

**FINAL**

**THE DRAFT JERSEY ISLAND PLAN  
EXAMINATION IN PUBLIC**

**FINAL LIST OF TOPICS  
AND PARTICIPANTS**

*Examination Commences: 21 September 2010*

PLEASE NOTE THAT THE SESSIONS ON WEDNESDAY 6  
OCTOBER WILL BE HELD IN THE ROSE ROOM, JERSEY  
ARCHIVE, CLARENCE ROAD

## INTRODUCTION

1. The following FINAL list of Topics and Participants has been drawn up by the Inspectors taking into account comments received on earlier versions.
2. The Inspectors have sought to keep the number of participants in the topic sessions to around 12 (+ the Planning Department). In one or two cases this has been exceeded. But numbers higher than this make debate difficult.
3. The Inspectors have tried to include a range of different points of view for each topic, and to avoid too much duplication – ie not to have too many participants making very similar points.
4. For further information about the EiP, parties are urged to refer to the Revised Notes for Guidance, which have been circulated, dated 10 June 2010.
5. Participants who are included in this Final list are invited to submit statements to the Programme Officer by not later than 11.00 am on 1st September; guidance on the procedures for this are set out in the Notes for Guidance, and parties should comply with the advice given there on format etc. The maximum length of such statements and the questions to which they should be applied are set out in the following pages. Should you prefer not to produce a statement please inform the Programme Officer; your original evidence will be relied upon.
6. Parties should note that they may, if not included on this Final list, find it helpful to talk to a party with similar views who has been included.
7. The Inspectors do not propose to hold a session specifically on Chapter 1 of the Draft Plan: General Development Control Policies (the GD series of policies). These policies seek to give effect to a range of aims which can better be addressed in the context of the EiP's various themed topic sessions (housing, built environment etc). Participants at themed topic sessions may refer to any Draft GD Policy that they see as relevant to the point they wish to make, and indeed are encouraged to do so if they wish to propose an amendment to a GD Policy. Participants are also invited to raise any concerns they may have regarding international obligations (see paragraph 1.3 page 28 of the Draft Plan) in relation to the Plan.
8. Any further questions which are not dealt with in the Notes for Guidance should be addressed to the Programme Officer.

## Day 1 - Strategic Policy Framework

**Tuesday 21 September**

Polices SP1-6, Appendix 1

(note – policy SP7 will be considered under the “built environment” heading)

*Inspector’s note – it is the purpose of this opening debate to consider in general terms whether the approach and strategy of the Plan is correct – and also to consider changes of detail to the policies set out above. However, many of these policies relate also to later debates – to give just one example car parking will clearly be debated during the session on travel and transport. Participants should concentrate on strategic issues therefore and avoid detail which may be more appropriate later in the EiP*

1. Taken as a whole, does the Plan adequately consider the effects of climate change? Are the policies sufficiently strong (or are they too strong) in relation to the mitigation of the effects of climate change? What changes need to be made, if any, to deal with this issue?
2. Policy SP1 sets out a strategy to concentrate development primarily in the urban areas. This runs through the whole of the Plan. Is this a correct approach? Does it mean that too much development will be concentrated in St Helier in particular, to its detriment? What contribution should other urban/suburban areas make, and does the Plan provide for this? Is there scope for more development in the rural areas? Or is it right to give priority to the protection of the countryside? What specific changes might be needed to address these issues?
3. Policy SP3 sets out a sequential approach to development. Is this correct? Should any of its components be changed, and if so in what way?
4. Is the balance between policies to protect the natural environment and policies to stimulate the economy drawn correctly? If not what changes should be made? Are the proposals in SP5 regarding employment land and buildings satisfactory at a strategic level?
5. At a strategic level, is policy SP6 (reducing dependence on the car) a sensible and achievable policy?
6. In relation to Appendix A – is too much being left to Supplementary Planning Guidance? If so how can this be tackled?

**Written statements should be prepared as follows**

Q1	1000 word maximum
Q2/3	1500 word maximum for both questions taken together
Q4-6	1500 word maximum for all questions taken together

**Participants should note that they do not need to address each question if they do not wish to do so.**

**PARTICIPANTS** (for all questions)

States Planning and Environment Department representatives (2 maximum)

Jersey Environmental Forum

Mike Waddington

Deputy John Le Fondre

Mark Forskitt

Paul Harding (Association of Jersey Architects)

Ray Shead OR Andrew Morris (Jersey Chamber of Commerce)

Charles Alluto (The National Trust for Jersey)

Nicholas Palmer

Marc Burton (Institute of Directors)

Mike Dun

James Godfrey (Royal Jersey Agricultural & Horticultural Society)

~~Connetable Norman~~

Senator Sarah Ferguson

## **OTHER PARTICIPANTS**

Mike King (CEO of Economic Development Department) OR Dougie Peedle (Chief Minister's Office) – for question 4 only

David St George (States Transport and Technical Services Department) for question 5 only

## Day 2 - Natural Environment

Wednesday 22 September

Objective NE1, Policies NE1, NE4, NE5, NE6 & NE7

### *Topics for the morning session*

1. Do Objectives NE1 and Policy NE1 sufficiently recognise the importance of diversity in urban and suburban as well as rural and coastal areas? Does the Policy implicitly allow that some (short of serious) adverse impact on biodiversity might be an acceptable consequence of development? Under which circumstances should the Policy seek simply to protect biodiversity, accept some minor degradation as being outweighed by the benefits of development, or seek a net gain in biodiversity as a requirement for development proceeding?
2. Somewhat similarly, does Policy NE4 strike the correct balance between protecting trees, woodland and boundary features or requiring potential enhancements?
3. Again somewhat similarly, is the designation of a Green Zone (Policy NE7) the correct approach? Does it strike the right balance between protecting the countryside with the maintenance of sustainable rural communities? Are the boundaries the optimum ones?
4. One response to the Draft Plan suggested that it has an 'anti-architectural' bias. Do you agree? More specifically, do the Island's skylines, views and vistas warrant specific policy protection? Is there a risk of inhibiting changes that might in time be seen as welcome additions?

### *Topics for the afternoon session*

5. Is the designation of a Coastal National Park (Policy NE6) the correct approach? Does it risk a 'two tier' approach to protecting the countryside? Do the measures outlined in Proposal 5 adequately address the management of the Park? Or as things stand is it more a land use designation? Is the Plan unduly or insufficiently onerous in the development permitted within the Park? Are the landward and shoreline boundaries the optimum ones?
6. Does Policy NE5, Marine Zone, unreasonably circumscribe the provision of recreational boating facilities?

### **Written statements should be prepared as follows**

Q1/2	1,500 word maximum for both questions taken together
Q3	1,000 word maximum
Q4	1,000 word maximum
Q5	1,000 word maximum
Q6	1,000 word maximum

**Participants should note that they do not need to address each question if they do not wish to do so.**

## **PARTICIPANTS**

### **Morning session**

States Planning and Environment Department representatives (2 maximum)

Ani Binet

Paul Harding (Association of Jersey Architects)

John Pinel

Charles Alluto (National Trust for Jersey) OR Susan Kerley

Jersey Bat Group

Mike Waddington

Peter Cadiou (Jersey Chamber of Commerce)

James Godfrey (Royal Jersey Agricultural and Horticultural Society)

Jersey Environmental Forum

John Mesch (Council for the Protection of Jersey's Heritage)

Pierre Le Saux

Robin Troy

### **Afternoon Session**

States Planning and Environment Department representatives (2 maximum)

Paul Harding (Association of Jersey Architects)

Charles Alluto (National Trust for Jersey) OR Susan Kerley

Peter Cadiou (Jersey Chamber of Commerce)

James Godfrey (Royal Jersey Agricultural and Horticultural Society)

Jersey Environmental Forum

John Mesch (Council for Protection of Jersey Heritage)

Greg Morel

Maurice Dubras

Stephen de Gruchy

Captain Howard Le Cornu (States of Jersey Harbours)

Chris Parlett OR PG Donne Davis (St Helier Boat Owners' Association/Gorey Boat Owners' Association joint representation)

Nicholas Jouault

## **Day 3 and Day 4 am: Historic Environment; Built Environment, Social Community & Open Space**

**Thursday 23 September**

**Friday 24 September (AM only – up to 11.30 am)**

Policies HE1, BE1, BE2, SP7, GD1, GD2, GD4, ER1, ER2, SCO1, SCO2, SCO5

*Compared with some other chapters there have been relatively limited responses to Draft Chapter 3, Historic Environment, and most are detailed points that can be responded to in writing by the States without benefiting from oral discussion. One issue warrants further discussion. Similarly there has not been a substantial amount of response to Draft Chapter 7, Social, Community & Open Space. The greater part of the discussion is therefore focused on Chapter 4, Built Environment. The subjects do, however, overlap, making linked sessions an appropriate forum.*

### **Day 3- am**

#### **Historic**

1. Do the Historic Environment Policies, in particular HE1, strike the right balance between preservation and adaptation for new uses?

#### **Built Environment**

2. Is the focus on St Helier in Objective BE1 and BE2 to be supported? Does the Plan strike the right balance between higher densities, taller buildings, quality of design and protection and enhancement of the urban realm? Does the Draft Plan set out the right vision for the future of St Helier? What are the implications of the current hiatus for the Waterfront (Esplanade) scheme?
3. Taken together with other aspects of the Draft Plan, does Policy SP7, Better by Design, provide the right policy framework for achieving high quality design while addressing the Island's future development needs and housing needs in particular?
4. The question of accessibility for people with disabilities has been raised in representations. This arises in relation to many sections of the Plan. Should there be an Objective and Policy to deal with this issue?
5. Does the Draft Plan and Policy GD1 in particular, sufficiently recognise the need for Designing Out Crime, safeguarding people's health from potentially adverse impacts of new development and promoting healthy lifestyles?

### Day 3 am

#### Written statements should be prepared as follows

Q1	1,000 word maximum
Q2/3	1,500 word maximum for both questions taken together
Q4/5	1,000 word maximum

**Participants should note that they do not need to address each question if they do not wish to do so.**

### PARTICIPANTS

States Planning & Environment Department representatives (2 maximum)

Paul Harding (Association of Jersey Architects)

Marc Burton (Institute of Directors)

Charles Alluto (National Trust for Jersey) OR Susan Kerley

Ray Shead OR Andrew Morris (Jersey Chamber of Commerce)

Andrew Heaven (Health Improvement (Public Health Department) OR

Stephen Smith (Health Protection Services)

Deputy Daniel Wimberley

Penelope Lee

Stephen de Gruchy

Mike Waddington

Andre Ferrari OR Rowland Anthony (Council for the Protection of Jersey's Heritage)

Stephanie Steedman

Stuart Fell

Anthony Gibb

Jersey Police (Q5 only)

### Day 3-pm

6. Does the Draft Plan strike the right balance between area conservation and regeneration?
7. Is the presumption in Policy GD2 against demolition too onerous? Does the Policy provide a sound basis against which to determine whether the demolition of a building can be justified or resisted?
8. Does Policy GD4 strike the right balance with respect to the scope for planning obligations, and in particular is the Percentage for Art a legitimate aim and should the scope for its application be widened or reduced?
9. Does Policy BE1 (in conjunction with the retail Policies ER1 and ER2 in Chapter 5) provide the right way forward for St Helier's shopping centre?



### **Day 3 pm**

#### **Written statements should be prepared as follows**

Q6/7	1,500 word maximum for both questions taken together
Q8	1,000 word maximum
Q9	1,500 word maximum

**Participants should note that they do not need to address each question if they do not wish to do so.**

### **PARTICIPANTS**

States Planning & Environment Department representatives (2 maximum)

Paul Harding (Association of Jersey Architects)

Marc Burton (Institute of Directors)

Charles Alluto (National Trust for Jersey) OR Susan Kerley

Ray Shead (Jersey Chamber of Commerce)

Stephanie Steedman

Bruce Willing

Rod McLoughlin

Jersey Environmental Forum

Andre Ferrari OR Rowland Anthony (Council for the Protection of Jersey's Heritage)

Stuart Fell

Anthony Gibb

### **Day 4 - am (up to 11.30 am)**

#### **Airport Regeneration**

10. Is Proposal 12 for a Jersey Airport Regeneration Zone sound and adequately defined?

#### **Social, Community and Open Space**

11. Does Policy SCO1 make adequate provision for new education facilities and provide the right level of protection of the sites from changes to other uses? Is the approach consistent with that in Policy SCO2 with respect to healthcare facilities?

12. Is the provision and enhancement of open space adequately addressed by Policy SCO5? Should more be done with respect to Fort Regent and is the land at La Collette appropriate, having regard to its landward neighbouring uses and seaward Ramsar designation?

**Day 4 am**

**Written statements should be prepared as follows**

Q10	1,000 word maximum
Q11	1,000 word maximum
Q12	1,000 word maximum

**Participants should note that they do not need to address each question if they do not wish to do so.**

**PARTICIPANTS**

States Planning & Environment Department representatives (2 maximum)

Deputy James Reed

Rod McLoughlin OR Jeremy Harris from ESC Department

John Le Maistre (Jersey Famers Union)

Ray Shead OR Andrew Morris (Jersey Chamber of Commerce)

Paul Harding (Association of Jersey Architects)

Bruce Willing

Stephanie Steedman

Maurice Dubras

## Day 4 - Economy

### Friday 24 September (From 11.30 am)

Polices SP5, E1, ER1, ER2, ER7, ER8, ER10, E1W2, EVE1 and Objectives E1 and EVE1.

*Inspector's note: most issues in this session are of broad application. Issues regarding the Draft designation of land for light industrial use at Thistlegrove are being considered as part of the EiP session on individual sites.*

1. Do Policies E1 and E1W 2 strike the right balance between protecting employment land from other uses while not unreasonably fettering the transfer of land to other uses such as housing in particular?
2. Do Policies ER1, ER2, ER8 and ER10 provide a sound basis for protecting and promoting St Helier as Jersey's major shopping centre?
3. Does Policy ER7 strike the right balance between safeguarding the vitality and viability of St Helier town centre while facilitating adequate provision for food retailing on Jersey?
4. Do Policies SP5, Objectives E1 and EVE 1 and Policy EVE 1, taken with other provisions of the Draft Plan make adequate provision to support tourism and appropriately located tourist accommodation?
5. Should the Plan provide express support for marine leisure businesses and more broadly for widening Jersey's leisure and tourism offers (eg land and marine eco tourism)?

#### Written statements should be prepared as follows

Q1	1,000 word maximum
Q2/3	1,500 word maximum for both questions taken together
Q4/5	1,500 word maximum for all questions taken together

**Participants should note that they do not need to address each question if they do not wish to do so.**

#### **PARTICIPANTS**

States Planning and Environment Department representatives (2 maximum)

Mike King (EDD)

Dougie Peedle (Chief Minister's Office)

Paul Harding (Association of Jersey Architects)

Gerald Fletcher OR Stuart Fell (Jersey Hospitality Association)

Roberto Lora (The Savoy Hotel)

Seamus Morvan (Morvan Hotels)

Bill Sarre (CBRE)

Ray Shead OR David Dodge (Jersey Chamber of Commerce)

Deputy John Le Fondre

Ben Ludlam (C Le Masurier Ltd)

Captain Howard Le Cornu (Jersey Harbours regarding marine leisure)

## **Days 5 and 6 – Housing**

**Monday 27 September (sessions 1-3)**

**Tuesday 28 September (AM only) (completion of session 3 if needed and session 4)**

Policies H1-5, H9 Proposal 14, Appendix B – general comments ONLY (few substantive comments have been received on policies H 6-8 or H 10-11; these will be considered on the basis of the written submissions)

*Inspector's note: Participants should note that a substantial part of the EiP in week 3 has been allocated for the discussion of individual sites. During the topic debate on housing therefore it is not appropriate to discuss the qualities of particular sites, and whether they should or should not be allocated for development. Participants should address the questions set out below. Participants should be aware of background material, in particular the interim review of housing land availability (Feb 2010), Jersey's Housing Assessment 2008-12 – report on the 2007 housing needs survey; the St Helier Town Capacity Study (Oct 2008); and (especially for session 3) the "MacDonald report" on Achieving Affordable Housing as a Proportion of Private Housing Development and the "Whitehead report" – review of social housing.*

### **Session 1 Housing Supply and Demand**

Housing Objective 1 is to ".....meet the Island's housing needs over the Plan period".

On pages 234-244 the Plan sets out assessments of housing demand and supply; the table in paragraph 6.55 summarises the total estimated demand and the total estimated supply.

1. Is the assessment of demand accurate, comprehensive and justified?
2. Is the estimate of supply reasonable? (It is of course subject to later debates about individual sites)
3. Do the proposals therefore meet Objective 1 and if not, what changes need to be made to the Plan?
4. Is the assumption in 6.8 that the majority of houses will be supplied by the private sector reasonable? Is the social rented sector likely to become more important?
5. Taking into account the strategic policies in the Plan, and the assessments of demand and supply, is the general distribution of housing proposed in the Plan reasonable? Without discussing individual sites, are the briefs set out in Appendix B set at the right level of detail?

**Written statements should be prepared as follows**

Session 1- Q1-5	1500 word maximum for all questions taken together
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**Participants should note that they do not need to address each question if they do not wish to do so.**

**Session 2 Housing Mix**

1. Policy H4 and the preceding paragraphs deal with housing mix. Are these assessments and proposals reasonable? What changes if any should be made?

**Written statements should be prepared as follows**

Session 2 - Q1	1000 word maximum
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**PARTICIPANTS FOR SESSIONS 1 AND 2**

States Planning and Environment Department representatives (2 maximum)

Minister for Housing

Senator Terry Le Main

Paul Harding (Association of Jersey Architects)

C Mavity (Housing Department)

David Whalley (Jersey Chamber of Commerce)

David Parker

Deputy John Le Fondre

John Mesch (Council for the Protection of Jersey's Heritage)

Dr Luke Shobbrook

Valerie Harding

Mike Dun

### **Session 3 Affordable Housing**

1. Policy H3 and preceding paragraphs deal with affordable housing. Is the policy workable? Bearing in mind the section of the Plan on viability, will it bring housing development to a “complete stop”, as suggested? Is the proposed policy flawed in principle, or would the use of different thresholds and proportions be acceptable? If so, what should these be? Respondents stress the current economic climate; would a greater delay in the introduction of the policy help its introduction? Is the “viability assessment” model workable?
2. Background papers suggest that the price of market housing is such that it is affordable by only a minority of residents, and that there is a serious shortage of affordable housing. Is that agreed? What alternative approach might be taken to tackling that problem? (WEB propose a mechanism but there may be others).

#### **Written statements should be prepared as follows**

Session 3	1500 word maximum for both questions taken together
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**Participants should note that they do not need to address each question if they do not wish to do so.**

#### **PARTICIPANTS**

States Planning and Environment Department representatives (2 maximum)

Minister for Housing  
Senator Terry Le Main  
C Mavity (Housing Dept)  
David Parker  
Deputy John Le Fondre  
David Whalley (Jersey Chamber of Commerce)  
Paul Harding (Association of Jersey Architects)  
David Morris (Jersey Construction Council)  
Stephen Izaat (WEB)  
Martin Clancy (Dandara)  
Marc Burton (Institute of Directors)  
Bill Sarre (CBRE)  
Mike Waddington

## **Session 4 Housing in Rural Areas/Agricultural Workers Accommodation**

1. Policy H5 deals with housing in rural centres. Is this policy sensible and reasonable? If not, what changes should be made to it?
2. Proposal 14 deals with the production of village plans. Is it right to require the preparation of village plans by Parishes, rather than the States in consultation with the Parishes? Is it right that the plans are adopted by the Minister without reference to the States?
3. Policy H9 deals with staff and agricultural workers accommodation. Is this policy sensible and reasonable? If not, what changes should be made to it?

### **Written statements should be prepared as follows**

Session 4	1500 word maximum for all questions taken together
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**Participants should note that they do not need to address each question if they do not wish to do so.**

## **PARTICIPANTS**

States Planning and Environment Department representatives (2 maximum)

Minister for Housing

Senator Terry Le Main

C Mavity (Housing Department)

Connetable Silva Yates

James Godfrey (Royal Jersey Agricultural & Horticultural Society)

Charles Alluto (National Trust for Jersey)

John Le Maistre (Jersey Farmers Union)

Deputy Rondel

Jersey Environment Forum

Mike Stein

## Day 7 - Travel and Transport

### Wednesday 29 September (up to 3.00 pm)

Polices TT1 – TT17; Policy SP6 and paragraph 8.22 – specific considerations (strategic consideration of SP6 is on Day 1)

*Inspector's note – Chapter 8 of the Draft Island Plan, Travel and Transport, refers to States' Technical Services Department publications including an emerging Sustainable Transport Policy: Vision (2009). The substance and merits of this document are not open to review by the EiP, although its relationship to the Draft Island Plan is an important material consideration.*

1. Are the emerging Sustainable Transport Policy and the land use policies in the Draft Island Plan consistent? Which, if either, has more shaped the other? Will the combined effect of implementing both lead to an optimum outcome in integrating land use and transport policies?
2. Is the overall distribution of development locations envisaged in the Draft Plan consistent with the aim to reduce the need to travel by car? For example would the Plan deliver a rough balance of employment and residential development in the western parishes? Is too much reliance being placed on increased bus usage rather than co-locating homes, services and jobs?
3. Does Policy TT10 strike the right balance between using limiting public parking provision as means to reduce car travel and the economic and others needs of the Island and St Helier in particular? What are the implications stemming from Proposal 19 to set maximum rather than minimum parking guidelines? Should such guidelines be specified within the Island Plan rather than left for Supplementary Guidance?
4. Do Policy TT2 and Proposal 18 correctly identify locations for improved pedestrian provision?
5. Should the Draft Plan do more to encourage and facilitate the use of electric powered/hybrid vehicles? Should this be subject to a target in Objective TT1 and monitored within Indicators TT1?

#### Written statements should be prepared as follows

Q1-3	1,500 word maximum for three questions taken together
Q4	1,000 word maximum
Q5	1,000 word maximum

**Participants should note that they do not need to address each question if they do not wish to do so.**



## **PARTICIPANTS**

States Planning and Environment Department representatives (2 maximum)

David St George (States Transport and Technical Services Department)

Maurice Dubras

Mark Le Sueur

David Dodge (Jersey Chamber of Commerce)

Marc Burton (Institute of Directors)

Ben Ludlam (C Le Masurier Ltd)

Deputy John Le Fondre

Paul Harding (Association of Jersey Architects)

Stephen de Gruchy

Mark Syvret

Deputy Daniel Wimberley

## Day 7/8 - Natural Resources & Utilities and Waste Management

**Wednesday 29 September (from 3.00 pm)**

**Thursday 30 September (AM only)**

Polices NR1, NR2, NR3, NR4, NR6, NR7, NR8 and LWM2

*Inspector's note: compared with some other chapters there have been relatively limited responses made to Draft Chapters 9 and 10, and many of those raise detailed points that can be responded to in writing by the States without benefiting from oral discussion. This is particular so with respect to Chapter 10, Waste Management. There are, however, key issues on which debate is called for.*

**Wednesday 29 September (from 3.00 pm)**

1. Do Policies NR6, NR7 and NR8 provide a sound basis for ensuring Jersey's future requirements for sand and gravel, and crushed rock aggregates? More specifically, should extraction at Simon Sand and Gravel be permitted to continue beyond 2018?
2. What are the relative merits of terrestrial landfill and marine land reclamation? Does the Draft Plan strike the right balance while keeping options open?

**Thursday 30 September (AM only)**

3. Should Policy NR1 be expanded with the objective of introducing Water Catchment Management Areas to improve water quality and in particular to limit nitrate levels in Jersey's water resources?
4. Does the Draft Plan, and Policy LWM2 in particular, strike the right balance in normally requiring development to be connected to mains sewerage while recognising the need for exceptions?
5. Do Policies NR2, NR3 and NR4 provide the optimum route to increased renewable energy supply for Jersey? Does the Draft Plan strike the right balance between support for off-shore renewable energy and marine conservation? Is there sufficient provision for micro-generation and CHP? Does Policy GD1 adequately seek high environmental standards with respect to energy efficiency and resources use? Are there any issues affecting the Island Plan concerning the balance between gas and electricity?

**Written statements should be prepared as follows**

Q1/2	1,500 word maximum for both questions taken together
Q3/4	1,500 word maximum for both questions taken together
Q5	1,000 word maximum

**Participants should note that they do not need to address each question if they do not wish to do so.**

**PARTICIPANTS**

States Planning and Environment Department representatives (2 maximum)

### **All Questions**

Pierre Le Saux  
John Poole (Jersey Chamber of Commerce)  
Mike Waddington  
Paul Harding (Association of Jersey Architects)  
Marc Burton (Institute of Directors)  
Charles Alluto (National Trust for Jersey)  
Jersey Environmental Forum  
Anthony Paintin (Societe Jersiaise)

### **Q1 and Q2**

Jason Simon (Simon Sand & Gravel)  
Kevin Bowler (Granite Products)  
Mike Osborne (Ronez Ltd)  
Chris Sampson (States Transport and Technical Services Department)  
Steven Smith (Health Protection Services)

### **Q3 & Q4**

Will Peggie Environment Director  
Howard Snowden (Jersey Water)  
Greg Morel (Fisheries & Marine Resources)  
Mo Roscouet (Building Control)  
Steve Fisher (States Transport and Technical Services Department)

### **Q5**

Paul Garlick (Jersey Gas)  
Richard Plaster (Jersey Electricity plc)  
Jamie Copsey  
Ani Binet  
Stephen de Gruchy  
Louise Magris

**Day 8**

**Thursday 30 September (PM)**

**SITE VISITS**

**Day 9 - Open Session**

**Friday 1 October (AM only)**

**9.30 am start**

**Written statements should be prepared as follows**

All States Members	500 word maximum
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The following States Members have requested to be heard in this session

9.30 am Connetable Hanning

9.50 am Deputy Tracey Vallois

10.10 am Senator Le Main

All those who have made representations have a right to be heard at the EiP and the Open Session is intended to provide that opportunity. 15 minutes will be provided; parties will address the Inspectors and the States Planning Department will have the right to respond.

**Written statements should be prepared as follows**

All Respondents	500 word maximum
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10.30 am Richard Le Sueur – general development control policy

10.45 am Ed Le Quesne

~~11.00 am Mike Stein – open space~~

11.15 am Mike Dun - international obligations

## Days 10-12 – Site Specific Sessions

**Tuesday 5 October**

**Wednesday 6 October**

**Thursday 7 October**

The following sites are those which participants have indicated they wish to see debated at the EiP.

For the first group of sites, where there is significant controversy or where there are a number of participants, periods of up to either 30 or 45 minutes (maximum) have been allocated, depending on numbers. For the second group, where there are fewer participants up to 20 minutes (maximum) has been allocated.

Parties are asked to assist in keeping to the times allocated and should note that the Inspectors will have read the representations and statements submitted and visited the sites. The debate should be confined to the merits of the sites themselves; matters of policy (for example supply and demand, the balance between urban and rural development, and so on) will have been discussed at some length earlier in the EiP.

## Tuesday 5 October

### Written statements should be prepared as follows

All sites	500 word maximum Please head statement (and any other correspondence) with the <b>reference number as listed below.</b>
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### PARTICIPANTS

All sites - States' Planning and Environment representatives (2 maximum)

#### Group 1

#### **10.00 am – C6 - Samares Nursery, La Grande Route de St Clement, St Clement**

Connetable Len Norman

Senator Terry le Main

Deputy Ian Gorst

Mike Stein

Nigel Vibert or Sandra Matthew

#### **10.45 am –S10 - Longueville Nurseries, New York Lane, St Saviour**

Connetable Peter Hanning

Mike Stein

Brian Hamon

James Ransom

Senator Terry Le Main

Celia Scott Warren

#### **11.30 – 11.45 Break**

**11.45 am – L3 - Cooke’s Rose Farm, Field 114, Le Passage, Carrefour Selous, St Lawrence**

Mr Cooke  
Connetable Deidre Mezbourian  
Susan Kerley

**12.15 pm – P6 - Field 641, St Peter**

Mike Alexandre  
Bill and Sue Jones  
Gill Morgan  
John and Jayne Jackson  
Alan and Elaine Le Rossignol  
Michael and Jennifer Holley  
Constable John Refault  
Deputy Collin Egré

**1.00 pm – 2.00 pm lunch**

**2.00 pm – O2 - Field 622, Clos De La Croute, St Ouen**

Connetable Kenneth Vibert  
Mr Lees-Baker  
Pierre Le Saux  
Mr Nick Poole  
Douglas Creedon

**2.30 pm- G2 - De la Mare Nurseries, Grouville**

Anthony Paintin (Societe Jersiaise)  
Charles Alluto (The National Trust for Jersey)  
David Dutson  
Roy Smith  
Andy Townsend

**3.00 pm – 3.15 pm break**

**3.1 5 pm – L10 -Thistlegrove, St Lawrence**

Connetable Deidre Mezbourian  
Deputy Philip Rondel  
Andrew Morris  
Mike Stein (Or Anthony Farman)  
Joe Carney (J.S. Carney & Co. Ltd)

**Group 2**

**3.45 pm – G4 - Field 263A, Grouville**

Patrick McCarthy  
John Hodge  
Education, Sport and Culture Department

**4.05 pm – S6 - Field 745, St Saviour**

Tony Sullivan

**4.25pm – G6 - Netherlee, Le Chemin des Maltieres, Grouville**

Steven W. Harris,

Constable Dan Murphy

**4.45 pm - P4 – Field 287 St Peter**

Barry Masfield

**5.05pm - H8- Field 1534, Tower Road, St Helier**

Nigel Weston

## **Wednesday 6 October - TO BE HELD IN THE ROSE ROOM, JERSEY ARCHIVE, CLARENCE ROAD**

### **Written statements should be prepared as follows**

All sites	500 word maximum Please head statement (and any other correspondence) with the <b>reference number as listed below.</b>
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Parties are asked to assist in keeping to the times allocated and should note that the Inspectors will have read the representations and statements submitted and visited the sites. The debate should be confined to the merits of the sites themselves; matters of policy (for example supply and demand, the balance between urban and rural development, and so on) will have been discussed at some length earlier in the EiP

### **PARTICIPANTS**

All sites - States' Planning and Environment representatives (2 maximum)

#### **10.00 am – J11 - Old Garden, Blair Adam House, St John**

Stephanie Steedman  
Rondebosch Ltd  
Mr & Mrs Symes

#### **10.20 am - J4 - Fields 228, 230/230A, 613, 616, St John**

Mr & Mrs Symes

#### **10.40 am – C5 - Fields 252 & 253 (Le Quesne Nurseries), St Clement**

Senator Terry Le Main

#### **11.00 am – H4 - Field 1248, CTV Site, La Pouquelaye, St Helier**

Mike Stein  
Clients  
Senator Terry Le Main

#### **11.20 – 11.40 am - break**

#### **11.40 pm – P7 - Field 739, Le Clos de Remon, St Peter**

Juana Egge

#### **12.00 pm– MN5 - Land Adjacent Field 715, La Rue Des Cabarettes, St Martin**

John Reynel

#### **12.20 pm – G9 - The Grange & Field 730A, Grouville**

Mike Stein  
Clients

#### **12.40 pm – B1 - Booster Station, St Brelade**

Mike Stein  
Clients



**1.00pm – 2.00 pm – lunch**

**2.00 pm – H9 - Field 1550, Westmount Road, St Helier**

Mike Stein

Clients

**2.20 pm – H10 - Fields 1551 & 1552, Westmount Road, St Helier**

Mike Stein

Clients

**2.40 pm – O7 - Mont Matthieu, St Ouen**

Mike Stein

Clients

**3.00 pm – O3 - Field 669, La Rue des Grantez, St Ouen**

Mike Stein

Clients

**3.20 pm – H16 -Sunnymeade, Le Mont Cochon, St Helier**

Mike Stein

Clients

**3.40 pm – 4.00 pm - break**

**4.00 pm – L1 - Bienvenue Farm, St Lawrence**

Mike Stein

Clients

**4.20 pm – MN4 - Houguemont, La Rue D'aval, St Martin**

Mike Stein

Clients

**4.40 pm – MN3 - Field 681, La Rue Bauchauderie, St Martin**

Mike Stein

Clients

**5.00 pm -T4 - Field 1404- La Grande Route de St Jean, Trinity**

Graham Bisson

**5.20 pm – O11- Field 1519 - La Rue de la Ville au Neveu, St Ouen**

Graham Bisson

**5.40 pm – S11- Field 200 - Rue du Vieux Menage. St Saviour**

Graham Bisson

## Thursday 7 October

### Written statements should be prepared as follows

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### PARTICIPANTS

All sites - States' Planning and Environment representatives (2 maximum)

#### **10.00 am – P8 - Field 797, St Peter**

Mike Stein  
Clients

#### **10.20 am – J1 - East Grove, La Route du Mont Mado, St John**

Mike Stein  
Clients

#### **10.40 am – S2 - Fields 341 & 342, Clos De La Pommeraie, La Rue De Deloraine, St Saviour**

Mike Stein  
Clients

#### **11.00 am – S5 - Fields 741 & 742, New York Lane, St Saviour**

Mike Stein  
Clients

#### **11.20 – 11.40 – break**

#### **11.40 am – O5 -Field 783 & 785, La Route De Millais, St Ouen**

Mike Stein  
Clients

#### **12.00 pm – T3 - Field 1017a, La Rue Du Moulin Du Ponterrin, Trinity**

Mike Stein  
Clients

#### **12.20 pm – L6 - La Maisonette, La Rue De Haut, St Lawrence**

Mike Stein  
Clients

**12.40 pm – G7 - Panorama, Land to the South of, Les Fonds de Longueville, Grouville**

Mike Stein

Clients

**1.00 – 2.00 pm – lunch**

**2.00 pm- S9a - Les Sapins, La Rue De Guilleamerie, St Saviour**

Mike Stein

Clients

**2.20 pm – S9b -Les Guilleaumerie, St Saviour**

Mike Stein

Clients

**2.40 pm –B2 - Brook Farm, Mont Nicolle, St Brelade**

Mike Stein

Clients

**3.00 pm – 3.20 pm – break**

**3.20 pm – B8 - Oak Lane Farm, La Route Du Petit Port, St Brelade**

Mike Stein

Clients

**3.40 pm – C4 - Field 190a, La Rue Graut, St Clement**

Mike Stein

Clients

**4.00 pm - B9 Ocean View, Peiti Port Close, St Brelade**

Mike Stein

Clients

**4.20 pm - B12 - Villa Devereux, La Route Orange, St Brelade**

Mike Stein

Clients

**4.40 pm - L2 - Field 79, Broadfield Vineries,Les Chanolles De Six Rues, St Lawrence**

Mike Stein

Clients

**5.00 pm - S3b - Field 530a, Les Cinq Chenes Estate, Princes Tower Road, St Saviour**

Mike Stein

Clients

**Friday 8 October  
Day 13**

**Written statements should be prepared as follows**

All sites	500 word maximum Please head statement (and any other correspondence) with the <b>reference number as listed below.</b>
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**10.00 am - S3a – Field 530, Welton Way, St Saviour**

Mr & Mrs McLean  
Riva Architects

**10.20 am - P10 - Fields 888 and 890, St Peter**

Riva Architects

**10.40 am - B10- Portelet Heights, St Brelade**

Gary Le Quesne

**11.00 am - MN6 – Queruee Lodge, St Martin**

Zelah Ltd.

**11.20 – 11.40 am Break**

**11.40 am - H15, Seafield House, Millbrook**

Jim Naish

**12.00 pm - B11 – Biarritz Hotel**

Duncan O’Neill  
Senator Ferguson  
Jim Naish

**12.20 pm – O12 - Field 1037, St Ouen**

Philip Le Quesne

**12.40 – 2.00 pm - lunch**

**2.00 pm States Closing Submission**

**2.30 EiP closes**