

STATES OF JERSEY



ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – EIGHTY- FIFTH AMENDMENT (P.36/2021 AMD.(85) – AMENDMENT

POLICY EV1

Lodged au Greffe on 14th February 2022
by Senator S.C. Ferguson

STATES GREFFE

ISLAND PLAN 2022-25: APPROVAL (P.36/2021)– EIGHTY-FIFTH
AMENDMENT (P.36/2021 AMD.(85)) – AMENDMENT

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In the inserted paragraph, delete the words “offering more than 58 beds”.

SENATOR S.C. FERGUSON

Note: After this amendment, the eighty-fifth amendment would read as follows –

After the words “the draft Island Plan 2022-25” insert the words “, except that within Policy EV1 the following paragraph should be inserted after the sixth paragraph –

“Changes of use of visitor accommodation offering will not be supported in St. Brelade’s Bay unless it is demonstrated that:

- (i) there is no market demand for the continued use of the premises for visitor accommodation including if refurbished or redeveloped through further investment for such purpose; and
- (ii) there is no unacceptable adverse effect on the intrinsic character of St. Brelade’s Bay as a tourist destination area.”

After the eighty-fifth amendment, as amended by this amendment, the proposition would read as follows –

THE STATES are asked to decide whether they are of opinion –

to approve, 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 within Policy EV1 the following paragraph should be inserted after the sixth paragraph –

“Changes of use of visitor accommodation will not be supported in St. Brelade’s Bay unless it is demonstrated that:

- (i) there is no market demand for the continued use of the premises for visitor accommodation including if refurbished or redeveloped through further investment for such purpose; and
- (ii) there is no unacceptable adverse effect on the intrinsic character of St. Brelade’s Bay as a tourist destination area.”

REPORT

The report to Amendment 85 is a well-constructed and argued commentary on the importance of the tourist industry. From an economist's point of view, Tourism is regarded as a "Cash Crop" with all the benefits to an economy that that implies.

With regard to St. Brelades Bay, there are now 6 establishments providing visitor accommodation in the bay.

These are:

St. Brelade's Bay Hotel	158 beds
Amani (self-catering units)	9 Units (35 beds)
Golden Sands	136 beds
Beau Rivage	58 beds
L'Horizon	206 beds
Biarritz	84 beds

Hotels which have left the industry:

Windmill	80 beds
Miramar	74 beds

From this it can be seen that to specify the number of beds below which there would be no query if the particular organisation proposes to leave the industry would in fact have made it difficult for Windmill and Miramar. The only organisations to benefit from the restrictions are Beau Rivage and Amani. It appears that the number of 58 is purely arbitrary with no logical explanation.

It would be totally inequitable to pass legislation which is only applicable to a minority of the hotels in the Bay. This takes no account of the barriers to expansion of the other businesses which have been set by government by way of restrictions of licences for staff and so forth.

This amendment to the amendment necessitates removal of the 58-bed requirement.

Financial and manpower implications

There are no financial or manpower implications in relation to the proposed amendments.

Child Rights Impact Assessment implications

This amendment has been assessed in relation to the Bridging Island Plan CRIA. Improved well-being of children will arise from improved public access to, and improved enjoyment of, a public beach and recreation area.