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Jersey, 24th of May 2013

Dear Mr. Pierre Le Saux,

Thank you for meeting me a few weeks ago. As discussed in this letter, I would like to provide you with my legal environmental opinion and analysis of the application for the re-zoning of Field No. 622 in the Parish of St. Ouen in the light of the international and European environmental law relevant to this case.

From the documents provided, it is my understanding that Field 622 is currently a green zone and is considered to be re-zoned in order to build homes for the Elderly of the Parish.

The States of Jersey has adopted the Island Plan 2011¹ which defines green zones as *"areas of the countryside which have an intact character and comprise an important range of environmental features needing a high level of protection. Those areas of the Island 's countryside which are largely distinctive, historic, farmed landscapes and coastal plains are also now included in the green zone"*.²

From the reading of the Island Plan, it can be understood, that the green zones are designated for the protection of certain areas that have an environmental, historic, agricultural values for the Island.

In line with common international environmental principles the Island Plan 2011 also promotes conservation of the countryside in order to preserve it's unique biological heritage. The Chapter 2 of the Island Plan describes *"the protection of the island landscapes and biodiversity"* as the first objective to comply with.

It should also be mentioned that in addition to introducing the Island Plan 2011, Jersey has also ratified the International Convention on Biological Diversity, a legally binding treaty whose main objective is the conservation on biological diversity.

¹ Jersey Island Plan 2011, Chapter 2.

² Jersey Island Plan 2011, Chapter 2 (2.74).

