR3: New or extended mineral workings and NR9: Utilities infrastructure facilities respectively.</p>	<p>countryside. Their provision will be considered in terms of impact upon landscape character and other policies of the Plan, such as SCO5 and SCO6</p> <p>Strategic development</p> <p>There may emerge, during the remainder of the Plan period, strategic development proposals of Island-wide significance related to the generation of utility-scale renewable energy; the extraction of minerals; or the provision of elements of significant public infrastructure, such as a new secondary school in the Green Zone.</p> <p>Any such development will likely need to be considered within the context of a full and thorough Environmental Impact Assessment to ensure that: the need is proven; alternatives have been properly identified and considered; and that environmental implications for the Green Zone are properly identified, avoided and/or mitigated as far as possible.</p> <p>In accord with the Plan's sequential approach to development, consideration of alternative less environmentally sensitive locations will need to have been properly considered.</p>	<p>Inspectors' recommendation: education provision that the Minister proceeds as he intends with regard to education provision within the Green Zone.</p> <p>Inspectors' report: 3.56... We stressed then, and repeat now, that there is no actual proposal before us: the issue is solely one of whether the Plan should make provision in principle that would enable a GZ site to be considered. The Minister (for Environment) has indicated his willingness to do so and we endorse that as sensible provision but without in any way commenting on the merits of relocation much less any particular site.</p> <p>Minister's response <i>The Inspectors' recommendation is noted by the Minister and he intends to proceed as proposed.</i></p>
<p>Policy NE7: Green Zone</p> <p>The Green Zone, as designated on the Proposals Map, will be given a high level of protection from development and there will be a general presumption against all forms of development.</p> <p>The Minister for Planning and Environment, however, recognises that there are existing buildings and land uses within the Green Zone and that to prevent all development here is unreasonable.</p> <p>Accordingly, the following exceptions to the general presumption against development in the Green Zone may be permissible where they do not cause serious harm to the landscape character of the area:</p> <p>Residential</p> <p>1. the extension of a dwelling, but only where;</p> <ol style="list-style-type: none"> it remains subservient to the existing building in terms of design and scale; and its design is appropriate relative to existing buildings and its context; and it does not disproportionately increase the size of the dwelling in terms of its gross floorspace or building footprint(32); it would not lead to a significant increase in the occupancy of the dwelling in the case of an extension or the conversion of part of an existing dwelling that would lead to the creation of a separate household: <ol style="list-style-type: none"> the new accommodation is capable of re-integration into the principal dwelling; and it is designed to lifetime home standards it does not cause serious harm to the landscape character of the area. <p>2. the development of an ancillary residential building and/or structure, but only where;</p> <ol style="list-style-type: none"> it is of a modest scale and is not disproportionate to other buildings on the site; it is well sited and designed, having regard to the relationship with 	<p>Policy NE7: Green Zone</p> <p>The Green Zone, as designated on the Proposals Map, will be given a high level of protection from development and there will be a general presumption against all forms of development, including but not limited to:</p> <ul style="list-style-type: none"> the development of a new dwelling (other than as a replacement under 3 and 10; the provision of new, under 4; or conversion under 9, below); facilitating a separate household by means of an extension, conversion or new build (other than to meet changing family circumstances under 1e below); the change of use of land to extend a domestic curtilage; redevelopment of modern agricultural building(s) involving demolition and replacement with a building(s) for another use, or their conversion to a non-employment use; redevelopment of glasshouse(s) involving demolition and replacement with a building(s) or conversion for another use, or their conversion to a non-employment use. <p>Only the following exceptions may be permissible, and only where they do not cause serious harm to landscape character:</p> <p>Residential</p> <p>1. the extension of a dwelling, but only where:</p> <ol style="list-style-type: none"> it remains subservient to the existing building in terms of design and scale; it is designed appropriately relative to existing buildings and its context; having regard to its planning history, it does not disproportionately increase the size of the dwelling in terms of any of its gross floorspace, building footprint or visual impact; it does not facilitate significant increased occupancy; and in the case of an extension or the conversion of part of an existing dwelling to create a separate household: <ol style="list-style-type: none"> the accommodation is for an elderly relative or a relative who requires a degree of care and/or support for their health and 	<p>Inspectors' recommendations: form and layout</p> <p>(3.46) that subject to our more detailed recommendations and illustrative revisions with respect to Policy NE6 and its preamble, in the interests of consistency of approach, and increased clarity and consistency of decision making, the Minister progresses the form and layout of Policy NE7 and its preamble along the lines set out in his <i>Proposed revision</i>.</p> <p>(3.54) that the Minister proceeds along the lines set out in the Proposed revision but considers making Policy NE7 and its preamble more succinct following similar principles to those outlined in paragraph 3.41 and illustrated in the annexes to this Chapter.</p> <p>Inspectors' report: 3.45... in light of our previous conclusion that the revised approach proposed for Policy NE 6 and its preamble would enhance the clarity of decision making within the CNP, we accept the case for adopting a broadly similar formulation in the drafting of Policy NE7 and its preamble, so that users can more readily appreciate the similarities and differences in the substance between the Plan's policies for the two defined areas of the Island.</p> <p>Minister's response <i>This recommendation has been accepted by the Minister and changes to the form and layout of the pre-amble and policy have been made accordingly.</i></p> <p>Inspectors' report: objective criteria</p> <p>3.51...As with our consideration of Policy NE6, the <i>Proposed revision</i> moves NE7 in the direction of objective criteria but, rightly, stops short of a mechanistic reliance on specified floorspaces, building footprints or the like which might lead to undesirable outcomes in unforeseen circumstances. Concepts such as "disproportionately large" give a measure of discretion but only at the margins, and individual planning decisions will remain open to first and third party (merits based) appeals in the event that one of the parties feels aggrieved by the outcome.</p> <p>Minister's response <i>The Inspectors' measured support for the greater use of objective criteria for this</i></p>

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Policy NE7: Green Zone – pre-amble and policy	Policy NE7: Green Zone – pre-amble and policy	Inspectors' recommendation and reason for change
<p>existing buildings, the landscape context, size, material, colour and form; and</p> <p>c. it does not cause serious harm to the landscape character of the area</p> <p>3. the redevelopment of an existing dwelling and/or an existing ancillary residential building and/or structure, involving demolition and replacement, but only where the proposal would;</p> <p>a. be no larger, in terms of gross floorspace or building footprint, than the building being replaced(33); and</p> <p>b. not lead to a significant increase in the occupancy of the dwelling; and</p> <p>c. give rise to demonstrable environmental gains which make a positive contribution to the repair and restoration of the landscape character of the area by; a reduction in its visual impact; an improvement in the design and/or siting of the building and/or structure that is more sensitive to the site context and setting; or more sensitive use of materials, landscaping, or means of enclosure.</p> <p>4. the development of staff and key agricultural worker accommodation, but only where the proposal would;</p> <p>a. accord with Policy H9: staff and key agricultural worker accommodation; and</p> <p>b. not cause serious harm to the landscape character of the area.</p> <p>For the avoidance of doubt, there will remain the strongest presumption against:</p> <p>5. the development of a new dwelling (other than as a replacement under 3. or in respect of staff and key agricultural worker accommodation under 4 above);</p> <p>6. the development of a separate household by the development of a new or the conversion of an existing ancillary domestic building;</p> <p>7. the change of use of land to extend a domestic curtilage.</p> <p>Employment</p> <p>8. the extension and/or intensification of use of existing employment buildings and land, but only where;</p> <p>a. the requirement for a coastal or countryside location in the Green Zone can be adequately justified;</p> <p>b. in the case of an extension, it remains subservient to the existing building in terms of its design and scale, and its design is appropriate relative to existing buildings and its context; and</p> <p>c. it does not cause serious harm to the landscape character of the area.</p> <p>9. the development of an ancillary employment building and/or structure, but only where;</p> <p>a. it is of a modest scale and is not disproportionate to other buildings on the site;</p> <p>b. it is well sited and designed, having regard to the relationship with existing buildings, the landscape context, size, material, colour and form; and</p> <p>c. it does not cause serious harm to the landscape character of the area.</p> <p>10. the redevelopment of an employment building(s), involving demolition and replacement for the same use, but only where it would;</p> <p>a. be no larger, in terms of gross floorspace or building footprint, than the building being replaced(34); and</p> <p>b. give rise to demonstrable environmental gains which make a positive contribution to the repair and restoration of the landscape character of the area by; a reduction in its visual impact; an improvement in the design and/or siting of the building and/or structure that is more sensitive to the site context and setting; or more sensitive use of</p>	<p>well-being;</p> <p>ii. the accommodation is capable of re-integration into the principal dwelling; and</p> <p>iii. it is designed to lifetime home standards, and</p> <p>f. it does not seriously harm landscape character.</p> <p>2. the development of an ancillary building and/or structure, but only where;</p> <p>a. it is modest and is proportionate to other buildings on the site;</p> <p>b. it is well sited and designed, relative to other buildings, the context, size, material, colour and form; and</p> <p>c. it does not cause serious harm to landscape character.</p> <p>3. the redevelopment of an existing dwelling and/or an existing ancillary residential building and/or structure, involving demolition and replacement, but only where the proposal would:</p> <p>a. not be larger in terms of any of gross floorspace, building footprint or visual impact than the building being replaced;</p> <p>b. not facilitate a significant increase in occupancy ; and</p> <p>c. give rise to demonstrable environmental gains, contributing to the repair and restoration of landscape character.</p> <p>4. the development of staff and key agricultural worker accommodation, but only where the proposal would;</p> <p>a. accord with Policy H9: staff and key agricultural worker accommodation; and</p> <p>b. not cause serious harm to the landscape character of the area.</p> <p>Employment</p> <p>5. the extension and/or intensification of use of existing employment buildings and land, but only where, having regard to the planning history of the site;</p> <p>a. the requirement for a coastal or countryside location is adequately justified;</p> <p>b. an extension remains subservient, well related to the existing building in design and scale;</p> <p>c. an intensification does not create undue noise, disturbance or a significant increase in travel and trip generation; and</p> <p>d. it does not cause serious harm to landscape character.</p> <p>6. the development of an ancillary building and/or structure, but only where;</p> <p>a. it is modest and is proportionate to other buildings on the site;</p> <p>b. it is well sited and designed, relative to other buildings, the context, size, material, colour and form; and</p> <p>c. it does not cause serious harm to landscape character.</p> <p>7. The redevelopment of an employment building(s), involving demolition and replacement for the same use, but only where:</p> <p>a. it would be no larger in terms of any of gross floorspace, building footprint or visual impact than that being replaced;</p> <p>b. an intensification does not create undue noise, disturbance or a significant increase in travel and trip generation; and</p> <p>c. it gives rise to demonstrable environmental gains, contributing to the repair and restoration of landscape character.</p> <p>8. the change of use of employment land and buildings (involving</p>	<p><i>policy is noted by the Minister and he intends to proceed as proposed.</i></p> <p>Inspectors' report: : objective criteria</p> <p>3.51...As with respect to Policy NE6, and for similar reasons, we do not accept that the qualified exception to consider extensions to existing houses somehow warrants a further exception to enable a replacement dwelling (or replacement ancillary building) to be larger than that being replaced.</p> <p>Minister's response</p> <p><i>The Inspectors' measured support for the greater use of objective criteria for this policy is noted by the Minister and he intends to proceed as proposed.</i></p> <p>Minister's changes</p> <p><i>The Minister has made further proposed changes to the policy to;</i></p> <ul style="list-style-type: none"> <i>clarify that the justification for an exception to be made allowing the creation of a separate household in the GZ, which must be on the basis of a relative who requires a degree of care and/or support for their health or well-being. In most instances, it is envisaged that this will be an elderly relative;</i> <i>clarify that the re-integration of the accommodation into the main building will be regulated, most likely through a planning obligation agreement, which the applicant will be required to be party to.</i>

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<p>materials, landscaping, or means of enclosure.</p> <p>11. the change of use of employment land and buildings (involving conversion of a building), to other employment uses, but only where:</p> <ol style="list-style-type: none"> it would accord with Policy E1: Protection of employment land; and the requirement for a coastal or countryside location in the Green Zone can be adequately justified; and it does not cause serious harm to the landscape character of the area. <p>12. the change of use of employment land and buildings (involving conversion of a building), to residential or other non-employment uses, but only where:</p> <ol style="list-style-type: none"> the redundancy of employment use is proven in accord with Policy E1: Protection of employment land, or where the development involves office or tourism accommodation; and it gives rise to demonstrable environmental gains and makes a positive contribution to the repair and restoration of the landscape character of the area by; a reduction in the intensity of occupation and use; and, a visual improvement in the design and appearance of the land and building(s); or it secures a viable alternative use for a traditional farm building in accord with Policy ERE4. <p>13. the redevelopment of an employment building(s), involving demolition and replacement for another use, but only where:</p> <ol style="list-style-type: none"> the redundancy of employment use is proven in accord with Policy E1: Protection of employment land, or where the development involves office or tourism accommodation; and it would be no larger, in terms of gross floorspace or building footprint, than the building being replaced(35). it would give rise to significant demonstrable environmental gains which make a positive contribution to the repair and restoration of the landscape character of the area by; a significant reduction in its visual impact; a significant reduction in the intensity of use; an improvement in the design and siting of the building that is more sensitive to the site context and setting; or more sensitive use of materials, landscaping, or means of enclosure. <p>14. new cultural and tourism development, but only where:</p> <ol style="list-style-type: none"> it is appropriate in scale relative to existing buildings and its landscape context; and it does not cause serious harm to the landscape character of the area. <p>For the avoidance of doubt, there will remain the strongest presumption in the Green Zone against:</p> <p>15. the redevelopment of a modern agricultural building(s), involving demolition and replacement with a building(s) for another use;</p> <p>16. the redevelopment of a glasshouse(s), involving demolition and replacement with a building(s) for another use.</p> <p>Minor development</p> <p>17. Development that is small in scale and incidental to the primary use of land and buildings, but only where:</p> <ol style="list-style-type: none"> it is well sited and designed, having regard to the relationship with existing buildings, the landscape context, size, material, colour and form; and it does not cause serious harm to the landscape character of the area. 	<p>conversion of a building), to other employment uses, but only where:</p> <ol style="list-style-type: none"> it would accord with Policy E1: <i>Protection of employment land</i>; the requirement for a coastal or countryside location can be adequately justified; and in the case of an intensification of use, it does not create undue noise, disturbance or a significant increase in travel and trip generation; and it does not seriously harm landscape character. <p>9. the change of use of employment land and buildings (involving conversion of a building) to non-employment uses but only where:</p> <ol style="list-style-type: none"> the redundancy of employment use is proven in accord with Policy E1: Protection of employment land or where the development involves office or tourism accommodation; and it gives rise to: demonstrable environmental gains, contributing to the repair and restoration of landscape character; reduced intensity of occupation and use; and improved design and appearance of the land and building(s); or it secures a viable alternative use for a traditional farm building in accord with Policy ERE4 <i>Change of use and/or conversion of traditional farm buildings</i>. <p>10. the redevelopment of an employment building(s), involving demolition and replacement for another use, but only where:</p> <ol style="list-style-type: none"> the redundancy of employment use is proven in accord with Policy E1: Protection of employment land or where the development involves office or tourism accommodation; the proposal is no larger in terms of any of gross floorspace, building footprint or visual impact than the building being replaced; and. it gives rise to: demonstrable environmental gains, contributing to the repair and restoration of landscape character; reduced intensity of occupation and use; and improved design and appearance of the land and building(s). <p>11. New cultural and tourism development, but only where it:</p> <ol style="list-style-type: none"> is appropriate relative to existing buildings and its landscape context; and does not seriously harm landscape character. <p>Minor development</p> <p>12. Development small in scale and incidental to the primary use of land and buildings, but only where:</p> <ol style="list-style-type: none"> It is well sited and designed, having regard to the relationship with existing buildings, landscape context, size, material, colour and form; and It does not cause serious harm to landscape character. 	


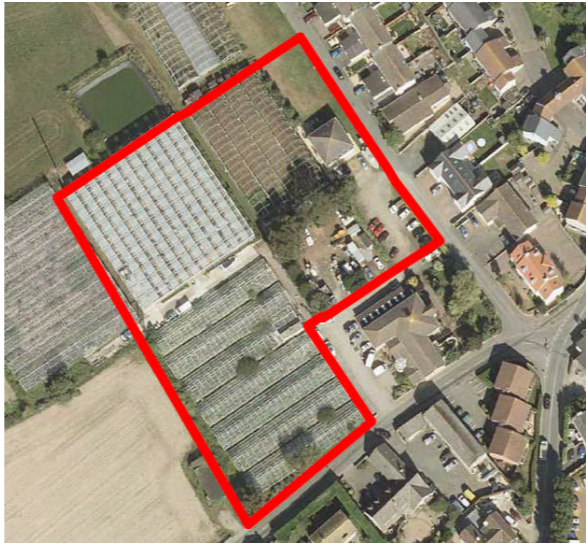
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<p>Managed open space</p> <p>18. Development of managed open space, such as allotments, playing fields, other amenity green spaces and cemeteries where it does not cause serious harm to the landscape character of the area.</p> <p>Strategic development</p> <p>19. Where it is demonstrated to satisfy a proven need in the Island's interest, relative to the proper assessment of alternative options of meeting that need, strategic development related to renewable energy production; the provision of new or extended utilities infrastructure; or the extraction of minerals, but only where it is in accord with:</p> <ul style="list-style-type: none"> a. Policy NR 4: Exploratory, appraisal or prototype off-shore utility scale renewable energy proposals and Policy NR 5: Off-shore utility scale renewable energy development; or b. Policy NR9: Utilities infrastructure facilities; or c. Policy MR3: New or extended mineral workings. 	<p>Managed open space</p> <p>13. Development of managed open space, such as allotments, playing fields, other amenity green spaces and cemeteries where it does not cause serious harm to the landscape character of the area.</p> <p>Strategic development</p> <p>14. Where it is demonstrated to satisfy a proven Island need, relative to the proper assessment of alternative options, strategic development related to renewable energy production; extraction of minerals or other elements of significant public infrastructure, such as a new secondary school, but only where;</p> <ul style="list-style-type: none"> a. its environmental implications are properly identified, avoided and/or mitigated as far as possible; and it accords with b. Policy NR6: <i>On-shore renewal energy production, or</i> c. Policy MR3: <i>New or extended mineral workings.</i> 	<p>Inspectors' recommendation: education provision (3.56) that the Minister proceeds as he intends with regard to education provision within the Green Zone.</p> <p>Inspectors' report: 3.56... We stressed then, and repeat now, that there is no actual proposal before us: the issue is solely one of whether the Plan should make provision in principle that would enable a GZ site to be considered. The Minister (for Environment) has indicated his willingness to do so and we endorse that as sensible provision but without in any way commenting on the merits of relocation much less any particular site.</p> <p>Minister's response <i>The Inspectors' recommendation is noted by the Minister and he intends to proceed as proposed.</i></p>


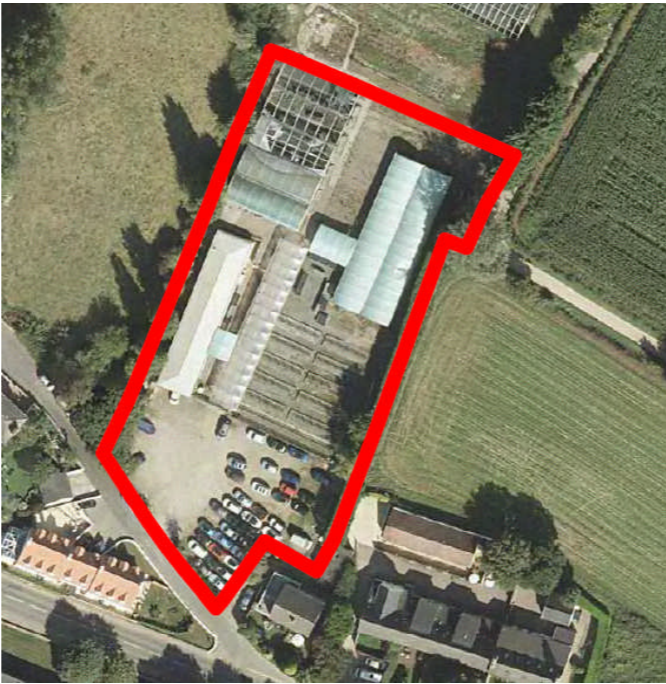
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<p>6.13 Category A affordable housing is defined as follows;</p> <p>Affordable (Category A) housing includes homes for social rent and purchase, provided to specified eligible households whose needs are not met by the commercial housing market.</p> <p>Affordable housing should meet the needs of persons on median incomes or below, who would otherwise have financial difficulties renting or purchasing residential accommodation in the general residential market, determined with regard to income levels and house prices prevailing in Jersey; and</p> <p>Affordable housing may be owned and managed by a housing trust or association which provides homes to eligible families or individuals by means of sale or lease or by any other means on conditions that will ensure that the home will remain available for eligible families in the future. In order to ensure that the benefit of and access to affordable housing provided under this policy is not lost to future eligible households, conditions or restrictions may be imposed to ensure that the benefit may be recycled or retained in order to ensure the provision of affordable housing meets the needs of this and future generations.</p> <p>The eligibility of households to access affordable housing shall be determined by their assessment through the Affordable Housing Gateway.</p> <p>The Minister is committed to good quality design in housing and, in particular, will require that affordable homes be built to meet or exceed the standards for homes set out in supplementary planning guidance. To ensure that homes are truly affordable the Minister will encourage innovation in construction methods and alternative methods of home ownership and housing delivery.</p> <p>The clear relationship between affordable housing and the Affordable Housing Gateway means that housing that is developed for sale on the open market (Category B) is excluded from the definition of affordable housing whatever price it is sold at.</p>	<p>6.13 Category A affordable housing is defined as follows;</p> <p>Affordable (Category A) housing includes homes for social rent and purchase, provided to specified eligible households whose needs are not met by the commercial housing market.</p> <p>Affordable housing should meet the needs of persons on median incomes or below, who would otherwise have financial difficulties renting or purchasing residential accommodation in the general residential market, determined with regard to income levels and house prices prevailing in Jersey; and</p> <p>Affordable housing may be owned and managed by a registered affordable housing provider that provides homes to eligible families or individuals by means of sale or lease or by any other means on conditions that will ensure that the home will remain available for eligible families in the future. In order to ensure that the benefit of and access to affordable housing provided under this policy is not lost to future eligible households, conditions or restrictions may be imposed to ensure that the benefit may be recycled or retained in order to ensure the provision of affordable housing meets the needs of this and future generations.</p> <p>The eligibility of households to access affordable housing shall be determined by their assessment through the Affordable Housing Gateway.</p> <p>The Minister is committed to good quality design in housing and, in particular, will require that affordable homes be built to meet or exceed the standards for homes set out in supplementary planning guidance. To ensure that homes are truly affordable the Minister will encourage innovation in construction methods and alternative methods of home ownership and housing delivery.</p> <p>The clear relationship between affordable housing and the Affordable Housing Gateway means that housing that is developed for sale on the open market (Category B) is excluded from the definition of affordable housing whatever price it is sold at.</p>	<p>Inspectors' report: Category A housing definition</p> <p>4.62... The intention of this is to narrow down the definition so that it is focused on those in greatest need. In particular the previous reference to first time buyers was seen as having made its scope too broad. The new definition is based on the Housing affordability study (BT2), and it was generally supported in principle. Deputy Green pointed out that the Housing Gateway (which had not been developed at the time of the last EiP) enabled greater precision in matching those in need to the housing available. The definition had been prepared jointly with the Strategic Housing Unit and the Council of Ministers. (In passing, we note here an apparently much greater level of co-operation between Planning and Housing as compared with the previous EiP).</p> <p>4.63... The States approach, in the face of a very serious problem, and with house prices described by Mrs Blakeley (AJA) as being much too high ("it is very expensive to live here generally; we need a re-balance") has taken a view, which we think is reasonable, that it is only by direct intervention in provision via "registered affordable housing providers" (to use the term now included in the definition) that inroads will be made into the problem.</p> <p>Minister's response</p> <p><i>The Inspectors' comments are noted by the Minister and he intends to proceed as proposed, with a minor amendment to the term used for registered affordable housing providers included in the definition as this is a more accurate and appropriate description.</i></p>																																								
<p>6.24 A combination of population modelling and average household size modelling, has been used to estimate housing requirements for Jersey from 2005-2035. (4)This base data has been used, by the States of Jersey Statistics Unit, to generate estimations of housing requirements for the Plan period of 1,500 homes for each of two five-year tranches, 2011 - 2015; 2016 - 2020, giving a total requirement, generated by population change of 3,000 homes during the Plan period.</p>	<p>6.24 A combination of population modelling, using the 2011 Census figures and average household size modelling, has been used to estimate housing requirements for Jersey for the remainder of the Plan period (3)This base data generates estimations of housing requirements of 1,000 homes between 2013 - 2015 and 1,300 homes for the period 2016 - 2020. This gives a total requirement, generated by population change of 2,300 homes during reminder of the Plan period to 2020.</p>	<p>Inspectors' report: housing demand</p> <p>4.13... Having read all the evidence and considered the various points made at the EiP we do not believe that the assessment of demand set out in the revised proposals is deficient. ... We accept the demand side figures.</p> <p>Minister's response</p> <p><i>The Inspectors' acceptance of the assessment of housing demand is noted by the Minister and he intends to proceed on the basis of the following amendment to the demand side figures which have been updated to reflect changes in plan period and population modelling.</i></p> <ul style="list-style-type: none"> <i>housing requirements 2016-20 amended from 1,450 to 1,300 (2012-2020 ie.8 years) with consequential amendments</i> 																																								
<table border="1"> <thead> <tr> <th></th> <th>Period 1 2013-2015</th> <th>Period 2 2016-2020</th> <th>Total change over 10 years</th> </tr> </thead> <tbody> <tr> <td>Reduced household size⁽⁴⁾</td> <td>600</td> <td>600</td> <td>1,200</td> </tr> <tr> <td>Net inward migration</td> <td>-450</td> <td>900</td> <td>1,350</td> </tr> <tr> <td>Households to communals</td> <td>-50</td> <td>-50</td> <td>-100</td> </tr> <tr> <td>Total</td> <td>1,000</td> <td>1,450</td> <td>2,450</td> </tr> </tbody> </table>		Period 1 2013-2015	Period 2 2016-2020	Total change over 10 years	Reduced household size ⁽⁴⁾	600	600	1,200	Net inward migration	-450	900	1,350	Households to communals	-50	-50	-100	Total	1,000	1,450	2,450	<p>Housing</p> <table border="1"> <thead> <tr> <th></th> <th>Period 1 2013-2015</th> <th>Period 2 2016-2020</th> <th>Total change over 8 years</th> </tr> </thead> <tbody> <tr> <td>Reduced household size⁽⁴⁾</td> <td>600</td> <td>600</td> <td>1,200</td> </tr> <tr> <td>Net inward migration</td> <td>-450</td> <td>750</td> <td>1,200</td> </tr> <tr> <td>Households to communals</td> <td>-50</td> <td>-50</td> <td>-100</td> </tr> <tr> <td>Total</td> <td>1,000</td> <td>1,300</td> <td>2,300</td> </tr> </tbody> </table> <p>Table 6.1 Housing requirements estimated from population modelling (Source: States Statistics Unit)</p>		Period 1 2013-2015	Period 2 2016-2020	Total change over 8 years	Reduced household size ⁽⁴⁾	600	600	1,200	Net inward migration	-450	750	1,200	Households to communals	-50	-50	-100	Total	1,000	1,300	2,300	<p>See comment on housing demand (above)</p>
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<p>6.36 On the basis of population modelling and housing aspiration, moderated by considerations of realistic affordability, it is estimated that 3,450 homes are required over the remaining Plan period 2013 to 2020 (an average requirement of 430 dwellings per year), of which 1,000 should be affordable housing (an average requirement of 125 dwellings per year).</p>	<p>6.36 On the basis of population modelling and housing aspiration, moderated by considerations of realistic affordability, it is estimated that 3,300 homes are required over the remaining Plan period 2013 to 2020 (an average requirement of 412 dwellings per year), of which 1,000 should be affordable housing (an average requirement of 125 dwellings per year).</p> <p>Previously 430 dwellings per year</p>	<p>See comment on housing demand (above)</p>																																				
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<p>6.48 The following States-owned sites may also become available during the Plan period and the redevelopment for affordable homes (in whole or in part) could contribute additional supply. Potential yield from these sites has not been included in estimations of supply at this stage as it's status is not definitive.</p> <ul style="list-style-type: none"> • La Motte Street Youth Centre, St. Helier • Norman's Timber Yard, St. Helier 	<p>6.48 The following States-owned site may also become available during the Plan period and its redevelopment for affordable homes (in whole or in part) could contribute additional supply. Potential yield from this site has not been included in estimations of supply at this stage.</p> <ul style="list-style-type: none"> • La Motte Street Youth Centre, St. Helier 	<p>Minister's changes</p> <p><i>The Norman's Timber Yard has been removed from the States of Jersey owned sites supply as it is not wholly owned by the States.</i></p> <p><i>(NB. this site was not included in the overall supply tables and so its removal is not material to the total supply of housing)</i></p>																																				
<p>6.56 The sites identified as likely to come forward by 2020 are:</p> <ul style="list-style-type: none"> • Belle Vue, St Brelade - Phase 2 (47 units) • Ann Court, St Helier - (circa. 140 units) • La Collette Low Rise, St Helier - Phase 1 & 2 - (circa. 100 units) 	<p>6.56 The sites identified as likely to come forward by 2020 are:</p> <ul style="list-style-type: none"> • Belle Vue, St Brelade - Phase 2 (47 units) • Ann Court, St Helier - (circa. 190 units) • La Collette Low Rise, St Helier - Phase 1 & 2 -(circa. 100 units) 	<p>Minister's changes</p> <p><i>An additional 50 units is estimated to be delivered from this site – based upon more recent detailed site analysis by the States of Jersey Property Holdings</i></p> <p><i>(All subsequent tables (6.3 & 6.4) and text references have been updated.)</i></p>																																				

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<p>6.73 Provision has been made for as many as 3,670 homes over the remainder of the Plan period. In overall terms, this would suggest that the strategy of the Plan, relative to housing land availability, is reasonably healthy, with a small predicted surplus of 220 units over the Plan period.</p> <p>6.74 The average build rates required to meet the demand for housing over the remainder of the Plan period is about 430 dwellings per annum which is less than the average rate of residential development delivered since 2002 (2002-2012) of over 500 dwellings per annum.</p> <p>6.75 It is considered that the level of anticipated provision over and above the level of estimated demand is prudent, reasonable and justifiable given the estimates and assumptions upon which the forecasts are made in addition to the challenges that remain to ensure delivery of the homes required, some of which are set out below. Moreover, the potential surplus (of +265 units) of Category A affordable homes in the latter half of the plan, is considered to be justifiable and prudent having regard to the potential for increasing demand for affordable housing as currently non-qualified households moving into the qualified sector in the next 3-5 years, indicated in the 2012 Housing Needs Survey and to offset an anticipated shortfall in the period 2013-15.</p>	<p>6.73 Provision has been made for as many as 3,700 homes over the remainder of the Plan period. In overall terms, this would suggest that the strategy of the Plan, relative to housing land availability, is reasonably healthy, with a small predicted surplus of 400 units over the Plan period.</p> <p>6.74 The average build rates required to meet the demand for housing over the remainder of the Plan period is about 412 dwellings per annum which is less than the average rate of residential development delivered since 2002 (2002-2012) of over 500 dwellings per annum.</p> <p>6.75 It is considered that the level of anticipated provision over and above the level of estimated demand is prudent, reasonable and justifiable given the estimates and assumptions upon which the forecasts are made in addition to the challenges that remain to ensure delivery of the homes required, some of which are set out below. Moreover, the potential surplus (of +290 units) of Category A affordable homes in the latter half of the plan, is considered to be justifiable and prudent having regard to the potential for increasing demand for affordable housing as currently non-qualified households moving into the qualified sector in the next 3-5 years, indicated in the 2012 Housing Needs Survey and to offset an anticipated shortfall in the period 2013-15.</p>	<p>Minister's changes <i>Net figures adjusted to reflect changes in demand and supply described above.</i></p>																																																																																																																																												

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<p>Proposal 20</p> <p>Provision of homes</p> <p>The Minister for Planning and Environment will make provision for sufficient land and opportunities to meet the requirements for homes over the Plan period.</p> <p>The Plan makes provision for 3,670 homes to be built over the Plan period, comprising:</p> <ul style="list-style-type: none"> 1,120 Category A homes; 2,550 Category B homes. 	<p>Proposal 20</p> <p>Provision of homes</p> <p>The Minister for Planning and Environment will make provision for sufficient land and opportunities to meet the requirements for homes over the Plan period.</p> <p>The Plan makes provision for 3,700 homes to be built over the Plan period, comprising:</p> <ul style="list-style-type: none"> 1,150 Category A homes; 2,550 Category B homes. 	<p>Minister's changes</p> <p><i>Net figures adjusted to reflect changes in demand and supply described above.</i></p>
<p>6.83 Access to the homes, whether they are managed by the States of Jersey Housing Department or other providers of social housing such as housing associations and the parishes, will be managed by the States of Jersey Affordable Housing Gateway. This will ensure that they are occupied by households whose needs cannot be met by the open housing market.</p>	<p>6.83 Access to the homes, whether they are managed by the States of Jersey Housing Department or other providers of social housing such as housing trusts and the parishes, will be managed by the States of Jersey Affordable Housing Gateway. This will ensure that they are occupied by households whose needs cannot be met by the open housing market.</p>	<p>Minister's changes</p> <p><i>The reference to 'Housing Associations' has been amended to 'Housing Trusts' as this term is more accurate.</i></p>
<p>Policy H 1</p> <p>Category A affordable housing sites</p> <p>States-owned land</p> <p>To assist with and contribute to the provision of affordable homes the following States-owned sites, which are already identified for disposal, will be developed, in whole or in part, to provide affordable homes:</p> <ol style="list-style-type: none"> 1. former Jersey College for Girls, Rouge Bouillon, St. Helier; 2. Summerland and Ambulance HQ, Rouge Bouillon, St. Helier <p>Other States-owned sites, should they be deemed to be surplus to requirements during the Plan period, may also be developed, in whole or in part, for the purposes of providing affordable homes, including:</p> <ol style="list-style-type: none"> 3. La Motte Street Youth Centre, St. Helier 	<p>6.91 Given the reliance of the housing strategy in the Plan upon the delivery of affordable homes on States-owned land, it is important that this source of supply 'performs' in accord with targets for completion. In the event that the supply of affordable homes from this source is not satisfactory, and, in particular, if substantial progress has not been made in the Summerland/Ambulance station site by the start of 2016, the Minister may seek to bring forward other, readily implementable alternatives requiring a further review of the plan.</p> <p>Policy H 1</p> <p>Category A affordable housing sites</p> <p>States-owned land</p> <p>To assist with and contribute to the provision of affordable homes the following States-owned sites, which are already identified for disposal, will be developed, in whole or in part, to provide affordable homes:</p> <ol style="list-style-type: none"> 1. former Jersey College for Girls, Rouge Bouillon, St. Helier; 2. Summerland and Ambulance HQ, Rouge Bouillon, St. Helier <p>Other States-owned sites, should they be deemed to be surplus to requirements during the Plan period, may also be developed, in whole or in part, for the purposes of providing affordable homes, including:</p> <ol style="list-style-type: none"> 3. La Motte Street Youth Centre, St. Helier 	<p>Inspectors' recommendation: Policy H1 – States-owned sites</p> <p>(4.27)...that the sites included in Policy H1 should be approved. That should substantial progress fail to be made by the start of 2016 on the Summerland/Ambulance Station site readily implementable alternatives should urgently be sought.</p> <p>Inspectors' report:</p> <p>4.20...It is understandable that there was some scepticism among participants regarding the development of States-owned sites. Mr Cotillard (Jersey Construction Council) was among those who expressed doubts. Some of those included in the 2011 Plan have not proceeded (as previously mentioned), and some have been dropped. Others have moved forward very slowly. On the other hand some sites, such as Le Squez which we visited, have clearly come forward. But we and others asked questions about the land included in the proposed revisions.</p> <p>4.21...There are two sites in this category. The first is the Jersey College for Girls. This was in the 2011 Plan but has not as yet come forward. We were however told of recent progress (it is subject to a current planning application) and we are as satisfied as we can be that this will at last happen. We were told it will include 75 units of social housing.</p> <p>4.22...The second is "Summerland and Ambulance Station, Rouge Bouillon". We visited this site and saw the very active uses which exist there. The Minister sees this as coming towards the end of the Plan period (between 2016 and 2020). A number of participants expressed doubts about this; and we share them, based on the past record to which we have referred. Since it is not proposed for development imminently, we do not see the need to replace it at present; but should there be no substantial progress within two years from the EiP (ie by the beginning of 2016) we recommend that other sites are brought forward in its stead.</p> <p>Minister's response and changes</p> <p><i>The Minister notes the Inspectors' guarded concern about the ability of States-owned sites to deliver homes relative to anticipated targets.</i></p> <p><i>The Minister proposes to make explicit reference to the potential requirement to review the Plan again should less than satisfactory progress be made in the Plan.</i></p>

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<p>Policy H 1 Category A affordable housing sites Private land Other sites, currently in private ownership, listed below and shown on the Island Proposals Map, comprising a total of approximately 18 acres (40 vergées) of land, are zoned for the purpose of delivering 80% Category A social rent affordable housing and 20% Category A affordable housing for purchase on each site. Planning permission for other forms of development will not be approved. Where necessary, the sites will be acquired by the States on behalf of the public, if needs be by compulsory purchase, in order to ensure that they are brought forward for the development of affordable homes.</p> <ol style="list-style-type: none"> 4. De La Mare Nurseries, La Rue a Don, Grouville (2.5 acres/6 vergées) 5. Samares Nursery, La Grande Route de St. Clement, St. Clement, (10acres/22 vergées); 6. Le Quesne Nurseries, La Rue de Jambart ,St. Clement (4 acres/9 vergées) 7. Longueville Nurseries, New York Lane, St. Saviour (1.5 acre/3 vergées); 	<p>Policy H 1 Category A affordable housing sites Private land Other sites, currently in private ownership, listed below and shown on the Island Proposals Map, comprising a total of approximately 18 acres (40 vergées) of land, are zoned for the purpose of delivering 80% Category A social rent affordable housing and 20% Category A affordable housing for purchase on each site. Planning permission for other forms of development will not be approved. Where necessary, the sites will be acquired by the States on behalf of the public, if needs be by compulsory purchase, in order to ensure that they are brought forward for the development of affordable homes.</p> <ol style="list-style-type: none"> 4. De La Mare Nurseries, La Rue a Don, Grouville (2.5 acres/6 vergées) 5. Samares Nursery, La Grande Route de St. Clement, St. Clement, (10acres/22 vergées); 6. Le Quesne Nurseries, La Rue de Jambart ,St. Clement (4 acres/9 vergées) 7. Longueville Nurseries, New York Lane, St. Saviour (1.5 acre/3 vergées); 	<p>Inspectors' recommendation: Policy H1 – private sites (4.28)... that should the States fail to support any or all of the sites proposed in H1, alternative, readily implementable sites should immediately be brought forward urgently for public consultation and a further EiP at the earliest possible date .</p> <p>Inspectors' report: 4.26... we conclude that all four should go ahead. (We consider later whether the States should have compulsory purchase powers so as to ensure, if needs be, that this happens). As we have suggested already, we think the States made an error in excluding these sites in 2011 and that this needs to be rectified if the Island Plan is to be effective in meeting the Island's needs.</p> <p>Minister's response and changes <i>The Minister notes the Inspectors' support for the proposed rezoning of the four strategic H1 sites in private ownership and their concern about the States failing to support all four of them.</i> <i>The Minister proposes no change to the Plan but highlights the need for the States to support the rezoning of these sites in his report to the States.</i></p>
<p>Policy H1(4) De la Mare Nurseries, Grouville (Proposals Map and site assessments)</p> 	<p>Amendment to site boundary to:</p> <ul style="list-style-type: none"> • exclude that part of the site that sits within the existing Built-up Area; • extend the site to the north-west 	<p>Inspectors' recommendation: de la Mare Nurseries, Grouville that the Minister amends <i>Proposed revision</i> Map B.1 to exclude the supermarket site from the defined Policy H1 housing site, extends the northwestern boundary as far as but not beyond the south eastern edge of the horticultural reservoir, and retains the written Policy H1 section 5 without amendment.</p> <p>Minister's response and changes <i>The Inspectors' recommendation is noted and accepted by the Minister who intends to proceed on the basis of the amended site boundary because:</i></p> <ul style="list-style-type: none"> • <i>of the recent approval of the planning application (P/2013/1315) to redevelop the existing retail and residential uses that sit within the built-up area for a new local supermarket at this site.</i> • <i>no other site proposed for re-zoning, save for those owned by the States, includes an area of land that sits within the existing built-up area boundary and the treatment of the site in this way would thus be consistent with that of other private land proposed for rezoning.</i> • <i>its amendment, in a north-westerly direction, offsets that lost (an indicative estimate of 40-50 units equates to the earlier assessment of potential yield)</i> • <i>the Minister will require that this does not have any adverse environmental implications for the ecological value of Grouville Marsh and the quality of the adjacent water catchment area, and that it delivers an environmental enhancement to the northern edge of the existing site, including removal of all redundant horticultural paraphernalia and the restoration/creation of a suitable buffer between any development and the marsh.</i>

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<p>Policy H1(7) Longueville Nurseries, St Saviour (Proposals Map and site assessments)</p> 	<p>Amendment to site boundary to:</p> <ul style="list-style-type: none"> extend the site to the north-east 	<p>Inspectors' recommendation: Longueville Nurseries, St Saviour that the Minister amends <i>Proposed revision</i> Map B.3 so the rearward boundary runs along the line of the retaining wall just behind the main polytunnels. Subject to that, we recommend that no change be made to Policy H1 with respect to this site.</p> <p>Minister's response and changes <i>The Inspectors' recommendation is noted and accepted by the Minister who intends to proceed on the basis of the amended site boundary because:</i></p> <ul style="list-style-type: none"> the proposed amendment reflects a more logical site boundary relative to the features on the ground; the limited extension of the site can be accommodated without serious harm to landscape character and; any increase in potential indicative yield is limited (from 14-20 units previously to 24-27 units) and not significant relative to any additional impact upon services and/or infrastructure.
<p>Policy H 2: Other Category A affordable housing sites</p> <p>The following previously rezoned sites, listed below and shown on the Island Proposals Map, are zoned for the purpose of delivering 80% Category A social rent affordable housing and 20% Category A affordable housing for purchase on each site. Planning permission for other forms of development will not be approved.</p> <p>Where necessary, the sites will be acquired by the States on behalf of the public, if needs be by compulsory purchase, in order to ensure that they are brought forward for the development of affordable homes.</p> <ol style="list-style-type: none"> Field 873, Bel Royal, St Lawrence (0.9 acres/ 2.0 vergées); Field 274, St. Clement (2.5 acres/5.5 vergées); <p>The development of Category A social rent affordable housing and Category A affordable housing for purchase on each site will be regulated through the award of planning permission and planning obligation agreements.</p> <p>The potential number and type of homes that could be provided on these sites will be considered in development briefs to be issued, as supplementary planning guidance, by the Minister for Planning and Environment.</p> <p>Access to all Category A affordable homes shall be controlled and managed through the States of Jersey Affordable Housing Gateway and all social rent affordable homes are to be managed by a States of Jersey approved registered social landlord.</p>	<p>Policy H 2: Other Category A affordable housing sites</p> <p>The following previously rezoned site, listed below and shown on the Island Proposals Map, is zoned for the purpose of delivering 80% Category A social rent affordable housing and 20% Category A affordable housing for purchase on each site. Planning permission for other forms of development will not be approved.</p> <p>Where necessary, the sites will be acquired by the States on behalf of the public, if needs be by compulsory purchase, in order to ensure that it's brought forward for the development of affordable homes.</p> <ol style="list-style-type: none"> Field 873, Bel Royal, St Lawrence (0.9 acres/ 2.0 vergées); <p>The development of Category A social rent affordable housing and Category A affordable housing for purchase on this site will be regulated through the award of planning permission and planning obligation agreements.</p> <p>The potential number and type of homes that could be provided on this site will be considered in a development brief to be issued, as supplementary planning guidance, by the Minister for Planning and Environment.</p> <p>Access to all Category A affordable homes shall be controlled and managed through the States of Jersey Affordable Housing Gateway and all social rent affordable homes are to be managed by a States of Jersey approved registered social landlord.</p>	<p>Minister's change <i>The Plan at Policy H2, and other related sections, has been updated to reflect the fact that development at Field 274, St Clement has now commenced and the development of homes here are under construction.</i></p>
<p>Policy H5: Affordable housing in rural centres</p> <p>The Minister will support the provision of affordable housing to support the viability and vitality of Jersey's rural settlements.</p> <p>Those sites listed below and shown on the Island Proposals Map, comprising a total of approximately 4.5 acres (10.5 vergées) of land, are zoned for the</p>	<p>Policy H5: Affordable housing in rural centres</p> <p>The Minister will support the provision of affordable housing to support the viability and vitality of Jersey's rural settlements.</p> <p>The site listed below and shown on the Island Proposals Map, is zoned for the purpose of providing 80% Category A social rent affordable housing and 20%</p>	<p>Inspectors' recommendation: Field 402, St Martin (4.109) that the site is retained in the Plan but is subject to the preparation and adoption of a Village Plan (including full consideration of alternatives) to the Minister's satisfaction</p>

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<p>purpose of delivering 80% Category A social rent affordable housing and 20% Category A affordable housing for purchase on each site. Planning permission for other forms of development will not be approved.</p> <p>Where necessary, the sites will be acquired by the States on behalf of the public, if needs be by compulsory purchase, in order to ensure that they are brought forward for the development of affordable homes.</p> <ol style="list-style-type: none"> Field 402 St Martin (1.5 Acres/3.5 vergées); Field 622, St. Ouen (1.5 Acres/3.5 vergée. Glasshouse site, Field 785, St Ouen (1.5 Acres/3.5 vergées); <p>The development of Category A social rent affordable housing and Category A affordable housing for purchase on each site will be regulated through the award of planning permission and planning obligation agreements.</p> <p>The potential number and type of homes that could be provided on these sites will be considered in development briefs to be issued, as supplementary planning guidance, by the Minister for Planning and Environment.</p> <p>Access to all Category A affordable homes shall be controlled and managed though the States of Jersey Affordable Housing Gateway and all social rent affordable homes are to be managed by a States of Jersey approved registered social landlord.</p> <p>Other housing development proposals to support the viability and vitality of Jersey's rural settlements will be permitted, provided that the development:</p> <ol style="list-style-type: none"> is appropriate in scale and density to the existing character of the village; and is well-related to the existing Built-up Area and local facilities, services and infrastructure and where provision for education, leisure, recreation, local shopping, and other community facilities is adequate or can be provided, where required, to meet the needs arising from the proposals. 	<p>Category A affordable housing for purchase. Planning permission for other forms of development will not be approved.</p> <ol style="list-style-type: none"> Glasshouse site, Field 785, St Ouen (1.5 Acres/3.5 vergées); <p>The following site has been identified and is specifically zoned for the purposes of providing 80% Category A social rent affordable housing and 20% Category A affordable housing for purchase, subject to the preparation and adoption of a village plan (including a full consideration of alternative sites) by the Minister for Planning and Environment:</p> <ol style="list-style-type: none"> Field 402 St Martin (1.5 Acres/3.5 vergées); <p>Where necessary, the sites will be acquired by the States on behalf of the public, if needs be by compulsory purchase, in order to ensure that they are brought forward for the development of affordable homes.</p> <p>The development of Category A social rent affordable housing and Category A affordable housing for purchase on the site will be regulated through the award of planning permission and planning obligation agreements.</p> <p>The potential number and type of homes that could be provided on the site will be considered in development briefs to be issued, as supplementary planning guidance, by the Minister for Planning and Environment.</p> <p>Access to all Category A affordable homes shall be controlled and managed though the States of Jersey Affordable Housing Gateway and all social rent affordable homes are to be managed by a States of Jersey approved registered social landlord.</p> <p>Other housing development proposals to support the viability and vitality of Jersey's rural settlements will be permitted, provided that the development:</p> <ol style="list-style-type: none"> is appropriate relative to the existing character of the village; and is well-related to the existing Built-up Area and local facilities, services and infrastructure and where provision for education, leisure, recreation, local shopping, and other community facilities is adequate or can be provided, where required, to meet the needs arising from the proposals. 	<p>Inspectors' report</p> <p>4.107 We have found consideration of this site extremely difficult. ... There is no Village Plan, and the consideration of alternatives has not been carried out in the context of such a plan. There is a need for an agreement involving two houses which would have to be regarded as a major exception to policy. On the other hand we were impressed by the openness and sincerity of the Connétable, who has clearly been striving (along with his predecessors) for a very long time to get this scheme off the ground in the interests of his parishioners. We were impressed too by his obvious flexibility and understanding in seeking so far as possible to bring the Parish proposals into line with those of the States, for example in terms of density and the use of the Gateway.</p> <p>4.108 We conclude that a Village Plan should be prepared. ... Subject to a Village Plan being completed, and assuming no preferable alternatives come forward, we lean in favour of this site, which we think is well located and with care could be developed satisfactorily. We are conscious that the Parish and site owner will have mixed feelings regarding our conclusions, which fall short of an unequivocal endorsement, but building on greenfield land in the Green Zone requires unequivocal justification, which has not yet been fully met.</p> <p>Minister's response and changes</p> <p><i>The Inspectors' recommendation is noted and accepted by the Minister who intends to proceed on the basis of the proposed amendment to Policy H5 in respect of Field 402, St Martin.</i></p> <p>Inspectors' recommendation: Field 622, St Ouen</p> <p>(4.127) that this site is deleted from the Island Plan but that work on the Village Plan is completed as quickly as possible with a view either to its reinstatement or the addition of an alternative site.</p> <p>Inspectors' report</p> <p>4.125 This is a particularly prominent open site with a high agricultural value. The bar is therefore set quite high. It has its advantages, including its proximity to the village, and the support expressed at Parish meetings cannot be ignored. The effort and commitment of the Parish authorities to the development of accommodation for its residents must be applauded. But the difficulties are considerable.</p> <p>4.126 We conclude that a Village Plan should be prepared. A good deal of the necessary work has been done, and it should be completed expeditiously. We think the Minister should offer some help and advice to the Parish in order to complete it. As part of that exercise the alternatives need to be fully and independently assessed, on the basis of the technical work already carried out. This may turn out to be the best site and we do not rule it out of the equation. But we are not convinced – its disadvantages are substantial.</p> <p>Minister's response and changes</p> <p><i>The Inspectors' recommendation is noted and accepted by the Minister who has deleted Field 622 from the Plan. The Minister will work with the Parish to undertake a Village Plan expeditiously to ensure that all alternatives are properly and openly assessed.</i></p>
<p>Unqualified housing: standards</p> <p>Extract from Policy H9</p> <p>Staff and key agricultural worker accommodation</p> <p>Staff and key agricultural worker accommodation should be provided ... and be of a standard that is in accordance with the Minister for Planning and Environment's published guidance for housing...</p> <p>...Proposals for staff accommodation through the conversion, rearrangement, subdivision or extension of an existing building, or through the provision of</p>	<p>Unqualified housing: standards</p> <p>Extract from Policy H9</p> <p>Staff and key agricultural worker accommodation</p> <p>Staff and key agricultural worker accommodation should be provided ... and be of a standard that is in accordance with the Minister for Planning and Environment's published guidance for housing...</p> <p>...Proposals for staff accommodation through the conversion, rearrangement, subdivision or extension of an existing building, or through the provision of</p>	<p>Inspectors' recommendation: Unqualified housing: standards</p> <p>(4.51)... that no change is made to the Plan. But we register our concern that insufficient priority has been given to the implementation of Policy H9. At any future review/EiP specific attention should be given to the needs of people in this sector, and to the adequacy of Policy H9 and its implementation.</p> <p>Inspectors' report:</p> <p>4.47... We have found it difficult to understand the issues fully..</p> <p>4.48... there are significant concerns about the quality of this accommodation.</p> <p>4.49 ...We discussed the informal accommodation which is spread throughout</p>

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<p>temporary buildings should meet, as closely as possible, the required standards for housing as set out in the supplementary planning guidance issued by the Minister for Planning and Environment. The provision of such accommodation which does not meet those standards established for lodging houses will not be permitted.</p> <p>Permission for new housing in the countryside to house key agricultural workers will not be permitted unless, in exceptional cases, it is demonstrated, to the satisfaction of the Minister for Planning and Environment, that the proposal meets all of the criteria identified above and is solely for occupation by a bona fide agriculturalist.</p> <p>New permanent housing for key agricultural workers will not be permitted unless it meets the required standards for housing as set out in the supplementary planning guidance issued by the Minister for Planning and Environment.</p>	<p>temporary buildings should meet, as closely as possible, the required standards for housing as set out in the supplementary planning guidance issued by the Minister for Planning and Environment. The provision of such accommodation which does not meet those standards established for lodging houses will not be permitted.</p> <p>Permission for new housing in the countryside to house key agricultural workers will not be permitted unless, in exceptional cases, it is demonstrated, to the satisfaction of the Minister for Planning and Environment, that the proposal meets all of the criteria identified above and is solely for occupation by a bona fide agriculturalist.</p> <p>New permanent housing for key agricultural workers will not be permitted unless it meets the required standards for housing as set out in the supplementary planning guidance issued by the Minister for Planning and Environment.</p>	<p>the Island, and we were told that there were 152 units at the time of the Census. Given that we ourselves saw a considerable number of such units during our site visits – which did not to any degree amount to a thorough examination of the phenomenon – we were surprised that this figure was so low.</p> <p>4.50 We were left with a sense that more needed to be done to understand this problem and to raise standards. Deputy Power said that Policy H9 (which deals with staff and key worker accommodation, and is not the subject of a proposed revision) was not being effective. New accommodation met standards but older units did not. We are encouraged that the Strategic Housing Unit will be looking at this in the round. We hope that this will overcome the perception that those in this sector are not given the attention that they merit, and we hope that the concerns and experience of people like Monsignor France will, by the time of the next EiP, be very different. The evidence suggests that there is not a shortage of accommodation, provided migration levels remain at or around the expected level. But there is a problem of quality, and there is insufficient information about informal accommodation. We are not clear what can be done in policy terms within the Island Plan, through which as the Minister said in his closing submission it is difficult to address conditions in existing accommodation. This is largely a matter of culture and priority, not a matter of planning policy formulation. Policy H9 already makes appropriate provision but it appears, as Deputy Power said, that it is not being effectively implemented.</p> <p>Minister's response</p> <p><i>The Minister notes the Inspectors' concerns. As recommended, he proposes no change to the Plan but will seek to address matters related to the implementation of Policy H9 and will work with others to better understand and address the quality of existing stock.</i></p>