



**THE STATES assembled on Friday
25th March 2022, at 9.30 a.m. under
the Presidency of
Mrs. Lisa-Marie Hart, Deputy Greffier of the States.**

All members were present at roll call with the exception of –

Deputy Geoffrey Peter Southern of St. Helier – en défaut (défaut raised at 9.54 a.m.)
Deputy Jeremy Martin Maçon of St. Saviour – ill
Deputy Louise Mary Catherine Doublet of St. Saviour – ill
Deputy Charles Hugh Raymond of Trinity – excused attendance (arrived in the Chamber at 11.48 a.m.)

Prayers

Standing Order 55A – remote participation

THE STATES, with reference to their Act dated 14th September 2021, in which they had agreed that, notwithstanding Standing Order 55A(1), members who did not wish to attend in the States Chamber might continue to take part in States meetings using Microsoft Teams (until the States had considered and voted upon a proposition to re-apply Standing Order 55A(1) or to repeal or vary the terms of the Standing Order), assembled in accordance with Standing Order 55A with members able to participate remotely using Microsoft Teams.

Statements on a matter of official responsibility

(see Official Report/Hansard)

The President of the Jersey Branch of the Assemblée Parlementaire de la Francophonie made a statement regarding Le Mois de la Francophonie.

Island Plan 2022-25: Approval P.36/2021

THE STATES resumed consideration of a proposition of the Minister for the Environment entitled ‘Island Plan 2022-25: Approval’ (P.36/2021), and rejected a proposition of the Connétable of St. Mary, in accordance with the provisions of Standing Order 84, that the proposition be put to the vote.

Members present voted as follows –

POUR: 15

Senator I.J. Gorst
Senator T.A. Vallois
Connétable of St. Saviour
Connétable of Grouville
Connétable of St. Mary
Deputy M.R. Higgins (H)
Deputy S.J. Pinel (C)
Deputy R. Labey (H)
Deputy S.M. Wickenden (H)

CONTRE: 25

Senator S.W. Pallett
Senator S.Y. Mézec
Connétable of St. Lawrence
Connétable of St. Brelade
Connétable of St. Peter
Connétable of St. Ouen
Connétable of St. Martin
Connétable of St. John
Connétable of St. Clement

ABSTAIN: 1

Deputy J.H. Young (B)

Deputy G.J. Truscott (B)	Deputy J.A. Martin (H)
Deputy L.B. Ash (C)	Deputy G.P. Southern (H)
Deputy G.C.U. Guida (L)	Deputy of Grouville
Deputy of St. Peter	Deputy K.C. Lewis (S)
Deputy of Trinity	Deputy M. Tadier (B)
Deputy S.M. Ahier (H)	Deputy of St. Martin
	Deputy of St. Ouen
	Deputy of St. Mary
	Deputy K.F. Morel (L)
	Deputy of St. John
	Deputy M.R. Le Hegarat (H)
	Deputy J.H. Perchard (S)
	Deputy R.J. Ward (H)
	Deputy C.S. Alves (H)
	Deputy K.G. Pamplin (S)
	Deputy I. Gardiner (H)

THE STATES resumed consideration of the proposition of the Minister for the Environment, as amended, and, adopting the proposition, as amended, approved, in accordance with Article 3(1) of the Planning and Building (Jersey) Law 2002, as amended by the Covid-19 (Island Plan) (Jersey) Regulations 2021, the draft Island Plan 2022-25, except that –

1. with the adoption of the amendment of the Minister for the Environment (P.36/2021 Amd.(88)) –
 - within Strategic Proposal 3 – Creating a marine spatial plan for Jersey –
 - (a) after the words “Spatial Plan”, there should be inserted the words “before 2025”; and
 - (b) after the words “territorial waters”, the word “to” should be replaced with the words “in particular, to develop a network of marine protected areas which will”;

2. with the adoption of the amendment of Deputy Montfort Tadier of St. Brelade (P.36/2021 Amd.(43)), as amended –
 - (a) within the preamble to SP2 – Spatial strategy (on p.38) after the words “buildings at higher densities” there should be inserted the words “at higher densities that are appropriate to the character of the area”;
 - (b) the existing ‘Strategic Proposal 4 – A west of island planning framework’ should be deleted, and there should be inserted the following new Strategic Proposal –

“Strategic Proposal 4 – A west of island planning framework and area masterplans

The Minister for the Environment will bring forward a west of island planning framework together with a series of more focused masterplans, for Les Quennevais and adjacent areas, including Jersey Airport, as appropriate, in consultation with key stakeholders, including the parish, landowners, local residents and their children, and businesses. The planning framework will be brought forward first, with specific areas-based masterplans, as necessary, to follow during the bridging plan period up to 2025.”;
 - (c) within Proposal (Sustainable Communities Fund), after the words “future development of Town” should be inserted the words “and other parts of the island’s built-up area.”; and
 - (d) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraphs (a), (b) and (c);

3. with the adoption of the amendment of Senator Kristina Louise Moore (P.36/2021 Amd.(63)) –
- within Policy SP1, paragraph 6, before the word “utilises” there should be inserted the word “which”, and after the words “forms of energy” there should be inserted the words “and the use of renewable and recyclable construction materials”;
4. with the adoption of the amendment of Deputy Inna Gardiner of St. Helier (P.36/2021 Amd.(23)) –
- (a) within Policy SP3, paragraph 4, after the words “accessible and inclusive design” there should be inserted the words “having regard to the needs of those with disabilities,”;
- (b) within Policy SP7, after the words “meet the changing needs of individuals and families” there should be inserted the words “including those with disabilities and additional needs”; and
- (c) within Policy GD1, there should be inserted the following new paragraph 2 – “2. It has regard to, and seeks to avoid or mitigate, the impact of the development on the needs of people with disabilities.” and the subsequent paragraph re-numbered accordingly;
5. with the adoption of the amendment of the Minister for the Environment (P.36/2021 Amd.(102)) –
- (a) within Policy PL5 – Countryside, coast and marine environment on page 76 of the draft bridging Island Plan, the second sentence of the first paragraph should be substituted with the following –
- “They should also protect or improve the special landscape and seascape character of the Protected Coastal Area.
- In the Coastal National Park, they should similarly protect or improve its special landscape and seascape character and special qualities of the Coastal National Park and its setting and be compatible with the purposes of the park”;
- (b) at the end of the section entitled ‘Jersey Coastal National Park’, on page 71 of the draft bridging Island Plan, there should be inserted the following –
- “Proposal – National park legislation**
- The Minister for Economic Development, Tourism, Sport and Culture will work with the Council of Ministers to bring forward, for approval by the States Assembly, proposals for the establishment of a national park in law, with appropriate provisions and mechanisms to:
- a. define the purposes of a national park in Jersey;
- b. determine its appropriate governance, in order to secure the purposes of the park;
- c. determine the spatial extent of the park;
- d. manage land and activities within the park in accord with its purposes; and
- e. ensure public and stakeholder engagement and consultation on all matters associated with the national park.
- (c) within Proposal – Change permitted development rights in the Coastal National Park, on page 116 of the draft bridging Island Plan, the words “Coastal National Park” should be replaced with the words “Protected Coastal Area” each time they appeared;
- (d) within Policy NE3 – Landscape and seascape character on page 118 of the draft bridging Island Plan, the second paragraph should be substituted with the following –
- “The highest level of protection will be given to the Protected Coastal Area, and its setting.

The highest level of protection will also be given to the Coastal National Park, and its setting, and additionally development within it should protect or improve its special qualities and be compatible with the purposes of the park including:”; and

- (e) the draft bridging Island Plan 2022-25, including the Proposals Map – Planning Zones, be further amended in such respects as may be necessary consequent upon the adoption of (a)-(d);
6. with the adoption of the amendment of the Minister for the Environment (P.36/2021 Amd.(100)) –
within Proposal – Sustainable Communities Fund, on page 78, there should be substituted the following for the second paragraph –

“Work to design and introduce the necessary legal mechanisms for the Fund will take place over the plan period of the bridging Island Plan, ready for inclusion into the subsequent review of the Island Plan.”;
7. with the adoption of the amendment of the Connétable of St. Brelade (P.36/2021 Amd.(46)) –
within Policy GD3, after the words “restoration of land” there should be inserted the words, “including infrastructure,”;
8. with the adoption of the amendment of Deputy Russell Labey of St. Helier (P.36/2021 Amd.(82)) –
within Policy GD5 –
 - (a) the word ‘and’ should be removed from the end of point 1;
 - (b) after point 2 there should be inserted the following –

“; or 3. There exists a demonstrable aesthetic and practical benefit to replace over refurbishment.”;
 - (c) in the final paragraph, delete the words “or sustainability” and insert the following – “, sustainability, aesthetic or practical”; and
 - (d) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent to the adoption of (a) and (b);
9. with the adoption of the amendment of Deputy Inna Gardiner of St. Helier (P.36/2021 Amd.(22)) –
 - (a) within Policy H6, after the words “To enable the supply of supported housing” there should be inserted the words “and homes that will support independent living for those with disabilities and additional needs,”;
 - (b) within Policy H6, after the words “proposals for the development of supported” there should be inserted the words “or specifically designed and adapted homes,”; and
 - (c) within Policy GD6, after the words “achievement of the highest standards of accessible and inclusive design,” there should be inserted the words “having regard to the needs of those with disabilities,”;
10. with the adoption of the amendment of Senator Ian Joseph Gorst (P.36/2021 Amd.(65)) –
 - (a) within Policy GD7, for the words “in exceptional circumstances” there should be substituted the words “in appropriate circumstances”;

- (b) on page 91 of the draft Bridging Island Plan for the words “The development of high-rise buildings over eight storeys will not, therefore, be supported in St Helier” there should be substituted “The development of high-rise buildings over eight storeys in St Helier will, therefore, only be supported in appropriate circumstances.”; and
- (c) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent to the adoption of (a);
11. with the adoption of the amendment of the Minister for the Environment (P.36/2021 Amd.(87)), as amended –
- (i) on the proposals map, the green backdrop zone should be extended to include that part of the built-up area above Ouaisné, as shown in figure 1 of the report;
- (ii) in Policy GD9 – Skyline, views and vistas, in the third paragraph after the words “provide views” there should be inserted the words “or public access”;
- (iii) in Policy GD9 the following paragraph should be inserted at the end of the policy –
- “Within the shoreline zone of St. Brelade’s Bay –
- i. the redevelopment of a building for residential use, involving demolition and replacement, where the proposal would be larger in terms of any of gross floorspace, building footprint or visual impact than the building being replaced;
 - ii. the extension of a building for residential use; and
 - iii. any proposal for development that is not accompanied by landscaping proposals sufficient to assist integration of the site with the green backdrop zone, green zone and Coastal National Park areas of the Bay from any public viewpoint from the beach or coastal headlands,
- will not be supported.”;
12. with the adoption of the amendment of the Connétable of St. Helier (P.36/2021 Amd.(13)) –
- after paragraph b. of Policy NE2 – Green infrastructure and networks, the following paragraphs should be inserted, with the subsequent paragraph re-designated accordingly and the Plan further amended in such respects as may consequentially be necessary –
- “c. ensuring that new trees are planted in the ground if at all possible, with the re-routing of any underground services and other measures that may be necessary to achieve this being undertaken as part of the development;
- d. ensuring that, where appropriate, lost watercourses are restored and new water features provided in the public realm, especially in urban areas; and”;
13. with the adoption of the amendment of the Minister for the Environment (P.36/2021 Amd.(89)), as amended –
- (a) within the preamble to Policy HE1– Protecting listed buildings and places, and their settings,
- (i) after paragraph 2 on page 124, there should be inserted a new section –
- “Inclusive design**

Everyone should be able to enjoy easy and exclusive access to the historic environment. Listed buildings and places may need to be modified to meet existing access needs as well as the changing needs of occupants and users. Removing barriers to access can allow many more people to use and benefit from the historic environment. If sensitively designed this need not compromise the ability of future generations to enjoy heritage and access these environments. Understanding the significance of a building is a vital first step in thinking about how much it can be changed to ensure sensitive interventions. In most cases access can be improved without compromising the special interest of the historic buildings and it is rare when nothing can be done to improve or facilitate access. By undertaking a careful process of research, consultation and creative exploration of alternative, good quality solutions are usually possible. The provision of improved access can be an important part of a sustainable approach to caring for the historic environment without compromising the significance of special places.”;

- (i) substitute the last paragraph on page 125 with the following –

“In the case of demolition, in whole or in part, justification for this course of action might arise where a building is structurally unsound and is technically incapable of repair; or the demolition or partial demolition relates to a structure which detracts from the special interest of the listed building or place. In exceptional circumstances there may be overriding public policy objectives, related to the delivery of other Government priorities, such as the provision of strategic infrastructure, or compliance with specific policies of direct public benefit (for example, improving access for people with disability or sustainability), which would add weight to a proposal for partial or full demolition of a listed building or place.

The weight given to heritage values in decision-making should be proportionate to the significance of the building or place and the impact of the proposed change on that significance, together with an assessment of the public benefit to be derived from a demolition proposal. The nature of the predicted public benefit should be clearly described and justified, and should set out how, when and in what form the community will be expected to benefit directly from the proposed development, relative to its impact on the historic environment. To ensure the protection of the island’s historic environment the wholesale loss of any listed building would require exceptional justification where it can be demonstrated that public benefit outweighs harm, and where the nature of that benefit to the public is clear, direct and evidenced.”

- (iii) substitute the third paragraph on page 126 with the following –

“In cases where there is any approved alteration to or loss of historic built fabric from, listed buildings or places, there will be a requirement for an appropriate level of recording and analysis to be undertaken and subsequently publication including to the island’s Historic Environment Record. This may also include requirements, especially in the case of works affecting places of archaeological interest, relating to the treatment and care of archival material. In exceptional circumstances, where it is proportionate, reasonable and appropriate to do so, a form of mitigation could involve managed disassembly and reconstruction of a heritage asset on an alternative site. Any such requirements will be secured through planning condition or obligation attached to any such permission.”;

- (b) in Policy HE1 –

- (i) the fourth paragraph should be replaced with the following – “Proposals that do not protect a listed building or place or its setting will not be supported unless and with regard to the comparative significance of the listed building or place, or its setting, and the impact of proposed development on that significance”;

- (ii) at the end of c., after the words “reasonably practicable” replace the word “or” with the word “and”;
 - (iii) at the end of d., after the words “in its setting” add “and where the nature of that benefit to the public is clear, direct and evidenced.”
- (c) in Policy HE2 –
- (i) for the first paragraph there should be substituted – “Historic windows and doors in listed buildings or buildings in a conservation area which are of significance or special interest, or which contribute to the character of the conservation area should be repaired using materials and detailing to match the existing. Proposals for the replacement of modern glazing in historic windows with double glazing will be supported where it can be accommodated:
 - a) within the existing window or door joinery frames; or
 - b) within a like for like frame where the existing frame is beyond repair.”;
 - (ii) in the third paragraph the words “or the character of a building in a conservation area” should be deleted.
 - (iii) a new fourth paragraph should be inserted in as follows – “Where proposals for the replacement of windows and doors in conservation areas will affect the character and appearance of the conservation area, they will only be supported where they protect or improve that character or appearance.”
 - (iv) in the first sentence of the existing paragraph four the word “more” should be deleted from before “modern windows”, the words “or buildings in a conservation area” should be removed, and the word “and” should replace “or” at the end of the second line;
 - (v) a second sentence should be inserted at the end of the existing fifth paragraph as follows – “The use of double-glazing in replacement windows and glazing in doors will, therefore, be supported where replacements replicate the historic window and doors as far as practicable helping to meet Jersey’s commitment to energy efficiency.”
- (d) within the preamble to Policy HE3 – Protection or improvement of conservation areas, a new sentence should be inserted at the end of the last paragraph on page 133 – “This does not preclude high quality modern design of buildings or spaces within the area, rather it seeks a contextual response to fit the place.”
- (e) the draft bridging Island Plan 2022-25 be further amended in such respects as may be necessary consequent upon the adoption of (b)(ii) and (iii), specifically Policy HE3 – Protection or improvement of conservation areas; Policy HE5 – Conservation of archaeological heritage; Policy NE1 – Protection and improvement of biodiversity and geodiversity; and Policy NE3 – Landscape and seascape character, and their associated preambles.
14. with the adoption of the amendment of Deputy Inna Gardiner of St. Helier (P.36/2021 Amd.(24)) –
- the Minister for the Environment was requested to make appropriate adjustments to ensure that consideration for disability and inclusion are more explicitly incorporated within the justification to Policy HE1, and with regard to proposals to change historic buildings;
15. with the adoption of the amendment of Deputy Kirsten Francis Morel of St. Lawrence (P.36/2021 Amd.(39)) –

- (a) in Proposal – Conservation Area Designation, the second paragraph should be substituted with the following new paragraph – “It is proposed that the first conservation areas to be designated should be drawn from the following list: St Aubin, the historic areas of St Helier, the areas around the Parish churches of Grouville, St. Lawrence, St. Martin, Trinity, St. Ouen, St. Peter, St. Clement, Gorey Village and Pier, and Rozel Harbour”;
 - (b) after the final paragraph, the following words should be inserted – “During the course of the Bridging Island Plan, at least four conservation areas should be designated from those listed in this proposal.”; and
 - (c) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraphs (a) and (b);
16. with the adoption of the amendment of Senator Stephen William Pallett (P.36/2021 Amd.(19)) –
- within Proposal 17 (St. Brelade’s Bay Improvement Plan) after the words “improvement plan for St. Brelade’s Bay” there should be inserted the words “by December 2023”;
17. with the adoption of the amendment of the Connétable of St. Brelade (P.36/2021 Amd.(86)) –
- within the Proposal – St. Brelade’s Bay Improvement Plan –
- (a) after the words “visitors and islanders alike” there should be inserted the words “and shall reference the St. Brelade’s Character Appraisal, including the report of public opinion expressed in the St. Brelade Character Study and Recommendations”;
 - (b) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent to the adoption of (a);
18. with the adoption of the amendment of Deputy Kirsten Francis Morel of St. Lawrence (P.36/2021 Amd.(38)) –
- (a) the following should be inserted within the list of protected industrial sites in Policy EI1 – Existing and new industrial sites and premises –
 - ‘9. Bienvenue Farm and land adjacent, (The Fencing Centre and The Hidden Garden Company), St. Lawrence’
 - (b) within Policy EI1, after the words “built-up area will be supported” there should be inserted the following new paragraph –

“The development of new; or the redevelopment, renewal, or intensification of existing sites and premises at Bienvenue Farm and land adjacent (The Fencing Centre and The Hidden Garden Company), will only be supported where it is for the purposes of warehousing and storage, or the nature of the proposed use will complement and support an existing rural business; or enables a new business that has the potential to make a significant contribution to the rural economy. Any such proposals must be accompanied by a business plan which justifies the location of the development; and demonstrates its contribution to the rural economy.”;
 - (c) within EI1 after the words “In all cases of light industrial” there should be inserted the words “/ warehousing and storage/ rural economy”;
19. with the adoption of the amendment of Deputy Kirsten Francis Morel of St. Lawrence (P.36/2021 Amd.(28)) –

- (a) within Policy ERE3 (Conversion or re-use of traditional farm buildings), in the fourth paragraph, after the words “appearance of the building” there should be added the words “or changing or affecting the employment use or the nature of surrounding agricultural land”;
- (b) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraph (a);
20. with the adoption of the amendment of Deputy Kirsten Francis Morel of St. Lawrence (P.36/2021 Amd.(37)) –
- (a) within Policy ERE8 – Fishing and aquaculture, in the final paragraph, the words “not be supported” should be replaced by the words “only be supported where”, and the following new bullet points should be inserted –
- it is required to meet a proven need, which cannot be met elsewhere; and
 - it would not harm marine biodiversity value.”
- (b) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of (a);
21. with the adoption of the amendment of the Minister for the Environment (P.36/2021 Amd.(90)) –
- (a) any reference throughout the draft Plan to “3,750 homes”, where it relates to the demand for homes, should be substituted with “4,000 homes”;
- (b) in Policy H3 – Provision of Homes “4,150” should be replaced with “4,300” and “1,500” should be replaced with “1,650”; and
- (c) in the second paragraph of Policy H3 – Provision of Homes the words “new homes” should be substituted with the words “up to 600 affordable homes”;
22. with the adoption of the amendment of Deputy Inna Gardiner of St. Helier (P.36/2021 Amd.(7)) –
- within Policy H5, after the words “Affordable Housing Gateway” there should be inserted the words, “, where no more than 50% of the allocation of affordable homes for purchase on any given site should be to people who are prioritised due to being able to demonstrate links to the Parish in which the homes are located, with no such restriction applying to people aged 55 or over.”;
23. with the adoption of the amendment of the Connétable of St. Brelade (P.36/2021 Amd.(44)), as amended –
- within Policy H4, after the words “latest evidence of need.” There should be inserted the words, “Residential developments of five or more dwellings should, in particular, include a proportion of smaller homes to encourage and enable ‘right-sizing’ where appropriate”;
24. with the adoption of the amendment of Senator Kristina Louise Moore (P.36/2021 Amd.(75)) –
- within Proposal 21, there should be inserted a third paragraph –
- “The Minister for Housing and Communities will also explore, with others as appropriate, how developments of new homes might be expediated, including the use of pre-fabricated methods of construction.”;
25. with the adoption of the amendment of the Minister for the Environment (P.36/2021 Amd.(91)), as amended –

- (a) the following should be removed from the list of sites to be zoned for affordable homes in Policy H5 – Provision of affordable homes –
 - i. Fields H1186A, H1189, H1198 La Grande Route de St. Jean, St. Helier;
 - ii. Fields MN389 and MN390 La Rue de la Haye, St. Martin;
 - iii. Fields S729 New York Lane, St. Saviour;
 - (b) the following should be inserted within the list of sites to be zoned for affordable homes in Policy H5 – Provision of affordable homes –
 - i. J229, La Route du Nord, St. John;
 - ii. J236, La Rue du Cimetière, St. John;
 - iii. J1109 La Grande Route de St. Jean, St. John;
 - iv. MY563 La Rue de la Rosière & La Rue de la Vallée, St. Mary;
 - v. O785 La Rue des Cosnets, St. Ouen, and also, amend the cartographic error on the proposals map to ensure the site remains in the green zone, consistent with all other H5 sites;
 - vi. P558 La Verte Rue, St. Peter, to be brought forward as part of a comprehensive scheme with P559 and P632;
 - vii. P559 La Route du Manoir, St. Peter, to be brought forward as part of a comprehensive scheme with P558 and P632;
 - (c) in Appendix 1 – Affordable housing site assessments, from page 325 of the Draft Bridging Island Plan –
 - i. the assessments for those sites listed in paragraph (a) should be removed; and
 - ii. initial assessments, as set out in Appendix 1 to the amendment of the Minister for the Environment, for those sites listed in paragraph (b) should be added; and
 - (d) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of paragraph (a) and (b);
26. with the adoption of the amendment of the Deputy of Grouville (P.36/2021 Amd.(62)) –
- (a) the following should be removed from the list of sites to be zoned for affordable homes at Policy H5 – Provision of affordable homes –

“1. Field G392A Grouville (0.75 hectares/4.2 vergées)”;
 - (b) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraph (a); and
 - (c) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of paragraph (a);
27. with the adoption of the amendment of the Connétable of St. Helier (P.36/2021 Amd.(12)) –
- (a) the following should be removed from the list of sites to be zoned for affordable homes in Policy H5 – Provision of affordable homes –
 - 5. Field H1219 St. Helier (1.20 hectares/6.6 vergées);
 - (b) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraph (a);

- (c) the draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of paragraph (a);
28. with the adoption of paragraphs (b), (c) and (d) of the amendment of Deputy Stephen Morrison Ahier of St. Helier (P.36/2021 Amd.(78)), re-designated as paragraphs (a), (b) and (c) accordingly –
- (a) within Policy H6, after the first paragraph there should be inserted the following new paragraph –
- “The following site should be specifically zoned for the provision of purpose-built fully-accessible homes for people with disabilities, and its development for any other use will not be supported:
- Field H1219, La Grande Route de Mont a L’Abbé, St. Helier (1.20 hectares/6.6 vergées)”;
- (b) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of (a) and (b); and
- (c) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of (a) and (b);
29. with the adoption of paragraphs (a(i) and (a)(ii), (b) and (c) of the amendment of Deputy Kevin Charles Lewis of St. Saviour (P.36/2021 Amd.(2)) –
- (a) the following should be removed from the list of sites to be zoned for affordable homes at Policy H5 – Provision of affordable homes –
- (i) 10. Field S413 St. Saviour (0.70 hectares/3.9 vergées); 11. Field S415 St. Saviour (0.45 hectares/2.5 vergées);
- (ii) 14. Field S530 St. Saviour (0.80 hectares/4.4 vergées);
- (b) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraph (a); and
- (c) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of paragraph (a);
30. with the adoption of the amendment of Senator Stephen William Pallett (P.36/2021 Amd.(68)) –
- (a) the following should be inserted within the list of sites to be zoned for affordable homes at Policy H5 – Provision of affordable homes –
- “2. Field T1404 Trinity (0.5hectares/2.7 vergées)”;
- (b) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraph (a); and (c) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of paragraph (a);
31. with the adoption of the amendment of the Connétable of St. Peter Peter (P.36/2021 Amd.(69)) –
- (a) the following should be inserted within the list of sites to be zoned for affordable homes at Policy H5 – Provision of affordable homes –
- “2. Fields P655 and P656 St. Peter (0.98 hectares/5.45 vergées)”;

- (b) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraph (a); and (c) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of paragraph (a);
32. with the adoption of the amendment of Senator Samuel Yves Mézec (P.36/2021 Amd.(25)), as amended –
- (a) before ‘Proposal 22 – Future affordable housing provision’ there should be inserted the following new Policy –

“Policy HX – making more homes affordable

Development proposals involving the creation of 50 or more new dwellings will only be supported where at least 15% of the development is made available for sale or occupation by islanders eligible for assisted purchase housing.

Access and eligibility criteria for such homes will be established and maintained by the Minister for Housing and Communities.

Schemes that are just below the threshold level must demonstrate that the proposals do not represent an under-occupation of the site, having regard to development density levels considered appropriate for the area, or, that a large site is not being brought forward in phases in order to avoid meeting this policy requirement. In any such proven cases, development proposals may be refused, or planning obligation agreements used to ensure that a phased development will make a proportionate contribution.

The proportion of assisted purchase homes shall be provided on the site for which permission is sought, unless one or more of the following circumstances apply:

1. that the provision of the housing product(s) specified by the Minister for Housing and Communities on the site would make that development unviable, and in such cases, the applicant has demonstrated that an appropriate alternative form of discount or financial assistance will be provided as far as possible;
2. that the site is of such a size or nature that the contribution to assisted purchase housing would be maximised in the form of a commuted payment, to support the delivery and/or procurement of assisted purchase housing products elsewhere. A commuted payment will not be accepted where it is intended to cross-subsidise homes already subject to an affordable, first-time buyer or other assisted purchase requirement, but may be used to increase the supply of assisted purchase homes on another open market site;
3. where assisted purchase housing is best provided through the mechanism of a site-swap using sites within the ownership and control of the applicant, which will be secured using a planning obligation agreement.

This policy will be in effect from January 2023, following the development and publication appropriate assisted purchase products and eligibility criteria, as relevant to the application of this policy.

The Minister for the Environment, in consultation with the Minister for Housing and Communities, will periodically review the parameters which apply to the operation of this policy and, should a need for change be identified, will issue further supplementary planning guidance to revise one or more of the following:

- the threshold size of developments to which the policy will apply;
- the proportion of homes to which the policy applies;
- the type and value of first-time housing products which might be applicable;

- the means by which the contribution can be made, including the level of commuted sum tariff;
- the housing gateway band(s) from which the homes are to be allocated.”; and

- (b) “Proposal 22 – Future affordable housing provision” should be deleted and replaced with the following Proposal –

“Proposal – Affordable housing

The Minister for the Environment will develop and issue supplementary planning guidance for the operation of this policy in order that it might take effect from, 1st January 2023.

The Minister will also further assess the viability of decreasing the threshold to which this policy applies and/or increasing the proportion of contribution that is to be made. Such work will be undertaken in consultation with key stakeholders, with a view to increase the policy requirement in the subsequent Island Plan (2026-2035). The overall impact on housing supply and viability will be assessed having regard to the need for restrictions to be put in place to ensure that contributions to the proposed Sustainable Communities Fund are viable, proportionate and appropriate in light of the provision of affordable and other types of first-time buyer and assisted purchase homes.”; and

- (c) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraph (a) and (b);

33. with the adoption of the amendment of Senator Samuel Yves Mézec (P.36/2021 Amd.(41)), as amended –

- (a) within Policy H5, after the words “(0.6 hectares/3.3 vergées)” there should be inserted the following new paragraph –

“Where States of Jersey or States-owned companies’ land is brought forward for the development of new homes, , these shall be for affordable homes unless it has been otherwise approved that the development needs to specifically provide open market homes, particularly where this is required to ensure the viability of public realm and community infrastructure delivery, in line with an approved Government Plan. In such cases, a minimum of 15% should be made available to eligible persons in accordance with “making more homes affordable” policy (HXX), for assisted purchase housing”

and the words “on these sites, together with any other government-owned sites or sites to be developed by arms-length bodies, that are brought forward for the provision of affordable homes over the plan period” should be deleted.”; and

- (b) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of (a);

34. with the adoption of the amendment of the Minister for the Environment (P.36/2021 Amd.(103)) –

after Policy H5 – Provision of affordable homes, on page 194, there should be added the following –

“Five Oaks has evolved into a significant suburban centre providing a range of accommodation but with a particular concentration of family housing. It sits at a major confluence of traffic routes into and out of the town and has a number of commercial sites within its midst.

There is considered to be a legitimate need to undertake a specific piece of work to assess and review the planning issues in this area with the local community and other stakeholders to develop and adopt a masterplan to guide its future development and to improve local

community infrastructure. This should, in particular, include a review of the need for, and provision of public open space, community facilities and travel and transport improvements; and which might consider the future development and use of employment sites in the area.

Proposal – Five Oaks masterplan

The Minister for the Environment will bring forward a masterplan for Five Oaks, during the bridging plan period, in consultation with key stakeholders, including the parish, Andium Homes, other landowners, local residents and their children, and businesses which will include consideration of travel and transport improvements, particularly for active travel (walking and cycling); the provision of community facilities and open space; and future employment land opportunities.”;

35. with the adoption of the amendment of the Minister for the Environment (P.36/2021 Amd.(98)) –
- (a) in Policy H6, after the words “built-up areas.”, there should be inserted a new paragraph as follows –

“Land identified at Tabor Park, St. Brelade shall be safeguarded for the future development and expansion of supported living or over-55 homes.”;
 - (b) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to include land at Tabor Park within the defined built-up area, as shown in the area outlined in green in Plan 1 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd. (98)); and
 - (c) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to include land at Tabor Park as a designated supported housing site, as shown in the area highlighted in orange in Plan 1 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd. (98));
36. with the adoption of the amendment of the Deputy of St. Martin (P.36/2021 Amd.(17)) –
- (a) within Policy H6 – Supported housing, after the words “proposals for the development of supported homes, including” there should be inserted the words “age-restricted homes (for people over 55).”;
 - (b) within Policy H6, after the first paragraph there should be inserted the following new paragraph – “To support the provision of homes that help meet the needs of an ageing society the following sites are specifically zoned for the provision of age-restricted over-55 homes, and their development for any other use will not be supported:
 1. Field MN489, La Longue Rue, St. Martin (1.3 hectares/7.2 vergées), to provide homes for rent, to be administered by St Martin’s Parish.”;
 - (c) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of (a) and (b); and
 - (d) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of (a);
37. with the adoption of the amendment of the Minister for the Environment (P.36/2021 Amd.(92)) –
- (a) in Policy H8 – Housing outside the built-up area, section 2, together with sub-sections a. and b., should be substituted with the following –

- “2. in the case of an extension or where it involves the sub-division of part of an existing dwelling that would lead to the creation of separate households:
- a. the accommodation is required to provide independent accommodation for someone who requires a high degree of care and/or support for their personal wellbeing and health; or
 - b. the accommodation is capable of allowing the creation of additional households, where they meet minimum internal and external space standards and specifications for homes, within the existing or extended dwelling; and
 - c. it does not facilitate a significant increase in potential occupancy; and
 - d. where the accommodation is capable of re-integration into the main dwelling.”; and
- (b) after Policy H8 there should be inserted a new proposal, as follows –
- “Proposal – Housing outside the built-up area The Minister for the Environment will develop supplementary planning guidance to assist with the interpretation and application of Policy H8 - Housing outside the built-up area.”;
38. with the adoption of the amendment of Senator Kristina Louise Moore (P.36/2021 Amd.(26)), sub-paragraphs 1(b) and 1(c) having been deemed to be withdrawn and the remaining sub-paragraph re-designed accordingly –
1. “except that, in order to achieve the ability for existing properties to be sub-divided or traditional buildings to be converted to create additional units of accommodation, within Policy H8 –
 - (a) the word “and” at the end of sub-paragraph 1.a. and sub-paragraph 1.b. should be deleted; and
 - (b) the word “and” should be inserted at the end of paragraph 5.a, and sub-paragraph 5.b should be deleted, with the remaining sub-paragraph redesignated accordingly;
 2. “except that, within Policy SP2, after the words “in its location” there should be inserted “; or where it involves the conversion, extension and/or subdivision of existing buildings”;
 3. “except that the second paragraph of Policy PL5 should be deleted and replaced with the following paragraph –

“To protect the countryside and coast and to ensure development is concentrated in the most sustainable locations, the development of new homes will be supported in limited circumstances including the conversion, extension and/or sub-division of existing buildings.”;

 and
 4. “except that the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent to the adoption of the amendments to Policy H8, Policy SP2 and Policy PL5.”;
39. with the adoption of the amendment of the Minister for the Environment (P.36/2021 Amd.(93)) –
- within Policy ME1 – 20% reduction in target energy rate for large-scale developments –
- (a) in the Policy title, the words “for large-scale developments” should be replaced with the words “new development”;

- (b) after the words “Development proposals”, the words “in the built-up area for non-residential development with a gross floorspace of 200sqm or more; or residential developments of five or more homes”, should be replaced with the words “for the construction of new dwellings and other buildings, where they are required to meet the technical requirements of building bye-laws technical guidance documents:
- Part 11 Conservation of fuel and power in new dwellings (2016 edition)
 - Part 11 Conservation of fuel and power in buildings other than dwellings (2016 edition)”;
- (c) after the words “where it outperforms the target energy rate by 20%”, there should be inserted the words “as demonstrated using the existing Jersey Standard Assessment Procedure (JSAP) calculator, or Simplified Building Energy Model (SBEM) tool”;
- (d) after the words “the higher standard is to be applied.”, there should be inserted the words “If during the course of the Bridging Island Plan period, the relevant 2016 editions of the technical guidance documents are revised to meet or exceed a 20% reduction of target energy rate, this policy will no longer be applied.”; and
- (e) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraphs (a)-(d);
40. with the adoption of the amendment of the Environment, Housing and Infrastructure Scrutiny Panel (P.36/2021 Amd.(81)) –
- (a) Policy ME2 – Passivhaus standards for affordable homes and major development outside the built-up area – should be deleted;
- (b) in the Proposal “Review of building bye-laws”, after the words “arising from buildings.” insert the following new paragraph – “The Minister for the Environment will establish a working group to consider the environmental benefits and ‘Green’ opportunities presented by Passivhaus and other energy efficient building standards and to inform decisions on the most appropriate standard for use in Jersey, with a view to the implementation of increased requirements within the next Island Plan.”; and
- (c) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of (a) and (b);
41. with the adoption of the amendment of the Minister for the Environment (P.36/2021 Amd.(94)) –
- within Policy CII – Education facilities –
- (a) after the words “Mont à L’Abbé School:”, the words “part of” should be deleted;
- (b) after the words “field 782 St. Ouen”, there should be inserted the following words –
- “Proposals for education facilities outside the built-up area or designated sites will not be permitted except in the most exceptional circumstances where the proposed development is required to meet a proven island need and it can be demonstrated that:
- a. the development is essential to the delivery and continuation of education services and cannot reasonably be met through alternative sites, service delivery arrangements or co-location with other services; and
 - b. sufficient work has been undertaken to consider reasonable alternative sites for the development and the selected site represents the most sustainable option, with the

focus on accessibility to the community relative to the defined spatial strategy, local demand, its impact on the character and nature of the landscape and the scale of development that may be required.”; and

- (c) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones be amended to reflect the adoption of paragraph (a);
42. with the adoption of the amendment of Deputy Inna Gardiner of St. Helier (P.36/2021 Amd.(6)) –
- (a) within Policy CI 1, after the words “Part of field 782, St Ouen”, there should be inserted the following new paragraph – “Where additional needs for the primary school estate within the parishes of St. Helier and St. Saviour have been identified by the responsible Minister, the redevelopment of States of Jersey or States-owned companies’ land for the purposes of meeting education needs will be given the highest priority. Proposals for the redevelopment of States of Jersey or States-owned companies’ land within the vicinity of existing primary schools in the parishes of St. Helier and St. Saviour must be able to demonstrate that they will not compromise the ability to address identified education needs.”
- (b) within Policy PL 1, there should be inserted a new third paragraph as follows – “Where additional needs for the primary school estate have been identified by the responsible Minister, the redevelopment of States of Jersey or States-owned companies’ land in Town for the purposes of meeting education needs will be given the highest priority. Proposals for the redevelopment of States of Jersey or States-owned companies’ land within the vicinity of existing primary schools in Town must be able to demonstrate that they will not compromise the ability to address identified education needs.”; and
- (c) within Policy PL 3, there should be inserted a new fourth paragraph as follows – “Where additional needs for the primary school estate have been identified by the responsible Minister, the redevelopment of States of Jersey or States-owned companies’ land in local centres for the purposes of meeting education needs will be given the highest priority. Proposals for the redevelopment of States of Jersey or States-owned companies’ land within the vicinity of existing primary schools in local centres must be able to demonstrate that they will not compromise the ability to address identified education needs.”
43. with the adoption of the amendment of Deputy Robert James Ward of St. Helier (P.36/2021 Amd.(8)) –
- (a) within Policy CI1, after the words ‘Part of field 782, St Ouen’ there should be inserted a new bullet point ‘Jersey Gas Site: Tunnell Street, St. Helier’.
- (b) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraph (a); and
- (c) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of paragraph (a).”
44. with the adoption of the amendment of Senator Kristina Louise Moore (P.36/2021 Amd.(84)) –
- (a) on page 229 of the draft Island Plan 2022-25, at the end of the third paragraph under the heading ‘Delivery of Our Hospital’, there should be inserted the words – “Provision is made within policy, however, for the eventuality that the Assembly amends its decision.”;
- (b) in Policy CI3, after the words ““Our Hospital Development Site”” there should be inserted the words “(including the alternative use of an existing health and social care facility as approved by the States Assembly)” and after the word “site” in the final paragraph, there should be inserted the words “(or sites)”;

- (c) within Policy CI3, after the words “will not be supported” there should be inserted the words “, except where it can be demonstrated that the site, or any part of it, is no longer required to support the delivery of Our Hospital”; and
 - (d) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraphs (a)-(c).”.
45. with the adoption of the amendment of Deputy Inna Gardiner of St. Helier (P.36/2021 Amd.(79)) –
- within Policy CI3 after the word “practicable” at the end of sub-paragraph (c) there should be inserted “including, but not limited to –
- (i) considering the impact on the physical integrity and/or proper functioning of the arterial road network to and from the hospital with particular reference to the following roads – Tower Road, New St. John’s Road, Old St. John’s Road, Queen’s Road; and the specific mitigation measures required where increased traffic will have ramifications on such infrastructure and surrounding neighbourhood; and
 - (ii) ensuring that any proposal complies with Policy GD1 “Managing the health and wellbeing impact of new development” and that it addresses the issue of privacy for neighbouring properties. with the draft Plan further amended in such respects as may be necessary consequent to the adoption of the amendments to Policy CI3.”.
46. with the adoption of the amendment of Deputy Robert James Ward of St. Helier (P.36/2021 Amd.(10)) –
- (a) within Policy CI4, after the words “existing community facilities.” there should be inserted the following new paragraph –

“To address specific deficiencies in the provision of youth facilities, the following site is safeguarded for use as a youth facility. The alternative development of this site will not be supported unless it can be demonstrated that it is no longer required for this purpose: Nelson Street car park /The Old Fire Station site: Nelson Street, St. Helier”
 - (b) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraph (a); and
 - (c) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of paragraph (a).
47. with the adoption of the amendment of the Minister for the Environment (P.36/2021 Amd.(95)) –
- within Policy CI5 – Sports, leisure and cultural facilities –
- (a) at point 3, the words “or increases” should be deleted, and after the words “use by the public” there should be inserted the words “or increases the proportion of freely accessible public green space”;
 - (b) after “Southwest St. Helier Planning Framework Area”, there should be inserted “6. FB Fields, La Grande Route de St. Clement”;
 - (c) after the words “Southwest St. Helier Planning Framework Area.” there should be inserted the words – “The development of sports and leisure uses may also be supported in the identified sports and leisure area of potential (St. Peter) but only where the public benefit

and contribution to the viability and success of local sports can be proven to outweigh any loss or harm to the landscape and agricultural land”;

- (d) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraphs (a)-(c).
 - (e) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones be amended to reflect the adoption of (b) and (c).”
48. with the adoption of the amendment of Deputy Robert James Ward of St. Helier (P.36/2021 Amd.(9)) –
- (a) within Policy CI5, at point 3, the words “or increases” should be deleted and, after the words “use by the public” there should be inserted the words “or increases the proportion of freely accessible public green space”; and
 - (b) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraph (a).”.
49. with the adoption of the amendment of the Connétable of St. Helier (P.36/2021 Amd.(31)) –
- within Proposal 25 – St. Helier Country Park –
- (b) after the first paragraph, there should be inserted the following new paragraph – “The Council of Ministers will establish a project board to develop proposals to be included in the next Government Plan in order that the St. Helier Country Park can be delivered during the period covered by the Bridging Island Plan.”
 - (c) after the second paragraph there should be inserted the following new paragraph – “The development of the country park will reflect an investigation and report by the Council of Ministers on opportunities to incorporate adjacent areas of countryside into the park in the future, in line with the map attached to, and supporting, Paragraph 7 of Amendment 38 (as adopted by the States Assembly on 21st June 2011) to the previous Island Plan.”
50. with the adoption of the amendment of the Connétable of St. John (P.36/2021 Amd.(33)) –
- in Policy CI6 – Provision and enhancement of open space, the following amendments should be made, with the Plan further amended in such respects as may be necessary consequent upon their adoption –
- (a) in the fourth paragraph, after the words “provision of new” there should be inserted the words “or enhanced”; and
 - (b) in the fifth paragraph, after the words “3. Grands Vaux Reservoir and valley, as defined by Policy CI9 Countryside access and awareness” there should be inserted the words –
“4. Field J371, La Rue Gombrette, St. John (0.70 hectares/3.89 vergées)”.
 - (c) the draft Island Plan 2022-25 be further amended in such respects as may be necessary consequent upon the adoption of (a) and (b).”
51. with the adoption of the amendment of Deputy Graham John Truscott of St. Brelade (P.36/2021 Amd.(15)) –

the Corbière Walk (as spatially defined in the Policing of Parks (Jersey) Regulations 2005) should be designated as protected open space and subject to Policy C17, with the draft Island Plan 2022-2025 Proposals Map and the draft Island Plan 2022-2025 amended accordingly.

52. with the adoption of the amendment of Deputy Louise Mary Catherine Doublet of St. Saviour (P.36/2021 Amd.(5)) –

in Policy C18 – Space for Children and Play, the following amendments should be made, with the Plan further amended in such respects as may be necessary consequent upon their adoption –

- (a) after the words “social and imaginative” insert the words “as well as helping children access and spend time in nature”;
- (b) in paragraphs 2 and 3 of the Policy, before the words “walking distance” insert the word “safe” every time they appear;
- (c) after paragraph 3, insert the following new paragraph: “In the first instance, developers should seek to include as much green or natural play space as possible. Play space could also be provided as outdoor play equipment, p.layscapes (landscape design that incorporates play features), space for ball games and dedicated space that encourages safe bike riding, skateboarding and scootering. In some circumstances, indoor communal space may form part of the space for play contribution, such as communal games rooms or youth facilities. Other types of space for play will be considered where the developer has undertaken appropriate consultation and there is clear evidence of community support.”.

53. with the adoption of the amendment of Deputy Inna Gardiner of St. Helier (P.36/2021 Amd.(3)) –

- (a) within Policy CI8, the words “within 10 minutes walking distance, or 1,000m from the site”, should be replaced with “within 5 minutes walking distance, or 500m from the site” each time that they appear;
- (b) within Policy CI8, after paragraph 3, insert the words “If any such agreed, off-site contribution cannot be met within the specified distance, new play space must be provided elsewhere and evidence of options considered must be provided, together with a justification for the proposed location and an explanation as to how this will benefit the occupants of the development.”;
- (c) before Policy CI8, insert the following new Proposal –

“The Minister for the Environment will work with the Minister for Economic Development, Tourism, Sport and Culture, and the Minister for Children and Education, to develop a play strategy for the Island, with a specific focus on play area provision in St. Helier”; and

- (d) before Policy CI8, insert the following new Proposal –

“The Minister for the Environment will develop and publish supplementary planning guidance for developers in relation to the provision of play space”.

54. with the adoption of the amendment of Deputy Kirsten Francis Morel of St. Lawrence (P.36/2021 Amd.(27)) –

in Policy CI9 – Countryside access and awareness, the following amendments should be made, with the Plan further amended in such respects as may be necessary consequent upon their adoption –

- (a) after the words “Grands Vaux Reservoir”, the remaining words should be substituted with “and valley, and Waterworks Valley have been identified on the proposals map as

‘strategic countryside access sites’ and proposals that encourage, enable or enhance public access to the countryside here will be supported.”; and

- (b) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended to reflect the adoption of paragraph (a).”.

55. with the adoption of the amendment of the Minister for the Environment (P.36/2021 Amd.(96)) –

- (a) in the preamble to Policy TT1 – Integrated safe and inclusive travel –
 - (i) in the first paragraph, under the heading Jersey mobility hierarchy (on page 251), after the words “different modes of travel.” There should be inserted the words “Access to travel and transport is also affected by other forms of disability and not just those related to mobility and sensory impairment.”; and
 - (ii) in the second paragraph, after the words “all users of the development” there should be inserted the words “– including those of people with all forms of disability –”;
- (b) in Policy TT1 – Integrated safe and inclusive travel. Section 2.a., after the words “sensory or mobility impairments” there should be inserted the words, “and other forms of disability”;
- (c) in the first paragraph of the preamble to Proposal 27 – Active travel network (page 253), after the words “islanders of all abilities,” there should be inserted the words “including people with disabilities.”;
- (d) in Proposal 27 – Active travel network, after the words “the relevant parish(es); stakeholders,” there should be inserted the words “including the Disability Inclusion Group;”;
- (e) in Policy TT4 – Provision of off-street parking, in the first paragraph, after the words “convenient off-street” the words “motor vehicle” should be substituted for the word “car” and a new paragraph at the end of Policy TT4 should be inserted as follows –
 - (i) “Development involving the loss of front gardens and their boundary features to provide parking with direct access to/from the highway will not be supported where this would harm the character and appearance of the street scene or compromise highway safety.”;
- (f) in Policy H2 – Housing density, after the third bullet point there should be inserted an additional bullet point –
 - “the quantity and quality of amenity space and parking, including visitor parking.”; and
- (g) in Proposal 29 – Sustainable transport zones, after the words “including residential,” there should be inserted the words “to meet all users’ needs, including those of visitors”.

56. with the adoption of the amendment of Deputy Inna Gardiner of St. Helier (P.36/2021 Amd.(21)) –

- (a) to request that the Minister for the Environment makes appropriate adjustments to ensure that considerations for disability and inclusion are more explicitly incorporated in the chapter of the draft Island Plan 2022-2025 on Active Travel; and
- (b) that, within the Proposal entitled “Active Travel Network”, after the word “stakeholders” there should be inserted the words “; the Disability Inclusion Group;”.

57. with the adoption of the amendment of the Minister for the Environment (P.36/2021 Amd.(101)) –

in Policy WER4 – Land Reclamation, for the penultimate paragraph substitute the following paragraph “The fill material for land reclamation schemes, other than for engineering elements, will comprise inert waste derived material that cannot economically be processed to meet an engineering material specification and that meets the structural and environmental protection standards required for the scheme”

58. with the adoption of the amendment of the Minister for the Environment (P.36/2021 Amd.(97)) –
- (a) on page 303, after the words “the facility would continue to operate as a result of exhausting the mineral reserve” the whole of the paragraph that begins “In terms of securing a supply of sand for the island” should be replaced with the following paragraphs –
- “Having regard to the need and desirability to reduce dependency on more expensive and less sustainable import options it is considered appropriate to safeguard the remaining existing local reserves of sand, where they remain within the existing boundaries of the Simon Sand and Gravel Quarry site, to enable their potential extraction.
- Any proposal for further extraction here will, however, be subject to a full environmental impact assessment as an integral part of a planning application, which would need to address all relevant issues, including the potential existence of land contamination and any hydrogeological implications of further extraction, along with the restoration of the site. Continued extraction will be conditional upon the provision of appropriate environmental mitigation measures and the agreement and commencement of a phased restoration plan for the whole quarry site, to be secured through a planning obligation agreement. Restoration, where it involves the importation of material onto the site, should be undertaken using clean, inert material from natural sources as far as possible and practicable.”
- (b) in Policy MW1, after the words “Proposals for the extension of extraction beyond the boundaries of the” the words “existing consented area (under RC2018/0816) at Simon Sand and Gravel (St. Brelade/St. Peter)” should be replaced with the words “safeguarded mineral sites”.
59. with the adoption of the amendment of Senator Kristina Louise Moore (P.36/2021 Amd.(20)) –
- (a) Field MY966, La Gigoulande Quarry (St. Peter/St. Mary) should be removed from Policy MW1;
- (b) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of (a); and
- (c) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones be amended to reflect the adoption of (a).
60. with the adoption of the amendment of Deputy Kirsten Francis Morel of St. Lawrence (P.36/2021 Amd.(83)) –
- (a) within Policy MW1, after the final paragraph, there should be inserted the following new paragraphs–
- (ii) A proposal for extensions to mineral extraction sites will only be supported where real-time air quality and dust monitoring systems are provided and operated within the guidelines set out by the Institute of Air Quality Management and the results of that monitoring is published online.
- (iii) All proposals for extensions to mineral extraction sites must be accompanied by a Dust and Particulate Matter Impact Assessment before Planning Permission may be granted.

- (b) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent to the adoption of (a).”
61. with the adoption of the amendment of the Connétable of St. Brelade (P.36/2021 Amd.(60)), as amended –
- within the Chapter headed “Island Plan performance framework” –
- i. the Proposal headed “Proposal – Strengthening the Island Plan performance framework” the words “to development” should be substituted with the words “to develop, in consultation with the Statistics User Group (or any replacement Statistical Advisory Council) and the Economic Council (or any replacement independent body performing a similar advisory function),”; and
 - ii. in the table headed “Thematic Island Plan policy” (in the Chapter headed “Island Plan performance framework”) –
 - (a) within the potential performance measure relating to Policy GD8, after the word “zone”, there should be inserted the words “and additional storey/built height area”; and there should be included the following additional potential performance measures – “Number and estimated heights and spread of trees and shrubs exceeding four metres lost (including in the 5 years preceding site development if identifiable)”; and “Number and estimated heights and spread of trees and shrubs planted exceeding or expected to exceed four metres in height”;
 - (b) within the potential performance measure relating to Policy ER4 – Daytime and evening uses, there should be included the following additional potential performance measures – “Total cubic building area for daytime and economic use gained and lost in St Brelade’s Bay” and extent to which lost to public amenity or residential development;
 - (c) within the potential performance measure relating to Policy EV1 –Visitor accommodation, there should be included the following additional potential performance measures – “Total cubic building area for visitor accommodation gained and lost in St Brelade’s Bay and extent to which lost to public amenity or residential development”; and
 - (d) within the potential performance measure relating to Policy NE3, there should be included the following additional potential performance measures – “Number and estimated heights and spread of trees and shrubs lost exceeding 4 metres in height (including 5 years preceding site development if identified)”; and “Number and estimated heights and spread of trees and shrubs planted exceeding or expected to exceed four metres in height”.
62. with the adoption of the amendment of the Minister for the Environment (P.36/2021 Amd.(99)) –
- (a) the Draft Bridging Island Plan Proposals Map Part A – Planning Zones should be amended as follows –
 - (i) La Pepinière, St. Lawrence: amend the built-up area boundary as shown in green, at Plan 1 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd.(99));
 - (ii) Land at Glenwhern, Grouville: amend the built-up area boundary as shown in green, shown at Plan 2 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd.(99));

- (iii) Field MN402, St. Martin: amend the built-up area boundary as shown in green, at Plan 3 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd.(99));
- (iv) Sewage treatment plant, Bellozanne, St. Helier: amend the built-up area boundary as shown in green, at Plan 4 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd.(99));
- (v) Field O785, St. Ouen: amend the built-up area boundary as shown in green, at Plan 5 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd.(99));
- (vi) Land to the south of Mont à L'Abbé cemetery: amend the protected open space and built-up area boundary as shown in red at Plan 6 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd.(99)); and
- (vii) Midbay House (L880), St. Lawrence: amend the built-up area boundary as shown in green, at Plan 7 of the report accompanying the amendment of the Minister for the Environment (P.36/2021 Amd.(99)).”.

Members present voted as follows –

POUR: 45

CONTRE: 0

ABSTAIN: 0

Senator I.J. Gorst
 Senator L.J. Farnham
 Senator S.C. Ferguson
 Senator J.A.N. Le Fondré
 Senator T.A. Vallois
 Senator S.W. Pallett
 Senator S.Y. Mézec
 Connétable of St. Helier
 Connétable of St. Lawrence
 Connétable of St. Saviour
 Connétable of St. Brelade
 Connétable of Grouville
 Connétable of Trinity
 Connétable of St. Peter
 Connétable of St. Mary
 Connétable of St. Ouen
 Connétable of St. Martin
 Connétable of St. John
 Connétable of St. Clement
 Deputy J.A. Martin (H)
 Deputy G.P. Southern (H)
 Deputy of Grouville
 Deputy K.C. Lewis (S)
 Deputy M. Tadier (B)
 Deputy M.R. Higgins (H)
 Deputy S.J. Pinel (C)
 Deputy of St. Ouen
 Deputy R. Labey (H)
 Deputy S.M. Wickenden (H)
 Deputy of St. Mary
 Deputy G.J. Truscott (B)

Deputy J.H. Young (B)
Deputy L.B. Ash (C)
Deputy K.F. Morel (L)
Deputy G.C.U. Guida (L)
Deputy of St. Peter
Deputy of Trinity
Deputy of St. John
Deputy M.R. Le Hegarat (H)
Deputy S.M. Ahier (H)
Deputy J.H. Perchard (S)
Deputy R.J. Ward (H)
Deputy C.S. Alves (H)
Deputy K.G. Pamplin (S)
Deputy I. Gardiner (H)

Changes in Presidency

Mrs. Lisa-Marie Hart, Deputy Greffier of the States, retired from the Chair during consideration of the proposition of the Minister for the Environment entitled 'Island Plan 2022-25: Approval' (P.36/2021) and the meeting resumed following the lunch adjournment under the Presidency of the Deputy Bailiff.

THE STATES rose at 3.09 p.m.

W.J.C MILLOW

Acting Greffier of the States