

JERSEY BRIDGING ISLAND PLAN

EXAMINATION IN PUBLIC (EiP) PROGRAMME

as published 4 November 2021

Version 3.0 (4 November 2021)

Note: Please refer to the Examination website for further updates.

Day 1 – Monday 15 November 2021 10:00 hours

Introductions

Opening statement by the representative of the Minister for the Environment

Strategic Matters

Strategic Proposals (excluding Strategic Proposal 3)

Island Plan Review Team (Representing the Minister for the Environment)	Connetable of St Brelade, Mike Jackson
Statistics Jersey (GoJ), Daniel Edmunds	The National Trust for Jersey, Charles Alluto or Mrs Karin Taylor
Sustainability and Foresight Team (GoJ), Dr Louise Magris	Deputy of St Brelade, Montfort Tadier
Jersey Chamber of Commerce	Deputy of St Ouen, Richard Renouf
BandGroup Limited, Alex Curtis	Jersey Milk Marketing Board, Andrew Le Gallais MBE
Jersey Business	Association of Jersey Architects, Paul Harding

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

Strategic Policies SP1 – 7

Island Plan Review Team (Representing the Minister for the Environment)	Sustainability and Foresight Team (GoJ), Dr Louise Magris
Natural Environment Team (GoJ), Marc Woodhall or Willie Peggie	The National Trust for Jersey, Charles Alluto or Mrs Karin Taylor
Department for the Economy (GoJ), Daniel Houseago	Société Jersiaise
Jersey Construction Council	Connetable of St Helier, Simon Crowcroft
St Brelade's Bay Association, Moz Scott	Deputy of St Helier, Inna Gardiner
Jersey Farmers Union, Peter Le Maistre	MS Planning, Mike Stein or David Parker
Senator Kristina Moore	KE Planning, Stephanie Steedman or Claire Smith
Association of Jersey Architects, Paul Harding	Jersey Electricity Plc, Peter Cadiou

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

Places Policies PL1 – 5

Island Plan Review Team (Representing the Minister for the Environment)	KE Planning, Stephanie Steedman or Claire Smith
Le Comité de la Commune Rurale de St Jean, Ian Touzel	Royal Jersey Agricultural & Horticultural Society, James Godfrey
St Martin's Conservation Trust, Antony Gibb	Jersey Farmers Union, Peter Le Maistre
Association of Jersey Architects, Paul Harding	MS Planning, Mike Stein or David Parker
States of Jersey Development Company, Lee Henry	Deputy of St Helier, Inna Gardiner

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

Day 1 – Monday 15 November 2021 14:00 hours

Housing

Demand and Supply Issues (Note: Site Allocations to be discussed Day 2 and 3)

Island Plan Review Team (Representing the Minister for the Environment)	Housing Policy (GoJ), Deborah Reeve
Statistics Jersey (GoJ), Daniel Edmunds	Senator Sam Mézec
Jersey Chamber of Commerce	Jersey Farmers Union, Peter Le Maistre
The National Trust for Jersey, Charles Alluto or Mrs Karin Taylor	Jersey Construction Council
Jersey Homes Trust, Chris Clarke or Steve Van Neste	MS Planning
Andium Homes, Carl Mavity	Pioneer Property Services, David Parker
KE Planning, Stephanie Steedman or Claire Smith	Senator Kristina Moore
Jersey Milk Marketing Board, Andrew Le Gallais MBE	Jersey Business

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

Day 2 – Tuesday 16 November 2021 10:00 hours

Housing

Policies H1 – H9 (Note: Policy H5 See Below)

Island Plan Review Team (Representing the Minister for the Environment)	Housing Policy (GoJ), Deborah Reeve
Senator Kristina Moore	Senator Sam Mézec
Jersey Development Company, Lee Henry	Connetable of St Martin, Karen Shenton-Stone
Deputy of St Helier, Inna Gardiner	Connetable of St John, Andy Jehan
Connetable of St Helier, Simon Crowcroft	Association of Jersey Architects, Tom Bull
Société Jersiaise	Andium Homes, Carl Mavity
Jersey Hospitality Association, Claire Boscq	The National Trust for Jersey, Charles Alluto or Mrs Karin Taylor
Jersey Farmers Union, Peter Le Maistre	Jersey Chamber of Commerce
Connetable of St Brelade, Michael Jackson	Jersey Architecture Commission, June Barnes
Pioneer Property Services, David Parker	KE Planning, Stephanie Steedman or Claire Smith
Jersey Construction Council	Jersey Milk Marketing Board, Andrew Le Gallais MBE

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

Day 2 – Tuesday 16 November 2021 14:00 hours (continued on Wednesday until 11:00 hours)

East of Island (Including Trinity, St Martin, St Saviour, St Helier, St Clement and Grouville) - Allocated Affordable Housing Sites Policy H5. Minister’s Potential Alternatives, States Members’ Proposals and Non-Allocated Sites Proposed in Representations (See Appendices 1, 2 and 3)

Island Plan Review Team (Representing the Minister for the Environment)	Deputy of St Helier, Mary Le Hegarat
MS Planning	Connetable of St Helier, Simon Crowcroft
KE Planning, Stephanie Steedman or Claire Smith or the Procureuer (Grouville)	Jersey Milk Marketing Board, Andrew Le Gallais MBE
Connetable of St Martin, Karen Shenton-Stone	Andium Homes, Mike Porter or Michael Ruane
Peter Thomson	Kate Hughes
Fauvic Nurseries, Mr Stanley Payn	Save St Helier Fields Group
Deputy of St Martin, Steve Luce	Jersey Farmers Union, Peter Le Maistre
Hannah Coutillard	Parish of St Helier Infrastructure
Save our St Saviour, Patricia Blandin	Sam Cooper

Socrates Architects (Wednesday 10am)	Connetable of St Clement, Marcus Troy (Wednesday 10am)
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1. Are the sites allocated for affordable housing adequate to meet the identified part of the quantum of need?
2. Are the sites in appropriate locations, having regard to planning criteria including road access and landscape impact?
3. Consideration of the alternative sites suggested by the Minister and those proposed by States Members.
4. The merits of possible housing sites suggested in representations.

Day 3 – Wednesday 17 November 2021 10:00 hours (until 11:00 hours)

East of Island Housing Sites Continued

Day 3 – Wednesday 17 November 2021 11:00 hours

West of Island (Including St Ouen, St Mary, St John, St Lawrence, St Peter and St Brelade) – Affordable Housing Sites Policy H5. Minister’s Potential Alternatives, States Members’ Proposals and Non-Allocated Sites Proposed in Representations (see Appendices 1, 2 and 3)

Island Plan Review Team (Representing the Minister for the Environment)	Methodist Homes for the Aged, Julie Garbutt
Senator Steve Pallett	Connetable of St John, Andy Jehan
Deputy of St Ouen, Richard Renouf	Connetable of St Ouen, Richard Buchanan
Connetable of St Peter, Richard Vibert	Connetable of St Mary, John Le Bailly
Andium Homes, Mike Porter or Michael Ruane	KE Planning, Stephanie Steedman or Claire Smith
GR Langlois	JS Carney and Co Ltd
MS Planning	Jersey Farmers Union, Peter Le Maistre
Deputy of St Lawrence, Kirsten Morel	Le Comité de la Commune Rurale de St Jean, Ian Touzel
Jersey Milk Marketing Board, Andrew Le Gallais MBE	

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Day 4 – Thursday 18 November 2021 10:00 hours

Natural and Historic Environment

Natural Environment (including Strategic Proposal 3)

Island Plan Review Team (Representing the Minister for the Environment)	Natural Environment Team (GoJ), Marc Woodhall or Willie Pegg
Marine Resources Team (GoJ), Paul Chambers or Willie Pegg	Deputy of St Ouen, Richard Renouf
Deputy of St Martin, Steve Luce	Deputy of St Mary, David Johnson
Connetable of St Peter, Richard Vibert	Connetable of St John, Andy Jehan
Connetable of St Ouen, Richard Buchanan	The National Trust for Jersey, Charles Alluto or Mrs Karin Taylor
Jersey Heritage, Roger Hills	MS Planning, Anthony Farman
KE Planning, Stephanie Steedman or Claire Smith	Jersey Marine Conservation, Kevin Mcllwee
Jersey Farmers Union, Peter Le Maistre	Jersey National Park Ltd, Jim Hopley
Le Comité de la Commune Rurale de St Jean, Ian Touzel	Ansom Jerseys – La Ferme, Rob Perchard
Rosel Estates Ltd, Emma Johnston	Jersey Milk Marketing Board, Andrew le Gallais MBE
Royal Jersey Agricultural & Horticultural Society, James Godfrey	St Brelade's Bay Association, Moz Scott
Société Jersiaise	Blue Marine Foundation, Appin Williamson (after break)
Deputy of St Lawrence, Kirsten Morel	Association of Jersey Architects, Richard Le Sueur

1. Is the Coastal National Park (CNP) extension justified?
2. Will the policy framework for the protection of the CNP be effective and is it justified?
3. Would the alternative approach suggested by the Minister of an outstanding landscape and seascape character area (OLASCA) referred to in the Minister's Statement Response 43 be a more appropriate policy response?

Break

4. Does the Bridging Island Plan (BIP) provide an adequate approach for the consideration of development in marine areas and marine biodiversity?
5. Is the Green Backdrop Zone appropriately drawn?

Day 4 – Thursday 18 November 2021 14:00 hours

Historic Environment

Island Plan Review Team (Representing the Minister for the Environment)	Deputy of St Lawrence, Kirsten Morel
Deputy of St Helier, Inna Gardiner	Deputy of St Peter, Rowland Huelin
Jersey Heritage, Roger Hills	The National Trust for Jersey, Charles Alluto or Mrs Karin Taylor
Jersey Farmers Union, Peter Le Maistre	Société Jersiaise

MS Planning, Anthony Farman	KE Planning, Stephanie Steedman or Claire Smith
Rosel Estates Ltd, Emma Johnston	Jersey Business
Ports of Jersey, Steve Tanner/AN Other	Association of Jersey Architects, Richard Le Sueur

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

Day 5 – Friday 19 November 2021

In Reserve (for over-runs)

Day 6 – Monday 29 November 2021 10:00 hours

The Economy

Island Plan Review Team (Representing the Minister for the Environment)	Department for the Economy (GoJ), Daniel Houseago
Marine Resources Team (GoJ), Marc Woodhall	Senator Sarah Ferguson
Deputy of St Lawrence, Kirsten Morel	Jersey Chamber of Commerce
Connetable of St Helier, Simon Crowcroft	Association of Jersey Architects, Mike Waddington
Jersey Hospitality Association, Claire Boscq	MS Planning
KE Planning, Stephanie Steedman or Claire Smith	Jersey Farmers Union, Peter Le Maistre
Andium Homes, Carl Mavity	Jersey Marine Conservation, Kevin Mcllwee
St Brelade's Bay Association, Moz Scott	Ports of Jersey, Darren Scott/AN Other
BandGroup Limited, Alex Curtis	Jersey Construction Council
Chair of the Jersey Chamber of Commerce, Tourism Venues & Attractions Group, Robert McKenzie	Minister for Economic Development and Tourism, Sport and Culture, Lyndon Farnham
Jersey Business (to hot seat with Department for the Economy)	

1. Does the BIP provide an adequate framework to meet the needs of a sustainable island economy?
2. Should additional sites be allocated as protected employment areas?
3. Will Policy EV1 be effective in providing an appropriate quantity and types of visitor accommodation? Is the Minister's proposed revision to the policy justified?

Day 6 – Monday 29 November 2021 14:00 hours

General Development Policies

Island Review Team (Representing the Minister for the Environment)	Department for the Economy (GoJ), Daniel Houseago
Deputy of St Lawrence, Kirsten Morel	Senator Ferguson
Connetable of St Helier, Simon Crowcroft	Jersey Chamber of Commerce
The National Trust for Jersey, Charles Alluto or Mrs Karin Taylor	Association of Jersey Architects, Tom Bull
KE Planning, Stephanie Steedman or Claire Smith	MS Planning
Andium Homes, Carl Mavity	Jersey Farmers Union, Peter le Maistre
Jersey Hospitality Association, Claire Boscq	Ports of Jersey, Darren Scott/AN Other
St Brelade's Bay Association, Moz Scott	Chair of Jersey Architectural Commission, David Pritchard
Chair of the Jersey Chamber of Commerce, Tourism Venues & Attractions Group, Robert McKenzie	Jersey Marine Conservation, Kevin Mcllwee
Jersey Construction Council	States of Jersey Development Company, Lee Henry

1. Is policy GD5 justified?
2. What height should be imposed by GD7?
3. Is GD 10 (% for art) a reasonable policy?

Day 7 – Tuesday 30 November 2021 10:00 hours

Travel, Emissions and Utilities

Island Plan Review Team (Representing the Minister for the Environment)	Ports of Jersey, William Sadler/AN Other
Sustainability and Foresight Team (GoJ), Dr Louise Magris	Jersey Water, Mark Bowden
Deputy of St Helier, Inna Gardiner	Jersey Chamber of Commerce
Connétable of St Ouen, Richard Buchanan	The National Trust for Jersey, Charles Alluto or Mrs Karin Taylor
Jersey Electricity Plc, Peter Cadiou	MS Planning
KE Planning, Stephanie Steedman or Claire Smith	Association of Jersey Architects, Ian Alder
Infrastructure Housing and Environment Department – Operations, Rob Haywood	Infrastructure Housing and Environment Department – Building Control, Steve Raine
Andium Homes, Carl Mavity	Jersey Business

1. Does the BIP adequately further the aims of the Jersey Sustainable Transport Policy?
2. Does the BIP do enough to promote active travel and the use of electronic vehicles?
3. Should there be closer alignment between the travel policies and relevant technical standards?
4. Should Policy ME1 apply to all housing development?
5. Does the BIP adequately distinguish between energy consumption and a reduction in carbon emissions?
6. Does the BIP go far enough in relation to managing emissions?

Day 7 – Tuesday 30 November 2021 14:00 hours

Strategic Infrastructure (including Our Hospital)

Island Plan Review Team (Representing the Minister for the Environment)	Infrastructure Housing and Environment Department – Strategic Infrastructure, Andy Scate
Sustainability and Foresight Team (GoJ), Dr Louise Magris	Our Hospital Project Team (GoJ), Andy Scate
Deputy of St Lawrence, Kirsten Morel	KE Planning, Stephanie Steedman or Claire Smith
Jersey Sport, Catriona McAllister	MS Planning
Deputy of St Helier, Robert Ward	Connetable of St Helier, Simon Crowcroft
Deputy of St Helier, Inna Gardiner	Children, Young People, Education and Skills (GoJ), Keith Posner
Deputy of St Ouen, Richard Renouf	Jersey Health and Community Services, Professor Ashok Handa
Michael de la Haye OBE	Jersey Business
Tamara Vanmeggelen	Friends of Our New Hospital, Peter Funk

1. Does the Plan make sufficient provision for the island's infrastructure requirements?
2. Is the inclusion of Policy C13 justified in advance of a determination of a planning application for "Our New Hospital"?
3. Should a country park for St Helier at Warwick Farm be included as a proposal?

Day 8 – Wednesday 1 December 2021 10:00 hours

Waste and Minerals

Island Plan Review Team (Representing the Minister for the Environment)	Infrastructure, Housing and Environment Department (GoJ), Willie Pegg or Andy Scate
Sustainability and Foresight Team (GoJ), Dr Louise Magris	Senator Kristina Moore
Ports of Jersey, Steve Tanner/AN Other	Jersey Construction Council
Granite Products	Ronez Quarries, Mike Osborne
Simon Sand and Gravel, Jason Simon	Deputy of St Mary, David Johnson
Seymour Hotels	AA Langlois, Alan Langlois
Connetable of St Peter, Richard Vibert	Deputy of St Lawrence, Kirsten Morel
Peter or Nicola d'Anger	Steve or Manuela Milsom
Deputy of St Peter, Rowland Huelin	The National Trust for Jersey, Charles Alluto or Mrs Karin Taylor
WP Recycling, KE Planning	

1. Is the projected demand for minerals based on the Minerals Waste and Water (MWW) Study realistic?
2. Does the BIP make adequate provision for the safeguarding and supply of minerals having regard to expected supply from quarries on the island, recycled material and imports?
3. Is the proposed safeguarding of Gigoulande quarry sustainable and justified bearing in mind the potential environmental impacts?
4. Is the intention to restrict further extraction of sand at Simon quarry justified?

Day 9 – Thursday 2 December 2021 10:00 hours

Open Plenary Session

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

Session 1: 10:00 – 11:00 hours

Jersey Business, Nick Steel: Economy

MS Planning, John Nicholson: Built-Up Area boundaries & Open Space

Simon Sand & Gravel, Jason Simon: Gigoulande Quarry Extension

Andy Howell: Plan B Housing Sites

Association of Jersey Architects, Paul Harding: Subject to be confirmed

Session 2: 11:00 – 12:00 hours

Tim Dunningham, JMEC Ltd Electrical Contractors: Affordable Housing

Mike Dun: International obligations; non-discrimination issues; “work Permits” and the “non-quals” sector of housing demand

Chris McCarthy: Various

Mr Moon: Sustainable Construction

Robert Parker: Biodiversity – Grand Vaux Reservoir

Session 3: 12:00 – 13:00 hours

David Cole: Craigie Hall & Field 151

Alexander Burnett: Ville de L'Aube & Field 818

Steve Luce, Deputy of St Martin: Subject to be confirmed

St Martin's Conservation Trust, Antony Gibb: Housing (East of Island); Natural Environment and Historic Environment; Travel, Emissions and Utilities

Jack Livingstone: SM727 - Proposed indoor cricket and sports complex

Closing by representative of the Minister for the Environment

Sites allocated for affordable housing in the Plan

To be discussed on Day 2 PM

H1186a & H1189 & HH1198, St Helier

H121, St Helier

S413 & S415 & S415A & S470, St Helier

S530, St Saviour

G392A, Grouville

S729, St Saviour

J525, St John

MN410, St Martin

O954 & O595, St Ouen

P632, St Peter

Appendix 2

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

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

H1248, St Helier

S341, St Saviour

C102, St Clement

C104 & C105, St Clement

J1109, St John

Midbay, St Lawrence

MN391, St Martin

MY563, St Mary

O622 & O623, St Ouen

P558, St Peter

P559, St Peter

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

O630, St Ouen

L127, St Lawrence

MY493, St Mary

J229, St John

J939, St John

J236, St John

Other suggested housing sites

B246, St Brelade

B494 & B494A & B495 & B496 & B564 & B566 & B566A & B567, St Brelade

B644A, St Brelade

B942, St Brelade

Beauchamp House, St John

Bel Air, St Saviour

Broadlands, St Peter

B512, St Brelade

C127 & C128, St Clement

Cheraleen, St. Mary

Cote d'Or, Grouville

Craigie Hall & C151, St Clement

Eden House 644a, St Brelade

Foxfield, St Brelade

G234, Grouville

G355 & G358A, Grouville

G403A, G403C, G403D, G432A, Grouville

G508 & G508A & G526 & G526A & G521A, Grouville

H1210, St Helier

H1224, St Helier

H1341 & H1341A, St Helier

Houguemont, St Martin

J228 & J230 & J230A, St John

J801, St John

L114 & L115, St Lawrence

L309 & L311, St Lawrence

L875 & L875A, St Lawrence

Land at La Verte Vue, St Mary

Land at Sion Village, St John

Le Mourin Vineries, St Saviour

La Rive Garage, Rozel Valley, St Martin

Les Niemes Farm, St Peter

Longfields, St Ouen

MN423A, St Martin

MN477, St Martin

MN478B, St Martin

MN489, St Martin

New Morley

North End House, St Lawrence

O250, St Ouen

O562, St Ouen

O782, St Ouen

Oak Lane Farm, St Brelade

P175 & P190, St Peter

P189, St Peter

P655 & P656, St Peter

Quarry to east of B351, St Brelade

Rainbow Nurseries, Grouville

S380, St Saviour

S579, St Saviour

S741 & S742, St Saviour

T1404, Trinity

T267 & T269, Trinity

T536, Trinity

T588, Trinity

T873, Trinity

Tabor Park, St Brelade

Thornhill Park, St Peter

Trinity Grange T569, Trinity

Mount Martin & Field H1550, St Helier

Ville de L'Aube, St Peter

Notes to Appendix 3:

1. Should you consider a site has not been listed above **which was previously put forward in an initial representation**, please contact the Programme Officer.
2. Please note the Inspectors are examining the Plan as prepared by the Government of Jersey. Therefore, they will in the first instance, be considering the merits for the development of sites included in the Plan ("allocated sites"). However, should they determine that there is a need for additional or different sites to be allocated, they will take account of the alternatives suggested by the Minister for the Environment, the sites proposed in public representations to the Plan and the States Members' suggested amendments.
3. Not all of the sites listed above will be the subject of discussion. The Inspectors will decide upon which sites they wish to receive oral submissions based upon those selected to participate at the relevant EiP session. The Inspectors will assess all other sites using the written representations which have been submitted. Written representations and oral submissions will carry equal weight.