



OFFICIAL REPORT

OF THE

STATES OF THE

ISLAND OF ALDERNEY

HANSARD

The Court House, Alderney, Wednesday, 20th July 2016

*All published Official Reports can be found on the
official States of Alderney website www.alderney.gov.gg*

Volume 4, No. 4

Present:

Mr Stuart Trought, President

Members

Mr Matthew Birmingham

Mr Louis Jean

Mr Robert McDowall

Mr Graham McKinley

Mrs Norma Paris

Mr Steve Roberts

Mr Christopher Rowley

Mr Francis Simonet

Mr Ian Tugby

The Greffier of the Court

Mr Jonathan Anderson

Business transacted

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States of Alderney

*The States met at 5.26 p.m. in the presence of
Mr Geoffrey Workman, a representative of His Excellency Vice-Adm. Ian Corder, KBE,
Lieutenant-Governor and Commander-in-Chief of the Bailiwick of Guernsey*

[THE PRESIDENT *in the Chair*]

PRAYERS

The Greffier

ROLL CALL

The Greffier

Leave of absence granted

The President: Mr Greffier, apologies were received from Mr Harvey.

The Greffier: Thank you, sir.

Convener's Report of the People's Meeting held on 13th July 2016

5 **The President:** Before we start this evening's meeting, Mr Birmingham, as Convener would you please give us the Convener's Report.

Mr Birmingham: Thank you, Mr President.

10 I convened the People's Meeting last Wednesday. I was assisted by the Chief Executive, the Planning Officer and the Treasurer. There were three States Members excluding myself, the Minute Secretary, 19 members of the public and two members of the press.

On the first item, the statement, there was no comment, sir.

Brexit – Statement by the President

The President: Thank you very much indeed.

15 I have included a short statement about Brexit as a prelude to this States meeting to assure Islanders that the States of Alderney are cognisant of the fact that Brexit will present some threats and opportunities to Alderney, which I have no doubt will result in matters being brought to this Chamber. Members hold strong views on this matter and as items are brought to the States for debate every Member will have their opportunity to present their respective views.

20 That is the end of my Statement.

Billet d'État for Wednesday, 20th July 2016

I. Amendment to Section 59 of the Government of Alderney Law, 2004 approved

Item I.

The States of Alderney is asked:

To approve the Government of Alderney Law, 2004, (Amendment) Ordinance 2016, substituting the date of 7th May with 30th June.

The President: Greffier, could we move to Item I, please.

The Greffier: Yes, sir. Item I this evening is an amendment to section 59 of the Government of Alderney Law, 2004.

25 A letter has been received from Mr McDowall in his capacity as Chairman of the Policy & Finance Committee, and the States of Alderney have been asked to approve the Government of Alderney Law, 2004 (Amendment) Ordinance 2016, substituting the date of 7th May with 30th June.

30 Sir, I also take this opportunity to remind you that section 45(3) of the Government of Alderney Law stipulates that when changes to the Government of Alderney Law are proposed the quorum is increased to nine – we remain quorate in these circumstances – and for any resolution to be binding seven Members must vote in favour.

35 **The President:** Thank you very much.
Mr Birmingham, as Convener, Item I.

Mr Birmingham: Thank you.
The Treasurer clarified that this amendment is a result of the Review of the Financial Relationship, proposing a later submission date for the Financial Statements. There were no
40 comments on the Item.

The President: Thank you very much indeed.
Mr McDowall, I believe you wish to propose this.

45 **Mr McDowall:** Yes, thank you very much, Mr President.
Ladies and gentlemen, this is essentially a procedural matter. The format and substance of the States of Alderney accounts will change slightly next year as a result of the changes in the Financial Relationship and will include, for example, matters such as the costs of the transferred services. Clearly, that information comes externally and from Guernsey, and as a contingency
50 measure – they are not quite as prompt and quick as we are – we do, I think, need to extend the submission dates.

I hope that meets with everybody's approval. Thank you.

55 **The President:** Mr Roberts, I believe you wish to second this.

Mr Roberts: Yes, Mr President.

This amendment was unanimously approved by Policy & Finance at the meeting on 24th May 2016 and I would indeed like to second it.

60 **The President:** Thank you.
Does any Member wish to comment on Item I? Mr McDowall, do you wish to sum up?

Mr McDowall: No, I think exactly what we said there, Mr President.

65 **The President:** Thank you very much indeed.
Mr Greffier, we will take Item I as approved, please.

The Greffier: Thank you, sir.

II. Land Use Plan Review 2016 Phase 1 – Documentation approved

Item II.

The States of Alderney is asked:

1. In pursuance of Section 30 (1) of the Building and Development Control (Alderney) Law 2002, as amended, to approve the undermentioned documents (i-iii), as the Land Use Plan prepared under Part IV of the Building and Development Control (Alderney) Law 2002, in replacement of the Land Use Plan (as amended) approved by the States on 16th November 2011;

(i) Alderney Land Use Plan 2016 Section 1: Policies;

(ii) Alderney Land Use Plan 2016 Section 2: Sites;

(iii) Alderney Phase 1 Housing Land Use Plan 2016 (Map)

and

2. In pursuance of Section 30 (2) of the Building and Development Control (Alderney) Law 2002, as amended, to authorise the President of the States of Alderney to sign and date the approved Land Use Plan documents (i), (ii) and (iii) for the purposes of identification.

The President: We move to Item II, please.

70 **The Greffier:** Item II is the Land Use Plan Review 2016 Phase 1.

A letter has been received from Mr Birmingham in his capacity as Chairman of the Building and Development Control Committee.

75 The States of Alderney have been asked, first, in pursuance of section 30(1) of the Building and Development Control (Alderney) Law 2002, as amended, to approve the undermentioned documents (i) to (iii), as the Land Use Plan prepared under Part IV of the Building and Development Control (Alderney) Law 2002, in replacement of the Land Use Plan, as amended, approved by the States on 16th November 2011, those three documents mentioned being the Alderney Land Use Plan 2016 section 1 the policies, section 2 the sites, and the Housing Land Use Plan 2016 the map; and secondly, in pursuance of section 30(2) of the Building and Development Control (Alderney) Law 2002, as amended, to authorise the President of the States of Alderney to sign and date the approved Land Use Plan documents (i), (ii) and (iii), for the purposes of identification.

80 **The President:** Thank you very much, Mr Greffier.

85 Mr Birmingham, as Convener, were there any comments on this Item?

Mr Birmingham: Thank you, Mr President.

The comments on this Item included, firstly zone 7, the components of harbour development zone: why is there a presumption against housing to the east of zone 7, being Fort Albert, Rozel

90 Point, and the Arsenal in particular? It states that elderly accommodation is to be situated in the town area: why can't the Arsenal be used for this? Why is the Arsenal site included in the presumption against housing to the east of zone 7? The Convener advised that he will run through the detail and clarify the queries at the States Meeting – and if it pleases you, I could deal with that query now, or I can leave it until my speech.

95

The President: I think it would probably be better if you dealt with it now, so it does not get confused.

Mr Birmingham: Thank you.

100 As I stated at the People's Meeting, I rather suspected this was just a matter of interpretation. If I quickly read the section, it says:

Development to the west of Zone 7 (around the harbour and Braye Beach) should comprise a mix of uses including housing. This will support the creation of a second centre with sufficient critical mass, but which remains well connected to the centre of the Island.

And then it follows:

There will be a presumption against housing development to the east of Zone 7.

As I suspected at the time, it is just the wording there. We are talking about the interior of zone 7, not outside zone 7, so zone 7 does not include the areas that Mrs Pearson raised, which are obviously the Arsenal, Fort Albert and Rozel Point. They are to the east of the zone but exterior to the zone, not interior to it. So here the reference to the east of zone 7 effectively deals with Braye Common; it does not deal with areas outside of the zone.

105 Hopefully, that clarifies the wording on that.

110 **The President:** Just for complete clarity, does that mean that there is no presumption to include?

Mr Birmingham: The areas that Mrs Pearson raised are exterior to zone 7. The wording in 'Zone 7' deals with zone 7 itself; it does not deal with areas outside of zone 7. They have their own zoning, they have their own parts of that zoning-designated area, or they might be residential zoned within the designated area. Zone 7 does not refer to those areas.

115 **The President:** Thank you very much.

120 **Mr Birmingham:** Okay. Moving on, the States were congratulated on the work and progress made with the Land Use Plan, and that the heritage of the townscape is recognised and protected. The Convener stated that part 2 of the Land Use Plan will be dealing with the heritage areas.

125 The 100 homes in five years is a worry: what about the concept of services for these additional homes? The Convener advised that Alderney needs to get to the point of sustainability, resulting in the Island becoming economically viable for a potential population of 3,000. The introduction of the hierarchy of land suggested by ARUP will protect the greenbelt. It was also noted that part 2 of the Land Use Plan will address the economic implications regarding public services and utilities.

130 A further point was: will there be affordable homes within the proposed 400 homes over 20 years, such as the Banquage scheme? The Convener advised that land has been allocated for potential future affordable social housing within this Land Use Plan. Further land may also be allocated at a later date.

135 And finally, concerns were raised over oil tanks and polluted water sources, but the Convener advised that these were not relevant to the Item on the Billet. The Convener also advised that building regulation controls could be used to help manage increases in water consumption associated with future development.

140 **The President:** Thank you very much, Mr Birmingham. Do you wish to remain standing?

Mr Birmingham: I may as well.

The President: In that case, would you proceed and propose your Item II.

145 **Mr Birmingham:** Thank you, Mr President.

Mr President, fellow States Members, the Building and Development Control Committee (BDCC) has a statutory obligation under section 25 of the Building Control Law, 2002 to undertake a review of the Land Use Plan every five years, and I am delighted to be able to bring before you today the Land Use Plan 2016, fulfilling that obligation.

150 I could give a long speech about the Land Use Plan process being the most open and democratic process the States undertakes and I could go through all the minutiae of the changes and technical detail involved, but I am not going to – which I am sure will be a massive relief to you all, and especially to the Deputy Chair of the BDCC. Instead, I am going to read a letter that has been sent by Mrs Hanbury to you all, which I think provides an excellent summary which I find hard to improve. It says:

The first Land Use Plan was introduced 15 years ago and you will understand my interest in following its progress. Undoubtedly, this year will see its most important development. By appointing ARUP and employing an experienced planning officer on your staff you have brought in professionals who have produced a vision which the original plan had not anticipated. The Land Use Plan 2001 is designed mainly to safeguard the Island against unsuitable development and to protect the green zone. The ARUP team have been very thorough, using all known data on housing and population, and consulting at every phase. There have been public presentations and workshops with appropriate groups and individuals. This culminated in the proposed Land Use Plan 2016, which was published in March and the subject of a green paper put to the States in April. A public inquiry followed at the end of April, which I attended. The plan is coming before you finally at the States meeting. It is the foundation for the future, to be followed by the second phase in 2017. You will be struck, as I have been, with the very few changes to the ARUP plan which are recommended by an independent and perceptive inspector after a four-day inquiry. This demonstrates the quality of the proposals before you. I commend the BDCC for its foresight, which has produced an optimistic and exciting plan for the future based on sound professional judgement and experience, and it will become a worthwhile legacy for the States.

As I said, that was sent to all Members of the States by Mrs Hanbury, and I have to say I could not agree more with the sentiment of the letter.

160 One thing I will say, though, is: is the process complete? No, far from it. The next phase of the plan will incorporate a new strategy on environmental protection, a review of heritage assets and economic matters, including the Airport, the harbour, and of course tidal power. This is a staging post to the full plan, but an important staging post that outlines the goals of the plan as a whole and deals with the issues of how housing – one of the key planks of any land use plan, can be dealt with over the next 20 years. I commend it to the States.

165 **The President:** Thank you, Mr Birmingham.
Mr Simonet, I believe you wish to second, sir.

Mr Simonet: Yes, indeed, Mr President. I am delighted, actually, to second this proposal and I would like to reserve my remarks to speak later in the debate.

170 **The President:** Thank you very much, Mr Simonet.
Does any other Member wish to speak on Item II?

Mrs Paris: Thank you, Mr President.

175 Again, as we did discuss a lot of this at the last States meeting, but not in quite such a formal way, I think Mr Birmingham and his team are to be congratulated on the thoroughness and the professionalism that has been so obvious throughout phase 1 of the Land Use Review.

180 We have now cogent analysis of the current population's housing needs, the changes required to meet them and to help attract new residents and the recognition of the need to protect major parts of the Island from inappropriate development, and there is an increasing awareness of the value of our natural environment in there too.

185 I am impatient, actually, to see the future work for phase 2 commence. Both our natural environment and our stock of heritage buildings are a fragile, finite and irreplaceable resource. Ironically, economic decline offers some protection as there is little money to spare for major projects – or, one has to admit, for routine maintenance either. But as we proceed with plans for economic development, the pressure to make changes may increase and safeguarding mechanisms will be urgently required.

I am very pleased to support the adoption of phase 1 and I look forward with confidence to the commencement of phase 2.

190 **The President:** Thank you, Mrs Paris.
Mr McKinley.

195 **Mr McKinley:** First, could I just say, on behalf of myself and Mr Jean, that we are sorry we missed the People's Meeting at which this subject was discussed last Wednesday, but we were on business in Guernsey.

I was also going to mention Mrs Hanbury's letter, but I should also perhaps congratulate the ARUP team and Mr Langton and his team for the hard work that they have done.

200 Mr Birmingham has answered one of my questions that I included already, to do with the Arsenal and the possibility of the five-year plan east of Braye Harbour, but could I just ask a further question: zone 7 – you said Braye Common, but does it also include beyond Braye Common, across the road to what I would call the motorcycle site?

205 Also, I question perhaps – maybe I am misinformed – why this debate is taking place in July when the changes to the Land Use Plan do not actually come into effect until January 2017, in six months' time, and when I understand there are still further consultations to take place. But I do think the plan is excellent and I go along with all that has been said before in that respect.

210 I also raise, perhaps slightly controversially, the question of Mannez Quarry and the proposed construction of the converter site, or the converter station for the FAB link. Does anyone know the exact size of the site? I have heard seven acres. I heard this morning from somebody the possibility of 14 acres – I find that rather difficult to believe, but they think there are 14 acres in the Mannez Quarry site. It is an issue which is causing very considerable concern on the Island. I quite understand the length for the tidal energy and ARE, but I am concerned about the environmental effect that you will have on the Island; it will totally change that end of the Island, both in terms of lookout, although it is in some ways protected by Mannez Quarry, but also, I understand, the noise that it is likely to make 24 hours a day. Of course tidal power is important, but I do question why we need a converter station here. Perhaps we need it to link in with ARE – or could it be in France, or could it be in the south of England? Perhaps you would like to explain – not so much as part of this debate, but later. I understand there is a public meeting to take place on 10th August and all States Members will be attending in the morning and the members of the public will be invited to attend in the afternoon, but there are serious concerns and I wonder how much that is going to be considered in the revision of the Land Use Plan.

220 **The President:** Thank you, Mr McKinley.
Does any other Member wish to speak on Item II? Mr Rowley.

225 **Mr Rowley:** Yes, thank you, sir.

Just a very small point. One of the recommendations that ARUP made was that there should be minimum standards introduced for rental property, and the Committee decided that it would be better to let the market take care of this. I hope that the market will be strong enough here to actually do that. I cannot help feeling that in a small place like this, where a lot of properties

230 are in the hands of relatively few people, there may not be a strong enough market to deal with that. We just have to keep an eye on it.

Thank you.

The President: Thank you, Mr Rowley.

235 Does any other Member wish to speak? Mr Tugby.

Mr Tugby: It looks as though I am going against everybody else on this one, but I just do not understand why we have to pay people to come from England to actually decide on what is best for Alderney. They come for a few weeks – all right, they are so-called professionals, but we

240 have seen so much come from professionals lately when everything has gone wrong afterwards when we took their advice.

States Members are elected to take decisions and run the Island, and for some unknown reason we seem scared and we always have to get professionals in to take the flack for us. I have never been frightened to take a decision – if we get it wrong, we get it wrong, so we take the

245 flak from the public. We take the flak from the public anyway, so what is the difference? To create another hundred houses in the next five years, when property in the Island is at rock-bottom prices ... All you are going to do is depress the property market even more because there is not the uptake for people to take new dwellings. You can build a new dwelling, or a developer could, for £200,000 without much problem, but that would undercut the price of any other

250 property in Alderney, and that is what we have got to look at when we are talking about building an extra hundred houses. You are going to have certain developers, who I know have already been looking at it all, move in very quickly to try and build a number of houses and sell them on in bulk, basically, rather cheaply.

That is the reason I will vote against it. I do not know why we have to keep getting in so-called experts from England. All right, people say, 'Oh, what a wonderful report they have done!' Words are cheap, but at the end of the day the States Members have to carry the can afterwards when it all goes wrong. We had a perfect scheme down at the Banquage – even the inspector said that was one of the best schemes for Alderney – and what did the States do? They

255 threw that one out a few years back and went with the Alderney Housing Association, and I do not think the local population has taken up many of their half share of the houses with the Housing Association. The Banquage scheme would have solved any housing problem in Alderney for another 20 years without having to import so-called professionals to give us advice.

260

The President: Thank you, Mr Tugby.

265 Does any other Member wish to speak on this Item? Mr Roberts?

Mr Roberts: No, thank you.

The President: Mr Jean?

270 He wants to exercise his right to respond; he has the right to do that after everyone else has spoken.

Mr Jean: Does he?

275 **The President:** Yes.

Mr Jean: Interesting. Right, I will speak now, then.

280 Speaking on the Land Use Plan, sir, we were told a new and more robust appeal system would be put in place, yet I am confused because I feel the Committee cannot deal with applicants even for a garage subject to a court case in Alderney. Will a new, more robust appeal system do anything to change this? I have my doubts.

Mr Birmingham: Point of information.

285 **The President:** Yes.

Mr Birmingham: Just in relation to what Mr Jean has been asking, I would like to point out that the appeal system is not in relation to the Land Use Plan; the appeal system is matters under the Development Control Law, 2002. The Land Use Plan does not deal with matters of
290 appeal.

The President: Thank you.

Does that clarify the situation for your, Mr Jean?

295 **Mr Jean:** Thank you very much, most grateful.

We are now on the third report from ARUP and there are at least two more to come. Could the Chairman tell me the full cost, from beginning to end, of this enormously costly exercise?

300 In the beginning, ARUP were denied access to the Haymans report. I did complain about this and I asked questions at the Island Hall as to why, as that report presents it. It spelt out that in terms of housing needs Alderney did not need any provision for housing at that time, five years ago. It stated in the report that there were more than enough houses for sale on the open market to meet any current demand. I cannot tell if the decision to allow ARUP access to such a recent report as the Cambridge report may have been deliberate or not. Mr Birmingham might wish to answer that question for me.

305 I talk about the call for sites and I managed to attend the first of those meetings in the Anne French Room but was unable, although asked if I could, by the inspector, attend the second meeting, I was unable to do so owing to commitments in Guernsey. Called by the land use inspector, Mr Langton, I stated that the call for sites had culminated in all the controversial sites from past decades, of which many had been the subject of court cases and been settled by
310 various previous Building and Development Control Committees coming forward for reconsideration.

The removal of the C permit system – I realise there are faults with this system and there has been some abuse, but only some abuse. Opening up the rest of what is at the current time a precious reserve of building land so that anyone is able to apply to build is, to me, not right, and
315 I am unable to support that concept.

In recent years there have been very few applications. I would venture to give an explanation. The reason for this is clear: the housing market in Alderney is depressed and prices are at the lowest they have been for years. But where there is a cloud there is often a silver lining, and the reason the C permit system itself was not under any pressure is because many of
320 our young ones are buying existing properties because it is cheaper than building by far with all the staged payments, planning fees, water connections and sewerage connections to pay for. But this, in my opinion, is not any reason to do away with the C permit system. We all know that Building and Development Control have expressed wishes to see a better standard of building – all very laudable: grander designs, bigger houses, split level – a higher standard to attract the
325 high net worth individual into the buying market. All the way through these reports echo the words 'environmental impact assessment', for which the client will pay not just the aforementioned fees but they will now have to pay for impact assessments as well. Has any thought been given to reducing some of these state charges to make life easier for the potential

330 C permit applicant and keeping the C permit applications in place? I am concerned that the level
of C permit applicant is being cut out of the system to build up a stock of higher-grade
accommodation which could be applied for and built by any person of wealth, other than the
normal C permit applicant, who could not afford to do so.

335 The report reiterates the current laws, for which, on top of the previous reports, we are
paying out a lot of money at this time: £134,000 for these next stages. No doubt these sections
are looked forward to with much anticipation by you all, but not by me, including one on the
airfield, when we are up to our neck in reports and various consultants on our airfield, and more
than likely will be told nothing new after so many reports. What could be new?

340 This Island has spent, in the last four years, over £1 million on consultants while our economy
is restricted and it is clear that our Island has a much reduced earning capacity compared to
Jersey or Guernsey. Our Government money should be targeted at our gateways in and out of
our Island. For nearly four years we have not been heading in the right direction. The signs are
that the States of Alderney is changing as we head towards the election. At last we are facing up
to this subject: transport.

345 **The President:** Mr Jean, could you keep your comments to the land use item on the Billet,
please?

Mr Jean: It is very much part of the Land Use Plan.

350 **The President:** Carry on.

Mr Jean: We need to sort out proper sea links and we need to push forward for the 21st
century airfield to allow a restricted and constricted business community to explore its full and
proper earning potential. The need for better transport was acknowledged – and this is where I
link up and show you that it is quite correct that I talk about this – in the interview given this
355 morning by our Planning Officer, Mr Young, on Radio Guernsey, as the Chairman of BDCC was
unavailable.

I cannot support this report, as it involves getting rid of the C permit system and is costing far
too much at the present time when other needs should take priority.

360 **Mr Birmingham:** Just a point of information.

The President: Yes.

365 **Mr Birmingham:** The Land Use Plan does not have anything to do with the C permit system. I
think you are confusing it with the next Item, Item III, which has the removal of the C permit
system. The Land Use Plan has nothing to do with the C permit system.

Mr Jean: I am sorry, but there is no problem about that –

370 **The President:** Carry on, Mr Jean.

Mr Jean: Thank you. There is no problem about that, because I shall be voting against both.
In my closing remarks, I would say that all of this expense generated by the Building and
375 Development Control Committee, which deals with mainly only a few minor applications each
month such as shed, fence, rehouse satellite dish or removal of a tree, and on an Island where in
some quarters we see as few as only eight houses sold, and that particularly is in the last quarter
...

I will close my remarks there. I am not keen on this and I actually think that the latter two
380 stages need to be cancelled to save the money.

The President: Thank you, Mr Jean.

Mr Simonet, you asked for your right to reply to be reserved. Do you wish to exercise that?

Mr Simonet: I do indeed, sir. Thank you, Mr President.

385 I think that everybody who took part in the public inquiry into the Land Use Plan could not fail to be impressed by the high standard of impartiality and integrity that was set by the inspector, Mr Alan Langton, in producing this excellent report. We should also pay tribute to the advice and guidance from the team from Ove ARUP, who for the past three years have built up an intimate understanding of all our planning-related issues.

390 When the BDCC considered the proposed update to the Land Use Plan, it was conscious of its responsibility to protect the designated area, the need for a clear vision statement and the provision of new progressive policies. I think we have achieved these objectives. The integrity of the designated area remains unchallenged. The housing character areas have encouraged the design and quality of new buildings that complement and enhance the different localities,
395 housing policies that are structured to provide the type of housing the Island needs, policies that protect our historic and architectural heritage, policies that encourage the development of infill sites, policies that will promote economic and population growth while protecting and enhancing our cultural environment.

400 I think it is here worth repeating some of the inspector's closing remarks in his report, and I quote:

Alderney is an exceptionally attractive Island, physically and socially. What has been more than apparent, though, is that against well-known changes in circumstances particularly since 2008 the economy has been less buoyant and there has overall been a loss of permanent residents. Those matters need to be addressed across a wide front, of which an important contribution must be a modern forward looking Land Use Plan that conserves all the best of the past while enhancing the future ...

Mr Birmingham has rightly highlighted the letter from Rosemary Hanbury, who had the foresight to bring the first Land Use Plan to the States when she was a Member 15 years ago. She had to use all her abundant –

405 **Mr Jean:** Sir, a point of correction.

The President: A point of order, yes.

410 **Mr Jean:** That report was brought in the late 1990s by the Committee under David Thornburrow, the original, and it was revamped by Rosemary Hanbury in 2000-and-something. Thank you.

The President: Thank you, Mr Jean.

415 Carry on, Mr Simonet.

Mr Simonet: It is a minor point, Mr President, and one that I would dispute. Nevertheless, I will continue.

420 **Mr Jean:** Sir, a point of correction.

The President: A point of order.

Mr Jean: A point of order. It is not a minor correction; it is a very important one.

425 Thank you.

The President: Thank you, Mr Jean.

Mr Simonet: Of course it is, Mr President. It is correct.

A Member: It is correct.

430

Mr Simonet: Since then, she has kept a watchful eye over every subsequent inquiry, taking part where she deemed it necessary, and has always been prepared to give advice whenever it has been sought. I am sure the whole Island acknowledges and appreciates her outstanding contribution to the protection of the designated area and the special features of the environment. I support Rosemary's vision and I hope my fellow States Members do too.

435

I would just like to add a point here, Mr President. Mr Tugby has a well-known aversion to consultants, but I would say in passing that if the States had used consultants and expertise since the Second World War on a regular basis we would not be confronted with the issues that we have got today.

440

Secondly, Mr Jean. I listened with interest to his arguments. He does remind me rather of that well-known TV debater, Mr Eddie Izzard. (*Laughter*) I always say that, because Mr ... as you know, always voluble, always confused and always wrong!

The President: Can you keep your comments to the Items on the Billet, please.

445

Mr Simonet: Well, I am just relating to Mr Jean's speech.

I have no further comments to add, Mr President. I would just simply like to repeat that I support Rosemary's vision and I hope fellow States Members will do so too.

450

The President: Thank you very much, Mr Simonet.

Mr Tugby: Point of order.

The President: Point of order.

455

Mr Tugby: I would just like to inform Mr Simonet that I am not a consultant; I am a States Member who is willing to take decisions on behalf of the people who live here. I give my views on what people tell me, and that is what I stand for.

460

The President: Thank you, Mr Tugby.
Would you like to exercise your right of reply, Mr Birmingham?

Mr Birmingham: I will, thank you very much.

465

I will try to address some of the points that were raised in there. There were many, so I may miss some, but I will deal with specifically Mr McKinley's question regarding zone 7. No, the scramble course is not interior to zone 7. In fact, if you look in your Billet pack you should see the map that is in there and you will see that zone 7 is the crosshatched area; the scramble course is protected zone but it is not currently within zone 7.

470

What I would say is that zone 7 is very much under the second part of the Land Use Plan Review about economic matters, because obviously it is very important dealing with how we can try and facilitate a marina, for example. There is certainly some discussion to be had about whether the boundaries of that zone are currently correct and whether they needed planning, and I hope you will actually be taking part in those discussions when we get to it.

475

Your other one was dealing with Mannez Quarry. Currently, there is no change, again, on the map. The map is currently as it sits, agricultural zone and some protected zone. That again very much is one of the very important parts of the part 2 project. The tidal project in all its forms is going to have some very significant effects on the Island, and therefore having a conversation about the Land Use Plan and the planning implications that all of those connected issues around

480 tidal are going to have is going to be very important. Again, it is going to be a matter of ensuring
that we have a robust planning system that can address the concerns of the public at the same
time as hopefully being able to deal with the issues that come from tidal in terms of the
economic development of the Island. It is a very, very important piece of work that under the
next section will come forward.

485 That moves me very quickly on to one of Mr Jean's points, which is particularly his reference
to consultancy. The one thing I will say is I think there is a tendency on the Island to assume that
anyone who does not work for the States should be classed as a consultant. That is very much
not the case. ARUP, in this case, are basically being employed by us, as contract work, to
undertake some very tricky work that realistically the Alderney Planning Department does not
490 have the experience or expertise to undertake. In this case particularly, moving on to the next
phase, where we are dealing with something that is fundamentally important and economically
important for the future of the Island – as are matters of the Airport and also matters of tidal
power – we need to get this right, and I think spending money with experts who understand
planning fully is money well spent; it is not money wasted. I would prefer, for the future of the
Island, that we get it right.

495 Personally, I always put this in a simple way. You might think, when you say it quickly,
£130,000-odd sounds like a lot of money, but to undertake some of this work we might be in a
situation where you would just have to employ someone, and in fact you would probably have
to employ two people, and that would probably take two or three years. You add up the amount
of money you would be spending if you employed those people over that period of time to do
500 the same work: it is a hell of a lot more than £137,000. This is the most cost-effective way of
getting this work done and getting it done to a high standard. ARUP: I think everyone who is
engaged with them will say what excellent work they have produced, and certainly I cannot wait
to engage with them on these matters to ensure that we have got a really fit-for-purpose Land
Use Plan for these *very* important issues.

505 Obviously, one of the points he brought up was the Airport. Well, the Airport, as we
understand ... obviously we are going to be talking about extension to the existing zoning, so we
have to change the Land Use Plan, but currently we have a set zoning that basically means we
have a large area that is effectively taken out of the designated area. I would argue that actually
the current zoning and the way we have the Airport zoned is in fact incorrect and there will be a
510 better system by which we can remodel that zoning that would actually be better for the Airport
in the future. We have to do that because if we want to extend the runway, currently the law
would stop us because the Land Use Plan does not allow it. So we would still have to come back
to the Legislative States to remove that from there. This is a very important part of the process.

515 If I quickly look through some of the other issues, I think again Mr Jean was confusing some
of the issues between the Land Use Plan and the next Item, though I do appreciate there are
interconnections between the two. Much of what he was talking about relating to this falls
under the second part.

In terms of the housing, we are talking about a plan for 20 years, for the future, and what we
are saying is that, as Mr Simonet said, it is actually more about protecting the greenbelt. What
520 we have identified through all this work is basically the ability to say we can actually deal with
any housing that is required for the future without any impact on the designated area, and I
would hope that is something that *everybody* would support. We want to protect the designated
area, we do not want to have development sprawling into those areas unless we very much
cannot help it, and the hierarchical system that is being introduced under this Land Use Plan
525 means it makes it very hard for residential development now to go ahead in the designated area.

Other than that, I do not think I have anything more to add, apart from my thanks to ARUP,
my thanks also to the Planning team, particularly John Young and Sam Osborne, and of course to
the land use planning inspector, who I think everybody who attended the land use planning
inspection will realise was a thoroughly professional individual. In fact, I think I am right in

530 thinking he has actually conducted the review of the London Plan. I think that shows the sort of level of quality of the individual.

I support these proposals and I hope the House will as well.

The President: Thank you very much, Mr Birmingham.

535 Mr Greffier, would you please put this to the vote, and because there is some contention here could you take them as item 1 and item 2, please. If Item 1 fails, then take them individually, (i), (ii) and (iii).

The Greffier: Yes, sir.

540 The States of Alderney are asked, in pursuance of section 30(1) of the Building and Development Control (Alderney) Law 2002, as amended, to approve the undermentioned documents (i) to (iii) as the Land Use Plan prepared under Part IV of the Building and Development Control (Alderney) Law 2002, in replacement of the Land Use Plan, as amended, approved by the States on 16th November 2011, those three documents being: Section 1, Policies; Section 2, Sites; and the Alderney Phase 1 Housing Land Use Plan 2016.

A vote was taken and the results were as follows:

FOR	AGAINST	ABSTAINED
Mr Birmingham	Mr Tugby	None
Mr Simonet	Mr Jean	
Mr McDowall		
Mr Rowley		
Mr Roberts		
Mrs Paris		
Mr McKinley		

The Greffier: With 7 votes in favour, that aspect passes.

Secondly, in pursuance of Section 30(2) of the Building and Development Control (Alderney) Law 2002, as amended, to authorise the President of the States of Alderney to sign and date the approved Land Use Plan documents (i), (ii) and (iii) for the purposes of identification.

A vote was taken and the results were as follows:

FOR	AGAINST	ABSTAINED
Mr Birmingham	Mr Tugby	None
Mr Simonet	Mr Jean	
Mr McDowall		
Mr Rowley		
Mr Roberts		
Mrs Paris		
Mr McKinley		

550 **The Greffier:** Again, sir, that part is passed.

The President: Thank you very much, Mr Greffier.

III. Building and Development Control (Alderney) (Amendment) Ordinance, 2016 approved

Item III.

The States of Alderney is asked:

To approve the Building and Development Control (Alderney) (Amendment) Ordinance, 2016.

The President: Could we now move on to Item III, please.

555 **The Greffier:** Yes, sir. Item III this evening is the Building and Development Control (Alderney) (Amendment) Ordinance, 2016.

A letter has been received from Mr Birmingham in his capacity as Chairman of the Building and Development Control Committee, and the States of Alderney are asked to approve the Building and Development Control (Alderney) (Amendment) Ordinance, 2016.

560

The President: Thank you very much.

Mr Birmingham, as Convener.

Mr Birmingham: Thank you, Mr President.

565 On this Item, the Planning Officer explained the fundamental changes to the Law through this proposed Ordinance.

The comments on the Item included: with the changes to the 2014 Law, who will be accountable for the new rule changes? The BDCC need to follow the new procedures exactly. It was advised that ARUP have made recommendations for the appeals process and that proprietary guidance is followed by the BDCC. The Convener stated that he is aiming to introduce open planning meetings and to follow through with ARUP's recommendations.

570

The next item was a question about deferrals process. A comment was made that there are a large amount of deferrals and few BDCC meetings, with the deferrals not being followed up at the next meeting leading to significant delays. The full information of any planning application should be all together and available before it is put to the BDCC. These details should be ready and available for the 21 days' notice for objections. The 21 days should be from the date of the publication in the *Gazette*, not the date of the written report. I, as Convener, noted the concerns and also advised that a fast-track system has also been set up for simple planning applications that do not need to go to the Committee, and that this is working well with a large number of applications.

575

580

If I may again, just for one moment, Mr President ... I asked the Planning Officer to go back over the last year and check the figures in terms of how many applications we have had and to find out the issue about deferrals and see whether it is substantive. I can let you know that the Committee approved 144 applications, of which 55 were by fast track; seven applications were refused; 16 applications were deferred for one meeting, two more than once. The practice is to include all items deferred, that are outstanding, onto the agenda. So, in reality, the deferrals we have are actually usually only for one meeting, so there does not seem to be a pattern where there is a long-term wait on deferrals.

585

The next item, of course, was on C permits. Comment was made that these were introduced as a fast-track system to enable local people to build. These laws were written to protect the future. A major concern is the power base – that a quorum of three BDCC members can approve or reject applications. The Convener stated that mixing planning and politics is not a good idea, and this is what is currently in place. Moving to a zoning system will enable the States to have a form of control with future applications.

590

595

Those were all the comments on that Item.

The President: Thank you very much, Mr Birmingham. Do you wish to have a glass of water before you continue?

600 **Mr Birmingham:** No, I can go straight in.

The President: Okay. If you would like to propose this Item III, please.

Mr Birmingham: Thank you, Mr President and fellow Members.

605 The (Amendment) Ordinance before you is the start of radical changes to the Island's planning system, as proposed by the ARUP review. These changes are ones that can be made by Ordinance to the existing Law; others that will follow will require Projets de Loi, such as the full merits planning appeals process alongside some procedural process changes to the day-to-day operation of the Planning Department.

610 So, in brief, the major changes under this Ordinance are: (1) adding environmental and sustainability considerations to the improvements process; (2) adaptation of the powers of the Committee in requesting additional information regarding an application; (3) the ability of the Committee to issue supplementary planning guidance; (4) changes to designated area restrictions on dwellings to ensure greater flexibility in the adaptation of those properties; (5) the repeal of Part 5 of the Law known as the C permit system; (6) planning consent will now run with the land, not with the applicant; and (7) planning permission ceases after three years, no matter work has commenced.

615 All these changes, or proposed changes, have undergone public consultation either through the ARUP Review, the Housing Strategy Review or the Land Use Plan and the Land Use Plan Review itself, and they have received significant public support from most quarters.

620 The most contentious proposal is the removal of the C permit system, which some believe somehow protects a local family's ability to build a home. At the People's Meeting an interesting comment was made by Mrs Pearson in relation to the C permit system and its implementation. She observed that the C permit system was introduced by the States to help local families queue-jump the planning system, which at the time restricted development to a fixed figure for the number of dwellings approved in one year. That system was ditched about 20 years ago. I believe it was found that it was potentially legally unsound. However, the C permit system it spawned has remained in place. This in itself is enough reason to repeal the legislation before you before you get to the myriad other reasons: that it is unfair to new residents or those trying to make a home on Alderney who are not locally born, and that it damages the Island's economy for the same reasons; that it has no doubt contributed to the Island's depopulation; and that it is bureaucratic and has often proved difficult to operate without allocations of selective patronage in one shape or form.

625 Did the C permit system prevent huge inflation in land prices? At one point, plot prices were approaching £100,000. How did that help local families? Simple answer: it didn't, not unless you already owned land. The only way to secure land and homes for the low paid and for young local families is through the use of zoning systems and policies that enable them to access affordable housing, not by restricting who can or cannot build a house.

630 The C permit system is out of time, out of place and I am delighted to bring legislation forward to consign it to history. I fully support the changes and intend to press on with further modernisation of the planning system as soon as possible, and I commend this Ordinance to the States.

The President: Thank you, Mr Birmingham.

645 Mr Simonet, I believe you wish to second this.

Mr Simonet: Thank you, Mr President. Indeed, I am delighted to second this proposal and I would like to reserve my right to speak later in the debate.

The President: Thank you.

650 Does any Member wish to speak on Item III? Mr Tugby.

Mr Tugby: One of the things I am concerned about on this Item is where you can appeal. At the moment, you can appeal to the court – and why should that be changed? You are saying, basically, that the court is not up to the job, surely, because they voted against. I think this was brought in partly because the Building Committee lost a case to an individual a short time ago.

655

Mr Birmingham: Point of information.

The President: Yes, please make a point of information.

660

Mr Birmingham: I wish to make a point of information in that the current Ordinance before us does not deal with changes to the appeal system because we are not allowed to. Legal advice tells us that that has to be done through a Projet de Loi, but I would just say that the ARUP report over two years ago had brought forward the suggestion of reform of the appeal system. This is not new.

665

The President: Thank you.
Carry on, Mr Tugby.

Mr Tugby: I am against doing away with the C permit system, sir; that is how I feel.

670

The President: Thank you, Mr Tugby.
Mr Jean, you wish to speak?

Mr Jean: I would just like to register my concern at the interesting view of the Chairman on the C permit system. I do not share that view. I still believe in a modern world there is room for that system to exist and continue. Its limited use is a sign of how it has actually evolved and gone up and down.

675

Yes, he is quite correct about inflated plot prices, but they are not inflated now. In actual fact, it could be argued that a lot of the charges that the States of Alderney has imposed has helped bring down the number of C permit applicants, as I have pointed out. But it still does not mean that the C permit should be regarded as an obsolete piece of legislation. To me, it is still current and there is still the odd C permit house built. It is unusual now because of the depressed property market, but I could agree with very little of what Mr Birmingham said – I disagree entirely.

680

685

The President: Thank you, Mr Jean.

Mr Birmingham: Point of information.

690

The President: As long as it is pertinent.

Mr Birmingham: It is. Mr Jean was making the point about the increasing costs that have been put on by the States. In fact, I brought legislation to this House in 2014 that reduced the amount of planning, not increased it.

695

The President: Thank you.

Mr Jean: Thank you for that piece of information, sir.

700

The President: Thank you very much.
Does any other Member wish to speak on Item III? Mrs Paris.

Mrs Paris: Thank you, sir.

705 It strikes me that most of the points which Mr Birmingham has just gone through on our behalf are mainly common sense and good housekeeping, and possibly long overdue. However, with change, obviously, can come anxiety and dissent, and the abolition of the C permit in particular I think is one of those changes.

710 However, I really do think we need to remember that we have requested and received highly professional advice, which has been offered to us after a great deal of consultation here on Island, and it advises us that in order to have an evidence-based housing strategy to meet the future needs of the Island these are the things that we need to do.

This has resulted in the Land Use Plan Phase 1, which we have just supported, and in his report the inspector says on page 14:

The C Permit approach and the 2016 LUP approach are to my mind quite incompatible. My examination proceeds on the assumption that the C Permit system will be abolished in parallel with the Plan adoption.

715 We all have heard how much we rate the inspector. This seems to me to be the bottom line of what is being said.

I will finish with what I said at the last meeting when we discussed this: that there can only be one thing worse than paying good money to receive such advice, and that is to leave it on the shelf to gather dust, a lack of the will to implement the advice.

720 **The President:** Thank you, Mrs Paris.

Does any other Member wish to speak on this Item? Mr McKinley ... Sorry.

Mr Simonet, if no one else wishes to speak, do you wish to exercise your right to reply?

Mr Simonet: Indeed I do, sir. Thank you, Mr President.

725 The proposals that we are considering tonight are the outcome of the decision made by the BDCC three years ago to review the Building and Development Law. The Committee recognised the deficiencies in the existing Law highlighted the need for reform that would provide an improved planning system that is fit for purpose and reflects best practice. The Committee also recognised that to achieve this change it was essential that the process involved all States
730 Members, stakeholders and members of the public and was conducted throughout with complete transparency.

To that end, Ove ARUP, a global company with the additional extensive experience and knowledge of the idiosyncrasies of the Channel Islands, were employed to conduct the review. The ARUP team have carried out a detailed analysis of the strengths and weaknesses of our
735 existing planning processes, an evidence-based analysis of our historic planning application, enforcement cases and appeal, and they have looked at our strategic economic and energy plans and the need to facilitate a population increase. They called for evidence from all those who wished to contribute to the process. They held public meetings to ensure that everyone would have more than one opportunity to make their views known and have their questions answered.

740 There is no doubt that the proposed changes have the support of the overwhelming majority of all those who took part in the process and the wider public. The proposed amendments to the Law will strengthen our ability to protect the natural environment and encourage quality development that complements the chosen localities. The BDCC have worked hard over the past three years to deliver a Building and Development Control Law that is progressive, clear in its
745 intent and supports the Land Use Plan, and I am pleased to recommend support for this change.

The President: Thank you, Mr Simonet.

Mr Birmingham, do you wish to exercise your right to reply?

750 **Mr Birmingham:** No, thank you, I think everything has been dealt with.

The President: Thank you very much indeed.
Mr Greffier, would you please take the vote on Item III.

The Greffier: Yes, sir.

755 The States of Alderney are asked to approve the Building and Development Control (Alderney) (Amendment) Ordinance, 2016.

A vote was taken and the results were as follows:

FOR	AGAINST	ABSTAINED
Mr Birmingham	Mr Tugby	None
Mr Simonet	Mr Jean	
Mr McDowall		
Mr Rowley		
Mr Roberts		
Mrs Paris		
Mr McKinley		

The Greffier: Sir, that motion is passed.

760

The President: Thank you very much indeed.

IV. Elections 2016 – Proposed dates approved

Item IV.

The States of Alderney is asked to approve that:

- (i) The date for the Presidential Ordinary Election be Saturday, 12th November 2016;*
- (ii) The date of the Ordinary Election be Saturday, 26th November 2016; and*
- (iii) That the Plebiscite be held on Saturday, 10th December 2016.*

The President: Could we move to Item IV, please.

The Greffier: Thank you, sir. Item IV this evening is Elections 2016.

765 A letter has been received from Mr McDowall in his capacity as Chairman of the Policy & Finance Committee and the States have been asked to approve that, firstly, the date for the Presidential Ordinary Election be Saturday, 12th November 2016; secondly, the date of the Ordinary Election be Saturday, 26th November 2016; and thirdly, that the Plebiscite be held on Saturday, 10th December 2016.

770

The President: Thank you very much indeed.
Mr Birmingham, as Convener, were there any comments on this Item?

Mr Birmingham: No, there were no comments on this Item, sir.

775

The President: Thank you very much.
Mr McDowall, I believe you wish to propose this Item.

Mr McDowall: Yes, thank you very much, Mr President, ladies and gentlemen.

780 This is the lead up to the biennial elections – the three elections for President, the Ordinary Election and the Plebiscite – and I propose that that is approved. Thank you.

The President: Thank you very much, Mr McDowall.
Mr Rowley, I believe you wish to second this.

785 **Mr Rowley:** Yes, that is right, sir, I am more than happy to second this.

The President: Thank you.
Does any Member wish to speak on Item IV?
Mr Greffier, can we take Item IV as approved for the record, please.

790

The Greffier: Thank you, sir.

V. Independent Health Review – Terms of reference approved

Item V.

The States of Alderney is asked:

To approve the attached report containing the Terms of Reference for the independent review of health and social care need, provision and governance in Alderney.

The President: We will move to Item V.

The Greffier: Item V this evening is the Independent Health Review.

795

A letter has been received from Mr McDowall, again in his capacity as the Chairman of the Policy & Finance Committee, and the States of Alderney are asked to approve the attached report containing the terms of reference for the independent review of health and social care need, provision and governance in Alderney.

800

The President: Thank you, Mr Greffier.
Mr Birmingham, as Convener.

Mr Birmingham: Thank you.

805

The Chief Executive clarified the work and progress on the Health Review. Emma Nelson explained the survey procedure with Prof. Wilson's planned visits to the Island for end of July and August.

The President: Thank you, Mr Birmingham.
Mr McDowall, I believe you wish to propose this.

810

Mr McDowall: Yes, indeed. Thank you very much, Mr President, ladies and gentlemen.

815

This is the culmination of the unfortunate incident known as 'the Rory Lyons affair', the Good Governance Institute review and the sadly needed review of delivery of health services to this Island. It is very comprehensive, it is being paid for by the States of Guernsey, it provides for substantial public consultation and it is looking at the medium to long term and will actually be embodied as part of the service levels under the Transferred Services Agreement as part of the Financial Relationship change.

820

I would like to add one other point, which is that there are still one or two short-term health issues which have to be addressed and which need to supplement this, and I am sure most Members are aware of that. So this is good in the medium-long term, but there are short-term issues that still have to be addressed and taken.

Thank you.

The President: Thank you, Mr McDowall.
Mr McKinley, I believe you wish to second this.

825

Mr McKinley: Yes, please, and if I can reserve my right to speak.

The President: Does any Member wish to speak on Item V? Mr Jean.

830 **Mr Jean:** If I may, sir. Thank you.

The Adult Health and Social Care Service saw the survey for 2016. One person phoned me up and they were concerned about the survey being conducted as part of the independent Health and Social Care Service Review. The word 'independent' is of concern. I think the services that ... This is an opportunity to say that although improvements may be needed and the survey is a very good thing, it will never be, in my opinion, a possibility for Alderney itself independently to provide such service and such standards as we get from Guernsey. I think it is time to raise that and hope that this, in this Health and Social Care Service Review – without the word 'independent', which this person was worried about – is successful and addresses not only the current needs but if there are any areas that do require improvement, that they come in. That actually probably can only happen provided plenty of people take part in the survey and provide a good and broad number of submissions to work from.

840 Myself, I have only thanks to the health services that are provided here in Alderney and the one thing that I would like very much to see resolved is I would like to see our other GP practice back up and running. It concerns me that that has gone on for so long, and if there were anything that the States itself could do to assist that ... That is a concern of mine, and not only is it a concern of mine but I believe it is of concern to the patients of that practice. Also, it leaves us in a situation where there is a possibility that we may not have enough GP cover. That is quite serious and needs to be addressed.

845 Thank you.

850

The President: Thank you, Mr Jean.
Does any other Member wish to speak on this Item? Mr Simonet.

Mr Simonet: Thank you, Mr President.

855 This review gives Alderney its first opportunity to make a significant impact on the shape and substance of the healthcare provision proposed for this Island. The report from the Good Governance Institute on the recent distressing events concerning the treatment of one of our local doctors and his patients by the health authorities brought into clear focus the inadequacies of the current delivery of this vital service.

860 I believe it is essential that all States Members and the public become fully engaged in this process.

Thank you, Mr President.

The President: Thank you, Mr Simonet.

865

Mr Simonet: Does any other Member wish to speak on Item V?

Before you exercise your right to reply, just let me make sure nobody else wants to say anything.

870 **Mr McKinley:** Yes, that is fine.

The President: Does anybody else wish to speak on this before Mr McKinley exercises his right to reply?

Please carry on, Mr McKinley.

875 **Mr McKinley:** Thank you very much, sir.

Perhaps I have misunderstood Mr Jean, but the independent part of the Health Review is not suggesting that we have an independent health system here; it is an independent team reviewing our health system.

880 **Mr Jean:** If I can clarify, sir –

The President: Point of order.

Mr Jean: Yes, thank you. If – *(Interjection by Mr McKinley)* Sorry.

885

The President: Please let –

Mr McKinley: Carry on.

890 **The President:** Mr Jean, carry on.

Mr Jean: It is only that somebody phoned my home and pointed this out to me, and they were concerned. That is why I have actually addressed their concern.

895 **Mr McKinley:** That is fine –

The President: Thank you, Mr Jean.
Carry on.

900 **Mr McKinley:** – but just to clarify, the answer to that is that it is not suggesting an independent health system here; it is an independent team coming to review our health system.

Mr Jean: Why I am doing this remains the context.

905 **The President:** Thank you, I think you have made your point.

Mr McKinley: That is fine. I think I have answered your telephone call!

Mr Jean: Thank you.

910

Mr McKinley: I think this is long overdue and I think the concern with this slightly is that it is coming up on the meeting now in July, when this has been going on for really some months. We are now clarifying the terms of reference. The review is underway and it is probably the second most important subject on people's minds on this Island at the moment after only one, which is transport links: our medical links. Our independent health review is absolutely critical.

915

I am very concerned. I know Dr Rabey has been here. Dr Rabey came as an independent, not part of this team. He has taken back the messages very clearly from the people he met and he has had subsequent discussions with both medical practices and other people. The concerns are that the report is not due to be delivered until December 2016 and it will then take some months to carry out those recommendations, and hopefully – I go along with Mr Jean and others – one of the recommendations will be the reinstatement of the other medical practice and that we will have two medical practices here. But the serious cost to Guernsey of the maintenance of our health support, health coverage and medical coverage here is rising daily, and I know that when one of the previous presidents of the Health and Social Services Committee visited here some years ago he went back to Guernsey and said the time is going to be when we are going to have to go down to one practice. We have not reached that time yet.

925

930 I know there are a lot of people out there who want to go to the other practice if it is re-established. There are also some concerns at the moment about our casualty evacuation and emergencies, about the number of doctors on the Island. I understand the Island Medical Centre is employing two further doctors in the month of August, but that will still leave us with only one practice.

935 All I can say is that this has to be done as quickly as possible. It is long overdue. I would love it to be reported on. I know that Emma Nelson is here representing Prof. Wilson. There will be public consultation at the end of August. To all those out there listening to this, please pass on the message that this is your opportunity to express your concerns, and the sooner those concerns are dealt with the better.

Thank you, sir.

940 **The President:** Thank you, Mr McKinley.
Mr McDowall, do you wish to exercise your right to reply?

Mr McDowall: Yes. Thank you very much indeed, Mr President.

945 I do echo the concerns that Mr McKinley has made. I have been in correspondence with Dr Rabey and he thinks it is 'essential' that a second practice is established as soon as possible. Clearly that is not within his gift, but we certainly have his support on that and I thank him for that.

I think I have nothing else to add but support of this motion. Thank you.

950 **The President:** Thank you, Mr McDowall.
Mr Greffier, could you put Item V to the vote, please.

The Greffier: Thank you, sir.

The States of Alderney are asked to approve the report containing the terms of reference for the independent review of health and social care need, provision and governance in Alderney.

A vote was taken and the results were as follows:

FOR	AGAINST	ABSTAINED
Mr Tugby	None	None
Mr Birmingham		
Mr Jean		
Mr Simonet		
Mr McDowall		
Mr Rowley		
Mr Roberts		
Mrs Paris		
Mr McKinley		

955 **The Greffier:** Thank you.
Sir, that motion is passed.

The President: Thank you.

VI. The Speed Trials (Alderney) Ordinance, 2016 approved

Item VI.

The States of Alderney is asked:

To approve The Speed Trials (Alderney) Ordinance, 2016.

The President: Could we move to Item VI, please.

960

The Greffier: Thank you, sir. Item VI this evening is The Speed Trials (Alderney) Ordinance, 2016.

A letter has been received from Mr Tugby in his capacity as Chairman of the General Services Committee and the States of Alderney is asked to approve The Speed Trials (Alderney) Ordinance, 2016.

965

The President: Thank you very much, Mr Greffier.
Mr Birmingham, as Convener.

970

Mr Birmingham: Thank you, Mr President.
There were no comments on this Item or any of the remaining Items.

The President: Thank you very much.
Mr Tugby, I believe you wish to propose this.

975

Mr Tugby: Yes, sir.
This goes on every year, basically. It has gone on for a few years to great benefit to the Island and I hope that it will be passed just as a formality.

980

The President: Thank you very much, Mr Tugby.
Mrs Paris, I believe you wish to second this.

Mrs Paris: Yes, sir, thank you.

The Guernsey Cart and Motor Club have been annual visitors to Alderney for many years now and I am sure we are all very pleased to welcome them back again in 2016. They bring both considerable revenue and quite a lot of excitement at a time of year which helps to extend our tourism season, so there is a great deal to be said for it.

985

I second Mr Tugby in his request that we should co-operate and pass this so they can now do their business.

990

The President: Thank you very much, Mrs Paris.
Does any other Member wish to speak on Item VI? Mr Jean.

Mr Jean: I would just like to, if I could, raise, alongside the praise that I have for this event and the great enjoyment that many members of the public get from this event, going down to watch the speed trails, that there have been in the past problems with them getting over here, coming into Alderney, and I would like a weather eye kept on the event so that, should they require any assistance from the States of Alderney, we are able to assist them, because we would not want a situation to develop where they would cancel and not come. I am particularly keen on this event, and so, I know, are the people in Guernsey – they absolutely love it and they adore coming over. There are so many people who partake of it in so many ways and enjoy it that we must protect it and look after it.

995

1000

Thank you.

1005 **The President:** Thank you, Mr Jean.
Mr Rowley.

Mr Rowley: Thank you, sir.

1010 I would just like to echo my other colleagues' remarks. As Chairman of the Tourist Committee, it is a very big event in our tourist agenda and the ability of them to actually get here is going to be a major ... well, the ability for anyone to get here is a major achievement these days.

The President: Thank you very much.

1015 **Mr Rowley:** Thank you.

The President: Does anybody else wish to speak on this Item before you exercise your –

1020 **Mrs Paris:** Just a point of order.

The President: A point of order, carry on.

Mrs Paris: Thank you.

1025 Just to say there were issues last year about them getting here, which we managed to address. They felt, at the time, that this was a one-off issue which had caught them unawares and that this year there should not be any problems, but obviously we are in communication with them to be sure that there will not be any issues.

1030 **The President:** Thank you for that point of order, Mrs Paris.
Does any other Member wish to speak on this Item? Mr Birmingham.

Mr Birmingham: Thank you, Mr President.

1035 Yes, I would echo the support for the event – it is excellent. One thing that just does cross my mind is that obviously we have the runway contract coming up and obviously there is going to be a considerable amount of work being done on the roads. I just would ask a question. Obviously, there have to be certain requirements that the speed trials sometimes need perhaps in run-off areas or specific work being done on the track areas that they use, and I would just hope that in taking forward the road surfacing contract we do actually make a request of the
1040 speed trials organisers to find out if there are maybe some specific requirements that they might need, just to ensure that we can keep this event going for the future.

The President: Thank you, Mr Birmingham.

Does any other Member wish to speak on Item VI? No.

1045 **Mrs Paris,** do you wish to exercise your right to reply?
Mr Tugby, do you wish to exercise your right to reply?

Mr Tugby: Yes, we will. The Ronez contract will not commence until after the speed trial, so we will ask for their opinion and then work with them.

1050 **The President:** Thank you very much indeed.

Mr Greffier, would you please put Item VI to the vote.

The Greffier: Thank you, sir.

1055 The States of Alderney are asked to approve The Speed Trials (Alderney) Ordinance, 2016.

A vote was taken and the results were as follows:

FOR	AGAINST	ABSTAINED
Mr Tugby	None	None
Mr Birmingham		
Mr Jean		
Mr Simonet		
Mr McDowall		
Mr Rowley		
Mr Roberts		
Mrs Paris		
Mr McKinley		

The Greffier: Thank you.
Sir, that motion is passed.

1060

The President: Thank you very much.

VII. Air Transport Licensing (Alderney) Law, 1996 – Modified policy statement approved

Item VII.

The States of Alderney is asked:

To approve the modified policy in relation to the licensing of Alderney's air transport services as approved by the States of Deliberation, and for this policy statement to replace the previous policy.

The President: Could we move to Item VII, please.

The Greffier: Thank you, sir. Item VII this evening is Air Transport Licensing (Alderney) Law, 1996, Policy Statement.

1065

A letter has been received from Mr McDowall in his capacity as Chairman of the Policy & Finance Committee and the States of Alderney are asked to approve the modified policy in relation to the licensing of Alderney's air transport services as approved by the States of Deliberation, and for this policy statement to replace the previous policy.

1070

The President: Thank you very much.

As Mr Birmingham reported, as Convener, previously, there were no comments on this Item at the People's Meeting, which means, Mr McDowall, would you care to propose this motion?

1075

Mr McDowall: Yes, thank you very much indeed, Mr President.

This is a small procedural change to strengthen the States of Alderney's powers and control over air transport licensing.

I think this is going to be a very important measure in the future. I commend it to the House.

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The President: Thank you, Mr McDowall.

Mr Roberts, I believe you wish to second this.

Mr Roberts: Yes, with great pleasure I would like to second this Item. Thank you.

1085

The President: Thank you, Mr Roberts.

Does any Member wish to speak on Item VII? No. In that case, Mr Greffier, you can take Item VII as passed.

The Greffier: Thank you, sir.

VIII. Questions and Reports

1090 **The President:** Can we move to Item VIII, please.

The Greffier: Item VIII this evening is Questions and Reports and I have not received a question or a report, sir.

1095 **The President:** I can confirm that I have received none either.
As that concludes this evening's business, could you please close.

The Greffier: Thank you, sir.

PRAYERS

The Greffier

The Assembly adjourned at 6.42 p.m.