

STATES OF JERSEY



**ISLAND PLAN 2022-25: APPROVAL
(P.36/2021) – NINETY-THIRD
AMENDMENT
POLICY ME1 – 20% REDUCTION IN
TARGET ENERGY RATE**

**Lodged au Greffe on 11th February 2022
by the Minister for the Environment**

STATES GREFFE

PAGE 2 –

After the words “the draft Island Plan 2022-25” insert the words “except that, within Policy ME1 – 20% reduction in target energy rate for large-scale developments –

- (a) in the Policy title, the words “for large-scale developments” should be replaced with the words “new development”;
- (b) after the words “Development proposals”, the words “in the built-up area for non-residential development with a gross floorspace of 200sqm or more; or residential developments of five or more homes”, should be replaced with the words “for the construction of new dwellings and other buildings, where they are required to meet the technical requirements of building bye-laws technical guidance documents:
 - Part 11 Conservation of fuel and power in new dwellings (2016 edition)
 - Part 11 Conservation of fuel and power in buildings other than dwellings (2016 edition)”;
- (c) after the words “where it outperforms the target energy rate by 20%”, there should be inserted the words “as demonstrated using the existing Jersey Standard Assessment Procedure (JSAP) calculator, or Simplified Building Energy Model (SBEM) tool”;
- (d) after the words “the higher standard is to be applied.”, there should be inserted the words “If during the course of the Bridging Island Plan period, the relevant 2016 editions of the technical guidance documents are revised to meet or exceed a 20% reduction of target energy rate, this policy will no longer be applied.”; and
- (e) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraphs (a)-(d).

MINISTER FOR THE ENVIRONMENT

Note: After this amendment, the proposition would read as follows –

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

to approve, in accordance with Article 3(1) of the Planning and Building (Jersey) Law 2002, as amended by the Covid-19 (Island Plan) (Jersey) Regulations 2021, the draft Island Plan 2022-25, except that –within Policy ME1 – 20% reduction in target energy rate for large-scale developments –

- (a) in the Policy title, the words “for large-scale developments” should be replaced with the words “new development”;
- (b) after the words “Development proposals”, the words “in the built-up area for non-residential development with a gross floorspace of 200sqm or more; or residential developments of five or more homes”, should be replaced with the words “for the construction of new dwellings and other buildings, where they are required to meet the technical requirements of building bye-laws technical guidance documents:
 - Part 11 Conservation of fuel and power in new dwellings (2016 edition)
 - Part 11 Conservation of fuel and power in buildings other than dwellings (2016 edition)”;
- (c) after the words “where it outperforms the target energy rate by 20%”, there should be inserted the words “as demonstrated using the existing Jersey Standard Assessment Procedure (JSAP) calculator, or Simplified Building Energy Model (SBEM) tool”;
- (d) after the words “the higher standard is to be applied.”, there should be inserted the words “If during the course of the Bridging Island Plan period, the relevant 2016 editions of the technical guidance documents are revised to meet or exceed a 20% reduction of target energy rate, this policy will no longer be applied.”; and
- (e) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent upon the adoption of paragraphs (a)-(d).

REPORT

The proposed change to Policy ME1, to lower the applicable threshold target energy rate to apply to all new development is made following recommendation 56 of the independent planning inspectors as set out in their [report](#) (see p.80), and as subsequently endorsed by the Minister for the Environment in his [post-examination report](#).

The Minister also proposes to further amend the policy to ensure that it is only applied to new development where it is relevant to do so, and that it aligns with building bye-law technical requirements established in [Part 11 Conservation of fuel and power in new dwellings \(2016 edition\)](#) and [Part 11 Conservation of fuel and power in buildings other than dwellings \(2016 edition\)](#).

It is considered appropriate that, following the planned review of Part 11 of the building bye-laws, this policy is no longer applied where the outcome of that review would meet or exceed the 20% reduction in target energy rate. In such circumstances, development proposals will simply fall to be considered against the permanently revised building bye-law standards.

As a result of (a)-(d), Policy ME1 will read as follows:

~~Policy ME1—20% reduction in target energy rate for large-scale developments new development~~
Development proposals ~~for the construction of new dwellings and other buildings, where they are required to meet the technical requirements of building bye-laws technical guidance documents:~~
• → ~~Part 11 Conservation of fuel and power in new dwellings (2016 edition)~~
• → ~~Part 11 Conservation of fuel and power in buildings other than dwellings (2016 edition)~~
~~in the built-up area for non-residential development with a gross floorspace of 200 sqm or more, or residential developments of five or more homes, will only be supported where it outperforms the target energy rate by 20%, as demonstrated using the existing Jersey Standard Assessment Procedure (JSAP) calculator, or Simplified Building Energy Model (SBEM) tool.~~
¶
The reduction in target energy rate will be secured by condition and will be tested for compliance at the point of the building bye-laws application being made. ¶
..¶
Where the 20% reduction in target energy rate requirement creates a conflict with other standards required by the Island Plan, the higher standard is to be applied. ~~If during the course of the Bridging Island Plan period, the relevant 2016 editions of the technical guidance documents are revised to meet or exceed a 20% reduction of target energy rate, this policy will no longer be applied.~~ ¶

Financial and manpower implications

This policy change will require additional consideration by building control officers (IHE Regulation) in relation to normal assessments made under [Part 11 Conservation of Fuel and Power](#), following the grant of planning permission and at the point of a bye-laws application being made.

CRIA statement

The effect of this amendment is in positive alignment with the [Minister's published CRIA](#). It will not lead to adverse impacts upon the rights of children and will support children by improving the quality and energy efficiency of new homes and reduce the risk of fuel poverty.