

Employment land: assessment of sites

April 2021



ISLAND PLAN
REVIEW



Government of
JERSEY

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Introduction

This report has been prepared as part of the evidence base for the Island Plan Review and is specifically focused on the availability of land and development opportunities for the provision of employment land to help support the island's economy over the plan period of the bridging Island Plan.

The outcome of this work will be used to inform the draft Island Plan.

The purposes of this report are set out and addressed in the following sections:

- **Section one** – provides the context for this work and sets out the basis of the evidence base that has been prepared, as an integral part of plan preparation, to assess potential demand for employment land from different sectors of the island's economy over the short-term bridging plan period 2022-2025.
- **Section two** – sets out the methodology that has been used to determine the potential suitability of new sites to contribute to the supply of employment land and development opportunities, for key sectors of the island's economy, relative to the anticipated level of demand.

The site assessment outcomes are summarised in this section, supported by the details of assessment, presented at appendix 1; and

- **Section three** - provides some concluding remarks and identifies issues in moving the outcome of this work forward over the plan period.

Section one: context

A key purpose of the Island Plan is to facilitate the growth of Jersey's economy. This is achieved through a variety of mechanisms such as supporting key economic sectors, ensuring suitable land is available for different types of employment development and supporting skills and training needs.

Prior to the Covid-19 pandemic, Jersey's economy was continuing to grow, typically averaging between 1 to 2% per annum. This is supported by the analysis undertaken by Jersey's Fiscal Policy Panel Advice for the 2020-2023 Government Plan (March 2019)¹ that identified a growth in gross value added (GVA) of 0.4% in real terms in 2017. This marked a fourth year of recovery from an extended economic downturn after 2007, which left GVA 9% below its 2007 level and 9.5% below its 2000 level.

Uncertainty about the impact of Brexit, twinned with the effect of Covid-19 has, however, led to a subdued economic outlook for Jersey in the short term. The economic assumptions for August 2020 included downward revisions for real GVA and a forecasted reduction in employment by 1.6%². The nature of this economic outlook may mean that there is a suppression in consumer and investor confidence, and subsequently a subdued demand for new or additional employment land floorspace or premises in the island. Whilst all sectors are experiencing challenges, the Business Tendency Survey for 2020³ highlighted that for construction, retail and hospitality sectors these challenges are more pronounced.

¹ [Fiscal Policy Panel Advice for the 2020-2023 Government Plan \(March 2019\)](#)

² [Fiscal Policy Panel: economic assumptions \(August 2020\)](#)

³ [Business Tendency Survey 2020](#)

The current uncertainty about demand presents a particular challenge for the preparation of the Island Plan in seeking to establish a basis upon which to develop a planning policy framework to support the island's economy over the plan period of the Island Plan. Part of the response to this challenge is to prepare a shorter-term Island Plan, which can respond to more immediate issues where they are known, whilst seeking to enable a more considered response to the implications of the current uncertainty as the effects of change become apparent.

To further support the Island Plan Review in this respect, the Government of Jersey commissioned Arup to produce an Employment Study⁴. The study provides an overview of the island's existing economic and employment performance and associated land use requirements. It also seeks to understand future likely demand for employment floorspace/land over the short-term period of the bridging Island Plan, as well as identifying other policy responses or mechanisms that should be considered in preparing the plan to support Jersey's economy, including its post-Covid-19 recovery.

The study focuses on those economic sectors which make a significant contribution to Jersey's economy and which have specific or significant land use needs, and thus addresses four key employment land uses including:

- visitor accommodation;
- retail and other town centre uses;
- offices; and
- light industrial land.

The study comprises a number of distinct parts, but critically, for each type of employment land use it assesses a range of land use 'futures' which might occur over the lifetime of the plan and sets out a series of recommendations about the how the bridging Island Plan might respond to them. This includes broader planning policy considerations, but also sets out a series of recommendations related to the potential requirements for future land and development opportunities to support each particular sector (see section 10: Recommendations⁴). The critical spatial land-use considerations of these recommendations are summarised below relative to each sector.

Visitor accommodation

- provide a framework to support diversification of the visitor accommodation offer, but prioritise locations within the built-up area and, for development outside of the built-up area, balance any support against other policy objectives related to development around the coast and in the countryside; and
- identify and safeguard broad locations for tourism accommodation.

⁴ [Employment Study \(2020\)](#)

Retail and town centre uses

- develop a policy framework that supports the viability and viability of a tightened core retail area and provide greater flexibility, for retail and town centre uses, across a wider town centre;
- limit retailing outside of St Helier town centre and defined centre at Les Quennevais to meeting local needs; and
- outside of the built-up area, retail should only be permitted where it is ancillary to an existing use.

Office accommodation

- St Helier should remain the primary focus, with Les Quennevais serving as a secondary centre.

Light industrial land

- seek to protect and intensify, where appropriate, use of existing industrial sites;
- in the longer term, look to support new industrial space at strategic locations, such as the ports and La Collette; and
- any development in the short-term should focus on existing sites or allow their extensions in the built-up area. Restrict industrial development in the countryside to only those uses that cannot be accommodated elsewhere.

This work has been used to inform and establish the context against which proposals for the provision of different types of employment land and development opportunities have been considered and assessed.

As stated above, the primary focus of this report is related to the key employment sectors identified above. A number of submissions have been made, as part of this process, relative to the use of sites for the supply of minerals and waste management, as well as for the storage of potable water. These submissions have been considered relative to work that has been undertaken to review and revised the island's minerals strategy, as set out in the Minerals, Waste and Water Study⁵.

Section two: site assessment

In order to inform the development of a supply of land and development opportunities as part of the Island Plan Review a 'call for sites' was initiated whereby landowners, developers and others were able to register sites to be considered for development, or protection from development, in the Island Plan.

This process, which ran from December 2019 to February 2020, generated over 400 individual submissions, the majority of which put forward sites for consideration for future housing development. Over 40 submissions were, however, put forward for some form of commercial, or employment related use and it is these which are the subject of the remainder of this report.

A number of the sites put forward are presented on the basis of a range of alternative uses, which might include a form of employment use or housing. The subject of this report is only to consider the proposed use of these sites for employment land uses. The consideration of these sites for the development of homes has been separately assessed as part of a Housing land availability and site assessment report.⁶ Some sites proposed for employment use have also been proposed for protection

⁵ [Minerals, Waste and Water Study December 2020](#)

⁶ Housing land availability and assessment of sites report: see [IPR core evidence base](#)

too: the outcome of these assessments are set out in the Protected and natural spaces: assessment of sites report.⁷

It is important to note that the inclusion of a site in this assessment, or a recommendation that it be considered for inclusion in the draft Island Plan, does not indicate that it will be allocated for this purpose or that it will successfully obtain planning permission for a particular use. Similarly, the exclusion of a site in the assessment does not in any way preclude future development, providing it meets the planning policy framework that exists at the time a site comes forward. The call for sites exercise is not the appropriate forum for assessing individual development proposals: that is the function of the planning application process.

Site assessment methodology

An objective process of assessment has been used to review the submissions made, the methodology for which is set out below. This was primarily a desk-based assessment, using existing GIS data, and relying on a variety of data sources, including access to aerial mapping data.

Stage 1: Spatial strategy and site sensitivity

The Island Plan Preferred Strategy⁸ established a new spatial strategy, relating to the planned extent and distribution of development around the island. Stage 1 of the employment sites assessment has employed Geographic Information Systems (GIS) software to identify the relationship of sites with the existing settlement hierarchy and defined built-up area, together with consideration of the proposed development of the strategy in the draft Island Plan.

It has also considered the location of sites relative to the island's most valued and sensitive areas of land and coast and had regard to the sensitivity of the landscape and its capacity to accommodate change and its landscape and seascape character, as set out in the Integrated Landscape and Seascape Character Assessment⁹.

In undertaking this part of the assessment, it is accepted that some employment sites, such as mineral extraction sites, will be located where the natural resource lies, and thus, may not have any particular relationship with the spatial strategy of the Island Plan and may also be sited in areas of high landscape and seascape value and sensitivity.

The relationship of sites to designated Hazardous Safety Zones and Airport Safety Zones has been considered and they are likely to have been excluded where any proposed use may be incompatible with the type or level of risk presented.

Stage 2: Accessibility and services

Stage 2 of the employment sites assessment relates to the accessibility of sites and their access to services.

Safe and convenient access is an essential requirement for new or extended employment sites, both in terms of servicing the site and in terms of avoiding the creation of additional congestion or safety issues on our road network. Sites located in areas with opportunities for using travel modes other than the car have been rated more highly than those without.

⁷ Protected and natural spaces: assessment of sites report: see [IPR core evidence base](#)

⁸ [Island Plan Preferred Strategy](#) (2020)

⁹ [Integrated Landscape and Seascape Character Assessment](#) (2020)

The provision of utility services, such as electricity, mains water, mains-drainage and, where required, fibre-optic broadband cables is also a necessary requirement for employment sites. Where such services cannot easily be provided, site will not have been rated as highly as those where full service provision is easily obtainable; or where the provision already exists.

The accessibility and service provision of land has been assessed on a case-by-case basis as a desk-top exercise.

Stage 3: Impact on neighbouring land uses

Employment land uses such as industry, storage and agriculture can have a significant impact upon the amenities of neighbouring land users. Noise, odour, light pollution and unsociable working hours can all result in significant harm to amenity and, in particular, to quality of life for nearby residents.

The proximity of sites to 'sensitive' uses such as homes, schools and open recreation areas has been assessed on a case-by-case basis as a desk-top exercise.

Stage 4: Demand and significance

Any sites identified as being potentially suitable for employment uses, using the assessment stages above, have been assessed against any known demand for employment land. This has been informed by the recent analysis and assessment of potential demand⁴, principally across four key sectors of employment land use related to visitor accommodation; retail and other town centre uses; offices; and light industrial land.

A site will only have been recommended for designation for an employment use where it is considered that:

- i. the site will make a significant contribution to meeting an acknowledged demand for employment land;
- ii. use of the site for employment purposes would not be facilitated by other policies of the Island Plan or supplementary planning guidance such as the Southwest St Helier Planning Framework; and
- iii. it is considered that the use of the site for employment related activities should be protected from other forms of development.

Section three: summary and conclusions

The call for sites process, and the subsequent assessment of submissions, has presented a range of proposals across a wide range of employment uses, which have been considered relative to the anticipated level of demand over the bridging plan period and the emergent policy directions of the draft plan. The key themes, and subsequent recommendations arising from this review and assessment are set out below relative to key employment sectors and land uses.

Site assessment outcomes

Visitor accommodation

A number of proposals have been put forward in support of the diversification of visitor accommodation, principally related to the provision of self-catering accommodation in countryside locations.

Broadening the scope of the island's tourism offer is identified as a key objective in the Employment Study and it is recommended that the plan seeks to respond to this by providing a planning policy regime that supports the diversification of the accommodation offer. In accord with the spatial strategy of the plan, as set out in the Preferred Strategy, and having regard to the objective to protect the island's coast and countryside, this will be focused in the island's built-up areas, and the plan will identify and support the development of visitor accommodation in these locations, with a particular emphasis on key tourist destinations areas, identified at St Brelade's Bay, St Aubin, Town and Gorey.

There will also be a need for the plan to respond to the demand for the development of appropriate visitor accommodation outside the built-up area in order to support the provision of a range of visitor accommodation. It is considered that this is best accommodated through the provision of a planning policy regime, against which specific proposals can be considered, rather than the spatial designation of specific sites for this purpose.

Retail and town centre uses

Few submissions have been made relating retail land use and development. The plan will, however, need to respond to the need to ensure that the 'high-street' remains vital and vibrant in light of the significant and rapid changes affecting the retail sector, and the plan will seek to focus core retail activity whilst permitting greater flexibility in town centre uses.

Office accommodation

Few submissions have been made relating office development. The existing planning framework seeks to enable the provision of office accommodation, specifically in St Helier where there is the greatest scope to accommodate larger-scale office accommodation, but also to consider the role of the secondary centre at Les Quennevais. There is already an established framework of planning guidance to support the development of key sites in and around the St Helier Waterfront, which includes provision for office accommodation.

Light industrial land

Accommodating any future requirements for light industrial accommodation in the island presents a challenge. There are competing pressures for land in the island from other uses that are more commercially attractive (particularly residential), especially in Town, which is the primary location for new development to meet the island's needs.

This is evidenced by the range of site submissions for light industrial use which are generally focused on the development of undeveloped rural land, or the expansion or intensification of former agricultural premises in the countryside, for the provision of industrial floorspace.

The Employment Study considers that, given the uncertainty over the future demand for light industrial space, provision should be made to protect existing supply; support the intensification of the use of existing provision; and enable the expansion of provision within the built-up area where existing provision cannot satisfy demand. It also suggests that consideration should only be given to expansion of the light industrial use in the countryside where a countryside location is justified and where it is of a small scale. All of these objectives can be supported by a planning policy framework against which any new proposals can be tested.

In the longer-term, it is recommended that consideration is given to the expansion of light industrial uses at strategic locations in the island, specifically the ports and La Collette. A number of submissions to the call for sites process identify the possibility of this form of development and the short-term nature of the bridging Island Plan affords the opportunity for the longer-term potential of these sites at the ports, and possibly surrounding areas, to be considered for other uses in support of the need for light industrial floorspace. The release of land for the development of other land uses at the harbour or airport could come forward during the plan period where the release of operational land does not prejudice the efficient and effective operation of the port facility.

On the basis of the above, no new specific light industrial floorspace designations arising from this site assessment process, are proposed in the short-term.

Other land uses

A range of submissions have been received relating to the future use of minerals and waste sites, which includes the potential for water storage. The strategic assessment of these sites is considered in the Minerals, Waste and Water Study^{Error! Bookmark not defined.} which provides a specific and focused analysis of the inter-relationships between these land use purposes and the key sites that are potentially available to achieve them. This work has informed the policy direction of the draft Island Plan.

Appendix 1: site assessments

Important note:

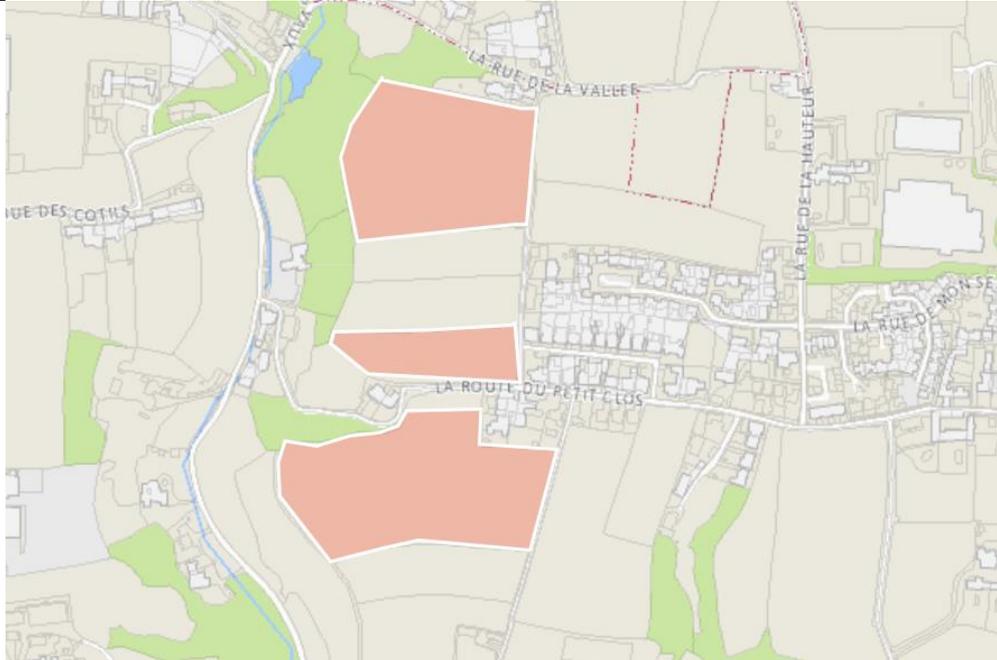
It is important to note that the inclusion of a site in this assessment, or a recommendation that it be considered for inclusion in the draft Island Plan, does not indicate that it will be allocated for this purpose or that it will successfully obtain planning permission for a particular use. Similarly, the exclusion of a site in the assessment does not in any way preclude future development, providing it meets the planning policy framework that exists at the time a site comes forward. The call for sites exercise is not the appropriate forum for assessing individual development proposals: that is the function of the planning application process.

****All maps:** not to scale and North always to the top of the map

Parish: St Helier Ref: IP-178787687

Site: Fields H1297-1300-1303 La Rue du Petit Clos

Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Green zone	Agricultural	Housing, visitor economy or other commercial.	5.54 Ha	Immediately



Stage 1: The site is not within the built-up area and, although lying within the parish of St Helier, is not within the designated Town.

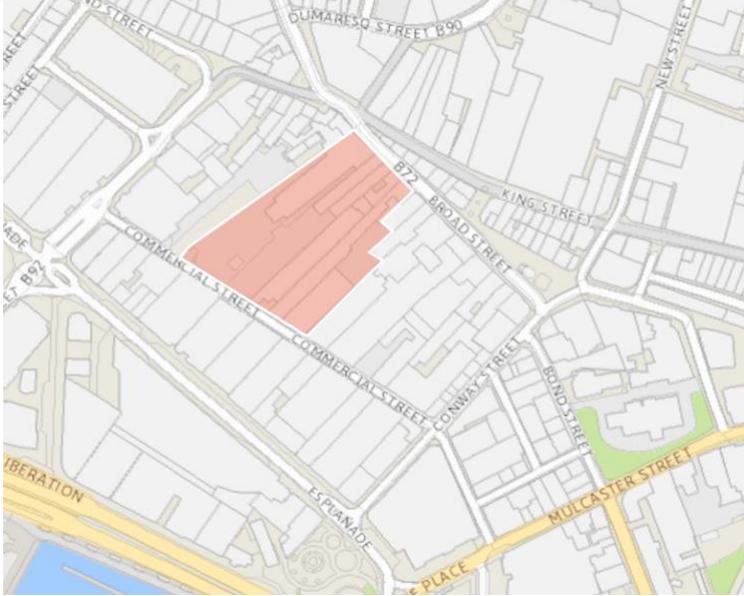
The fields do not constitute brownfield land as they comprise of open, undeveloped land in agricultural use.

Landscape sensitivity

Landscape Character Type E: Interior agricultural plateau, Character Area E4: Southern plateau and ridges farmland.

ILSCA Strategy: "...should be to protect the strongly rural character of the remaining less developed areas".

Recommendation:	<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy and landscape sensitivity 2. Do not progress to stage 2
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Parish: St Helier		Ref: IP-178861819		
Site: 19-21 Commercial St and 31-41 Broad St				
Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
BuA, ToSH, TC, CRA, Retail Expansion Area	Mixed use – retail / office etc	Commercial, retail, light industrial	0.72 Ha	Immediately
				
<p>Stage 1: The site lies centrally within the built-up area of Town and, accordingly, accords with the primary aim of the Island Plan’s spatial strategy.</p>				
<p>Stage 2: The site is centrally located within the Town of St Helier and, as such, benefits from excellent access, all services and can easily be reached on foot, by cycle and by bus. Use of the site for mixed commercial purposes would not be likely to result in any significant impact on the local road network.</p>				
<p>Stage 3: The site is already in established mixed usage within the town centre. Use for offices and retail would not be likely to result in any detrimental impact upon the amenities of neighbouring land uses. Use for light industrial purposes, however, could adversely affect amenity owing to the proximity of other mixed-use buildings, including residential, to the site boundaries.</p>				
<p>Stage 4: The designation of this particular site as ‘employment land’ is not considered to be appropriate as the policies of the bridging Island Plan are explicit in their promotion of the Town of St Helier as a mixed use commercial and residential centre.</p>				
Recommendation:		1. No specific land use designation required.		

Parish: St Helier Ref: IP-178878306

Site: Steam Clock Site, Jersey Harbours

Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
BuA, KOS 6 (SWStHPF)	Open space / community	Residential, Commercial (retail, light industrial, office) visitor accomm.	n/k	Up to 5 years



Stage 1: The site lies within the built-up area of the Town and, accordingly, accords with the primary aim of the Island Plan’s spatial strategy.

Stage 2: The site is located within the Town and, as such, benefits from excellent access, all services and can easily be reached on foot, by cycle and by bus. Use of the site for mixed commercial purposes would not be likely to result in any significant impact on the local road network.

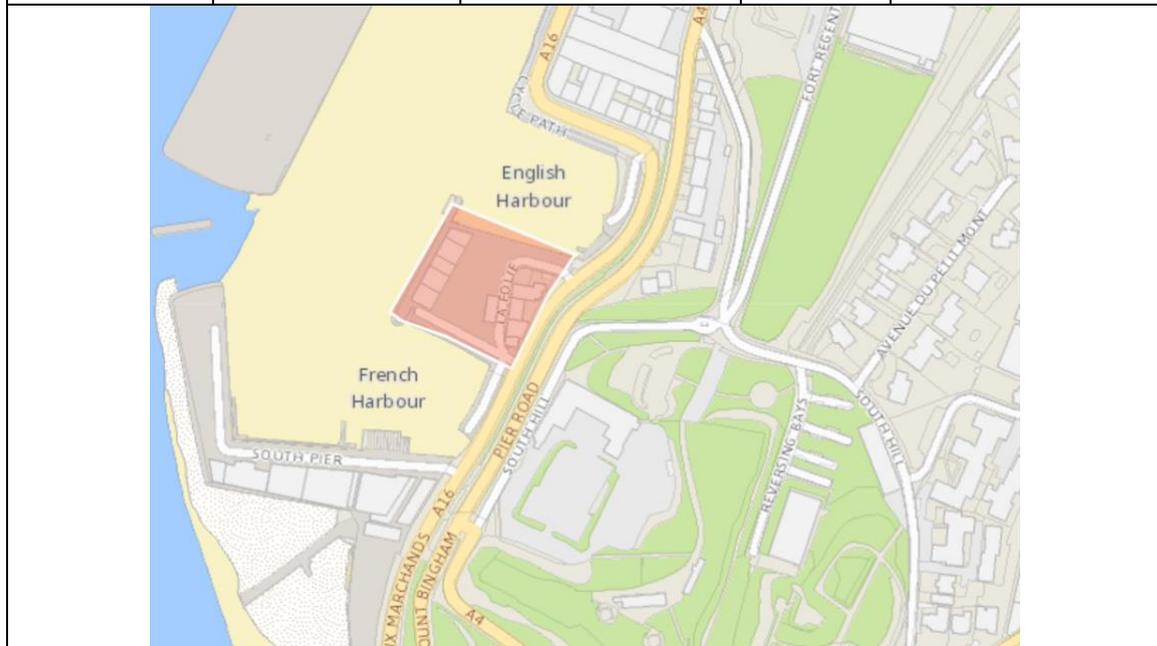
Stage 3: Designation of the site for ‘employment land’ would be likely to prejudice the future unification of the Steam Clock site, Weighbridge Place and Liberation Square as recommended in the Southwest St Helier Planning Framework.

Recommendation:	<ol style="list-style-type: none"> 1. No specific land use designation required 2. Do not progress to stage 4.
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Parish: St Helier Ref: IP-178890119

Site: La Folie Inn, Commercial Buildings

Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
BuA, Part KOS 5 (SWStHPF)	Commercial / light industrial	Residential, Commercial / visitor accomm.	3,500 sq.m	Up to 5 years



Stage 1: The site lies centrally within the built-up area of the Town of St Helier and, accordingly, accords with the primary aim of the Island Plan’s spatial strategy.

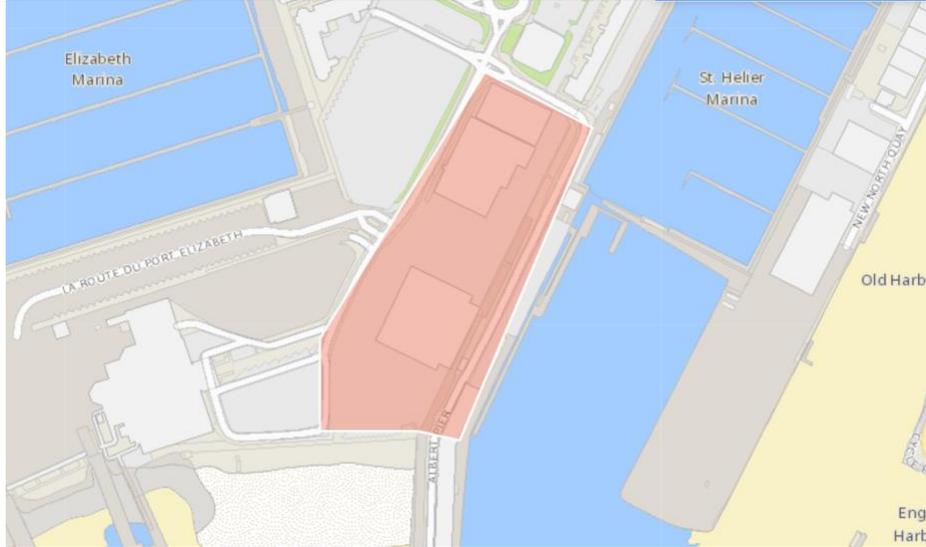
Stage 2: The site is located within the Town and, as such, benefits from excellent access, all services and can easily be reached on foot, by cycle and by bus. Use of the site for mixed commercial or visitor accommodation purposes would not be likely to result in any significant impact on the local road network.

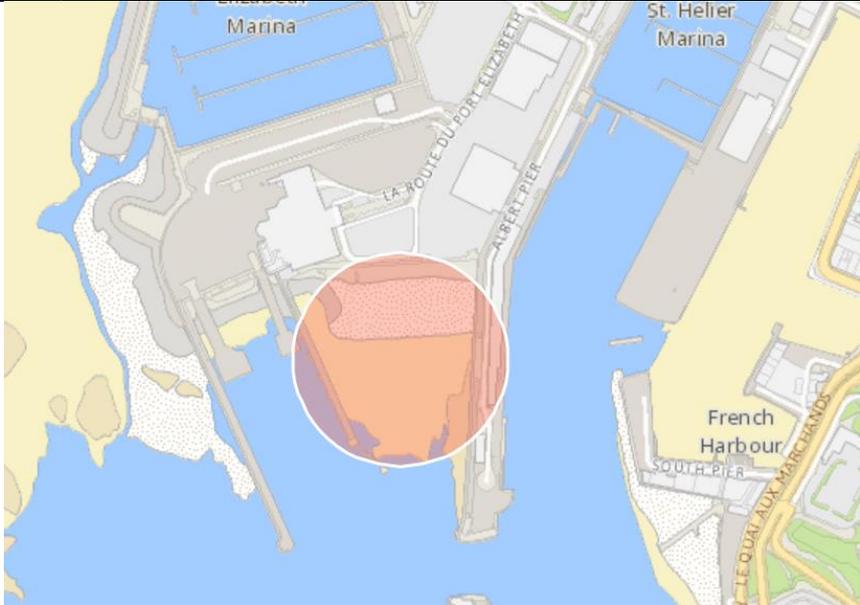
Stage 3: The site is currently under-used or un-used and forms part of the larger Ports and Harbours Port Development Site No 5 of the Southwest St Helier Planning Framework. Use for commercial purposes, including visitor accommodation would not be likely to result in any detrimental impact upon the amenities of neighbouring land users.

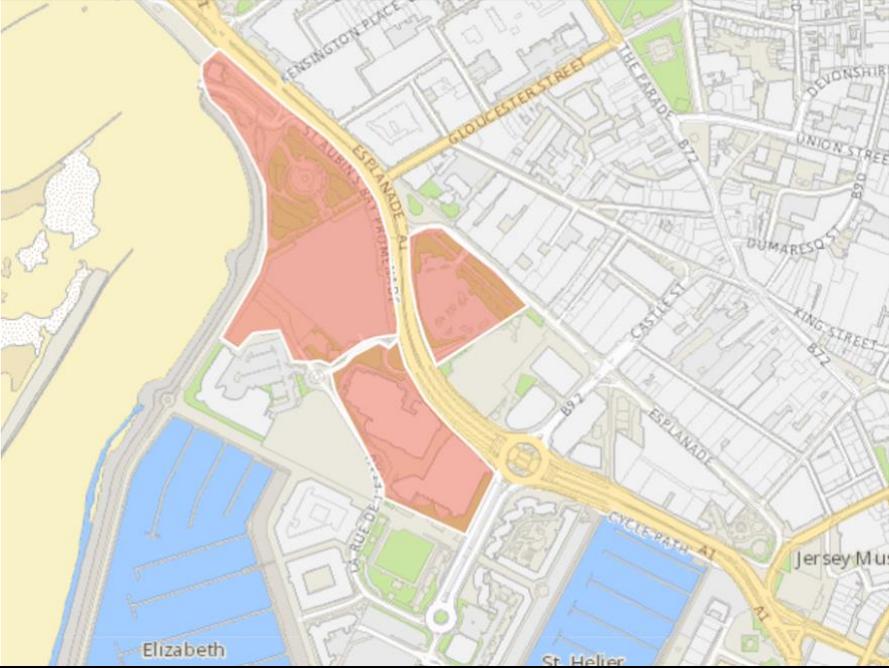
Any comprehensive redevelopment of the site would need to consider the impact on the potential loss of existing employment land at the site.

Stage 4: Use of this site for mixed commercial purposes, including visitor accommodation, would be supported in principle by the bridging Island Plan and the Southwest St Helier Planning Framework. The designation of this particular site as ‘employment land’ is not considered to be appropriate as the policies of the bridging Island Plan are explicit in their promotion of Town as a mixed use commercial and residential centre.

Recommendation:	1. No specific land use designation required.
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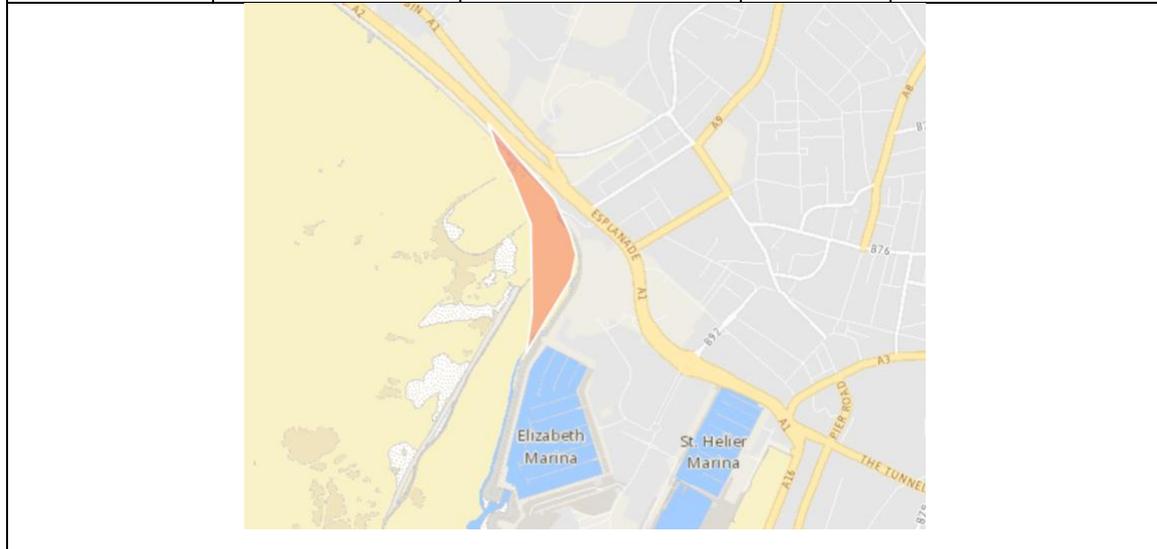
Parish: St Helier		Ref: IP-178913605		
Site: Albert Terminal, Jersey Harbours				
Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
BuA, Part PDS 5 (SWStHPF)	Commercial / light industrial	Commercial / office, retail or light industrial, community use or car parking	4,000 sq.m	Up to 5 years
				
<p>Stage 1: The site lies within the built-up area of the Town and, accordingly, accords with the primary aim of the Island Plan's spatial strategy.</p>				
<p>Stage 2: The site is located within the Town of St Helier and, as such, benefits from excellent access, all services and can easily be reached on foot, by cycle and by bus. Use of the site for mixed commercial or community purposes would not be likely to result in any significant impact on the local road network.</p>				
<p>Stage 3: The site currently forms part of the larger Ports and Harbours Port Development Site No 5 of the Southwest St Helier Planning Framework. Use for commercial purposes, including community use would not be likely to result in any detrimental impact upon the amenities of neighbouring land users.</p>				
<p>Stage 4: Use of this site for mixed commercial purposes, including community use, would be supported in principle by the bridging Island Plan and the Southwest St Helier Planning Framework.</p> <p>The designation of this particular site as 'employment land' is not considered to be appropriate as the policies of the bridging Island Plan are explicit in their promotion of the Town as a mixed use commercial and residential centre.</p>				
Recommendation:		1. No specific land use designation required.		

Parish: St Helier		Ref: IP-178915394		
Site: Elizabeth Spending Beach, Jersey Harbours				
Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
BuA, Part PDS 4 (SWStHPF)	Ports activities	Commercial / office, retail	0.5 Ha	Immediately
				
<p>Stage 1: The site lies within the built-up area of the Town of St Helier and, accordingly, accords with the primary aim of the Island Plan's spatial strategy.</p>				
<p>Stage 2: The site is located within the Town of St Helier and, as such, benefits from excellent access, all services and can easily be reached on foot, by cycle and by bus. Use of the site for mixed commercial or community purposes would not be likely to result in any significant impact on the local road network.</p>				
<p>Stage 3: The site currently forms part of the larger Elizabeth Terminal and Freight Handling Port Development Site No 4 of the Southwest St Helier Planning Framework. Use for commercial purposes, including community use would not be likely to result in any detrimental impact upon the amenities of neighbouring land users.</p>				
<p>Stage 4: It is essential that the ferry terminal and freight handling facility continue to function in a safe and efficient manner to serve the island's needs.</p> <p>If the Ports of Jersey re-locate or alter the terminal for future operational reasons, then the use of this site for mixed commercial purposes would be supported in principle by the bridging Island Plan and the Southwest St Helier Planning Framework. The designation of this particular site as 'employment land' is not considered to be appropriate as the policies of the bridging Island Plan are explicit in their promotion of the Town of St Helier as a mixed use commercial and residential centre.</p>				
Recommendation:		1. No specific land use designation required		

Parish: St Helier		Ref: IP-178894416		
Site: Key Opportunity Sites 1, 2 & 3 La Route de la Liberation				
Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
BuA, KOS 1, 2 and 3 (SWStHPF)	Car parking / community use / recreational	Residential, offices and cultural	6.3 Ha	Immediately
				
<p>Stage 1: The site lies within the built-up area of the Town of St Helier and, accordingly, accords with the primary aim of the Island Plan's spatial strategy.</p>				
<p>Stage 2: The site is located within the Town of St Helier and, as such, benefits from excellent access, all services and can easily be reached on foot, by cycle and by bus. Use of the site for mixed residential, commercial or community purposes would not be likely to result in any significant impact on the local road network.</p>				
<p>Stage 3: The site currently forms Key Opportunity Sites 1, 2 and 3 of the Southwest St Helier Planning Framework. Use for residential, commercial purposes, including community or cultural use would not be likely to result in any detrimental impact upon the amenities of neighbouring land users.</p>				
<p>Stage 4: Use of this site for mixed residential and commercial purposes, including community use, would be supported in principle by the bridging Island Plan and the Southwest St Helier Planning Framework. The designation of this particular site as 'employment land' is not considered to be appropriate as the policies of the bridging Island Plan are explicit in their promotion of the Town of St Helier as a mixed use commercial and residential centre. Objective demand for commercial floorspace is not robustly evidenced.</p>				
Recommendation:		No specific land use designation required		

Site: La Fregate Foreshore

Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
BuA, SWStHPF	Foreshore	Residential, leisure & commercial	6 Ha	n/k



Stage 1: The site is not within the built-up area.

The foreshore does not constitute brownfield land as it comprises primarily of open beach.

In the event that this foreshore area is considered necessary for meeting the requirements of the island's Shoreline Management Plan, then further consideration would be given to the potential for filling and developing the area.

Landscape sensitivity

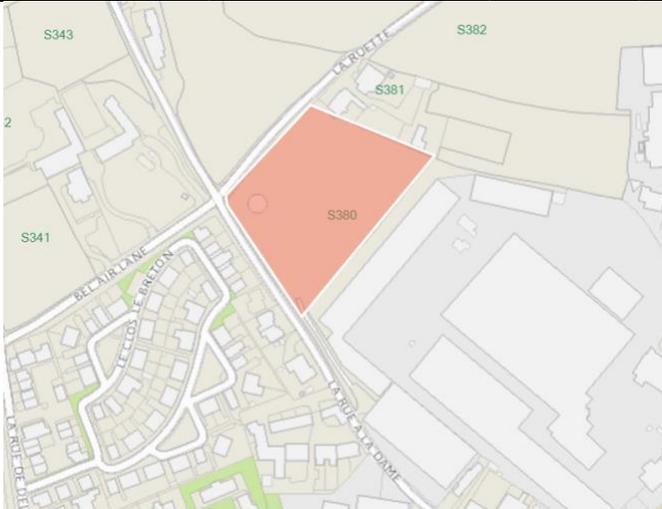
Landscape Character Type G: Bays with intertidal flats and reefs

Character Area G3: St Aubin's Bay

ILSCA Strategy: "...to protect its natural character and minimise the impacts of human activity...It will be necessary to carefully consider (and mitigate if necessary) any large infrastructure schemes within this Character Type relating to shoreline management, energy generation or communications..."

Recommendation:	<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy and landscape sensitivity 2. Do not progress to stage 2.
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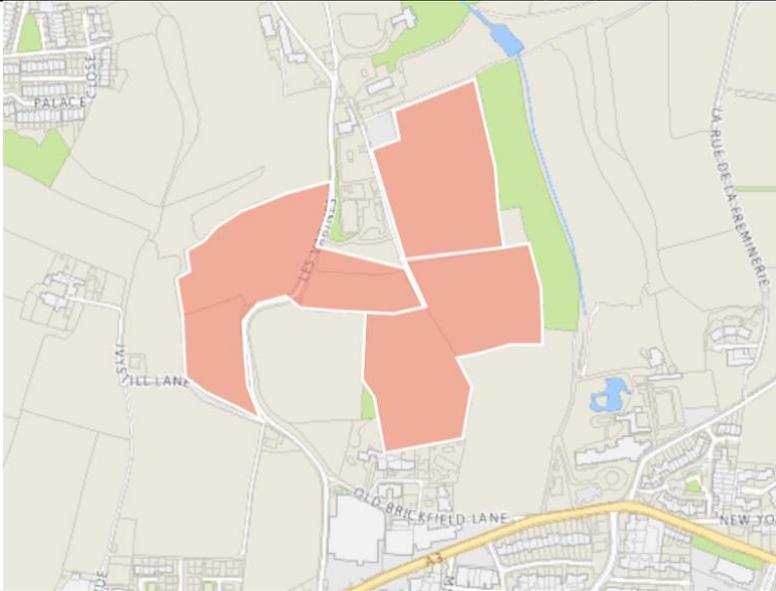
Parish: St Helier		Ref: IP-178926761		
Site: AAL Recycling site, La Collette				
Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
BuA, Safety Zone for Hazardous Installation	Temporary waste management site	Permanent waste management site	18 Ha	Immediately
				
<p>Stage 1: The site lies within the built-up area of the Town and, accordingly, accords with the primary aim of the Island Plan's spatial strategy.</p>				
<p>Stage 2: The site is located within the Town and, as such, benefits from excellent access, all services and can be reached on foot or by cycle. Use of the site for a permanent waste management facility would not be likely to result in any significant impact on the local road network.</p>				
<p>Stage 3: Continued use of the site as a waste management facility would not be likely to result in any detrimental impact upon the amenities of neighbouring land users.</p>				
<p>Stage 4: The temporary facility plays an important role in the island's waste management process. Its loss would impact on the island-wide capacity for processing inert waste.</p> <p>Although the site falls within the La Collette designated Safety Zone for Hazardous Installation, it is accepted that a waste management facility is not a significant employer in terms of staff numbers. It is also considered that the proposed permanent use of this site for waste management purposes would be entirely compatible with the neighbouring land uses at La Collette.</p> <p>The MWW study recommends that the island's existing waste management facilities are safeguarded to ensure a supply of secondary aggregates.</p>				
Recommendation:		<ol style="list-style-type: none"> 1. Designate the site as a safeguarded inert waste management facility. 		

Parish: St Saviour		Ref: IP-173560804		
Site: Field S380 Bel Air Lane				
Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Green zone	Agricultural	Residential, commercial, industrial	0.56 Ha	Up to 5 years
				
<p>Stage 1: Whilst the site abuts the light industrial use of land at Five Oaks, the site is not within the built-up area.</p> <p>The field does not constitute brownfield land as it comprises of open, undeveloped land in agricultural use.</p> <p>Landscape sensitivity</p> <p>Landscape Character Type E: Interior agricultural plateau</p> <p>Character Area E4: Southern plateau and ridges farmland</p> <p>ILSCA Strategy: "...should be to protect the strongly rural character of the remaining less developed areas".</p>				
Recommendation:		<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy and landscape sensitivity 2. Do not progress to stage 2. 		

Parish: St Saviour Ref: IP-168953200

Site: Field No. S759, S760, S761, S773, S774, S779, Les Varines

Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Green zone	Agricultural	Residential/ commercial, office, industrial, retail, visitor economy		Up to 5 years



Stage 1: The site is not within the built-up area.

The fields do not constitute brownfield land as they comprise of open, undeveloped land in agricultural use.

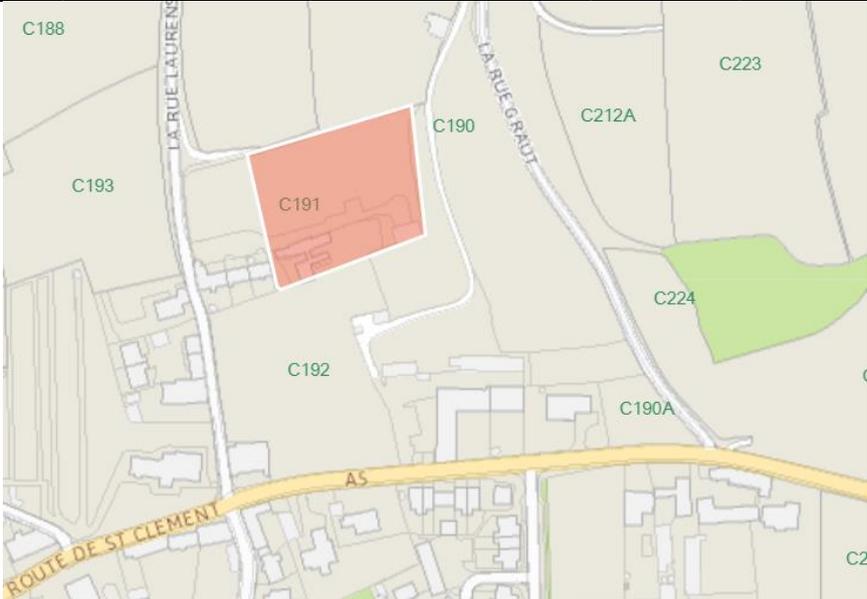
Landscape sensitivity

Landscape Character Type E: Interior agricultural plateau

Character Area E4: Southern plateau and ridges farmland

ILSCA Strategy: "...should be to protect the strongly rural character of the remaining less developed areas".

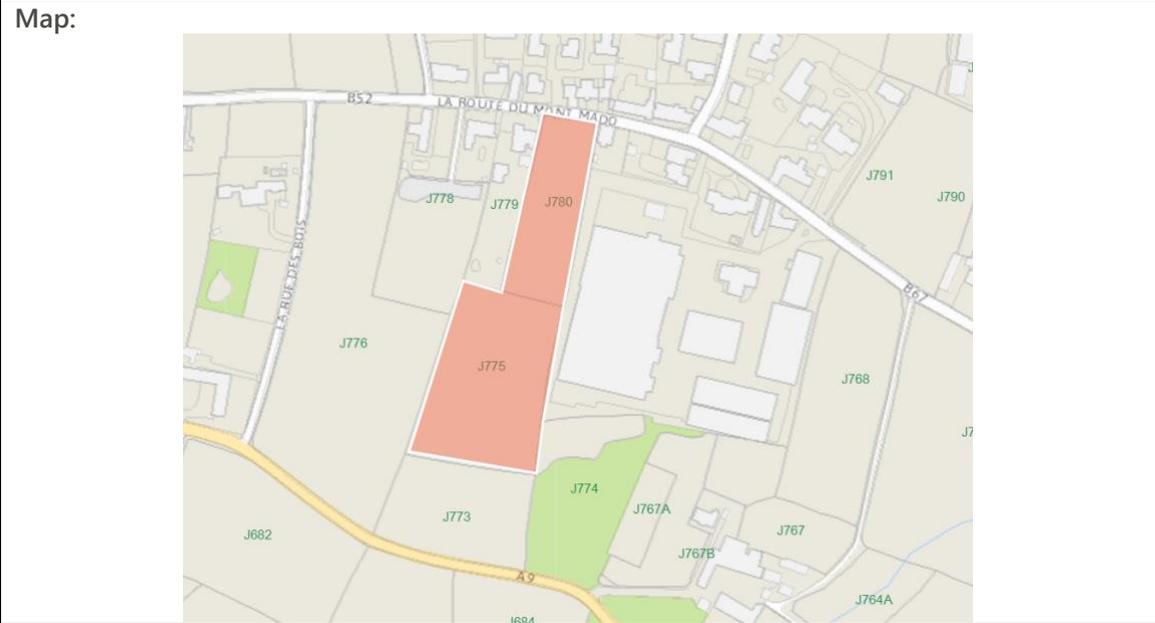
Recommendation:	<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy and landscape sensitivity 2. Do not progress to stage 2.
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Parish: St Clement		Ref: IP-165659148		
Site: Field C191, La Porcherie, La Rue Laurens				
Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Green zone	Commercial / light industrial	Residential, commercial, industrial	500 sq.m	Immediately
				
<p>Stage 1: The site is not within the built-up area.</p> <p>The northern part of the site appears to be open, undeveloped land and the buildings on the southern part of the site are relatively small with poor access.</p> <p>Landscape sensitivity</p> <p>Landscape Character Type C: Escarpment</p> <p>Character Area C1: Grouville to St Saviour</p> <p>ILSCA Strategy: "...should be to protect its undeveloped areas from further degradation and to assimilate development into the landscape where it has already occurred".</p>				
Recommendation:		<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy and landscape sensitivity 2. Do not progress to stage 2. 		

Parish: St John		Ref: IP-175524137		
Site: Field J227 La Rte des Landes				
Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Green zone	Agricultural	Commercial – office, retail or light industrial		Immediately
<p>Stage 1: The site is not within the built-up area.</p> <p>The existing large shed on site is a modern agricultural unit part of which is no longer in agricultural use. Any further change of use of the shed to non-agricultural use would be assessed against the relevant policies of the bridging Island Plan.</p> <p>Landscape sensitivity</p> <p>Landscape Character Type E: Interior agricultural plateau</p> <p>Character Area E2: North coast farmland</p> <p>ILSCA Strategy: "...should be to protect the strongly rural character of the remaining less developed areas".</p>				
Recommendation:		<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy 2. Do not progress to stage 2. 		

Site: Field J775 / J780 La Rue du Mont Mado

Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Green zone	Agricultural	Residential or Commercial – office, retail or light industrial	0.87 Ha	Immediately



Stage 1: Whilst the site abuts the existing protected industrial site (to the east), the site is not within the built-up area.

The fields do not constitute brownfield land as they comprise of open, undeveloped land in agricultural use.

Whilst the site offers the potential expansion of the adjacent commercial complex, there is no clear justification for the release of any such land, relative to demand, and the location of this particular site, in a rural location does not accord with spatial strategy and sequential test where preference would be given to sites of strategic significance that are well-located relative to the ports and the primary road network.

Landscape sensitivity

Landscape Character Type E: Interior agricultural plateau

Character Area E2: North coast farmland

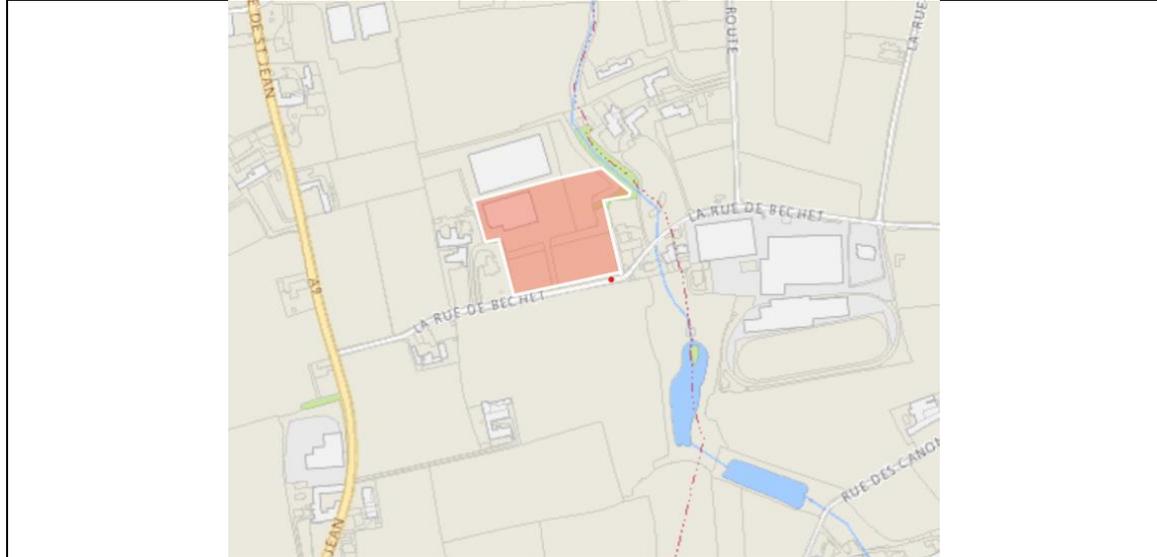
ILSCA Strategy: "...should be to protect the strongly rural character of the remaining less developed areas".

Recommendation:	<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy and landscape sensitivity 2. Do not progress to stage 2.
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Parish: St John Ref: IP-178934273

Site: Cranwell, La Rue de Bechet

Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Green zone	Agricultural / commercial	Commercial –light industrial		Immediately



Stage 1: Whilst the site is in close proximity to an existing protected industrial site, it is not within the built-up area.

Whilst the site offers the potential expansion of light industrial floorspace close to an existing site, there is no clear justification for the release of any such land, relative to demand; and the location of this particular site, in a rural location, does not accord with spatial strategy and sequential test where preference would be given to sites of strategic significance. The site is not directly connected to the primary road network and local roads are poor.

The northern part of the site is already occupied by a large shed in agri-commercial use. The southern part of the site is open and undeveloped land.

Any further change of use of the shed to non-agri-commercial use would be assessed against the relevant policies of the bridging Island Plan.

Landscape sensitivity

Landscape Character Type E: Interior agricultural plateau

Character Area E4: Southern plateau and ridges farmland

ILSCA Strategy: "...should be to protect the strongly rural character of the remaining less developed areas".

Recommendation:	<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy and landscape sensitivity 2. Do not progress to stage 2.
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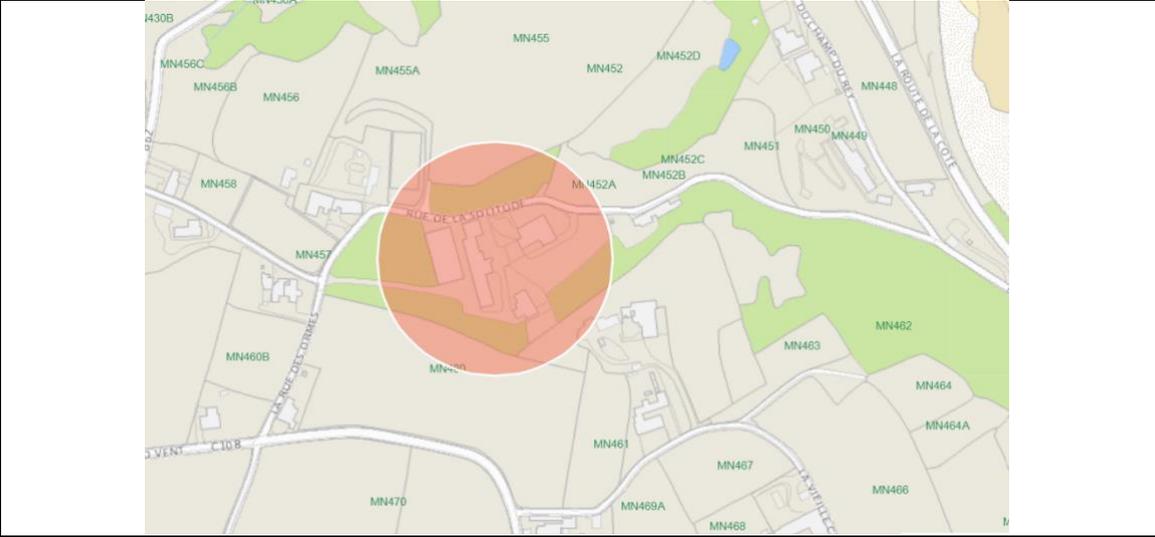
Parish: Grouville		Ref: IP-160711972		
Site: Le Pinquer, Le Huriaux				
Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Green zone	Compound	Residential, Commercial, solar farm	1 Ha	Immediately
<p>Stage 1: The site is not within the built-up area.</p> <p>The site is a former agricultural compound with the eastern half of the site remaining open and undeveloped. The western half of the site accommodates sheds and a dwelling. Access is poor.</p> <p>Any change of use of the shed to non-agricultural use would be assessed against the relevant policies of the bridging Island Plan.</p> <p>Landscape sensitivity</p> <p>Landscape Character Type E: Interior agricultural plateau</p> <p>Character Area E4: Southern plateau and ridges farmland</p> <p>ILSCA Strategy: "...should be to protect the strongly rural character of the remaining less developed areas".</p>				
Recommendation:		<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy and landscape sensitivity 2. Do not progress to stage 2. 		

Parish: Grouville		Ref: IP-170600633		
Site: Le Petit Jardin, Le Boulivot de Bas				
Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Green zone	Agricultural	Residential, Commercial, tourism	0.5 Ha	Immediately
<p>Stage 1: The site is not within the built-up area. However, it is accepted that the coast and countryside may be appropriate locations for certain visitor economy facilities and the Employment Study proposes the development of a suitable planning policy framework to enable this to be considered and assessed.</p> <p>The site is currently used in connection with the production of Jersey sea salt. However, any proposal to establish a retail outlet to promote the sale of locally produced sea salt would be assessed and determined against the approved plan policies.</p> <p>Any further development of the site for employment use would be considered against the policy framework of the plan related to rural diversification.</p> <p>Landscape sensitivity</p> <p>Landscape Character Type E: Interior agricultural plateau</p> <p>Character Area E4: Southern plateau and ridges farmland</p> <p>ILSCA Strategy: "...should be to protect the strongly rural character of the remaining less developed areas".</p>				
Recommendation:		<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy and landscape sensitivity 2. Do not progress to stage 2. 		

Parish: St Martin Ref: IP-177515093

Site: La Solitude Farm, La Rue de la Solitude

Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Green zone	Commercial	Residential, Commercial		Immediately



Stage 1: The site is not within the built-up area.

The site, a former agricultural concern, currently accommodates a variety of small-scale commercial enterprises in a relatively isolated and rural part of St Martin. The commercial use of the site is not considered suitable for expansion.

Any further intensification of existing commercial use would be assessed against the relevant policies of the bridging Island Plan.

Landscape sensitivity

Landscape Character Type E: Interior agricultural plateau

Character Area E4: Southern plateau and ridges farmland

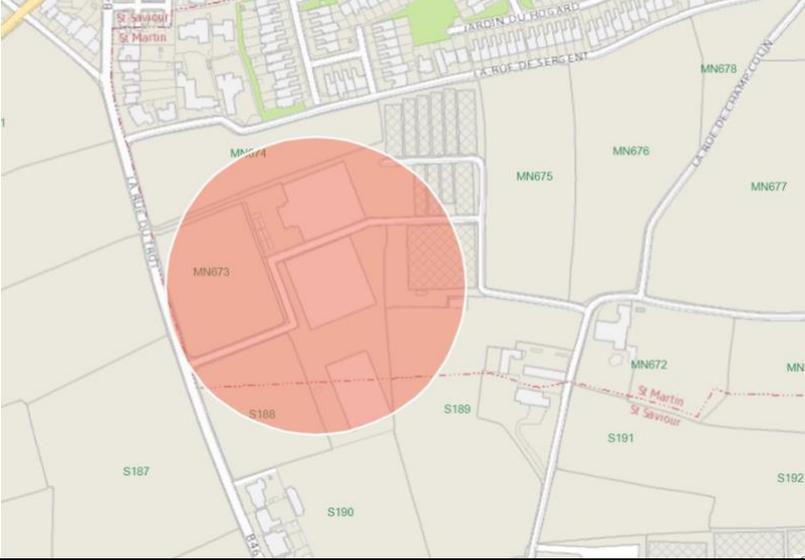
ILSCA Strategy: "...should be to protect the strongly rural character of the remaining less developed areas".

<i>Recommendation:</i>	<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy and landscape sensitivity 2. Do not progress to stage 2.
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Parish: St Martin Ref: IP-178932848

Site: Southfork, Rue du Trot

Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Green zone	Agricultural /commercial	Commercial / light industrial		Immediately



Stage 1: The site, a former agricultural concern, currently accommodates a variety of small-scale commercial enterprises in a relatively isolated and rural part of St Martin. The commercial use of the site is not considered suitable for expansion.

Any further intensification of existing commercial use would be assessed against the relevant policies of the bridging Island Plan.

Landscape sensitivity

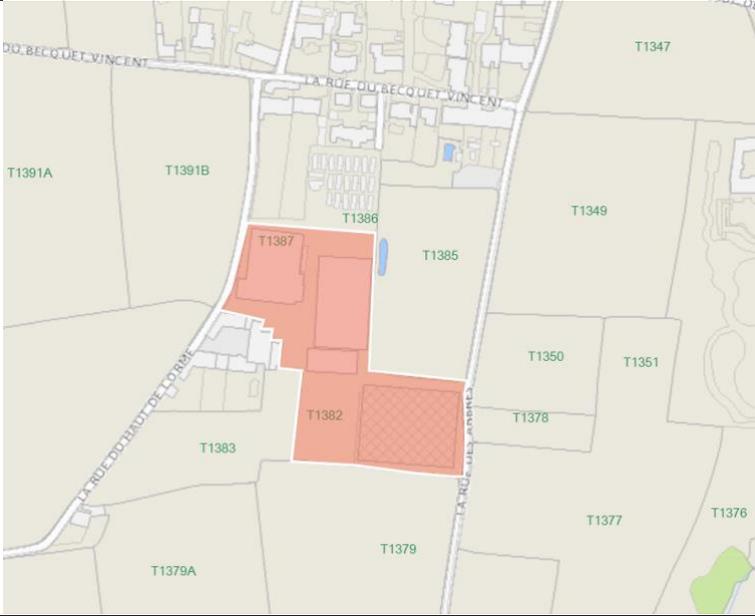
Landscape Character Type E: Interior agricultural plateau

Character Area E4: Southern plateau and ridges farmland

ILSCA Strategy: "...should be to protect the strongly rural character of the remaining less developed areas".

Recommendation:	<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy and landscape sensitivity 2. Do not progress to stage 2.
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Parish: Trinity		Ref: IP-177301533		
Site: Field T1270, La Rue de Haies				
Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Green zone	Commercial / visitor accomm	Visitor attraction; fishing lake	1 Ha	Immediately
<p>Stage 1: The site is not within the built-up area and is not within the designated Town of St Helier. However, it is accepted that the coast and countryside may be appropriate locations for certain visitor economy facilities and the bridging Island Plan will develop a planning policy framework against which any such proposals might be assessed</p> <p>The submission seeks assurance that the site can accommodate a commercial fishing lake / visitor facility, however, any such proposal is not a matter to be addressed by specific Island Plan policy, and is matter to be progressed and considering as a specific planning application through the normal planning process.</p> <p>Landscape sensitivity</p> <p>Landscape Character Type E: Interior agricultural plateau</p> <p>Character Area E4: Southern plateau and ridges farmland</p> <p>ILSCA Strategy: "...should be to protect the strongly rural character of the remaining less developed areas".</p>				
Recommendation:		<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy and landscape sensitivity 2. Do not progress to stage 2. 		

Parish: Trinity		Ref: IP-178839300		
Site: Rondel Farms Ltd, La Rue du Haut de L'Orme				
Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Green zone	Agricultural / commercial	Commercial / office, retail or light industrial		Immediately
				
<p>Stage 1: The site is not within the built-up area.</p> <p>The site, primarily in agricultural related use and accommodates a variety of structures in a relatively isolated and rural part of Trinity. Any commercial use of the site is not considered suitable for expansion.</p> <p>Any further intensification of existing commercial use would be assessed against the relevant policies of the bridging Island Plan.</p> <p>Landscape sensitivity</p> <p>Landscape Character Type E: Interior agricultural plateau</p> <p>Character Area E4: Southern plateau and ridges farmland</p> <p>ILSCA Strategy: "...should be to protect the strongly rural character of the remaining less developed areas".</p>				
Recommendation:		<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy and landscape sensitivity 2. Do not progress to stage 2. 		

Parish: Trinity Ref: IP-178914707

Site: Field T1052 La Rte de La Trinite

Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Green zone	Unused	Commercial / office, retail or light industrial	100 sq.m	Immediately

Map:



Stage 1: The site is not within the built-up area.

The site is not brownfield land, comprising of open and undeveloped land, previously in agricultural use. There is a wholesale food supplier's premises immediately west of the site.

Landscape sensitivity

Landscape Character Type E: Interior agricultural plateau

Character Area E4: Southern plateau and ridges farmland

ILSCA Strategy: "...should be to protect the strongly rural character of the remaining less developed areas".

Recommendation:	<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy and landscape sensitivity 2. Do not progress to stage 2.
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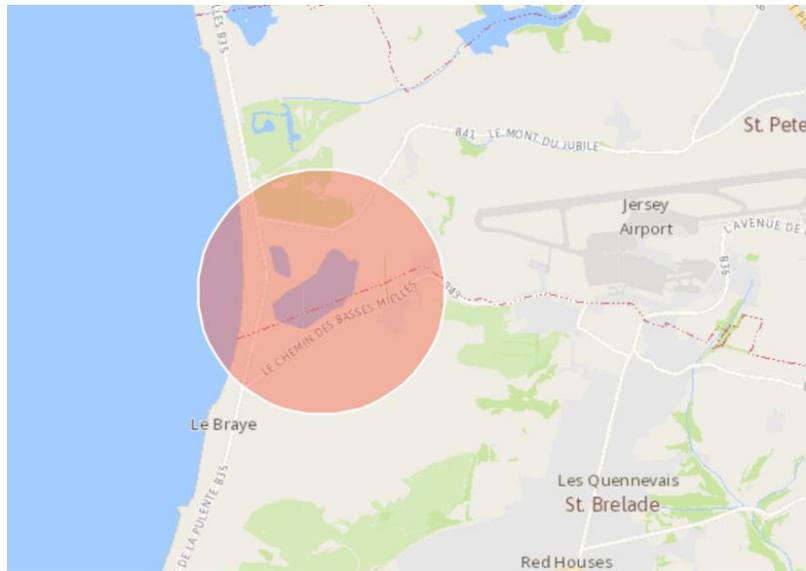
Parish: Trinity		Ref: IP-178918244		
Site: Field T1053 La Rte de La Trinite				
Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Green zone	Unused	Commercial / office, retail or light industrial	0.1 Ha	Immediately
<p>Stage 1: The site is not within the built-up area.</p> <p>The site is not brownfield land, comprising of open and undeveloped land, previously in agricultural use. There is a wholesale food supplier's premises immediately east of the site.</p> <p>Landscape sensitivity</p> <p>Landscape Character Type E: Interior agricultural plateau</p> <p>Character Area E4: Southern plateau and ridges farmland</p> <p>ILSCA Strategy: "...should be to protect the strongly rural character of the remaining less developed areas".</p>				
Recommendation:		<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy and landscape sensitivity 2. Do not progress to stage 2. 		

Parish: St Peter Ref: IP-169672855

Site: Simon Sand & Gravel, La Grande Route des Mielles

Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
CNP	Minerals extraction site	Continued sand / gravel extraction		Immediately

Map:



The 2020 Minerals, Waste and Water Study confirms that the ongoing security of aggregates supply to the island’s construction industry depends on primary production at the island’s quarries and secondary production at the various recycling facilities.

Given the unique geographical nature of winnable minerals, the assessment of proposed minerals sites is made on the merits of the site and the importance of the mineral to the sustainable future of the island’s economy.

The Minerals, Waste and Water Study identified that continued extraction at the Simon Sand Quarry would enable a continuation of local sand supply over the plan period. Planning permission is in place for continued extraction until December 2023 with site restoration required thereafter.

It is, therefore recommended that the site be designated as a safeguarded minerals site.

Landscape sensitivity

Landscape Character Type B: Coastal plain

Character Area B5: Les Quennevais dunes

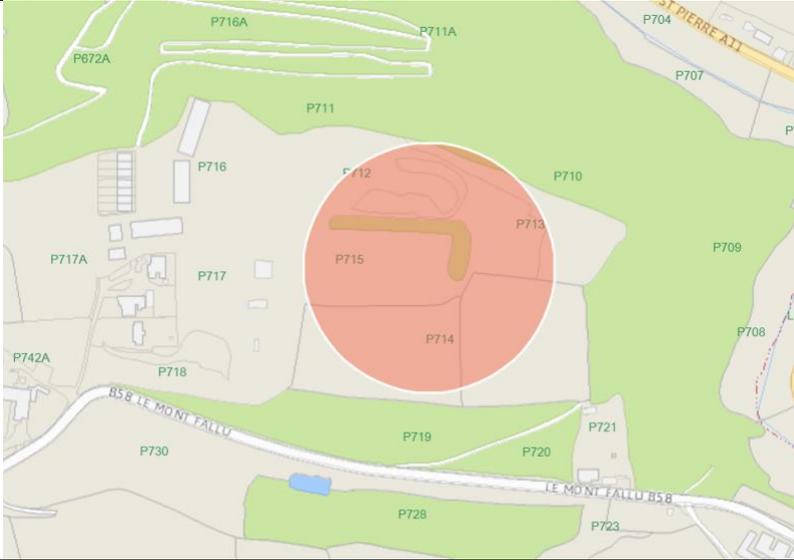
ILSCA Strategy: "...should be to protect the remaining undeveloped areas in order to retain their coastal / rural character, the sense of openness and naturalness".

Recommendation:	1. Designate as a safeguarded minerals site
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Parish: St Peter		Ref: IP-178549168		
Site: Simon Sand & Gravel, La Grande Route des Mielles				
Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
CNP	Minerals extraction site	Continued sand / gravel extraction & restoration with inert landfill		Immediately
				
<p>See assessment under IP-169672855.</p> <p>The restoration of this site is a requirement of the site operation's planning permission (P/2013/1318, as extended by RC/2018/0818) and a separate designation is not required to secure this goal.</p> <p>Landscape sensitivity</p> <p>Landscape Character Type B: Coastal plain</p> <p>Character Area B5: Les Quennevais dunes</p> <p>ILSCA Strategy: "...should be to protect the remaining undeveloped areas in order to retain their coastal / rural character, the sense of openness and naturalness".</p>				
Recommendation:		1. Do not designate as an inert waste-led restoration site		

Site: Field P715 Le Mont Fallu

Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Green zone	Waste Management site	Extension to waste management site		Immediately



Stage 1: The site is not within the built-up area and is not within the designated Town of St Helier.

The portion of Field P715 that does not benefit from planning permission for waste-related operations is not considered to be brownfield land, instead comprising of open and undeveloped land, previously in agricultural use.

On the basis of the MWW study, there is a need to ensure that the existing waste management sites are safeguarded. The expansion or intensification of the use of existing sites will need to be considered relative to the planning policy framework provided by the plan.

Landscape sensitivity

Landscape Character Type E: Interior agricultural plateau

Character Area E4: Southern plateau and ridges farmland

ILSCA Strategy: "...should be to protect the strongly rural character of the remaining less developed areas".

Recommendation:	<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy and landscape sensitivity 2. Do not progress to stage 2.
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Parish: St Peter / St Brelade Ref: IP-178751402

Site: Field P298 – 303 et al, Pont Rose Kennels

Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Green zone	Agricultural / kennels / store	Commercial – Digital / hi-tech industry	3 Ha	Immediately



Stage 1:

The site is not within the built-up area.

The site is, primarily, open and undeveloped land. There are some structures in the southeast corner of the site and a storage compound in the north. The site is not in agricultural use at present.

There is no clear justification for the release of any such land, relative to demand currently; and its location outside of the built-up area would not accord with the sequential test where preference would be given to sites of strategic significance within the built-up area.

Work is, however, proposed to be undertaken on the development of a planning framework for the west of the island which will consider the longer-term strategic role of Les Quennevais and sites at Jersey Airport, and this site may warrant further consideration in that context and relative to any established demand for employment land once the implications of Brexit and the impact of the pandemic are better known.

Landscape sensitivity

Part Landscape Character Type E: Interior agricultural plateau. Character Area E1: Western coasts and headlands farmland. ILSCA Strategy: "...should be to protect the strongly rural character of the remaining less developed areas".

Part Landscape Character Type D: Enclosed valleys. Character Area D2: St Brelade's valleys. ILSCA Strategy: "...should be to protect its undeveloped, wooded character and its distinctive valley floor meadows".

Recommendation:

1. Do not designate owing to potential impact on spatial strategy and landscape sensitivity
2. Do not progress to stage 2.

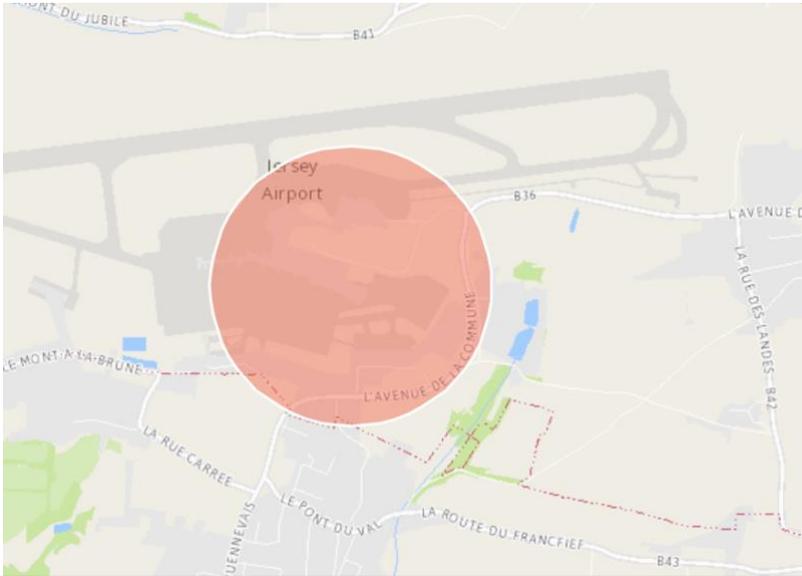
Parish: St Peter		Ref: IP-178857367		
Site: Airport Carpark, L'Avenue de la Commune				
Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Operational Airport	Airport carpark	Commercial – Office, retail, industrial	1.4 Ha	Immediately
				
<p>Stage 1: The site lies within the operational area of Jersey Airport.</p> <p>In order to maintain the safe and convenient operation of the facility as a strategic transport hub for the island, it is considered that sites within the operational area are safeguarded for uses that are related or ancillary to the operation of the Airport unless developed within the context of plans and proposals for the Jersey Airport Regeneration Zone. The release of land for other purposes would only be considered where it could be demonstrated that it would not prejudice the efficient and effective operation of the airport, and where it accorded with other policies of the plan.</p> <p>Work is proposed to be undertaken on the development of a planning framework for the west of the island which will consider the longer-term strategic role of Les Quennevais and sites at Jersey Airport, and this site may warrant further consideration in that context and relative to any established demand for employment land once the implications of Brexit and the impact of the pandemic are better known.</p>				
Recommendation:		<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy and operational requirements of the ports. 2. Do not progress to stage 2. 		

Parish: St Peter Ref: IP-178866260

Site: Airport, L'Avenue de la Commune

Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Operational Airport	Commercial	Commercial – Office, retail, industrial	0.7 Ha	Immediately

Map:



Stage 1: The site lies within the operational area of Jersey Airport.

In order to maintain the safe and convenient operation of the facility as a strategic transport hub for the island, it is considered that sites within the operational area are safeguarded for uses that are related or ancillary to the operation of the Airport unless developed within the context of plans and proposals for the Jersey Airport Regeneration Zone. The release of land for other purposes would only be considered where it could be demonstrated that it would not prejudice the efficient and effective operation of the airport, and where it accorded with other policies of the plan.

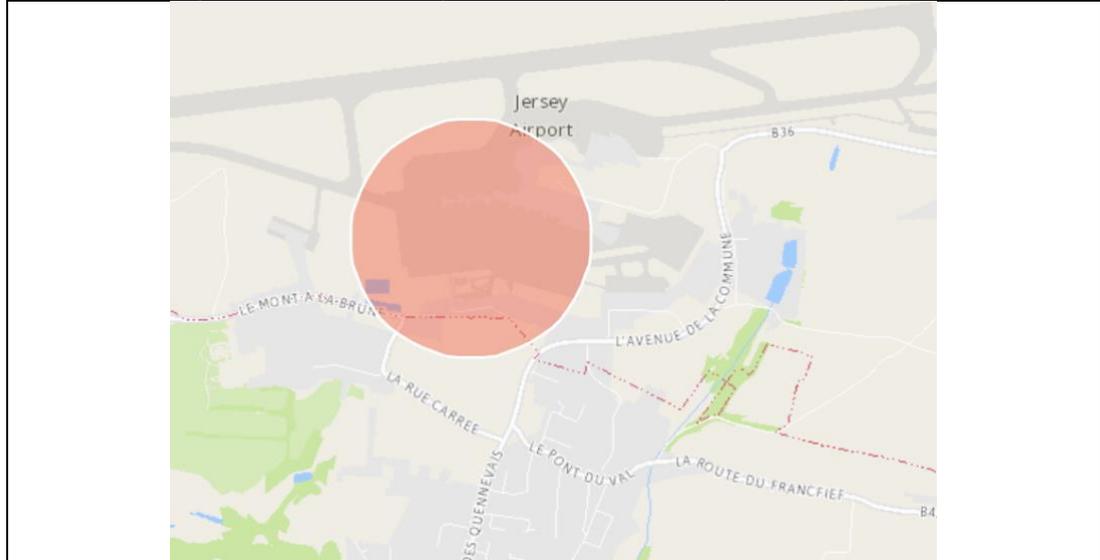
Work is proposed to be undertaken on the development of a planning framework for the west of the island which will consider the longer-term strategic role of Les Quennevais and sites at Jersey Airport, and this site may warrant further consideration in that context and relative to any established demand for employment land once the implications of Brexit and the impact of the pandemic are better known.

Recommendation:	<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy and operational requirements of the ports. 2. Do not progress to stage 2.
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Parish: St Peter Ref: IP-178868520

Site: Airport Maintenance Hangar, L'Avenue de la Commune

Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Operational Airport	Commercial / light industrial	Commercial – Office, retail warehouse, industrial	0.7 Ha	Immediately



Stage 1: The site lies within the operational area of Jersey Airport.

In order to maintain the safe and convenient operation of the facility as a strategic transport hub for the island, it is considered that sites within the operational area are safeguarded for uses that are related or ancillary to the operation of the Airport unless developed within the context of plans and proposals for the Jersey Airport Regeneration Zone. The release of land for other purposes would only be considered where it could be demonstrated that it would not prejudice the efficient and effective operation of the airport, and where it accorded with other policies of the plan.

Work is proposed to be undertaken on the development of a planning framework for the west of the island which will consider the longer-term strategic role of Les Quennevais and sites at Jersey Airport, and this site may warrant further consideration in that context and relative to any established demand for employment land once the implications of Brexit and the impact of the pandemic are better known.

Recommendation:	<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy and operational requirements of the ports. 2. Do not progress to stage 2.
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Parish: St Peter		Ref: IP-178874777		
Site: Field P298a Jersey Airport, L'Avenue de la Commune				
Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Green zone	Open space / community use	Commercial – Office, retail, industrial	0.45 Ha	Immediately
				
<p>Stage 1: The site is not within the built-up area.</p> <p>The site comprises open and undeveloped land immediately south of L'Avenue de la Commune. The site is not in agricultural use at present.</p> <p>There is no clear justification for the release of any such land, relative to demand currently; and its location outside of the built-up area would not accord with the sequential test where preference would be given to sites of strategic significance within the built-up area.</p> <p>Work is, however, proposed to be undertaken on the development of a planning framework for the west of the island which will consider the longer-term strategic role of Les Quennevais and sites at Jersey Airport, and this site may warrant further consideration in that context and relative to any established demand for employment land once the implications of Brexit and the impact of the pandemic are better known.</p> <p>Landscape sensitivity</p> <p>Part Landscape Character Type E: Interior agricultural plateau. Character Area E1: Western coasts and headlands farmland. ILSCA Strategy: "...should be to protect the strongly rural character of the remaining less developed areas".</p>				
Recommendation:		<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy and landscape sensitivity 2. Do not progress to stage 2. 		

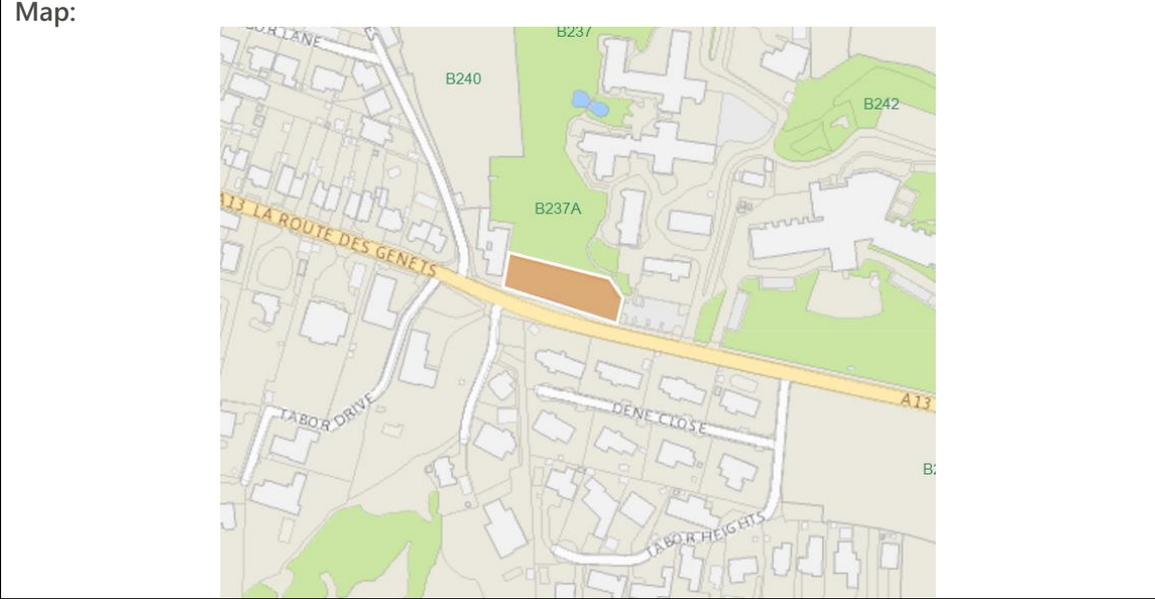
Parish: St Peter		Ref: IP-178838065		
Site: La Gigoulande Quarry, La Route de la Vallee				
Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Green zone / Minerals	Minerals extraction /approved waste site	Reservoir – Jsy Water		5-10 years
				
<p>The 2020 Minerals, Waste and Water Study identified that continued extraction at La Gigoulande Quarry would enable a continuation of local primary aggregate supply over the plan period and beyond, whilst also providing a dual use for the management and disposal of solid waste and that this represented the best strategic option for the use of the site having regard to the island’s needs.</p> <p>It was also considered that there exist other potential options to ensure that the island has adequate and resilient supplies of water and that a Water Strategy should be developed in order to explore a wide range of options related to demand management, efficiency of use, and the potential enhancements of existing water infrastructure to enhance supply.</p> <p>The study also highlighted that the use of La Gigoulande Quarry as an additional reservoir for potable water was not considered to be the most appropriate strategic option .</p>				
Recommendation:		<ol style="list-style-type: none"> 1. Do not designate as a safeguarded water storage site. 		

Parish: St Brelade		Ref: IP-161612389		
Site: Les Ormes Les Ormes Golf & Leisure Village, La Rue Carree				
Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Green zone	Golf and leisure site	Tourist destination	6.9 Ha	n/k
				
<p>Stage 1: The site is not within the built-up area.</p> <p>The Employment Study identifies that the plan should support the diversification of visitor accommodation and the growth of niche and active forms of tourism, and the plan will seek to establish a policy framework in order to facilitate this, having due regard to the impact of any such development where it might be proposed outwith the built-up area.</p> <p>Any proposal to expand or further develop the site for recreational / tourism purposes would be assessed and determined against the approved plan policies.</p> <p>Landscape sensitivity</p> <p>Landscape Character Type E: Interior agricultural plateau</p> <p>Character Area E1: Western coasts and headlands farmland</p> <p>ILSCA Strategy: "...should be to protect the strongly rural character of the remaining less developed areas".</p>				
Recommendation:		<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy and landscape sensitivity 2. Do not progress to stage 2. 		

Parish: St Brelade Ref: IP-173508364

Site: Tabor Park, La Rue des Genets

Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Green zone	Vacant land	Residential, commercial, visitor accommodation	0.1 Ha	n/k



Stage 1: The site is not within the built-up area.

The site does not constitute brownfield land as it comprises of open, undeveloped land with no known authorised use.

The Employment Study identifies that the plan should support the diversification of visitor accommodation and the growth of niche and active forms of tourism, and the plan will seek to establish a policy framework in order to facilitate this, having due regard to the impact of any such development where it might be proposed outwith the built-up area.

Any proposal to expand or further develop the site for recreational / tourism purposes would be assessed and determined against the approved plan policies.

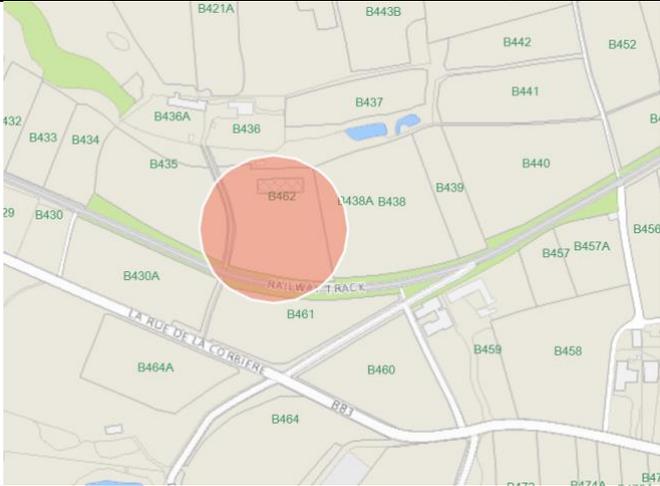
Landscape sensitivity

Landscape Character Type E: Interior agricultural plateau

Character Area E4: Southern plateau and ridges farmland

ILSCA Strategy: "...should be to protect the strongly rural character of the remaining less developed areas".

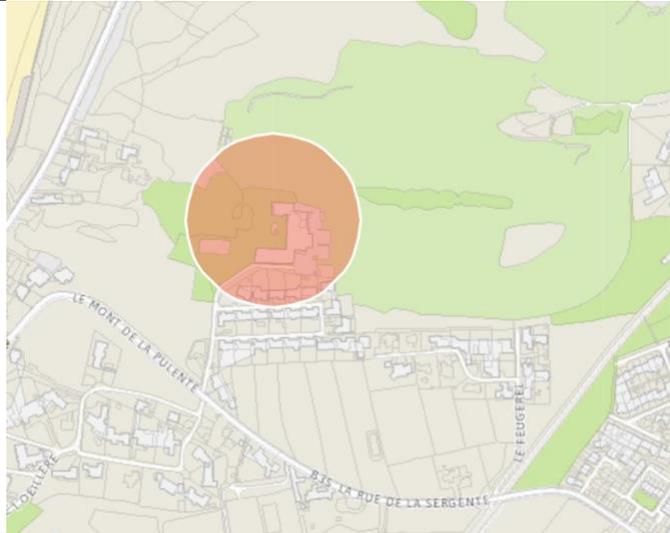
Recommendation:	<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy and landscape sensitivity 2. Do not progress to stage 2.
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Parish: St Brelade		Ref: IP-178648289		
Site: Field B462 La Route de la Corbiere				
Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Green zone	Agricultural	Agricultural shed		Immediately
				
<p>Stage 1: The site is not within the built-up area.</p> <p>The site does not constitute brownfield land as it comprises of open, undeveloped land in agricultural use.</p> <p>The submission seeks assurance that an agricultural shed can be built within Field B462. Any further intensification of existing commercial use would be assessed against the relevant policies of the bridging Island Plan through the planning application process.</p> <p>Landscape sensitivity</p> <p>Landscape Character Type E: Interior agricultural plateau</p> <p>Character Area E1: Western coasts and headlands farmland</p> <p>ILSCA Strategy: "...should be to protect the strongly rural character of the remaining less developed areas".</p>				
Recommendation:		<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy and landscape sensitivity 2. Do not progress to stage 2. 		

Parish: St Brelade Ref: IP-178721234

Site: Atlantic Hotel La Mont de la Pulente

Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
CNP	Visitor Accommodation / open land	Visitor economy – eco-lodges		5-10 years



Stage 1: The site lies within the island’s most sensitive landscape types and is, accordingly, included within the Coastal National Park.

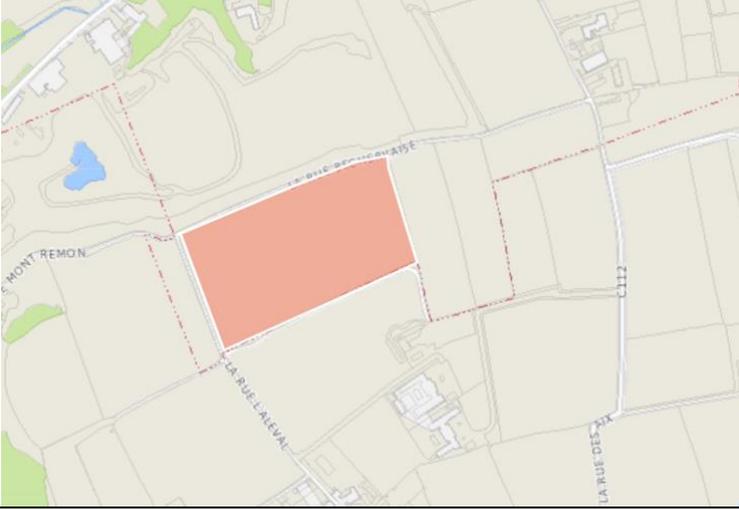
The submission seeks assurance that the site can accommodate additional visitor lodges. It is accepted that the coast and countryside may be appropriate locations for certain visitor economy facilities. The Employment Study identifies that the plan should support the diversification of visitor accommodation and the growth of niche and active forms of tourism, and the plan will seek to establish a policy framework in order to facilitate this, having due regard to the impact of any such development where it might be proposed outwith the built-up area.

Any proposal to expand or further develop the site for recreational / tourism purposes would be assessed and determined against the approved plan policies.

Landscape sensitivity
 Landscape Character Type A: Cliffs and headlands
 Character Area A2: South west heathland
 ILSCA Strategy: "...should be to protect and enhance the overall coastal character, particularly the sense of naturalness and remoteness which contribute so much to its special quality".

Recommendation:	<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy and landscape sensitivity 2. Do not progress to stage 2.
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Parish: St Lawrence		Ref: IP-172103568		
Site: Bienvenue Farm, La Grande Route de St Laurent				
Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Green zone	Agricultural	Residential / Commercial – office, retail, industry		Immediately
				
<p>Stage 1: The site is not within the built-up area.</p> <p>However, the site is developed to a significant extent with a variety of large, modern sheds. The adjacent land is designated as a Protected Industrial Site (Thistlegrove) and the site the subject of this submission relates to it well.</p> <p>Whilst the site offers the potential expansion of the existing commercial complex, there is no clear justification for the release of any such land, relative to demand, and the location of this particular site, in a rural location does not accord with spatial strategy and sequential test where preference would be given to sites of strategic significance that are well-located relative to the ports and the primary and secondary centres.</p> <p>Any further intensification of existing commercial use would be assessed against the relevant policies of the bridging Island Plan.</p> <p>Landscape sensitivity</p> <p>Landscape Character Type E: Interior agricultural plateau</p> <p>Character Area E4: Southern plateau and ridges farmland</p> <p>ILSCA Strategy: "...should be to protect the strongly rural character of the remaining less developed areas".</p>				
Recommendation:		<ol style="list-style-type: none"> 1. Do not designate 2. Do not proceed to Stage 2. 		

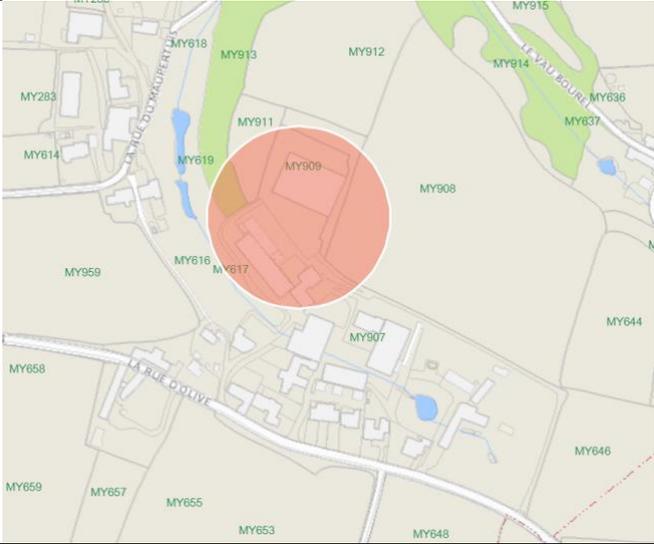
Parish: St Mary			Ref: IP-175887642	
Site: F. MY966 La Gigoulande Quarry				
Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Green zone	Agricultural	Minerals extraction		5-10 years
				
<p>Assessment</p> <p>The 2020 Minerals, Waste and Water Study confirms that the ongoing security of aggregates supply to the island's construction industry depends on primary production at the island's quarries and secondary production at the various recycling facilities.</p> <p>Given the unique geographical nature of winnable minerals, the assessment of proposed minerals sites is made on the merits of the site and the importance of the mineral to the sustainable future of the island's economy.</p> <p>The 2020 Minerals, Waste and Water Study identified that continued extraction at La Gigoulande Quarry and its extension into Field MY966 would enable a continuation of local primary aggregate supply over the plan period and beyond.</p> <p>It is, therefore recommended that the site be designated as a safeguarded minerals site.</p>				
Recommendation:		1. Designate as a safeguarded minerals site		

Parish: St Mary		Ref: IP-178742719		
Site: Printemps, La Verte Rue				
Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Green zone	Agricultural shed	Commercial – office, retail, industry	1 Ha	Immediately
<p>Stage 1: The site is not within the built-up area.</p> <p>The site, a former agricultural concern, currently accommodates a variety of agricultural and commercial concerns, in a relatively isolated and rural part of St Mary. The commercial use of the site is not considered suitable for expansion.</p> <p>Any further intensification of existing commercial use would be assessed against the relevant policies of the bridging Island Plan.</p> <p>Landscape sensitivity</p> <p>Landscape Character Type E: Interior agricultural plateau</p> <p>Character Area E2: North coast farmland</p> <p>ILSCA Strategy: "...should be to protect the strongly rural character of the remaining less developed areas".</p>				
Recommendation:		<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy and landscape sensitivity 2. Do not progress to stage 2. 		

Parish: St Mary	Ref: IP-178939543
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Site: Cheraleen La Rue d'Olive

Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
Green zone	Agricultural/ commercial/resi	Commercial – office, retail, industry		Immediately



Stage 1: The site is not within the built-up area

The site is, primarily, an agricultural concern with some commercial use, in a relatively isolated and rural part of St Mary. The commercial use of the site is not considered suitable for expansion. Any further expansion of existing commercial use would be assessed against the relevant policies of the bridging Island Plan.

Landscape sensitivity

Landscape Character Type E: Interior agricultural plateau

Character Area E2: North coast farmland

ILSCA Strategy: "...should be to protect the strongly rural character of the remaining less developed areas".

Recommendation:	<ol style="list-style-type: none"> 1. Do not designate owing to potential impact on spatial strategy and landscape sensitivity 2. Do not progress to stage 2.
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Parish: Non site specific			Ref: IP-178939543	
Site: Within 3-5km of St Helier centre				
Zoning (2011 IP / rev. 2014)	Current use	Suggested use / designation	Site area	Availability
n/a	n/a	Employment land needs to be designated for trade / warehousing	0.8-1.6 Ha	n/a
Stage 1: This submission seeks the designation of employment land to support the needs of a local commercial concern but does not specify any particular site.				
Recommendation:		1. The submission is noted.		